

EXHIBIT C

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July 6, 2009

TO: Kay Bork
FROM: Bob Parker and Beth Goodman
SUBJECT: RESPONSE QUESTIONS POSED BY BILL KLOOS IN AN APRIL 27, 2009 E-MAIL

On June 3, 2009, Bill Kloos sent an email asking four questions about the Junction City Economic Opportunities Analysis (EOA) based on the April 27th version of that document. In revising the EOA in June, ECONorthwest and Winterbrook Planning addressed or tried to clarify the document to address all of Mr. Kloos' questions. This memorandum describes how the changes to the EOA address Mr. Kloos' questions.

QUESTION 1: WETLANDS

Mr. Kloos' question is as follows:

[1] I am not sure whether the deduction for wetlands (52% of the developable land having hydric soils/wetlands, with 50% of wetlands being deemed unbuildable) is carried through the analysis. Here's how I track it. Table 2-7 (page 15) shows that of the 333 total vacant suitable acres, only 247 gross suitable acres are left after factoring in the wetlands deduction. However, when the vacant suitable acres are converted into vacant tax lots (by parcel size) on Table 2-8 on page 18, the total number of acres adds up to 333 again, not 247. The wetlands deduction is not factored into the analysis that comes up with the available tax lots by parcel size. The available number of tax lots shown on Table 2-8 are then carried over into Table 5-1 on page 54, which shows the inventory of suitable sites, the sites needed, and the surplus (deficit) of sites. The number of available suitable sites for industrial and commercial for the various site sizes is identical between the two tables. Table 5-1 identifies as "Government" one site that is the equivalent to the "Public" identification in Table 2-8. Two points are notable. First, Table 5-1 omits as available the Professional/Technical designated properties from Table 2-8, which totals to 84.5 acres. This is existing employment land that seems to disappear. Second, when one applies the average parcel size indicated in Table 5-2 to the Inventory of Suitable Sites in Table 5-

1, you come up with an available inventory of 360.8 acres. Even recognizing that these are "averages," it exceeds the 333/247 acres from Table 2-8, even after not factoring in the P/T land. So where, precisely, does the wetlands deduction factor into the analysis? It should decrease the total area of suitable sites, but I do not see that in the numbers provided. It also seems to overstate the available land supply within the UGB. The remaining analysis in Chapter 5 focuses on the site deficits contained in Table 5-1.

We initially used a ratio methodology for wetland deductions because information from the Preliminary Wetland Inventory was not available. We estimated the amount of wetlands in Junction City by using hydric soils (including soils with hydric inclusions) as the basis for estimating commercial and industrial wetland acreage. Then we assumed that half of the land with hydric soils would actually develop. The results of field work for the preliminary PWI indicate that this method substantially over-estimated actual wetland acreage.

The revised EOA incorporates the results of the PWI and no longer uses the estimate of hydric soils. The tables in Chapter 2 (specifically, Tables 2-4, 2-5, and 2-6) reflect this change. We removed the table with hydric soils in it (Table 2-7 in the April 27, 2009 document).

QUESTION 2: ASSUMPTIONS ABOUT COMMERCIAL LAND SUPPLY

Mr. Kloos question is as follows:

[2] I am also having trouble connecting some of the stated assumptions or factual values with the numbers in some of the tables. For example, the document uses the assumption that 12% of employment will be located on non-employment land and that 10% of new employment will be accommodated in existing commercial or industrial built space with no additional construction, both based on historic trends. P. 133. We also know, from Table 2.8, that there is 84.5 acres of P/T designated property. Now, the narrative on page 55 says that about 20% of commercial land needed for employment will be addressed through suitable vacant commercial land and that ECO assumed that 80% of commercial employment growth would be addressed through redevelopment or redesignation of other employment land, namely P/T land. Table 5-3 shows a commercial need for 66 acres - however, there is 84.5 acres of P/T land available that is, at this point, simply vacant employment land that exceeds the commercial demand. These numbers/statements don't seem to be consistent. Furthermore, the narrative on page 56 states an assumption that industrial land needs for sites smaller than 10 acres would be addressed through redevelopment. Where does this conclusion come from?

The assumption that 12% of employment will be located on non-employment land and that 10% of new employment will be accommodated in existing commercial or industrial built space was made as part of the process of forecasting employment growth, before we forecast land need. Table C-8 (pg 140) and the accompanying narrative in the June 16th EOA discuss the basis for these assumptions on employment growth.

With respect to the P/T site, only a portion of the P/T site was considered suitable in the April draft. In the April 27th version of the EOA, we estimated that 53 acres of the site were suitable (Table 2-7) and that 27 acres were unsuitable (because of wetlands). The June 16th EOA (Table 2-6) shows that the PT site has 70 acres of suitable land and 15 acres of delineated wetlands.

The June 16th EOA shows a land need of 62 commercial acres (Table 5-3, pg 55). Table 5-1 (pg 54) shows a surplus of commercial sites in the 20 to 50 size range, which are the tax lots in the PT plan designation. ECO assumed that the needed 62 acres of commercial land would be accommodated, in part, on the PT site. Since the PT site has 70 suitable acres, this would leave Junction City with a surplus of commercial land, as Mr. Kloos notes.

Table 5-1 in the June 16th version of the EOA shows that Junction City has a need for two industrial sites smaller than 1 acre and a surplus of 8 industrial sites 1 to 10 acres. The assumption that the need for industrial sites smaller than one acre would be accommodated through redevelopment is based on: (1) previous direction from the CCPC and City Council about redevelopment and (2) common sense that the need for two industrial sites smaller than one acre could be accommodated within the existing UGB on larger vacant industrial sites or through redevelopment.

QUESTION 3: REDEVELOPMENT POTENTIAL

Mr. Kloos question is as follows:

[3] Related to [2] above is a question about the redevelopment potential analysis. Setting aside for the moment the assumption made for what ratios should be considered to create "significant redevelopment potential" and for "moderate redevelopment potential," the analysis includes acreage valuations for commercial and industrial lands with each of the two levels of redevelopment potential. The narrative states that not all, or even a majority of the parcels that have redevelopment potential will be redeveloped during the planning period. So what percentage of the significant redevelopment potential parcels/acreage is assumed will be developed and what percentage of moderate redevelopment parcels/acreage is assumed will be developed? (I would logically expect the "significant" properties would redevelop at a higher rate

than the "moderate" properties.) Then, where do these numbers (acres of land expected to be redeveloped) factor into the analysis? Is this the historical 10% assumption for employment growth on existing property? It seems to me that redevelopment is something else. It's as if redevelopment potential is presented and discussed to a certain extent (able to place an acreage value on it), but then never reappears in any real analysis.

Mr. Kloos refers to the analysis in Table 2-8 (in the June 16th EOA), which shows redevelopment potential on commercial and industrial land. The purpose of this analysis is to show the City's *potential* redevelopment capacity on developed commercial and industrial land. This analysis shows that Junction City has 17 acres of commercial land and 55 acres of industrial land where the improvements have a lower value than the land (a ratio of 1:1 or less). This is the land that we identified as having significant redevelopment potential.

The purpose of the analysis of redevelopment potential is to ensure that the demand-side assumptions made about the amount of employment accommodated through redevelopment does not exceed the potential capacity for redevelopment in the land supply.

The June 16th EOA addresses this point on page 56 and 57 in the following paragraphs:

Table 5-3 shows that Junction City has a "surplus" of three commercial sites, one that is 10 to 20 acres and two that are 20 to 50 acres. These sites are a suitable 15 acre commercial site and about 70 suitable acres of land in the Professional Technical plan designation. These vacant sites provide enough commercial land to meet Junction City's commercial land needs over the 20-year period.

In addition, Junction City has land with redevelopment potential, especially in Downtown. The City has 17 acres of land with significant redevelopment potential and 11 acres of land with moderate redevelopment potential. Some of these sites may have attributes (site size, location within Junction City, or access to Highway 99) that may be attractive to retailers, such as grocery stores or big-box stores, or other commercial uses, such as office space, overnight accommodations, or restaurants.

In short, if the City redesignated the P/T site, no redevelopment would need to occur to accommodate forecast employment for the 2009-2029 period meaning potentially redevelopable sites would be surplus sites.

QUESTION 4:

Mr. Kloos question is as follows:

[4] Last is a more abstract question - What is getting lost in the transition from evaluating available land in terms of acres to evaluating the amount of land needed for UGB expansion in terms of parcel numbers/by size? How does the 22% of "new employment" (via location on non-employment land or through redevelopment) translate into acreage or number of sites? Is the acreage-jobs-sites mixing of units of measure like comparing apples to oranges to bananas? It could be that the details from transitioning from one unit of measure to the other are simply not provided, but that the numbers do add up. However, it seems to me like there are some gaps here, leaps of faith that I have to take, instead of "i"s dotted and "t"s crossed.

As described in the answer to Question 2, the assumption that 12% of employment will be located on non-employment land and that 10% of new employment will be accommodated in existing commercial or industrial built space was made as part of the process of forecasting employment growth, before we forecast land need. Table C-8 in the June 16th document shows the impact of these assumptions on employment growth.

We do not forecast the need for land or site types for these employees because they will not need new employment land.



MEMORANDUM

To: Junction City Planning Commission and City Council
From: Greg Winterowd
Date: June 23, 2009
Re: **Draft UGB Expansion Alternatives Analysis to Accommodate Large Rail-Dependent Industrial Bulk Processing Use**

Purpose

ECONorthwest prepared the Junction City Economic Opportunities Analysis (EOA) in accordance with the requirements of Statewide Planning Goal 9, Economy of the State. The EOA (pages 61-62 of the June 16, 2009 draft) identifies specific site requirements for a rail-dependent industrial bulk processing use – such as Grain Millers.

Statewide Planning Goal 14 (Urbanization), the Goal 14 rule (OAR Chapter 660, Division 024) and ORS 197.298 Priorities for urban growth boundary expansion collectively require that alternative sites be considered before making a final decision to amend an urban growth boundary (UGB).

After considering alternative sites within and near the UGB, the EOA recommends inclusion of the Grain Millers site to accommodate this rail-dependent industrial bulk processing use. This memorandum includes substantial evidence to support ECONorthwest's earlier alternative analysis and will be incorporated into findings supporting UGB expansion.

Maps and Figures

- **Maps 1: Vacant Tracts with At Least 50 Acres & Direct Rail Access Within 1 Mile of the UGB**
 - **Map 2: Privately Owned Vacant Tracts with At Least 45 Acres of Non-Hydric Soil Within 1 Mile of the UGB**
 - **Map 3: Potentially Suitable Sites without Class I Agricultural Farmland Within 1 Mile of the UGB**
 - **Map 4: Proposed UGB Amendment (Department of Corrections and Grain Millers Sites)**
 - **Figure 1: Grain Millers Conceptual Site Plan**
 - **Figure 2: City Conceptual Sanitary Sewer and Water Plans**
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Site Requirements

The EOA identifies the following site requirements:

- 50 acres minimum: 45 suitable acres (i.e., land outside of probable wetland areas) plus 5 acres for an agricultural test plot;
- Direct rail access that is of sufficient size and shape to accommodate at least 3,250 linear feet of on-site track with a turning radius of at least 604 feet (i.e., a site with roughly 2,600 feet (about half mile) of rail frontage and with sufficient depth to accommodate the required turning radius);
- Direct access to City sanitary sewer and water service; and
- Direct access to Highway 99S.

The alternatives analysis included in this memorandum applies the following rail-dependent industrial site requirements sequentially (as required by the Goal 14 rule):

- First to land within the UGB;
- Then to land within “exception areas”;
- Then to agricultural land with lowest priority Class I soils; and
- Finally to agricultural land with higher priority Class II and III agricultural soils.

Analysis and Methods

Based on the site requirements identified in the EOA (pages 60-61), Winterbrook took the following step-by-step approach to identify tracts of land that meet identified site requirements:

Task 1 | Vacant Tracts with At Least 50 Acres & Direct Rail Access Within 1 Mile of the UGB

Tracts with 50 acres or more - The first step was to identify tracts (i.e., contiguous parcels under the same ownership) of land with 50 acres or more within one mile of the UGB using GIS and Excel spreadsheets. In Excel, the tax lot layer was sorted by owner; if the area of total tax lots under common ownership totaled 50 acres or greater, the information was noted and tagged in GIS.¹

Direct access to rail – The second step in Task 1 was to exclude tracts which did not have direct rail access. For purposes of this study, “direct” rail access was defined as *contiguous* to one of the two existing rail tracks for at least a quarter mile, in order to accommodate (potentially) a rail-loop. Tracts separated from the railroad by a public road or state highway were excluded from the list of potentially suitable sites because the public right-of-way blocks private access to the railroad.

¹ Please note the distinction between acreage as shown on tax lot maps and acreage derived from GIS calculations. The EOA shows the Grain Millers site as having 99.3 acres based on tax assessor’s maps; using GIS we calculated 102 total site acres. Differences of this magnitude using these two methods are expected.

