



JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY

Juniper Street Mini-Storage Comprehensive Plan Map Amendment and Rezone

Meeting Date: January 20, 2015
Department: Planning
www.junctioncityoregon.gov

Agenda Item Numbers: 5a & 5b
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541-998-2153

ISSUE STATEMENT

The proposed concurrent Comprehensive Plan Map Amendment and Rezone initiated by the City Council pertains to the property located at 1701 Juniper Street (Attachment III). At a previous meeting, the Planning Commission directed Staff to research the history of the site and determine what land use action(s), if any, are required for the existing use (mini-storage facility) to conform with City regulations. Staff confirmed with the property owner, he is agreeable to a process by which the property comes into compliance with City Code.

BACKGROUND

This research stemmed from the 2013 Planning Commission Work Plan. Specifically, the Work Plan item titled “Comprehensive Plan Map/Zoning Map Inconsistencies.” A series of inconsistencies were identified in the work plan and this property was listed as the top priority. Therefore, Staff was requested to conduct research to determine what inconsistencies existed and the land use actions, if any, required to bring the current use into conformance with City regulations.

The subject property is designated High Density Residential (HDR) on the City’s 2012 Plan Designation Map and zoned R4 (Multi-Structural Residential) on the current Zoning Map. Conditional uses allowed in the R3 are permitted in R4 under 17.25.020 but this does not include mini-storage facilities.

The following is a summary of the relevant City actions affecting the subject property. The subject property was at the edge of city limits until parcels to the west were annexed in 1995. The property was zoned M1, Light Industrial until 1996 when a rezoning was approved, which changed the zoning to R4, Multi-Structural Residential (which is the current zoning). Also in 1996, the owners of the subject property were granted both a Conditional Use Permit (CUP) for the mini-storage facility and a variance for setbacks.

In 2003, Ordinance 950 was amended eliminating the ‘Mini-storage’ use from the list of conditional uses in the R3. Thus, the mini-storage facility at 1701 Juniper Street became a non-conforming use.

TABLE 1. TIMELINE OF RELEVANT CITY ACTIONS

Date	Action	Description	Result	Source
1996	Rezone	Rezoned from M1 to R4 (Mini-Storage facility is a conditional use in R3 and subsequently R4)	Use brought into conformance with zoning regulations	RZ-96-01 and 11-19-1996 PC minutes
1996	Conditional Use Permit (CUP)	CUP required to apply for permits to build addition to existing mini-storage facility	CUP approved	CUP 96-03 and 11-19-1996 PC minutes
1996	Variance request	Variance requested to setback provisions.	setbacks reduced to 5-ft on west property line	V-96-05 and 11-19-1996 PC minutes
1997	Building permit application for addition submitted	setbacks are 0-ft except west property line which is 5-feet	approved 3-19-1997	Permit # 024-C-97
2003	AMD-03-01	Ordinance 1116 adopted amending Section 22 removing mini-storage facilities from the list of conditional uses in R3	The mini-storage facility at 1701 Juniper becomes a non-conforming use	Ordinance 1116

COMMITTEE REVIEW AND/OR RECOMMENDATION

The Planning Commission review and possible recommendation to City Council will take place at the standing January 20, 2015 meeting.

RELATED CITY POLICIES

Comprehensive Plan Amendment

The Junction City Comprehensive Plan states, “*Specific applications for changes in land use designation will occur in a timely, expeditious manner through the public hearing process*” (page 2). It goes on to say that, the Comprehensive Plan Committee may initiate amendments deemed necessary for the continued usefulness of the plan. In this case, the amendment is initiated by the City (City Council). The proposal must be in compliance with the adopted Comprehensive Plan. In addition, the proposal must show compliance with the Oregon Statewide Planning Goals.

PLANNING COMMISSION OPTIONS

The Commission may:

- a. Recommend approval of the Comprehensive Plan amendment and Rezone and approve the proposed findings.
- b. Modify the proposal and/or findings.

