

TURNER CITY COUNCIL

MEETING MINUTES

October 28, 2021

The meeting was called to order at 7:00 PM by the Mayor, at Turner Christian Church. All Councilors were in attendance.

Council Member Comments:

Consent Calendar: Councilor McCracken had questions about the nearly \$9000 the City spent to build a fence north of the apartment complex. The Administrator responded that staff would look into the matter and respond the following week. After some further questions by Councilor McCracken regarding the other items on the consent calendar, Councilor Schaufler made, and Councilor Vetter seconded, a motion to approve the consent calendar. Motion passed unanimously.

UGB Expansion Public Hearing

The Mayor then opened the public hearing and discussion of the proposed Urban Growth Boundary (UGB) expansion, Turner Land Use Files 21-02 and 21-03.

The City Administrator mentioned that getting to this place has been a long and complicated journey, due to State land use law.

The Mayor mentioned that the purpose of the evening was to hear public testimony and that a final decision wouldn't be reached tonight. No Councilors disclosed any conflicts or ex parte' contact.

Jesse Winterowd from Winterbrook Planning gave a big picture overview of the UGB expansion process. ECONW prepared the Housing Needs Analysis (HNA) and Comp Plan Amendments. Winterbrook Planning prepared the Land Use Development Code (LUDC) amendments based on the HNA and updated Comp Plan. The City, County and State have to approve these documents. The Staff Report is providing findings for the LUDC changes. The UGB Amendment Findings are the meat of how local objectives and goals are met.

Beth Goodman from ECONW gave a PowerPoint presentation on how the City got to this point in the UGB expansion process. The Administrator mentioned that traffic would flow to Witzel for people heading to one of the schools, but that Delaney would also be getting more traffic. A Delaney and 3rd intersection upgrade is being planned.

Public Testimony

Belle Verbics of 7079 Combest Lane expressed her concerns about the aquifer, her easements for ingress and egress and the safe moving of forest products from her land. She feels that annexation is too late in the process to address these concerns.

She would prefer to see the R11 zoning up on the hill by Glendora and not close to her property. She was willing to be included in the UGB, but her property was excluded. She finds it hard to believe that the County and State would be so inflexible about including an extra 5 acres in the UGB expansion.

Councilor Miller asked if she also had animals, but Belle explained that she only raises timber. Councilor McCracken asked about the location of her well and learned that it is on the neighboring taxlot to the west of her property. He also asked about the elevation of her land, but she was unsure.

Jamie Mattison of 5565 Val View wondered why the Transportation Study (TSP) and analysis would come after this process. She is concerned about the traffic more homes would bring as well as the crowding that Turner Elementary is already experiencing. She would like to see more data on other land to consider, away from the hill, since Westwood just expanded there.

Glenn Pennebaker of 5550 Apollo is not opposed to the UGB expansion taking place as the maps are showing. His main concern is with one area of the code updates, which would no longer require developers to build a garage with new homes.

Bill Lowder of 446 71st in Springfield, OR spoke as a representative of the Lowder LLC. They prefer the August 25 map which removes the south buffer from around Belle's property. They are also okay with the land to the west of taxlot 400 not being brought into the UGB.

Nic Siewert of 7128 Maplewood expressed four areas of concern: 1. Emergency Services; 2. Overcrowding of the schools; 3. Traffic; 4. Water system capacity. He also had two questions: 1. How much has the process cost? To which Administrator Sawyer responded about \$85,000 and less than \$100,000 when all is said and done. 2. Will there be an ask for more tax dollars as a result? The response was no, though conversation came around to the point that a school bond could well be needed, which would increase taxes, as the one this past year failed despite overcrowding already being an issue.

Eric Aguanaga of 4208 Azalea in Albany works with developers and handed out a packet containing title reports for land in Subarea E which would be available for purchase. He recommended getting land from more than one of the subareas and to grow the City in two different areas. He felt that the distance from those properties to 6th and Chicago where there were already City services wasn't very far.

Paulette Reed of 5240 Delaney spoke about the overcrowded schools and traffic issues that are already occurring on Delaney.

The City Clerk then summarized the written testimony that had been submitted prior to the meeting by people who hadn't spoken at the meeting as well as providing some staff responses.

The public was then asked if there were any more comments.

William McGill of 7140 Maplewood expressed that it seemed that Turner is in a rush to grow and is concerned about emergency services and adequate police staffing.

Glenn Pennebaker noted that all of the photographs of housing in the Power point presentation included garages.

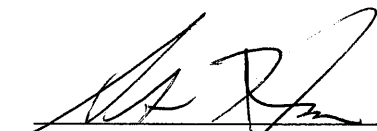
Belle Verbics asked that the City reconsider expanding into another area to protect her land from the growth.

Councilor McCracken wondered how many residences would be built on 49 acres and was told about 255, which was also the number provided in the Powerpoint.


Belle Verbics asked for an explanation about how household size was determined to get to the need for 255 residences and was told that the American Community Survey data from the census gave the number 2.58 people per household and an expected 1235 people moving to Turner in the next 20 years.

Councilor Shaufler made the motion to preliminarily accept the staff report, the HNA and UGB findings and the proposed amendment package including development code amendments, comprehensive plan and urban growth boundary amendments and to bring the proposal forward for review by the Marion County Board of Commissioners. Councilor Vetter seconded.

The council adjourned at 9:04 pm.



Stephen Horning, Mayor



David Sawyer, City Administrator