Result: Winterbrook initially identified 11 *potentially* suitable sites as shown on Map 1 and Table 1, below. Note that one potentially suitable site was identified within the existing UGB (the DOC site which is reserved for the state hospital) and that no potential sites were identified within exception areas.

**Table 1:
Tracts with at least 50 acres and direct rail access**

Site	Acres (approx.)
Maxwell Lloyd Franklin	50
Roger Ayres	51
Susan Hughs	57
Daniel & Christine Kersey	62
Elizabeth Romano	70
Department of Corrections (A)	70
Donald Fisher	80
Grain Millers	102
Department of Corrections (B)	169
Strome Family LLC	214
Reerslev Properties LLC	315

Task 2 | Privately Owned Vacant Tracts with At Least 45 Acres of Non-hydric Soil within 1 Mile of the UGB

Preliminary Suitability Analysis – The next step was to determine which of the 50-acre tracts had at least 45 acres of *suitable* land. For the purposes of this analysis suitable land was defined as land that is not located on hydric soils due to the high correlation between hydric soils and wetlands on relatively undisturbed land outside the UGB. This correlation is confirmed by a letter from the Department of State Lands, dated January 7, 2008.² The Franklin and Fisher sites were removed from the map because they had less than 45 acres of non-hydric soil (35 and 43 acres, respectively).

Site Availability – The subsequent step was to remove land under public ownership and reserved for a specific institutional use from the list of potentially suitable sites. This step eliminated both of the Oregon Department of Corrections sites as they are publicly owned and approved for development of a state hospital and prison.

² Wetland delineations approved by DSL for the Grain Millers site identified a total of 44 wetland acres; using hydric soils as a proxy for wetlands resulted in an estimated 51 wetland acres.

Result: Winterbrook identified 7 remaining and *potentially* suitable sites as shown on Map 2 and Table 2, below. All of these sites are located on agricultural land.

**Table 2:
Privately owned tracts with at least 45 acres of suitable, non-hydric soil**

Site	Total Acres (approx.)	Non-Hydric Soil (approx.)
Susan Hughs	57	45
Daniel & Christine Kersey	62	47
Roger Ayres	51	51
Grain Millers	102	51
Elizabeth Romano	70	70
Strome Family LLC	214	183
Reerslev Properties LLC	315	310

Task 3 | Potentially Suitable Sites Without Class I Agricultural Farmland within 1 Mile of the UGB

Potentially Suitable Sites with Class I agricultural soils – The next step was to identify suitable sites located on Class II or poorer soils – and to exclude sites with Class I agricultural soils. Class I soils are the *lowest* priority for meeting identified site requirements under ORS 197.298 Priorities for urban growth boundary expansion. This step excluded most tracts in the central and northern areas east of the existing UGB from further consideration because they have Class I agricultural soils.

The Grain Millers site is comprised of roughly equal amounts of Class II and IV-III soils while the Ayres site is comprised mostly of Class II soils with relatively minor inclusions of Class IV-VIII soils – making the Grain Millers site slightly higher priority for inclusion within the UGB based solely on ORS 197.298 criteria.

Moreover, to reach the Ayres site, the UGB would need to be expanded across the Reerslev Properties LLC site, which is comprised almost entirely of Class I agricultural soils.

Result: Winterbrook identified 2 remaining and *potentially* suitable sites as shown on Map 3 and in Table 3, below.

**Table 3:
Privately owned land with at least 45 acres of suitable,
non-hydric soil on Class 2 or poorer agricultural land**

Site	Acres (approx.)	Non-Hydric Soil (approx.)
Roger Ayres	51	51
Grain Millers	102	51

Task 4 | Application of Serviceability and Access Criteria to the Ayres and Grain Millers Sites

Site Characteristics Comparison – The final step in the analysis was to compare the two remaining sites using additional site need criteria found on page 61 of the EOA. The results are summarized in Table 4, below.

Result: Winterbrook identified one suitable site as shown on Map 4 and in Table 4, below.

**Table 4:
Site characteristics summary table based on needs identified in the EOA**

Variable	Ayres Site	Grain Millers Site
Direct Access to Highway 99	Access via Ayres Lane; Approximately an eighth mile from Hwy 99E	Access via Meadowview Road; Immediately adjacent to Hwy 99S
Airport Proximity	Approximately 7 miles	Approximately 2.5 miles
Water and Sewer	Approximately 1 mile from nearest City services (18 th Ave)	Adjacent to planned water and sewer lines that will extend to the DOC(B) site (and can readily be extended to the northern boundary of Grain Millers) as shown on Figure 2
Length of Contiguous Rail Access	1,707 feet (approx. one-third mile) which will make it difficult to accommodate 3,250 linear feet of on-site track with a turning radius of 604 feet	2,600 feet (approx. one-half mile) which is adequate to accommodate 3,250 linear feet of on-site track with a turning radius of 604 feet, as shown on Figure 1
Access to Two Rail Tracks	No	Yes – between both tracks
UGB Proximity	Approximately 0.75 miles from existing UGB	Approximately 0.5 miles to existing UGB; contiguous to DOC site approved for development and slated for UGB inclusion

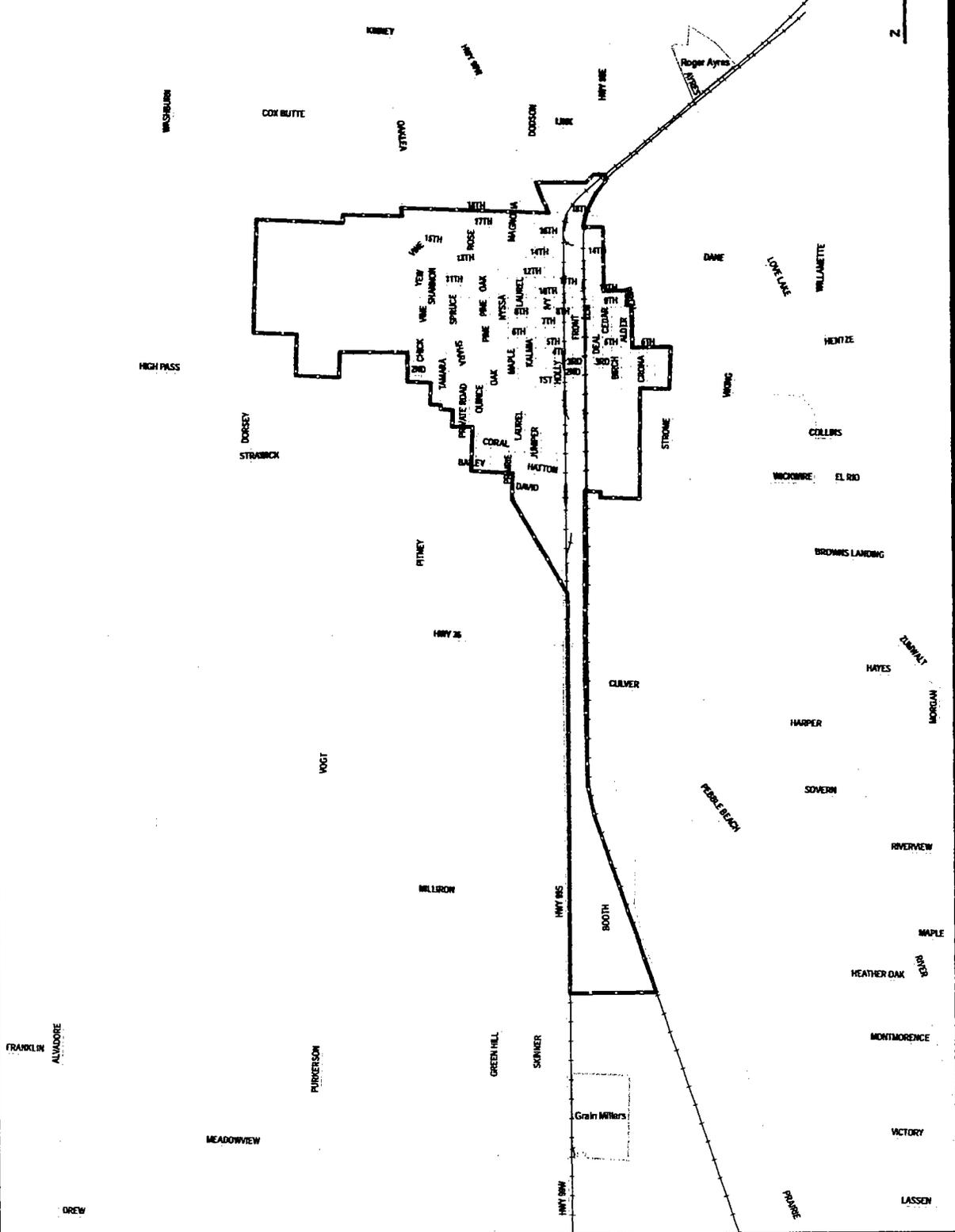
Conclusion

As determined in the Junction City Economic Opportunities Analysis (EOA) the Grain Millers site uniquely meets identified site requirements for a large-scale, rail-dependent industrial bulk processing use.

The site has over 50 acres of suitable (non-wetland) land, with a half-mile of railroad frontages, and direct access to Highway 99S via Meadowview Road. The Grain Millers site is about 2.5 miles of the airport and, with extension of City sewer and water service through the DOC property, will have City sanitary sewer and water service.

Importantly, the Grain Millers site has the lowest value agricultural soils of any of the 9 privately owned sites that met the initial site size criteria.

RAIL DEPENDENT INDUSTRIAL SITES ALTERNATIVES ANALYSIS JUNCTION CITY, OREGON

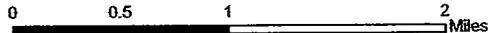


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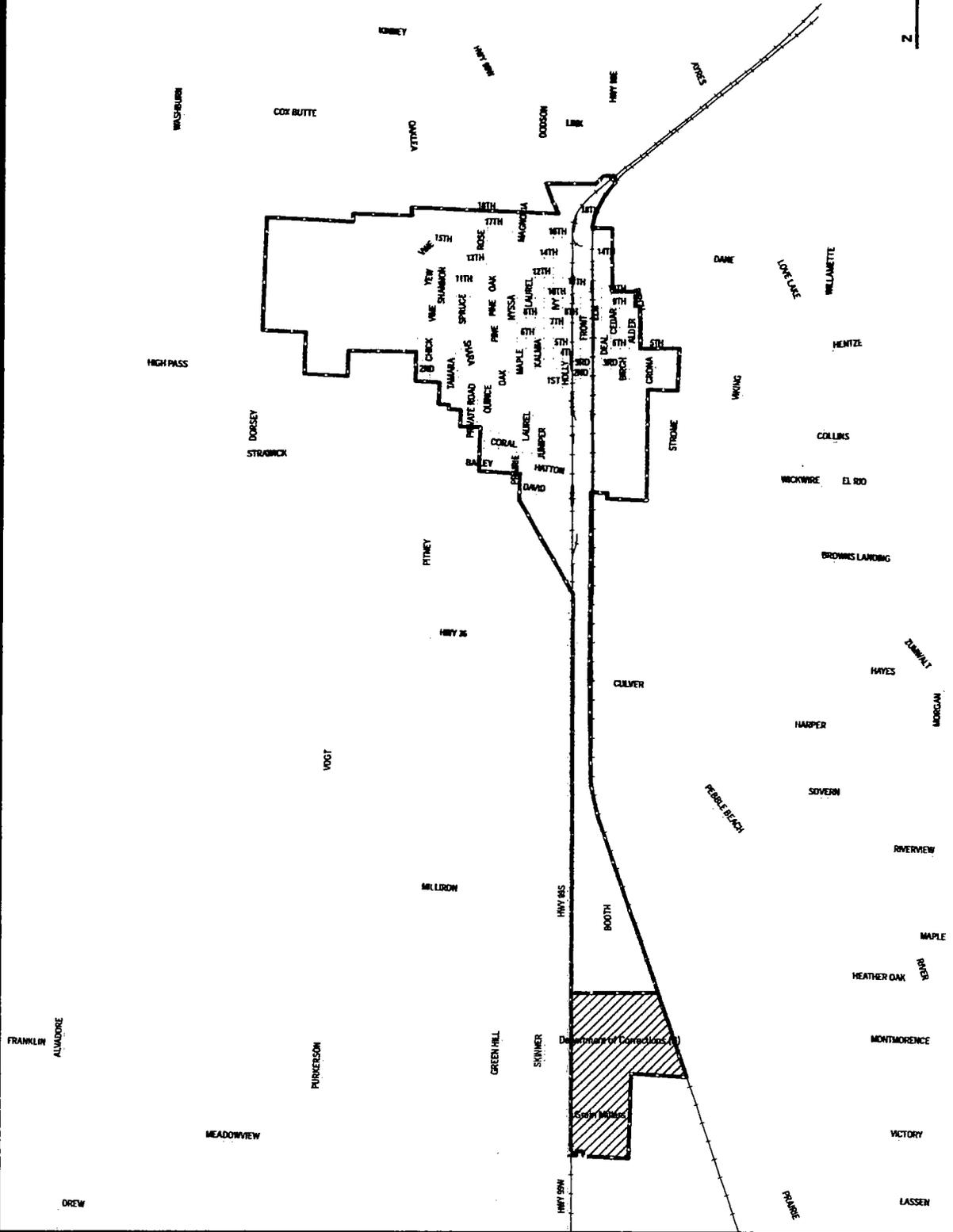
-  UGB
-  Potentially Suitable Sites
-  Class I Agricultural Soil
-  Railroads