- c. Deny the proposed amendments based on changes to the proposed findings.
- d. Continue the public hearing to a time and date certain if more information is needed.

SUGGESTED MOTION

I make a motion to (recommend approval/conditional approval/deny/continue) of the Comprehensive Plan amendment and Rezone, files CPA-14-01 and RZ-14-04 based the findings as stated in the Final Order.

ATTACHMENTS

Staff Report

- I. Junction City Comprehensive Plan Designation Map
- II. Junction City Zoning District Map
- III. Proposed area to be redesignated and rezoned
- IV. Lane County Assessor's Map showing property and site to be redesignated and rezoned
- V. Proposed Final Order CPA-14-01 and RZ-14-04

**STAFF REPORT
JUNCTION CITY PLANNING COMMISSION
COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE
(CPA-14-01) (RZ-14-04)**

Notice to DLCD: November 24, 2014
Notice Posted at City Hall: January 12, 2015
Notice Published in Paper: January 6, 2015
300-Ft Public Notice: December 24, 2014
Staff Report Date: January 12, 2014
Public Hearing Date: January 20, 2010

SUBJECT PROPERTY: Lane County Tax Map: 15-04-32-22 Tax Lot: 0601

PROPOSAL: Comprehensive Plan Map Amendment and Rezone to change land use designation from High Density Residential and zoning from Multi-Structural Residential to land use designation Commercial (C) and zoning General Commercial (GC).

SITE SIZE: 1.11 Acres Total

COMP PLAN DESIGNATION: High Density Residential (current); Commercial (proposed)

ZONING: R4 - Multi-Structural Residential (current); General Commercial (proposed)

PROPERTY OWNER: Junction City Mini Storage, LLC

CRITERIA: Junction City Comp Plan and Applicable Statewide Planning Goals.

RELATED FILES RZ-96-01, CUP 96-03, V-96-05, & AMD-03-01

REQUEST

On October 28th, 2014 the City Council initiated the Comprehensive Plan Map Amendment and Rezone for a property located at 1701 Juniper Street. The site is currently designated as High Density Residential (H), and is within the Multi-Structural Residential (R4) Zoning District. The proposed amendment and rezone would redesignate the parcel to Commercial, and rezone the parcel to General Commercial.

BACKGROUND & CONTEXT

The initiated Comprehensive Plan Amendment and Rezone stemmed from the 2013 Planning

Commission Work Plan. Specifically, the Work Plan item titled “Comprehensive Plan Map/Zoning Map Inconsistencies.” A series of inconsistencies were identified in the work plan and this property was listed as the top priority. Therefore, Staff was requested to conduct research to determine what inconsistencies existed and the land use actions, if any, would be required to bring the current use into conformance with City regulations.

The subject property is designated High Density Residential (H) on the City’s 2012 Plan Designation Map and zoned Multi-Structural Residential (R4) on the current Zoning District Map. Conditional uses allowed in the R3 are permitted in R4 under 17.25.020 but this does not include mini-storage facilities.

The following is a summary of the relevant City actions affecting the subject property. The subject property was at the edge of city limits until parcels to the west were annexed in 1995. The property was zoned M1, Light Industrial until 1996 when the property owner requested rezoning. Approval changed the zoning to R4, Multi-Structural Residential (which is the current zoning). Also in 1996, the owners of the subject property were granted both a Conditional Use Permit (CUP) for the mini-storage facility and a variance for setbacks.

In 2003, Ordinance 950 was amended eliminating the ‘Mini-storage’ use from the list of conditional uses in the R3. Thus, the mini-storage facility at 1701 Juniper Street became a non-conforming use.

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FINDINGS

The use of a mini-storage facility on the subject property is non-conforming under the current zoning. The Plan Designation of High Density Residential and the corresponding zoning of R4 (Multi-Structural Residential) does not permit mini-storage facilities as either an outright or conditional use. Mini-Storage facilities are a conditional use in the General Commercial (GC) zoning district.

