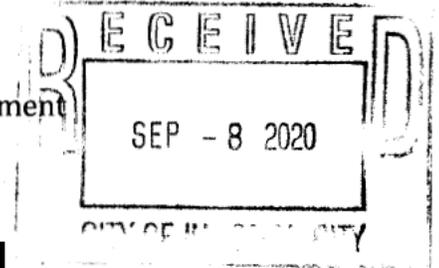


Junction City Planning Commission/Rolling Meadow Public Comment

Mary A. Whitlock, DVM

Wayne L. Earnshaw
[REDACTED]
[REDACTED]Pat Straube
[REDACTED]
[REDACTED]

Upon receipt of the JC Planning Commission Letter requesting public comment re: the Final PUD and Phase I application of Pacific National Development, we have done an extensive review of the application and Burden of Proof statement. Upon our review, we have several concerns and comments regarding this large subdivision development. We will submit our comments and concerns, however we also are requesting a Public Hearing be held prior to a final decision due to the significant impact this development will have in Junction City. The sheer magnitude of this project, makes it imperative that due diligence is done by the Planning Commission, the city planner, the City Council in addition to Junction City residents to ensure this subdivision becomes a positive asset to this community from Phase I through its Phase 6 completion. Therefore **we do request a hearing for public involvement.**

The following are a number of concerns we have regarding the Final PUD & Phase 1 Preliminary Subdivision application PUD-20-27/SUB-20-26.

- ◆ **Question: Will there be a center turn lane on Oaklea Dr due to the 10th Ave. connection?**
 - Updated version, Dec. 5, 2018 letter to planner has building phases beginning at 6th Ave extending north to 10th. The 2018 document has Left turn at 10th/Oaklea as part of phase 6 in 2035 at "full build conditions" unless "in the event that this changes, it is recommended that a center turn lane on Oaklea Dr. be implemented at such time that a 10th Ave. connection is made." With increased traffic of the Reserve subdivision plus heavy traffic already on Oaklea, this turning lane needs to be addressed now.
- ◆ **Question – Will the sight obscuring and sound fence be similar to the fencing and landscaping along Oaklea Drive at the Reserve or that adjacent to the small development at 6th and Chick Lane/Oaklea?**
 - Having some continuity in appearance would be very pleasing to the community.
- ◆ **Question – Will the sight obscuring and sound fence be installed at least along Oaklea from 6th to 10th as part of Phase I?**
 - Important that these barriers are part of Phase I build to ensure they are in place if Phases 2-6 do not happen. This fulfillment requirement should be an important part of this application. We already have evidence in previous subdivision builds where developers go belly up and the park, the sidewalks, the lots, the whatever are not completed and become problems for the community.
- ◆ **Question – With over 300 homes being built, we can anticipate many children in this subdivision crossing Oaklea daily to go to school. Due to**

the close proximity of all JC schools to this subdivision, JCHS, Oaklea, and Laurel, does the application speak to sidewalks along Oaklea Drive?

Considering the development will include families with children attending school, sidewalks are a safety requirement. Currently the speed limit is 45MPH, will the county change this as congestion increases with the addition homes and residents?

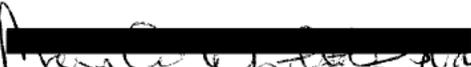
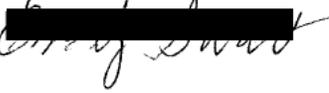
- ◆ **Question – Why a 15% reduction in lot size in Low Density Zone and Medium Density Zones?** Junction City has specific requirements about lot size that should be followed and not granted modifications that increase the number of homes and increase crowding. The 15% reduction in the proposed 38 acres of low density results in 5.25 additional acres that can be utilized for additional lots not allowed under the current code. While the developer states they propose to dedicate 1.0 acre total for 4 small park areas, this is significantly less than the additional parkland they would be required to provide considering they will be building over 300 homes with up to 1000+ residents living in them. This would result in close to 10 acres of dedicated parkland within their 38 acres of residential housing. We do not believe 18 acres of unimproved wetlands should be a substitute for this green space within the subdivision. We certainly question reducing lot sizes for Junction City residents to 4,500-5000 sq. feet to allow an additional 5.25 acres for the developer to build houses on to help make up for lost income on their 18-19 acres of unbuildable wetland. This 15% reduction also impacts residential crowding, traffic flow, city services and utility requirements.
- ◆ **Question – will the proposed park on Echo Mountain Drive between 7th and 8th street be included in Phase 1?**
 - Phase 1 only includes half of the parkland adjacent to Lot 77 on the Plat map. Again – what if Phase 2 doesn't proceed?
- ◆ **Question – Will the City of Junction City have this plan reviewed by a contracted Planner to ensure that the final plan application does address areas of concern that might need to be addressed?**
 - Considering that this is going to be the largest PUD in Junction City's history, it might be prudent to have a qualified City Planner review and go over with the Planning Commission this application, and concerns associated with it. Relying on a Planning Technician does not seem to be adequate for this scope of a project.