Map 3:
Potentially Suitable Sites
Without Class I Agricultural Farmland
Within 1 Mile of the UGB

Winterbrook Planning
June 23, 2009



RAIL DEPENDENT INDUSTRIAL SITES ALTERNATIVES ANALYSIS JUNCTION CITY, OREGON



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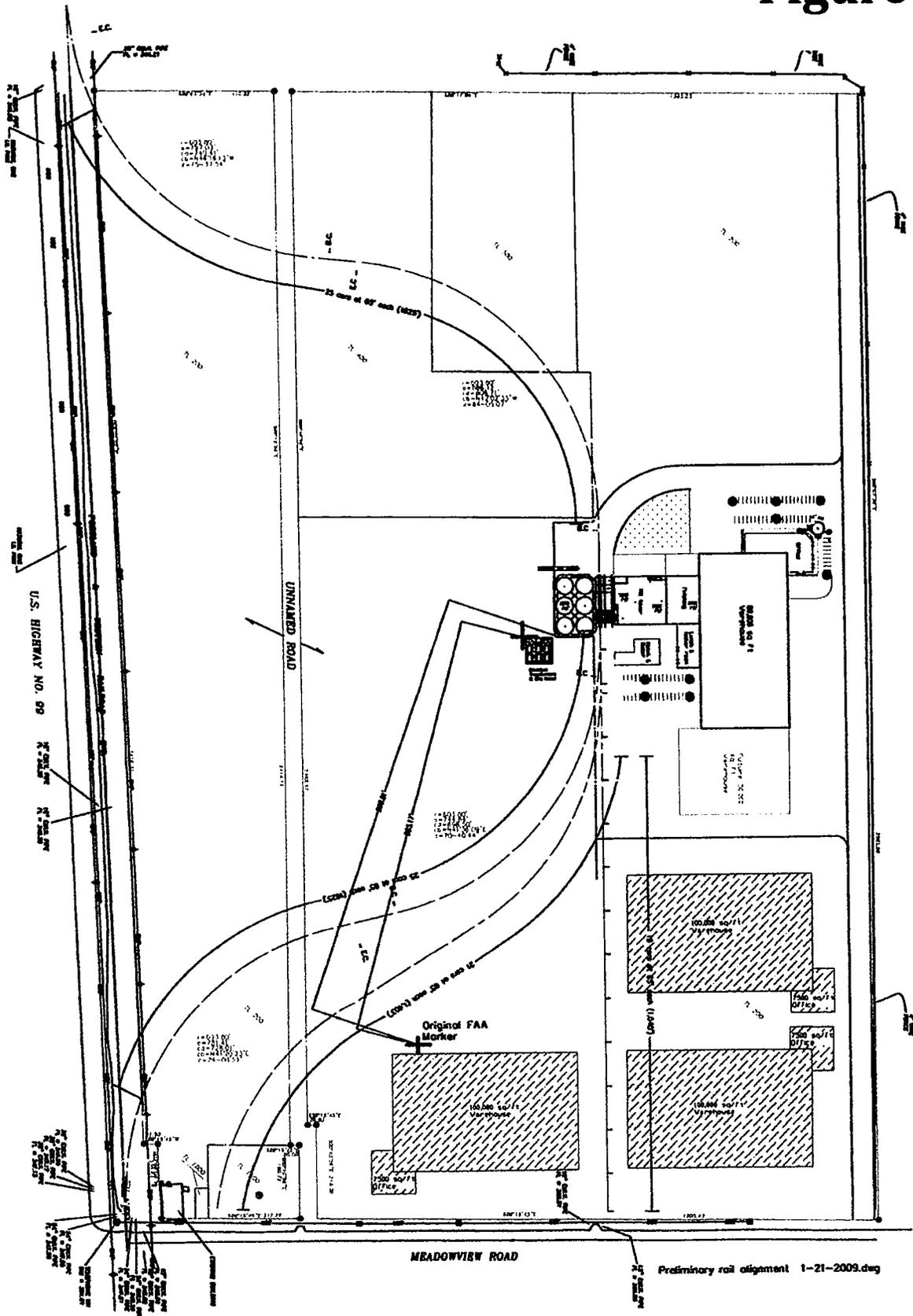
-  Proposed UGB
-  Existing UGB
-  Railroads

Map 4:
Proposed UGB Amendment

Winterbrook Planning
June 23, 2009



Figure 1



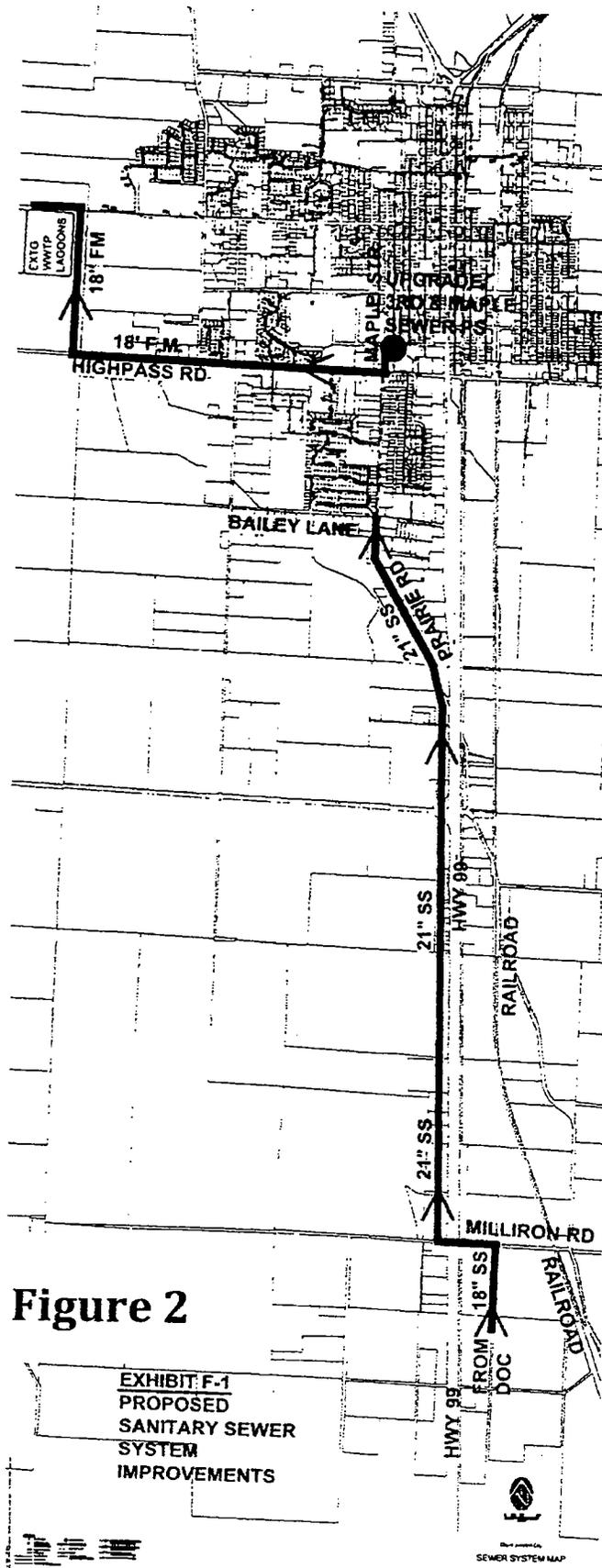


Figure 2

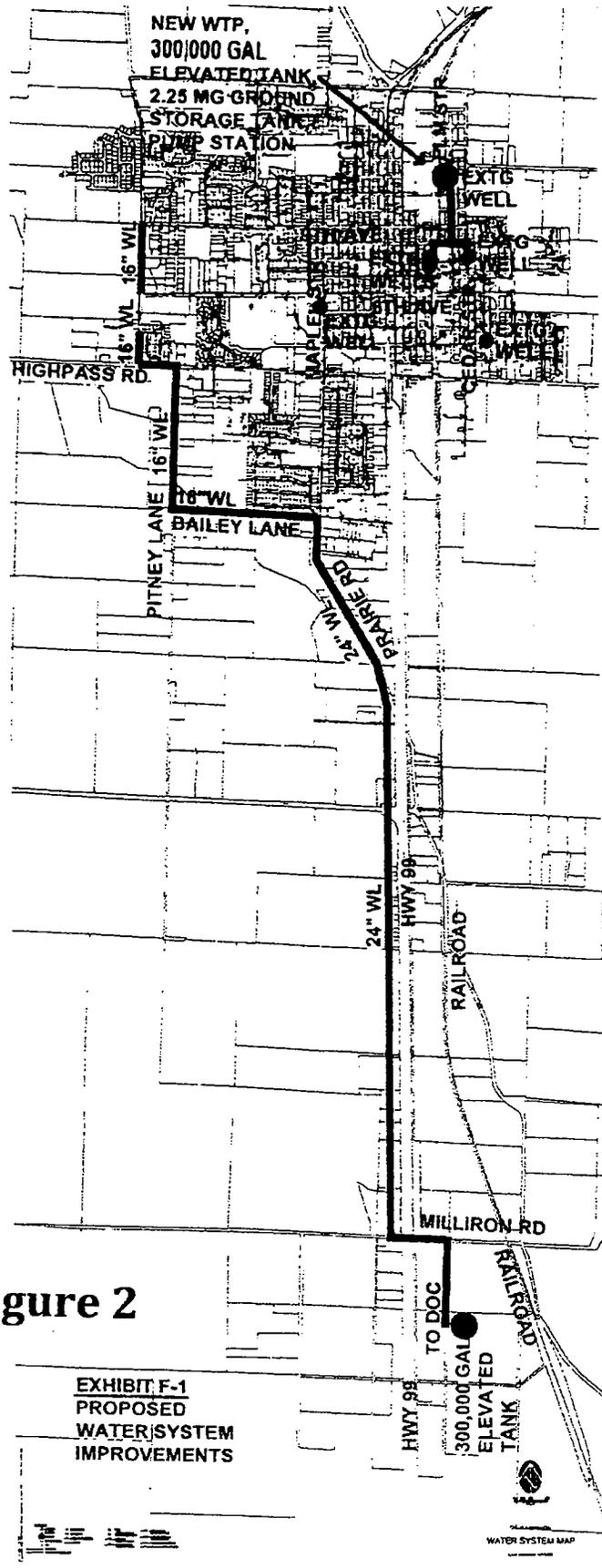


Figure 2

The Citizen Comprehensive Planning Committee met on Wednesday, October 1 at 6:10 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: CPCC members: Jack Sumner, Matt Nelson, Lance Stoddard, Brad King, and Dwight Coon. Also present were Kay Bork, Planning Director, Consultants; Bob Parker, Beth Goodman and Tim Brooks, Ed Moore, DLCD and Stephanie Schultz, Lane County.

1. OPEN MEETING

Kay Bork called the meeting to order at 6:10 p.m. and introductions were made.

2. Guidelines of Stakeholder Committee process

Kay Bork distributed a CCPC Guidelines handout and reviewed the purpose of the CCPC, meeting structure, decision making process, meeting ground rules, and how to respond to public inquiries.

Kay Bork reported that the committee is required to elect a chair and co-chair. Lance Stoddard volunteered to serve as Chair. The Committee members voted unanimously to elect Lance Stoddard as Chair.

Brad King suggested we wait until next meeting to elect a co-chair when more members are present. All agreed to elect a co-chair at the next CCPC meeting.

Kay Bork presented various ways CCPC meeting were advertised. Stephanie Schultz, Lane County asked if meetings would be advertised in the local newspaper. Kay responded that they will be advertised in the Tri-County News.

Kay Bork asked the CCPC how they would like to make decisions on recommendations; 1) as a consensus decision making process or, 2) majority rule. The CCPC discussed both options and agreed to use the majority rule process.

Kay Bork reviewed suggested meeting ground rules and asked for additions or deletions. The CCPC agreed to the ground rules presented; 1) everyone participates, 2) different opinions are welcome, 3) silence is agreement, 4) limit side conversations, and 4) start on time; end on time.

Kay Bork presented two options to address public inquiries and concerns at the CCPC meetings. Option presented were, 1) invite public to submit written comments to CCPC to be addressed at a future meeting, and 2) include public comment/questions as a regular agenda item. The CCPC discussed the benefits of both options and agreed to use both methods when appropriate to the situation. The CCPC agreed to review and address written comments received at the beginning of each CPCC meeting.

3. Project Description

Bob Parker, ECONorthwest gave a PowerPoint presentation addressing the question, "what are we trying to accomplish" and also reviewed the legal requirements and statewide planning goals related to the project.

Bob Parker stated that the project is intended to address employment land needs and identify opportunities as a result of the prison, hospital and Grain Miller locating in Junction City. The project will identify land needs for housing, jobs, and other uses, comply with statewide planning goals and evaluate expansion areas. Part of the project includes a local wetland inventory and Bob stated wetlands are the biggest issue for constraints to land supply in Junction City.

Bob Parker reviewed the project schedule and CCPC meeting schedule. The CCPC will meet 4 times for the duration of the project and most of the meetings will take place in the fall and winter. Bob stated the process is complex but they will do their best to meet the needs of the committee. He feels the committee should focus on the big policy issues rather than get bogged down in too much of the technical detail. Bob asked the CCPC to give feedback as to what is working for them so he can make any changes to how information is presented.

Bob Parker reviewed the statewide planning goals and requirements related to the project.

Tim Brooks, Winterbrook Planning, presented their approach to the local wetland inventory. He stated most of the hydric soils in Junction City are on the west side and Hydric soils are indicators of wetlands. He described the wetland inventory process which consists of gathering data and maps, documenting the wetlands and creating the final report. Tim reported that the fieldwork will begin in the spring.

Lance Stoddard asked how far out from the UGB will the survey be. Tim stated the inventory will look at least 1 mile from the UGB. The information will be used to determine patterns and used a gauge for similar areas in the UGB.

Brad King asked when a property becomes unusable because of wetlands, citing the prison property as an example. HE asked if it was a change in ownership. Tim explained that it is actually a change of use that triggers wetland delineation.

Bob Parker reviewed the UGB expansion priority scheme per state requirements and explained each category of land; urban reserves, exception areas, marginal land, and resource land. Jack Sumner asked what urban reserves are. Bob Parker explained that urban reserves are areas identified 10 to 30 years beyond the 20 year land supply needs and that the area is a boundary identified similar to a UGB. Stephanie Schultz reported that a Lane County Commissioner is putting forth an idea to create Rural Reserves in Lane County.

Matt Nelson asked what the benefits of rural reserves were to the city. Bob stated that they will identify areas where the City and county do not want to expand into and give

another layer of protection to land since cities can actually expand onto EFU land in certain situations.

Jack Sumer asked if a property owner could be forced to come into the City's UGB. Bob Parker stated that a city can establish the boundary where it feels it is necessary to meet the city's needs but it is a political issue whether or not to expand without an owner's consent.

Jack Sumner asked what an owner's recourse was. Bob stated that a property owner can object at the public hearing process. Bob stated property owner willingness should be a consideration when looking at alternatives and this criterion can be shown on a map.

Matt Nelson asked if you can create UGB islands. Ed Moore, DLCD said you cannot create non-contiguous UGBs.

4. Identify Key Issues

Bob Parker moved on to the next agenda item and asked the CCPC members to identify key issues to focus on during the project. Bob Parker asked the CCPC to identify specific outcomes they would like to see. For example Bob said the CCPC expressed property owner willingness as an important factor for any UGB expansion.

The CPCC discussed the following key issues.

- Infrastructure needs to be in place
- Rather than only targeting specific industries focus on growing existing businesses.
- Make sure there is enough residential land and employment opportunities for people to live/work in Junction City.
- Commuting is a reality we have to deal with. Not enough jobs in Junction City.
- Costs of transportation affecting the economy and how city is developed.
- Land use policies have limited leverage in economic development and additional policies need to be implemented.
- Affordable, cost effective housing needs to be made available so young families can stay in the community.
- Livability is affected by conditions of streets and sidewalks. Would like well maintained streets and sidewalks.
- Infrastructure upgrades will affect rates. High rates and location of infrastructure will be an issue with public

A CCPC member asked how you deal with an expansion onto Class I and II soils when there is a land need. How do you deal with the state on this issue –what is the tradeoff? Ed Moore, DLCD described a similar situation with Adair Village. They were able to expand onto class I/II soils because they showed the other lands did not meet their needs.

5. Next Steps/Next Meeting

Kay said she will notify CCPC members of the next meeting and announced the Community Visioning Workshop will be held October 29th from 6-8 p.m. at the Senior Center. Announcements will go out. She asked CCPC members to invite others to attend this workshop.

Bob explained at the next meeting the CCPC will be reviewing a lot of technical data and trends. Brad King asked how far in advance the committee will receive information before meetings. Bob said he will do his best to get info out a week in advance of the meeting.

Meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Kay Bork, Planning Director

The Citizen Comprehensive Planning Committee met on Wednesday, November 5, 2008 at 6:00 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present: CCPC members: Brad King, Dave Bruncheon, Donna Bernardy, Gary Crum, Jack Sumner, Jenna Wheeler, Lance Stoddard, Laurel Crenshaw, Matt Nelson, Peter Graepel, and Sandi Dunn. **Absent were:** Dwight Coon and Bob Nelson. Also present were David Clyne, City Administrator, Kay Bork, Planning Director, Consultants; Bob Parker, Beth Goodman and Ed Moore, DLCD.

1. Introductions

Chair Lance Stoddard called the meeting to order at 6:04 p.m. and added two items to the agenda: 1) Adoption of meeting minutes, and Election of Co-Chair. Chair Stoddard asked for introductions from the CCPC.

Introductions by the CCPC were made.

The October 1, 2008 minutes were reviewed by the CCPC.

MOTION: Brad King made a motion to adopt the October 1, 2008 minutes. The motion was seconded by Jack Sumner and passed by a unanimous vote of the CCPC.

Chair Stoddard asked for Co-Chair nominations.

MOTION: Donna Bernardy made a motion to elect Jack Sumner as Co-Chair. Jack Sumner declined. Donna Bernardy made a motion to elect Matt Nelson to serve as co-chair. The motion was seconded by Jack Sumner and passed by a unanimous vote of the CCPC.

2. Public Testimony

Chair Stoddard asked if there were any public comments or questions from the audience. There was none.

3. Results of the Public Workshop

Beth Goodman reviewed the results of the Community Visioning Workshop with a PowerPoint presentation and referenced the memo summarizing the table topic discussions.

Beth highlighted the most frequently discussed issues identified by the participants, which were: business growth, concerns about infrastructure and transportation capacity, pedestrian safety as traffic increases, and business opportunities along the proposed couplet. She reported downtown beautification was also a very important

discussion and presented a summary of those issues and suggestions. Beth reported that the hospital and prison table had a lot of discussion as well, and presented the opportunities, challenges and suggestions identified by participants.

Brad King said the discussions about the couplet was affected by the long timeline of the project and felt there would have been more discussion if the project was being built sooner.

There was general consensus the visioning workshop was well attended and was successful.

4. Economic Trends Affecting Junction City's Growth

Beth Goodman continued the PowerPoint presentation and Bob Parker introduced the economic model ECONorthwest will use in the Economic Opportunities Analysis (EOA).

Gary Crum asked who defines the boundaries of the local economic model and stated when we look at attracting new industries to Junction City we need to look regionally. Matt Nelson commented that a symbiotic relationship with Eugene is preferred since we are only separated by the wastewater treatment plant. Brad King commented that competition with Eugene will be difficult so it is important to focus on Junction City's unique qualities.

Bob Parker answered that Junction City has an advantage because of the strong employment base and the siting of the two state facilities. He compared the employment to population ratios of Junction City, Coburg and Veneta and pointed out the differences.

Bob Parker reminded the CCPC that the EOA will: identify industries the community wants to attract to Junction City, identify land needs for those industries and identify if the land is currently available to those industries. The group went on to discuss advantages and disadvantages of Junction City.

Beth Goodman reviewed demographic trends for the State and Lane County. Jack Sumner asked why Junction City has a younger population. Beth reported there are several trends that contribute to this such as: Junction City has a larger share of younger people under 17 yrs. of age, there are less people 65 years or older and there are more households with children compared to Lane County. She reported that housing is also more affordable which can attract first time home buyers who tend to be younger.

There was discussion of public safety budget cuts and how that will affect quality of life. Bob Parker reported that these quality of life issues make a city more competitive for businesses to locate in a community. Jack Sumner asked how many people who live in Junction City will work at the prison. Bob Parker responded it is

difficult to say but the pay structure favors people to live in Junction City because of housing costs. Bob Parker also stated that part of the visioning process is to identify ways to attract these potential workers to live in Junction City.

The Committee discussed potential sites along the HWY 99 corridor and the availability of large industrial and commercial sites in the Eugene-Springfield area. Bob Parker reported that ECO is conducting a similar study in Eugene and Springfield and there are no large sites over 50 acres available and Junction City will want to decide if they want to make large sites available. There was discussion about locating smaller sites along Hwy 99 on the west side.

There was lengthy discussion about water and sewer capacity issues and the CCPC was concerned the lack of capacity is a huge issue that will impact growth and cost of development. David Clyne shared details of the agreement the city has with Dept. of Correction for water and sewer upgrades. David offered to meet with the group separately to go into more detail about the water and sewer upgrades that will happen with the prison and hospital.

Laurel Crenshaw reported that at the table she facilitated at the visioning workshop several opportunities for economic development were discussed such as a convention center, RV Park, opera house (since the city once had an opera house), and golf course. There was discussion about the lack of meeting space in the area. The CCPC discussed the possibility of locating a convention center in Junction City and discussed whether or not they are money makers. Bob Parker reported that they are risky and not necessarily money makers. Many are built as public/private partnerships.

5. Target Industries and Site Needs

Bob Parker led the discussion on target industries and reviewed state and county trends as well as cluster industries for the region. He identified possible target industries for Junction City based on state and county trends and reviewed relevant policies from the City's 2003 Economic Development Strategic Plan.

He instructed the CCPC that they will want to; decide how much growth should happen, how aggressive the city wants to be in attracting development, examine service deficiencies and look at planning for housing for the \$40-50K salary range. He stated land need is based on employment forecasts and that a community can be aspirational in their economic growth vision.

The CCPC asked what type of growth has the prison and hospital accounted for and asked what type of development has happened in other communities where a prison has been located such as Madras. David Clyne stated the city has to balance under-building or over-building infrastructure for the prison and potential future development. A CCPC member stated it is important to focus on homegrown businesses and to pay attention to businesses that are already here.

Bob Parker reiterated the buildable land inventory and site need process which is to: identify community need, identify site needs (characteristics), identify access to sites and availability of sites within the current UGB. Brad King asked how you target industries without being too speculative and without costing the community too much. He also asked how to deal with the information that shows 78% of the workforce in Junction City does not live here.

The CCPC discussed possible expansion areas and gave direction to ECONorthwest to look at the west side of Highway 99. Bob Parker reported that alternatives and target industries will be presented at the next meeting.

The next meeting was rescheduled for January instead of December and a date will be set next month. Staff will contact CCPC members with the January meeting date.

Meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Kay Bork, Planning Director

MINUTES

The Citizen Comprehensive Planning Committee met on Wednesday, January 28, 2009 at 6:00 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present: CCPC members: Brad King, Dave Bruncheon, Donna Bernardy, Dwight Coon, Gary Crum, Jack Sumner, Jenna Wheeler, Lance Stoddard, Laurel Crenshaw, Matt Nelson, Peter Graepel, and Sandi Dunn. **Absent were:** Bob Nelson. Also present were David Clyne, City Administrator, Kay Bork, Planning Director, Consultants; Bob Parker, Beth Goodman and Ed Moore, DLCD.

1. Introductions

Introductions by the CCPC were made. Public testimony was provided by several members of the audience. Comment highlights include:

Danuta Pfeiffer - Pfeiffer Vineyards and Energize Junction City stated that Junction City could capitalize on the amazing resources surrounding the community, i.e. pinot noir wine, lamb production, cheese, etc.

Keith Horton, Grain Millers reported that they are very interested becoming part of Junction City. Keith explained Grain Millers is an agricultural business and the largest milling operation in the northwest. He offered a presentation about their company if requested by the Committee.

2. Review & Adoption of November 5, 2008 Meeting Minutes

The minutes were adopted by a unanimous vote of the CCPC with no changes.

3. Economic Development Strategy

Bob Parker introduced the next topic and stated the economic development strategies were based on previous work by the city, the community workshop and comments from the CCPC made at their last meeting.

Beth Goodman presented the draft economic development strategies to the CCPC for review and comment. There was discussion about the lack of large industrial sites over 50 acres in size in the region and whether Junction City would like to include in its inventory larger sites that could provide regional employment opportunities.