We hope the City of Junction City will require the developer to build the infrastructure such as parks, sound fencing and sidewalks as required by city codes at the start of the PUD not at the end of all Phases which could be impacted by changes in economic conditions or developer ownership.

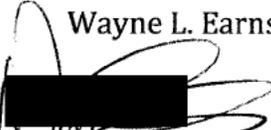
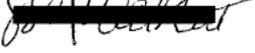
Over the past 25 years there have been state and national recessions that have impacted significantly house development plans in Junction City. Tequendama, Prairie Meadows, Raintree, the subdivision at Territorial and Oaklea, and the Reserve have all had their original Subdivision Applications and housing

development plans impacted by economic downturn after initial infrastructure and house building had begun.

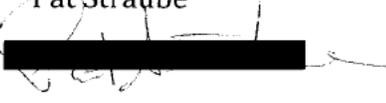
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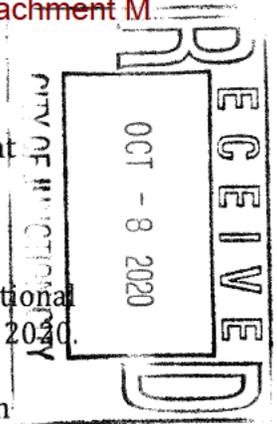
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Junction City Planning Commission/Rolling Meadows Public Comment
 10/21/2020 Mary Whitlock, Wayne Earnshaw
 997 Walnut St., Junction City, ()



Additional comments for the Final PUD and Phase 1 application of Pacific National Development. First sect of comments/questions submitted on September 6, 2020.

The following are a number of concerns in addition to concerns submitted on September 6, 2020.

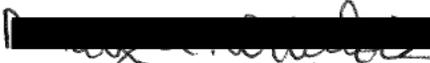
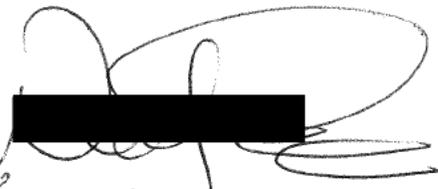
Question: Why approve a significant number of small lots in the Rolling Meadows development when compared to other recent residential developments?

In reviewing the Phase 1 plot map the Rolling Meadow developer has allotted 38% of the lots to less than 6,000. Out of the 38%, seven lots measure 5,125 sq. ft. and eighteen of the lots measure 5,000 sq. ft. or 5,001 sq. ft.. When reviewing the lot size in the The Reserve located north of Rolling Meadows, no Reserve lots measure less than 6,000 sq. ft. The eight Maple Springs residential lots adjacent to Rolling Meadows all measure 6,969 sq.. The Rain Tree development located at Territorial and Oaklea have a minimum lot size of 5,662 sq ft.. In addition, the minimum lot size in the Methodist church property on 10th and Unity is 5,662 sq. ft.. Approving lot sizes of 5,000 sq. ft. in Phase I could result in all Phase 2-6 lot sizes in Rolling Meadows being sized at 5,000 sq. ft.. This does impact residential crowding and quality of life for the residents of Rolling Meadows, especially when considering the limited usable recreational space platted out in existing plan. This could also have ramifications as precedent for future residential developments in the Junction City urban growth boundary -limiting lot size choices due to increase profitability of the property developer and the City of Junction City - increased buildable lots to sell for builder and increased property tax base for City of JC.

Question: As stated in the Application Plan on page 24 - The dedication of land for park and recreational purpose of an amount equal to a ratio of not less than 1 acre of recreational area to every 100 people of the ultimate population of the subdivision. How will the 19 acres of wetlands/open space qualify for parks and recreational areas when the 19 acres of mostly wetlands are most likely unusable for recreational usage? It doesn't seem reasonable for the residents and children to use a wetland and/or storm drainage area for playgrounds, ball fields, soccer fields or bike paths. The developer states they will establish a walking trail but that seems to limit the recreation usage to walking only for the residents and children residing in Rolling Meadow. Recreational purpose and parks is much more than a small pocket park and walking barked trail when considering there are over 300 residential lots planned for Rolling Meadows. If 900-1000 people live in this development, the developer should be providing not less than 9-10 acres of park and recreational area. It is doubtful the delineated wetland which makes up the majority of the 19 acres being donated to City could be easily built upon to provide playground equipment, ball fields, skateboard park, etc. in the future due to the

wetland designation. NOT MUCH OF A GIFT. 9-10 acres of USEABLE land for ball parks, playground equipment, skate board parks makes much more sense than this developer's attempt to "gift" their designated wetlands to JC in exchange for building more houses on smaller lots. This "gift" from the developer does not provide a lot of value to the citizens of Junction City - other than walking paths through the weeds this side of the sewage treatment plant. **The City of Junction City and this developer must do better than this for the citizenry.**

Signed: Mary A. Whitlock
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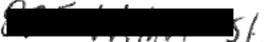
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