Bob Parker reported he talked with Tom Hogue at DLCD about this issue and that Mr. Hogue suggested the City focus on short term employment land needs, i.e. DOC and Grain Millers, and then revisit a possible UGB expansion for longer term and larger employment land needs.

There was discussion that there is a lack of sites over 50 acres in the region and if the city brings in large sites there needs to be a guarantee the sites stay large. The group discussed possibility of attracting businesses like Home Depot. Bob commented that the challenge would be the proximity to existing stores in Eugene.

Bob described Junction City's advantage compared to other cities stating the water and sewer extensions to serve the prison will allow greater access to these utilities to potential sites.

The group discussed water and sewer capacity issues. David reported that the city is forecasting needs with the update of the city water and sewer master plans currently being completed.

The CCPC discussed the trade-offs of pursuing an expansion to fulfill long and short term needs and agreed on the following action item:

- **The CCPC gave direction to the consultant to proceed with long short and long-term employment land needs, including larger regional sites.**

The CCPC discussed the objectives and strategies further and the following action item was agreed to:

- **Provide written comments to Kay by Friday February 6th on the draft objectives or strategies.**

4. Employment land site needs

Beth Goodman presented the employment land demand and site needs analysis. The CCPC discussed the target industries presented and agreed with the analysis.

The CCPC discussed areas of expansion to the west of the current UGB. Bob stated that the alternatives analysis and site characteristics needs will determine where to expand.

Audience members expressed a desire not to allow HWY 99 to develop like W. 11th in Eugene. Staff stated that the city can adopt zoning regulations to prohibit strip development and this would be a policy decision by the council.

The CCPC had further discussion whether or not the City should provide land to meet regional industrial and commercial needs. The CCPC agreed on the following action item:

- **CCPC gave direction to the consultant to include land to meet regional industrial and commercial needs.**

The CCPC discussed the needed site characteristics and there was consensus on the type, number, and sizes presented and agreed on the following action item:

- **The CCPC gave the consultant direction to finish the lands needs analysis with the target industries presented and needed sites as presented in Table 3 of the draft analysis.**

5. Review preliminary buildable land inventory maps

Bob Parker reviewed the preliminary inventory maps with the CCPC. Bob reported wetlands would be the biggest issue in Junction City. There was discussion about environmental constraints and available land.

- **For the next meeting Bob Parker will bring back the final draft maps to hang on the wall for the CCPC to review and comment on.**

6. Next Steps/Next Meeting

- **The next meeting was scheduled for March 4th.**

Respectfully Submitted,

Kay Bork, Planning Director

**JUNCTION CITY
CITIZEN COMPREHENSIVE PLAN COMMITTEE MEETING
MINUTES**

DATE: March 4, 2009
TIME: 6:00 pm
LOCATION: Council Chambers, 680 Greenwood Street
CONTACT: Kay Bork, Planning Director

The meeting was called to order at 6:01 p.m.

Present: CCPC members: Peter Greabel, Gary Crum and Brad King, Lance Stoddard, Dwight Coon, Dave Brunscheon, Randy Nelson, Matt Nelson, Jenna Wheeler, Laurel Crenshaw, Sandy Dunn, Donna Bernardy, and Jack Sumner;. Also present were City Administrator David Clyne, Planning Director Kay Bork, Consultants Bob Parker and Beth Goodman, Ed Moore, DLCD; and Secretary Tere Andrews; **Absent:** Bob Nelson; Committee member Crenshaw arrived at 6:15 p.m.

I. Introductions

- **Introductions**

Introductions by the CCPC were made.

- **Public Testimony**

There were none.

II. Review & Adoption of January 28, 2009 Minutes

Motion: Committee Co-Chair M Nelson made a motion to carry the January 28, 2009 minutes to the April meeting. Committee member Sumner seconded the motion. The motion passed by unanimous vote of the committee.

III. Buildable Lands inventory

Presenter: Bob Parker, ECONorthwest

Presentation Bob Parker presented the draft buildable lands inventory to the CCPC for review and discussion. The inventory focuses on employment lands; commercial and industrial.

Mr. Parker described the process used to identify available vacant buildable lands which would also increase available employment sites. Constrained lands were identified (floodways, riparian area, floodplains and wetlands). The next step is to determine which lands are prohibitively constrained and deduct those from the buildable lands inventory.



A key issue will be how to handle the smaller sites. The demand for smaller site is typically retail and/or services. The question for consideration is, what the downtown development strategy will be and how to accommodate uses; encourage more efficient use of existing retail/service sites or create additional inventory.

Planning Director Bork noted Public lands for future lagoons may be available for a potential bio-energy park. The proposed acreage for the park is 5 acres and the remaining acreage would remain city use.

Discussion: The group held a short discussion on how these constraints could impact development.

IV. Employment Land Site Sufficiency

Presenter: Bob Parker, ECONorthwest

Presentation: Bob Parker presented the employment land demand and site needs analysis to the CCPC for review and discussion. Mr. Parker noted circumstances have changed since this project began. He commented the 'collapse' of the RV industry will have an impact on the employment site requirements and the buildable lands inventory.

Beth Goodman, ECONorthwest, explained the process used to determine employment land needs. The starting point for the study is the buildable lands inventory. Next, the site needs based on the employment forecast are viewed in relation to the buildable lands inventory. Deficits and surpluses of land categories based on size and use designation were then determined. The deficits are in the category of Less than 5 Acres. A question the city will need to address is redevelopment. Will this be through inventory expansion, or encouraging the use of existing sites particularly in the downtown core, by limiting inventory expansion of new small sites.

The subject of an Urban Reserve was introduced. Ms Goodman explained, urban reserves are designed to provide land for 50 years and are used for future UGB expansion. The city requested this option be investigated. Urban reserves can serve several purposes --future UGB expansion may be easier since some of the policy work has been done in advance. It can also be a cost effective planning method for infrastructure and capital improvement projects.

Discussion: The group discussed the use and potential effects of an urban reserve. A concern was expressed by committee members this could place additional restrictions on land located inside an urban reserve, since the property would remain under county jurisdiction/zoning until annexation at which time it would be re-zoned under the city land use designations. Bob Parker explained the allowable uses under county zoning would be allowed to continue. The intent is to prevent the parcelization of the land into much smaller sites.

The group discussed traffic issues along Highway 99. Specifically, will ODOT require a traffic impact study? Bob Parker explained as long as the land use designation remains



the same, modifications would/could be deferred. DOC and Grain Millers are pursuing transportation impact analysis to identify modifications necessary to accommodate the impact of those two uses.

The group discussed how the city should meet the future deficit of commercial lands, less than five acres. Two options were proposed, commercial re-development or re-designating industrial land. The group felt, to assist with future development, it would be important to identify potential problems and possible remedies to the identified issues.

Bob Parker also noted there is a site designated Professional Technical which may offer an additional option for some commercial/office space.

Recommendation: Postpone a broader UGB expansion. Focus on expansion of the UGB to encompass the property where the State Prison/Mental Hospital and Grain Millers will be located. Establishment of an Urban Reserve for employment lands located in areas of future expansion. Encourage redevelopment of the downtown core by limiting inventory expansion of new commercial sites.

Action Item	Responsible	Deadline
Letters of interest regarding an Urban Growth Boundary expansion on the west side of Highway 99	Direct to Planning Director Bork	None

V. Next Steps/Next Meeting

Presenter: Planning Director Bork

Discussion: Set an April meeting. Agenda items for the next meeting; finalize the Economic Opportunities Analysis, continue with the UGB alternatives analysis, begin policy revisions, and schedule meetings with the City Council and County Board of Commissioners.

Action Item	Responsible	Deadline
Set April Meeting	Kay Bork	End of March

VI. Adjournment

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Tere Andrews



Citizen Comprehensive Plan Committee of the City of Junction City met on Wednesday, May 13, 2009 at 6:00 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: CCPC members:, and Brad King; City Councilors Dave Brunscheon and Randy Nelson; Planning Commissioners Matt Nelson, Jenna Wheeler, Laurel Crenshaw, Sandy Dunn, Donna Bernardy; Also present were City Administrator, David Clyne, Planning Director, Kay Bork; Consultants Bob Parker (ECONorthwest) and Greg Winterowd (Winterbrook Planning); Ed Moore, Department of Land Conservation and Development; and Secretary, Tere Andrews; **Absent:** Bob Nelson, Lance Stoddard, Peter Greabel and Gary Crum. Planning Commissioner Jack Sumner arrived at 6:32p.m.; Mayor Dwight Coon arrived at 6:40p.m.

Acting Chairman M Nelson called the meeting to order at 6:03 p.m.

I. INTRODUCTIONS

A) Introductions Greg Winterowd of Winterbrook Planning

Chairman M Nelson asked committee members to introduce themselves.
Chairman M Nelson introduced Mr. Greg Winterowd of Winterbrook Planning.

B) Public Testimony

Mr. Jeff Haag, 27430 8th Street, Junction City, Oregon 97448, stated he owns property on the west side of Highway 99 and would like his property to be considered for inclusion in the Urban Growth Boundary (UGB) expansion. He explained, he and other neighboring property owners had received an offer from Right of Way Associates, which in his opinion, was less than fair, based on what the property owners would be giving up and what they would receive in return. Before they can make a decision on the Right of Way offer, they need to know the cost of connection to City services. He concluded, exclusion from the UGB means exclusion from City services. Mr. Haag also noted he was represented by Attorney Michael Reed, who was also present this evening.

Mr. Kenny Jamieson, 93517 Hwy 99 South, Junction City, Oregon 97448, owner of the JC Muffler Shop, stated his main concern was the opportunity to connect to City sewer services.

Mr. George Nielsen, 93390 Highway 99, Junction City OR 97448, stated he has owned two parcels along the west side of Highway 99 since 1948. The area is a heavy traffic zone for aircraft. He stated his property would work well for industrial use and he would like consideration for inclusion in the UGB expansion.

Mr. Bruce Anderson, 92380 Highway 99 South, Junction City, OR 97448, owner of Eugene Livestock, stated his property needs connection to City sewer lines. He said the State of Oregon sent a letter which threatened to shut down his business, connection to City sewer lines would resolve issues with the state. He asked why the committee would choose to extend the sewer lines to businesses that do not exist yet and by-pass existing businesses that could connect immediately.

Mr. Indar Bhan, 93114 Highway 99 South, Junction City Oregon 97448, owner of Island Fence, stated he employs 30 workers. If he were able to connect to City sewer lines, he could expand his business and employ more people.

Mr. Jim Leach 93048 Highway 99 South, Junction City Oregon 97448, owns a small parcel, .64 acres with a house and shop on the property. He stated his main concern was the ability to connect to City sewer lines. Eight percent (8%) of the parcel will be taken up to put the sewer lines through which could be used as drain fields. There is a good possibility the drain fields will get torn up when the sewer lines come through because the fields are out in front. Mr. Leach requested the opportunity to be included in the UGB expansion.

Attorney, Michael Reeder, Arnold Gallagher, 800 Willamette Street, Suite 800, Eugene Oregon 97401, stated he represents owners of property on the west side of Highway 99, south of Highway 36. This includes Eugene Livestock.

Attorney Reeder stated he has been discussing with his clients reasons the City policy would exclude his clients' properties from services. Particularly since urban level services pass right by their properties. In reviewing minutes of previous meetings and ECONorthwest's draft Economic Opportunities Analysis and speaking with Planning Director Bork, it became apparent one of the policy reasons is the City would like to protect businesses in the downtown area and limit commercial enterprise on the southern part or urban fringe. In his opinion there is a problem with this policy which really needs to be flushed out with this body before going before the City Council. That problem is it does it make sense to focus solely on downtown as the commercial land for the next 20 years.

Attorney Reeder said in a real life sense, this does not make sense to have urban level services leap frog through all of these businesses. There is an opportunity for this committee to recommend to the City Council to include these properties in the UGB expansion. This is a win-win situation. There are some environmental problems. This can be solved and the properties can be redeveloped.

Attorney Reeder concluded he would be submitting a letter to the committee for their consideration to change course and include these properties on the west side of Highway 99.

Committee member King asked Attorney. Reeder if his impression was that the downtown was targeted exclusively.

Attorney Reeder replied ECONorthwest's report shows there is a deficiency in commercial land for the 20 year planning period. ECONorthwest has suggested rather than increasing the UGB on the west side of Highway 99, 80% of the need can be met by redeveloping downtown. Attorney Reeder questions the practicality and legality of this proposal.

Attorney, Bill Kloos, 375 W 4th Street, Eugene Oregon 97401, represents the Boreseks. The Boreseks own the property at the southwest quadrant, at the intersection of Highway 36 and Highway 99. Attorney Kloos stated he agreed with Attorney Reeder and added he would be submitting a detailed letter as well to request his client's property be considered for inclusion in the UGB expansion.

Attorney Kloos stated under state law the suggested policy must show plan and zone changes demonstrate they pass state muster. Division of State Lands and Army Corp of Engineers has jurisdiction over wetlands. If this committee wants UGB expansion lands to be developable then identify sites not primarily wetlands. He added it is advisable to have back up sites to offer.

II. Review & ADOPTION OF THE MARCH 4, 2009 MINUTES

Motion: Committee Member King made a motion to approve the April 3, 2009 minutes as written. Commissioner Dunn seconded the motion. The motion passed by unanimous vote of the committee.

III. RECAP EOA AND ECONOMIC DEVELOPMENT STRATEGY (ECONORTHWEST)

Mr. Bob Parker, ECONorthwest, presented the Economic and Development Strategy document and Powerpoint presentation. He stated the economic development vision speaks to issues such as creating a complete community with housing and retail services. This would take advantage of employment opportunities which will presumably come from the planned state facilities and a revitalized downtown with programs such as the Main Street program, urban renewal, and efficient use of land. At the last meeting it was suggested the City focus on UGB expansion in preparation for the Department of Correction's site and the Grain Miller's site, and land to expand for the wastewater treatment plant. Then, in the next round establish urban reserves to address additional

needs to meet the requirements for the next 50 years. Included in the Economic Opportunities Analysis (EOA) for the 20 year horizon, the City has identified needs for all types of employment land, industrial land about 102 acres, the majority of this is on one site, essentially the site Grain Millers is looking at, commercial sites, 66 acres the majority of those identified in the EOA can be addressed through land use efficiency, either infill, redevelopment or reclassifying lands and one large government site for the Department of Corrections. The conclusion from this is to expand the UGB to address those identified needs and address other land needs through efficiency measures.

IV. ALTERNATIVES ANALYSIS DISCUSSION (ECONORTHWEST)

A) Presentation

Mr. Parker stated the next step is the alternatives analysis process. This is the statewide planning goal which requires cities to establish and maintain an urban growth boundary. This is intended to provide an orderly and efficient transition from rural to urban land use. Division 24, administrative rule, states if the inventory identifies a need to add additional lands to accommodate the 20 year growth needs; this must be addressed through increasing the developing capacity of land already inside the city limits, or by expanding the UGB or both. Prior to expanding the UGB the City must demonstrate the estimated needs cannot be reasonably accommodated by land already inside the UGB.

Mr. Parker stated that 'reasonably accommodated' is part of why the focus has not been on the west side of Highway 99 because the initial EOA does not identify those lands as meeting identified needs. The Department of Corrections and Grain Millers have site specific requirements.

Committee member King requested the definition of exception areas be repeated.

Mr. Parker replied exception lands are lands outside the UGB which have been granted exception to goal 3 or 4, farm or forest, essentially they are lands zoned for rural residential, rural commercial or rural industrial lands. In fact all but one of the lands on the west side of highway 99 is exceptions lands.

Committee member Wheeler asked how often a city can expand their UGB.

Mr. Parker replied as often as the city want to do so. However, cities do not tend to do this often as the process is complicated. He added incremental expansions would raise concerns from the state. Eventually the state would say this need to be a consolidated process. Mr. Parker added to keep in mind, there must be a justification for the expansion which meets state criteria/ requirements.

B) Discussion

Committee member Sumner asked if other members had received an e-mail from Committee member Crum.

Committee members acknowledge they had also received this e-mail.

Committee member Sumner asked if this e-mail could be read into the record.

Planning Director Bork replied it could be, however, that decision was up to the committee.

Committee member Sumner noted Committee member Crum's e-mail expressed a concern that other options were not being presented for consideration.

Mr. Parker responded the employment forecast the Target Industries Analysis makes it, in their opinion, difficult to justify options for the west side of Highway 99. He added, in their experience it is not uncommon to see appeals which can delay the process for years, therefore, it is important to have a good program which is legally justifiable by state rules.

Mr. Ed Moore, Department of Land Conservation and Development (DLCD) stated requests for UGB expansion must be supported by factual information. So, if the committee chooses to go beyond the reach of EOA presented tonight, which several property owners and their attorneys have, request that they present findings of fact to support their requests.

City Administrator Clyne stated the City is aware of the needs/desire to bring other properties into the UGB. This is one of the reasons for coming

forward with this next round to proceed with the identification of urban reserve lands which will allow for early easier move into the UGB.

Committee member Wheeler asked if the EOA was in part, based on the Visioning Workshop held last November.

Planning Director Bork replied yes many of the policies and economic development strategies are based on results from the Visioning Workshop, the existing Comprehensive Plan and an economic strategy developed in 2003.

V. REVIEW OF COMPREHENSIVE PLAN AMENDMENTS (WINTERBROOK)

A) Presentation: Draft Chapters III Land Use and IV Economy

Mr. Greg Winterowd, Winterbrook Planning presented the of draft chapters 3 and 4, Land Use and Economy, respectively.

Mr. Winterowd said he agreed with what Attorney Kloos said. There is a policy element to this and that is what will be discussed now. In putting together Economic, Environmental and Land Use Elements of the plan we looked carefully at the EOA, the statements made during the previous meetings and speaking with City staff to determine what seems a good policy direction for the City.

Mr. Winterowd stated there were three (3) elements in the current Comprehensive Plan which were reviewed. The current Comprehensive Plan is nearly 30 years old. The goal was to update the Comprehensive Plan in three (3) areas; economic, environmental and land use. Information was removed which was no longer relevant.

This draft proposes to include basic information from the Economic Opportunities Analysis in the Comprehensive Plan and the remainder of the EOA will be adopted as an appendix to the plan.

The process began by asking how the City fits in with the national, state and regional economies. Also asked was the question, what are the City's comparative advantages, things such as proximity to railroad lines, Highway 99, the airport and metropolitan areas. The next step was to look at the variety of employment opportunities; there are basically three (3) types, commercial, industrial and government. Junction City is fortunate that 20 years ago when the Comprehensive Plan was being updated, that

they included the land extending south of Junction City for a couple of miles on the east side of Highway 99.

Mr. Winterowd noted the state wants to do a very good job to be sure that when a UGB is expanded, need has been demonstrated. In this case, because Grain Millers and the Department of Corrections have documented their needs, it was possible to put that documentation in the Comprehensive Plan and compare that to what is in the UGB. At this point, there is a comparison of supply versus demand; this is where policy begins to show up.

Mr. Winterowd stated the analysis showed 20% of commercial need can be met on vacant land. The law requires cities to review redevelopment potential and the possibility of re-using land which may be designated for another use. The analysis conducted by ECONorthwest states 80% of commercial employment growth can be addressed through redevelopment and the re-designation of other employable land to allow commercial use. Specifically this could be the land currently designated as Professional/Technical.

The policy question for this committee is, how inclusion of more land on Highway 99 effects redevelopment of downtown. If there is a limited supply of commercial land there may be a greater tendency to re-use downtown land more intensively. It is also possible a key site could be designated for a mixture of light industrial and commercial uses. This is another policy decision for the committee.

Mr. Winterowd stated the Land Conservation and Development Commission (LCDC) will require the City to exhaust all options for land inside the UGB before expanding the UGB boundary. Another policy consideration involves the Oregon Department of Transportation (ODOT), since they govern access management on Highway 99.

Mr. Winterowd said there is a point when the State will decide a city has reached to far in extending their UGB.

Mr. Winterowd reviewed the Environmental Element (Chapter 2). A question posed in this section asks, does the City want to protect all Wetlands inside the UGB. Currently, there is a Stream Corridor Wetlands ordinance that states once significant wetlands have been identified, they

will be protected. This has been applied in one location, the Oaklea site. If the City were to protect all wetlands within the UGB, there would be serious economic consequences as there are extensive wetlands within the UGB. What is proposed is to continue the process Junction City has been following which is to leave the 'driving' on this issue to the Army Corp of Engineers and the Division of State Lands. In addition, encourage mitigation banks so there are places to mitigate for the wetland loss and advocate between property owner and the State of Oregon or U.S. government about how they will manage those losses.

Mr. Winterowd reviewed the eight (8) proposed environmental policies contained in the Environmental Element section (page 2-6).

Mr. Winterowd introduced the Land Use Element (Chapter 3). This section describes the relationships that exist among the Comprehensive Plan Land Use designations and the zones of implementation.

Mr. Winterowd reviewed Table 3.1 which demonstrates connection between a given Land Use designation and zoning districts which fall under that designation.

Mr. Winterowd suggested the Commercial/Residential zoning designation may work well in other areas to meet some of the commercial need. The Business Park zone is proposed to replace the current Professional/Technical zone.

B) Discussion

Mr. Winterowd asked if there were questions to this point in the presentation.

There were none.

VI. INTRODUCTION OF ZONING ORDINANCE AMENDMENT CONCEPTS (WINTERROOK)

A) Presentation: New Business Park Zone and Amendments to Stream Corridor and Wetland

Mr. Winterowd introduced the concept of a new Business Park zone to replace the existing Professional/Technical zone. He also noted this is a work in progress. As the Professional/Technical zone is written, it is very

limiting. The potential uses in a Business Park zone could be mixed employment uses, think light industrial, pick uses from that zone that can fit inside a building. Another use is office spaces, this is a big part of commercial demand, commercial is not only retail. A Neighborhood commercial node, would be possible, allow neighborhood commercial uses such as repair facilities or retail. This zoning designation would allow for flexibility.

Discussion

Acting Chair M Nelson asked if there were any questions regarding Mr. Winterowd's presentation.

Attorney Kloos challenged Mr. Winterowd's suggestion regarding wetlands. From a policy perspective it is probably the most significant suggestion from Mr. Winterowd. As an example, an EOA states a City needs 100 acres of land to accommodate future growth. Now suppose there is 100 acres of wetlands inside the existing UGB.

Attorney Kloos stated what he heard Mr. Winterowd say, is that one can assume the needed 100 acres can be met with the 100 acres of wetlands. However, the state and federal governments must approve in order to fill in the wetlands.

Attorney Kloos suggested the opposite be done, assume that this 100 acres of wetlands cannot be used. Federal and State governments may not approve. If it is approved the cost can be from \$80,000.00 to \$100,000.00 per acre to mitigate. He suggested considering an addition of another 100 acres which are not wetlands, because adding the 100 acres of wetlands is not adding any capacity for growth.

Mr. Parker stated this had been done in the Buildable Lands Inventory. Identified hydric soils were used as a proxy for wetlands inventory. Approximately 90% of hydric soils in this area will be identified as wetlands. City staff provided recent applications where affiliations were made and determined how many of those areas were developed. The result was about ½ were developed. In the Buildable Lands Inventory 330 suitable acres were identified, of those about 172 acres had hydric soils. Of the 172 acres it was assumed 50% would be unbuildable.

Mr. Winterowd added their firm has done 20 comprehensive plans and did exactly what Mr. Kloos suggested. However, Junction City is probably the wettest area in the state. If the committee were to choose to do as Mr.

Kloos suggests, it would be a monumental leap frog pattern of development. Because it would be necessary to build roads and put utilities through which would require mitigation. The Statewide Planning Goals, statute 197.298 requires that when a city expands, poorer farmland is used first. In Junction City, Class 3 and 4 soils are wet soils. This leaves Class 2 soils, not much in the way of Class 1 soils, the best farmland around. This creates another legal hurdle to overcome when poorer quality soils are not used. This is another reason why, where possible, it is proposed to go to the wetter soils. Thousand Friends of Oregon is not involved at this point, however, guaranteed if Class 2 farmland is used as the primary means of meeting growth needs, they would be involved.

Mr. Winterowd stated this proposal is the best way to meet Junction City's objectives using risk management principles.

Mr. Winterowd stated he and Mr. Parker are the consultants, the committee and citizens are the policy makers.

City Administrator Clyne suggested further attorney or citizen comments be submitted in writing in response to what has been discussed this evening and those comments be discussed at the next meeting.

VII. NEXT STEPS (ECONORTHWEST)

Mr. Parker stated the next step is to present the EOA for adoption at a joint Lane County Board of Commissioners and Planning Commission meeting on May 26, 2009, and then on June 23, 2009 for the Comprehensive Plan Amendments. On July 1, 2009 there will be a public hearing on the Comprehensive Plan held by the Lane County Planning Commission and in July or August a public hearing before the Lane County Board of Commissioners.

Committee member King asked, per the schedule, this is the last meeting for this group.

Planning Director Bork asked if the committee would like another meeting.

Committee member King stated he would like to see the written comments.

Planning Director Bork suggested a meeting be scheduled in the near future.

Acting Chair M Nelson suggested a one (1) week deadline for written comments.

Planning Director Bork stated she would work with committee members to schedule another meeting. She also asked everyone who signed in to be sure their contact information was on the list as well so they too can be contacted once a date has been set.

Commissioner Wheeler asked if the adoption of the EOA moved ahead would it preclude the west side properties from being included.

Attorney Reeder responded to this question, it almost certainly would.

Commissioner Crenshaw asked if the west side properties could connect to City services if they were a part of an Urban Reserve.

Attorney Reeder answered they would not be able to connect.

Acting Chair M Nelson stated written comments should be submitted to Planning Director Bork within one week of this meeting.

ADJOURNMENT

Motion: Commissioner Bernardy made a motion to adjourn the meeting. The motion was seconded by Commissioner Dunn and passed by a unanimous vote of the Committee.

The meeting was adjourned at 8:02 p.m.

Respectfully Submitted,

Tere Andrews, Secretary

The Citizen Comprehensive Planning Committee for the City of Junction City met on Wednesday, May 27, 2009 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Mayor, Dwight Coon; City Councilors, Lance Stoddard (Chairperson) and Dave Brunscheon; Planning Commissioners, Sandra Dunn, Laurel Crenshaw, Jack Sumner, Jenna Wheeler, Matt Nelson and Donna Bernardy; Committee Member Brad King and Peter Graepel; also present were Planning Director, Kay Bork; City Administrator, David Clyne; City Attorney, Carolyn Connelly; Secretary, Tere Andrews; Consultants; Bob Parker (ECONorthwest), Greg Winterowd (Winterbrook Planning), Beth Goodman (ECONorthwest); **Absent:** Planning Commission Chair Bob Nelson; Committee Member, Gary Crum

Call to Order: Chairman Stoddard called the meeting to order at 6:32 p.m.

Ex Parte Contacts: Chairman Stoddard asked if there were an ex parte contacts or conflicts of interest.

Attorney Connelly noted while this is not a public hearing, it has come to her attention there have been some ex parte contacts since the last meeting. This would be a good time to announce those contacts.

Commissioner Dunn announced she had ex parte contact via a phone call from Mr. Bruce Anderson, owner of Eugene Livestock Auction. She also stated she is capable of making decisions based upon the records and criteria presented.

Committee Member King noted he had a possible conflict of interest; he has clients who own property on the west side of Highway 99.

Planning Commissioner Crenshaw noted a potential conflict of interest as she had a prospective client in the audience this evening.

I. INTRODUCTIONS (ALL, 15 MINUTES)

Chairman Stoddard requested the committee members introduce themselves. The Committee members did so.

II. PUBLIC TESTIMONY

Chairman Stoddard opened the floor for public comment. He requested comments be kept to three (3) minutes and requested the comments be new information rather than information already presented at the May 13,

2009 meeting or contained in letters previously submitted for the Committee's review.

Mr. Bruce Anderson, Eugene Livestock Auction, 92380 Highway 99, Junction City Oregon, 97448 stated his request to be included in the Urban Growth Boundary (UGB) expansion is out of necessity. He needs to connect to City water and sewer lines. Should his property not be included in the UGB expansion, Mr. Anderson said he would petition for a hardship.

Attorney Bill Kloos, 375 W 4th Avenue, Eugene, Oregon, 97401, representing Aikon, LLC owners of property at the intersection of Highway 36 and Highway 99, noted he had submitted a letter. Attorney Kloos stated there is a limited capacity for growth on Highway 99. Pursuing a policy which focuses all that growth to the north and excludes the property owners along the west side of Highway 99, will conflict with the Oregon Department of Transportation (ODOT's) Goal 12 – Transportation. He stated the way to maximize the growth potential without conflicting with ODOT's Goal 12 is to use the entire highway to the south which will allow for more flexibility.

Attorney Kloos referenced an e-mail dated May 27, 2009, forwarded to committee members and staff, from by Mr. Jack Roberts regarding the inclusion of property on the west side of Highway 99 in the urban growth boundary expansion.

Planning Director Bork read Mr. Roberts' e-mail into the record. Mr. Roberts states in part, ". . . our biggest challenge locally remains finding adequate land to accommodate the businesses that will provide family wage jobs in the future."

Attorney Mike Reeder, 800 Willamette Street, Suite 800, Eugene Oregon, 97401, reviewed the highlights of the letter he submitted. Among the topics covered in his letter were the potential for at least 16 new jobs being added to the existing 58 jobs located at businesses on the west side of Highway 99. Conversely, should this area not be included in the UGB expansion, there is a potential loss of 57 of the existing 58 jobs. Attorney Reeder also noted a UGB expansion which included the west side of Highway 99 would increase the tax base for Junction City.

III. APPROVAL OF THE MAY 27, 2009 MINUTES

Motion: Committee Member King made a motion to approve the May 13, 2009 minutes as written. Councilor Brunscheon seconded the motion. The motion passed by unanimous vote of the committee.

IV. DISCUSS EOA POLICIES AND ECONOMIC DEVELOPMENT STRATEGIES RELATING TO COMMERCIAL LAND NEEDS (ALL, 90 MINUTES)

a. Commercial Redevelopment Opportunities

Mr. Parker reviewed the land needs and corresponding supply. There are two (2) components, the inventory of vacant sites within the UGB and the underlying assumptions which are our interpretation of direction received from the CCPC and community through this process (including the Visioning Workshop held in November 2008). This interpretation includes the redevelopment of sites in the downtown area and potentially re-designating other sites such as the Oaklea site (currently designated as Professional/Technical).

Mr. Parker also noted the longer term process for this plan is consistent with Region 2050 which was developed a few years ago and included a plan to define urban reserves.

Planning Director Bork added redevelopment includes all commercial area along Highway 99 within the urban core (1st through 18th).

Mr. Parker stated the draft Economic Opportunities Analysis (EOA), on page 19, there is an evaluation of redevelopment potential. The sites were identified in terms of land value, rated according to the following categories of significant redevelopment potential, moderate potential, or no potential. This analysis shows there approximately 17 acres of land that have significant potential for redevelopment, almost five (5) acres of industrial land are listed as having significant redevelopment potential, then in the less likely category there are 11 acres of commercial and 31 acres of industrial land identified, creating an adequate buffer between the need assumptions and potential redevelopment. The data sources used to determine if a particular property will redevelop over a 20 year period is limited in that it does not measure certain factors such as public policy. However, based upon accepted approaches to determine land value ratios, the assumptions (in the EOA) are not exceeding available thresholds.

Commissioner Crenshaw inquired in regards to the 2050 plan you mentioned urban reserves were considered at that time, were they not available or denied, what was the outcome.

Mr. Parker responded the Region 2050 process was not adopted by the region. During that process, Lane Council of Governments did an analysis for all UGB's and identified potential urban reserve expansion areas. The urban reserve 50 year supply is in the area where some property owners who have testified have indicated they would like it to go. However, at the time of the 2050 analysis the Department of Correction site and the Grain Millers site were not taken into consideration.

b. Re-designation of Professional Technical Lands

Mr. Winterowd reviewed identified policy issues. The primary focus of this plan is to identify major basic employment, the prison, the hospital, and Grain Millers. Without these employers, there is no sewer, it cannot be afforded. The City cannot afford it. The Citizens cannot afford it. Thus there is a golden goose situation. Mr. Winterowd noted the consultants are concerned about risk management. Goal 14 requires redevelopment and re-designation potential (of property within the existing UGB) be included in the analysis.

A discussion ensued regarding the feasibility of alternatives to commercial redevelopment and/or land use re-designation, as they were discussed previously. The discussion included the viability of including properties on the west side of Highway 99 in this UGB expansion or placing it in an urban reserve for a possible future UGB expansion. In addition, alternative routes for the extension of utility lines to future facilities on Department of Corrections land and Grain Millers land was also discussed.

Attorney Connelly noted the potential to connect to City services will only exist when the lines have been put in place, therefore having the lines on the west side of 99 will benefit those property owners in the future.

City Administrator Clyne noted the state had selected the route along the west side of Highway 99, in part, because it was the most economical.

Commissioner Dunn said the opportunity to have the State help pay for the water and sewer lines should be looked upon as a gift, and to get the lines in the ground and then pursue the possible connection of highway 99 west side properties.

Chairman Stoddard gave each committee member an opportunity to make comment about the proposed UGB expansion strategy recommended.

Commissioner Wheeler requested clarification on a previous comment from Mr. Winterowd regarding losing the opportunity of DOC and the hospital. Secondly, could a concept such as a multi-way boulevard be integrated as part of the future for the west side of Highway 99.

Mr. Winterowd replied, the City has partners in the State of Oregon, who are the major funder of the sewer line project (Department of Land Conservation and Development, Department of Corrections and the Governor's office) they would like to see this happen but it also must be consistent with statewide planning goals. The more complexity added to the UGB expansion, the less likely it is the expansion will be approved, and thus eliminate the sewer lines down to the major employers in the short term. In the long term, longer range planning would allow options to reduce traffic off of Highway 99 and allow for a planned access system such as the multi-way boulevard concept.

Committee Member King asked about a new Senate Bill 634 which would change UGB land priorities. He asked, would decisions being made here fall under existing rules or this bill, should it pass.

Mr. Winterowd replied decisions made here would not as it deals with Department of State Lands only. The Bill, should it pass, would move State lands ahead of farm land.

Commissioner M Nelson summarized his thoughts. Right now there are proposed projects, a proposed prison, a proposed mental hospital and a proposed Grain Miller site all of which are going to need sewer and water. The State is telling the City it must upgrade the sewer system. Right now, the State is willing to give the City some money to help with that. They are also going to put two (2) big employers within the UGB. If the City does not have an Urban Growth Boundary expansion that incorporates these State projects, the City will not get the sewer and water lines. At that point, the

citizens of Junction City, not the property owners along Highway 99, will have to foot the entire bill for a sewer system upgrade. So, if the City asks Lane County for a UGB expansion approval and it is denied by the County, Grain Miller will move out of state, taking their jobs with them, and there will not be water and/or sewer lines going south of town. (murmurs of agreement from the Committee)

Commissioner M Nelson stated he understood the situation of the property owners along the west side of Highway 99. However, if the City over reaches and does not succeed, then none of this happens. If the water and sewer lines are not in the ground then none of the properties along Highway 99 have an option.

City Administrator Clyne gave a summary of his follow up conversation with Mr. Roberts regarding Mr. Roberts' e-mail. If committee members were to speak with Mr. Roberts, they would find his comments consistent with the proposal currently being considered. Mr. Roberts' comments indicated he understood the need to lay the lines in order to have the employment base, he recognized it is a two step process.

City Attorney Connelly commented on the comparison chart prepared for the Committee by Planning Director Bork. The chart shows the identified land inventory need of 66 acres of Commercial land. Should the highway 99 west side properties be added to the UGB expansion, they would add 193 additional acres of Commercial land, creating a large surplus of Commercial land, documenting an attempt to over reach the identified need.

Commissioner Wheeler inquired about policy changes needed should Highway 99 west side properties be included with this UGB expansion.

Mr. Parker responded the needs analysis would have to be reconsidered, part of the State requirements are that the City look at land use efficiency measures, such as re-development and re-designation of existing lands within the UGB. Including the Highway 99 west side properties would create a very 'high bar' to get over.

Commissioner Sumner noted there is a very large area of industrial land in the existing UGB, what justification can be made to include the Grain Miller's site which is also industrial when there is existing industrial land in the UGB.

Mr. Winterowd responded Division 24 rule requires that when a specific need is identified, existing land within a UGB must be looked at first, if the existing land does not meet those identified needs, it is acceptable to go outside the UGB for expansion.

Ms Goodman added in the Economic Opportunities Analysis (EOA), Chapter 5 describes the specific site needs for Grain Millers. The sites inside the UGB were reviewed with those site needs in mind and none of the vacant sites within the UGB met the identified site needs of Grain Millers.

V. NEXT STEPS (ECONORTHWEST)

Ms Goodman reviewed the next steps. There is a review of the proposed amendment at the June 9, 2009 City Council meeting. This is a works session to discuss adoption of proposed Plan Amendments. On June 23, 2009, there will be a joint hearing with City Council and Planning Commission, regarding the Economic Opportunities Analysis and the Plan Amendments. Depending upon the outcome of the hearing the next step will be a hearing with the Lane County Planning Commission.

ADJOURNMENT

As there was no other business, the meeting was adjourned at 8:21 p.m.

Respectfully Submitted,

Tere Andrews, Secretary

MINUTES

Lane County Planning Commission
Board of Commissioners Conference Room—125 East 8th Avenue
Eugene, Oregon

May 5, 2009
5:30 p.m.

PRESENT: Lisa Arkin, Chair; Robert Noble, Vice Chair; Steve Dignam, Nancy Nichols, Howard Shapiro, Jozef Siekiel-Zdzienicki, John Sullivan, Lane County Planning Commissioners; Stephanie Schulz, Lane County Land Management Division; Ed Moore, Department of Land Conservation and Development; Kay Bork, David Clyne, Dwight Coon, City of Junction City; Bob Parker, Beth Goodman, ECONorthwest; Keith Horton, Grain Millers.

ABSENT: Todd Johnston, Tony McCown, Lane County Planning Commissioners.

Ms. Arkin convened the work session of the Lane County Planning Commission (LCPC) at 5:30 p.m.

WORK SESSION

1. Approval of Minutes

February 3, 2009

Mr. Siekiel-Zdzienicki, seconded by Mr. Shapiro, moved that the February 3, 2009 minutes be approved as submitted. The motion passed unanimously, 7:0.

February 17, 2009

Mr. Siekiel-Zdzienicki offered the following corrections:

Page 2, paragraph 6, sentence 3 should read: On January 26, 2008 2009, the City Council directed staff to develop an intergovernmental agreement (IGA) with Lane County Administration and funding of the testing and monitoring program.

Page 3, paragraph 4, sentence 3 should read: Back in December 2008, the BCC held the written record open until March 4, 2009, and scheduled a third reading/fourth reading and deliberations for April 8, 2009.

Mr. Sullivan, seconded by Mr. Noble, moved that the February 17, 2009 minutes be approved as corrected. The motion passed unanimously, 7:0.

March 3, 2009

Mr. Noble, seconded by Mr. Siekiel-Zdzienicki, moved that the March 3, 2009 minutes be approved as submitted. The motion passed 6:0:1, Ms. Arkin abstaining.

March 17, 2009

Mr. Dignam offered the following correction:

Page 5, paragraph 1, sentence 2 should read: It was ~~not~~ **now** up to Lane County.

Ms. Arkin offered the following correction:

Page 5, paragraph 8, sentence 7 should read: ~~This~~ **The application by cities** did impact the rural lands because there could be arbitrary expansions of city limits and UGBs that could not be coordinated by the County, which under statute, was the County's responsibility.

Mr. Dignam, seconded by Mr. Siekiel-Zdzienicki, moved that the March 17, 2009 minutes be approved as corrected. The motion passed, 6:0:1, Mr. Shapiro abstaining.

2. Work Session Review and Update—Junction City Comprehensive Plan Amendment Under DLCD Customized Periodic Review

Ms. Schulz offered the staff report. The Department of Land Conservation and Development (DLCD) and the City of Junction City have entered into an agreement to conduct "customized" periodic review to update the City's comprehensive plan due to changes in need driven by state investments and siting decisions for a state prison and state hospital to be located on state owned property at the southern end of the Junction City urban growth boundary (UGB). Representatives were present from Junction City, ECONorthwest and Grain Millers to explain the Economic Opportunities Analysis that had been developed. The Planning Commission would ultimately make recommendations to the Lane County Board of Commissioners (BCC) regarding proposed Junction City comprehensive plan amendments.

Mr. Parker and Mr. Clyne offered a PowerPoint presentation of an overview of Junction City's rationale behind the project.

Mr. Clyne said in 2007, the State of Oregon announced a state mental hospital would be cited in Junction City. Shortly after, the State announced a state prison would also be located in the community. Although adequate utilities were in place, the community was not satisfied with its

comprehensive plan. The City became aware of the customized periodic review process which it proceeded with.

Mr. Clyne offered the following highlights of the customized periodic review process:

- Visioning
 - Go back to local Lane County resources—look to agricultural roots.
 - Revitalize historic commercial core.
 - Balance State transportation need with community livability—use the Hwy 99 Couplet to restore multi-mobility, be more pedestrian friendly.
 - Redevelop underutilized/not utilized commercial lots where City wants to develop.
 - Lead the way to a greener economy.
 - Seek industry that adds value to local/regional outputs.
 - Diversify and obtain employment that would continue to work in the 21st century.
 - Quality of life matters.
 - Parks and trails.
 - Community/cultural center.
 - Create visitation opportunities.
- Economic Development
 - Enhance and revitalize downtown.
 - Apply for State Main Street program funds for historic downtown revitalization through “Energizing Junction City”, a 501(c)(3) organization, formed in 2006 as an economic development tool.
 - Urban Renewal—funding for feasibility study in FY09/10 budget.
 - Revolving loan funds and grants.
 - Open Holly Street to redevelopment and complete couplet for Highway 99.
 - Provide land for State prison, State hospital and Grain Millers. Proposed hospital site is in the existing UGB, prison and Grain Miller sites are not within the existing UGB.
 - Assist in creation of bio-energy park.
 - Begin conversations regarding a civic/cultural center.
 - Welcome visitors through improved parks.

Responding to questions from Commissioners, Mr. Clyne explained grass and straw waste, as well as biomass from the City’s sewer plant effluent, would be processed at the bio-energy park and would ultimately generate enough energy to give back onto the electrical grid.

Ms. Bork added the bio-energy park would use a variety of technologies to transform waste into energy, including ethanol production, anaerobic digestion of food and farm waste, and creating bricks using straw and wood products to burn in stoves.

Mr. Parker explained the City’s strategy for achieving its goals through the customized periodic review process:

- 2009: UGB expansion funded by a periodic review grant from the DLC.D.
 - For siting the State prison, hospital and Grain Millers.
- 2010: Residential Lands Study

- Study residential land and public land needs.
- Expand UGB if necessary.
- Establish urban reserves for residential and employment needs for 30-50 years growth.
- Determine employment need.
 - Process
 - Customized periodic review.
 - Focus on employment land need.
 - Residential land need will be evaluated in 2009/2010.
 - Public Process
 - Public visioning workshops.
 - Comprehensive Citizen Planning Committee (CPC).
 - City Council work session and public hearing.
 - Review Junction City economic development documents.
 - Need to create affordable housing for State facility employees.
 - Land use efficiency.
 - Junction City needs all type of employment land.
 - Industrial land 102 acres; commercial sites 66 acres.
 - Government 275 acres.
 - Expand UGB to include:
 - One 235 acre site for prison and hospital.
 - One 100 acre site for Grain Millers.
 - One 40 acre site for expansion of City's wastewater treatment facility.
 - Others as needed.
 - Alternatives Analysis:
 - State's priority scheme for bringing land into UGB's.
 - Urban land reserves—Junction City had none.
 - Exception area or non-residential land.
 - Marginal land—none.
 - Resource land.
 - Goal 9 addresses site requirements for State facilities.
 - Review requirements for State hospital and prison.
 - Review requirements for Grain Millers.
 - Review requirements for wastewater treatment facility.
 - Next steps:
 - Public Hearing for Economic Opportunities Analysis (EOA) on May 26, 2009.
 - Public hearing for Comprehensive Plan on June 23, 2009.
 - Lane County—Comprehensive Plan Amendment.
 - Lane County Planning Commission public hearing to be scheduled in July.
 - BCC work session to be scheduled.
 - BCC public hearing and adoption in August.

Responding to a question from Ms. Nichols, Mr. Clyne said the State had the authority to supersede the State facilities and to extend water and sewer service for the prison. He opined extending the UGB to serve the State facilities would make the process legally smoother.

Mr. Dignam understood Junction City was intending to request two UGB expansions in the next couple of years.

Mr. Parker said it was possible, but the City thought it premature to draw that conclusion. It was likely that the City would do so based upon the population projection figures.

Responding to Mr. Dignam, Mr. Parker agreed it made sense to combine the two expansion requests, but the issue was one of grant funding. The current work was supported by a DLCD grant for periodic review for which funding was available only for the initial work.

Responding to Mr. Sullivan, Mr. Clyne stated he was unsure whose permission DLCD needed to supersede the prison. Mr. Sullivan averred this would be an important piece of information for the Planning Commission when making a recommendation to the BCC and for the BCC when making a decision.

Mr. Parker iterated Lane County's part in the process was to review the UGB expansion and assist Junction City with its long range planning efforts. The City was looking at the UGB expansion because DLCD requested it do so, and the Governor's economic revitalization team was involved in the broader element, seeing it as a significant economic development initiative for this region of the State. Including the State facilities and Grain Millers in the UGB would create opportunities and consistencies with State planning guidelines that recognized those as urban level uses.

Responding to a question from Mr. Noble, Mr. Parker said the Safe Harbor population figures had been used for the employment forecast that allowed Junction City to assume employment in Junction City would grow at the same rate as the County. Additionally, the Department of Corrections (DOC) community impact report on employment was taken into consideration. When the residential and public lands needs analysis was completed, the adopted coordinated population forecast for Junction City would be used as required.

Responding to Mr. Siekiel-Zdzienicki, Mr. Parker affirmed the residential land inventory was part of customized periodic review.

Keith Horton, Vice President of Operations for Grain Millers, offered a PowerPoint presentation entitled *Grain/Oat Milling*. Oat milling was started in Portland in 1905. Three criteria were needed for siting facilities: proximity to market, significant rail access, and proximity to where rail met water for importing and exporting. Grain Millers was formed in 1986 and the Eugene facility was purchased in 1988. A 60,000 ton mill was built in Iowa in 1988. In 2001, a facility was acquired in Saskatchewan capable of 90,000 tons annually, and in 2006 40,000 was added to the Saskatchewan facility's capacity. In 2007, a \$35 million reconstruction of the Iowa mill increased its capacity to 80,000 tons. Up to \$40 million was being added in 2009/2010 for future expansion of company facilities. The company planned to expand its west coast milling operations, hopefully at the Junction City site, or at an alternate location. On a tonnage basis, including oats, wheat, rye, barley, Grain Millers was the largest grain milling company on the oat and specialty grains sector in North America. Other companies included General Mills, Ken Oat Milling, 21st Century Grain. Oat milling in North America totaled 123 million bushels annually. Grain Millers was the only company in North America with three plants, two in the United States

and one in Canada. Grain Millers was the largest organic grain cereal manufacturer in North America.

Mr. Horton said Grain Millers had the following requirements for siting a facility: proximity to markets; significant rail service with the ability to handle 25-50 cars at a time, requiring up to 6,000 lineal feet of track; approximately 30 acres of buildable land for structures, as well as approximately 73 acres for rail; easy access to highways and the interstate system; electrical service for up to 600 megawatts which Blachly-Lane Electric Cooperative had the ability to provide; natural gas for up to 800 therms annually; municipal water and sewer; reasonably close proximity to import and export harbors; access to a stable employee source. The Eugene facility currently employs approximately 120 people, and approximately 250 people were employed at the Iowa facility.

Mr. Horton stated that 8,100 acres or 13 square miles of Oregon agricultural land was utilized in 2008. With recently increased grain prices, Oregon agriculture could once again afford to grow oats, wheat, rye and barley, and be profitable. The future facility in Junction City would eventually use approximately 117,000 acres or 182 square miles of crop acreage. Grain Millers would continue to work with Oregon State University to develop new grain varieties that would grow exceptionally well in this region. Grain Millers supported the following Oregon businesses: Golden Temple, Franz Bakery, Glory Bee, and Bob's Red Mill.

Responding to a question from Mr. Noble, Mr. Horton said a decision on closing the Eugene site had not been made. Some alternative grain processing was under consideration. Land used for farming would continue to be used for growing test crops and farmed in fescue.

Ms. Arkin turned the meeting over to Mr. Noble and left at 7:05 p.m.

Mr. Dignam said some of the specific issues raised by Junction City were very relevant because issues such as Goal 14, Urbanization, allowed the Planning Commission to look at not only incremental growth scenarios, but big events which would drive the need for a UGB expansion. He had confidence that Junction City and ECONorthwest understood Goal 9 and Goal 14, and would address Goal 9 and Goal 14 issues when bringing the UGB expansion forward to the Planning Commission.

Mr. Noble acknowledged the justification and trends for expansion of the UGB and wastewater treatment plant were based somewhat on needs of the State hospital and prison. He noted the Eugene Airport was on the west side of the highway and cautioned about siting housing under the flight path.

Ms. Nichols understood the State planned to cut back Measure 57 and reduce the number of people incarcerated and wondered how it impacted Junction City's plans.

Mr. Clyne believed the prison project would move forward on schedule. He was convinced the hospital would move forward on schedule and the infrastructure expansion needed to move forward to support that project.

Mr. Noble closed the work session at 7:10 p.m. The Planning Commission took a break until 7:20 p.m.

3. Other Business

Staff and Commissioners discussed the joint May 19, 2009 meeting with BCC. Mr. Noble agreed to share concerns with Commissioner Peter Sorenson.

Mr. Noble noted two Planning Commissioners drove a long way for a relatively short joint meeting with the Eugene and Springfield Planning Commissions. He asked if accommodations could be made for Commissioners to attend meetings via teleconference.

Ms. Schulz said teleconference arrangements could be made with advance notification.

Mr. Sullivan distributed a handout entitled *UGB Presentation Outline For Planning Commissions Training Session at PSU April 11, 2008 By Bob Rindy, DLCD.*

The meeting adjourned at 7:40 p.m.

(Recorded by Linda Henry)