Prior to adoption of Ordinance 1116, Ordinance 950, allowed Mini-storage facilities as a conditional use in the R4 zone under Section 29. Section 22 set the provisions for mini-storage facilities:

1. Located no closer than 250 feet of any U.S. Highway, and on a recognized collector or arterial street in residential zones.
2. All lands fronting any street be fully landscaped with a minimum 10-foot setback with solid ground cover of grass or bark dust, solid screen of living vegetation reaching a height of at least five (5) feet at maturity and at least two (2) feet at the time of planting such vegetation requirements may be waived or reduced by providing decorative fencing such as wrought iron
3. A residence for security personnel may be provided as an accessory to the use.

In 2003 Ordinance 1116 was adopted which amended Ordinance 950. Among the amendments was the removal of mini-storage as a conditional use in the R3, and under Section 29, R4 zoning districts. Thus, the mini storage facility at 1701 Juniper Street became a non-conforming use. As a non-conforming use, it is subject to the provisions of JCMC 17.125 (see below). Initiation of a land use action is required to begin a process of bringing the subject property into conformance with the City zoning code. This process can be done in a number of ways. The table below lists possible options and their accompanying land use action(s).

TABLE 2. OPTIONS PRESENTED TO CITY COUNCIL

	Possible Option 1	Possible Option 2	Possible Option 3	Possible Option 4
Description of Possible Action	Existing Conditions	Add Mini-Storage Facilities as an Outright or Conditional use in R4 Zone	Rezone Subject Property to General Commercial (Use permitted conditional in GC)	Rezone to zoning other than GC or R4
Plan Designation	High Density Residential	Remains HDR	Re-designate to Commercial	To be Determined
Zoning District	R4 (Multi-Structural Residential)	Remains R4	Rezone to General Commercial	To be Determined
Land Use Action(s) Required	None, remains as is	Zoning Text Amendment	1. Amendment to Comprehensive Plan Designation Map	1. Amendment to Comprehensive Plan Designation Map

			2. Rezone to change zoning from R4 to GC	2. Zoning Text Amendment to allow outright/conditionally mini-storage facility 3. Rezone to desired zone
Use	Mini-Storage Facility	Mini-Storage Facility	Mini-Storage Facility	Mini-Storage Facility
Result	Non-Conforming Use	Conforming Use	Conforming Use	Conforming Use
Proposal affects other properties	No, land use action not required	Yes, Mini-Storage would be an outright/conditional use in all R4 zones	No, action is property specific	No, action is property specific

At the October 28th, 2014 City Council meeting, Council directed Staff to initiate Option 3, an Amendment to the Comprehensive Plan Designation Map from a High Density Residential (H) to Commercial (C) designation, and Rezone the parcel to change the zoning from Multi-Structural residential (R4) to General Commercial (GC), and to have staff prepare materials for DLCD in regard to a Comprehensive Plan Map Amendment and Zoning Map Amendment. This information is being presented to the Planning Commission for review and recommendation.

PUBLIC NOTICE

Notice was published in the Register Guard on January 6th, 2015. Affected agencies were notified of the proposed changes on December 29, 2014 and Notices of the public hearing were mailed to the surrounding property owners and residents on December 24, 2014. No comments have been received as of the date of this report.

AUTHORIZATION TO INITIATE AMENDMENTS TO COMPREHENSIVE PLAN

Comprehensive Plan Amendment

The Junction City Comprehensive Plan states, “*Specific applications for changes in land use designation will occur in a timely, expeditious manner through the public hearing process*” (page 2). It goes on to say that, the Comprehensive Plan Committee may initiate amendments deemed necessary for the continued usefulness of the plan. In this case, the amendment is initiated by the city (City Council). The proposal must be in compliance with the adopted Comprehensive Plan. In addition, the proposal must show compliance with the Oregon Statewide Planning Goals.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

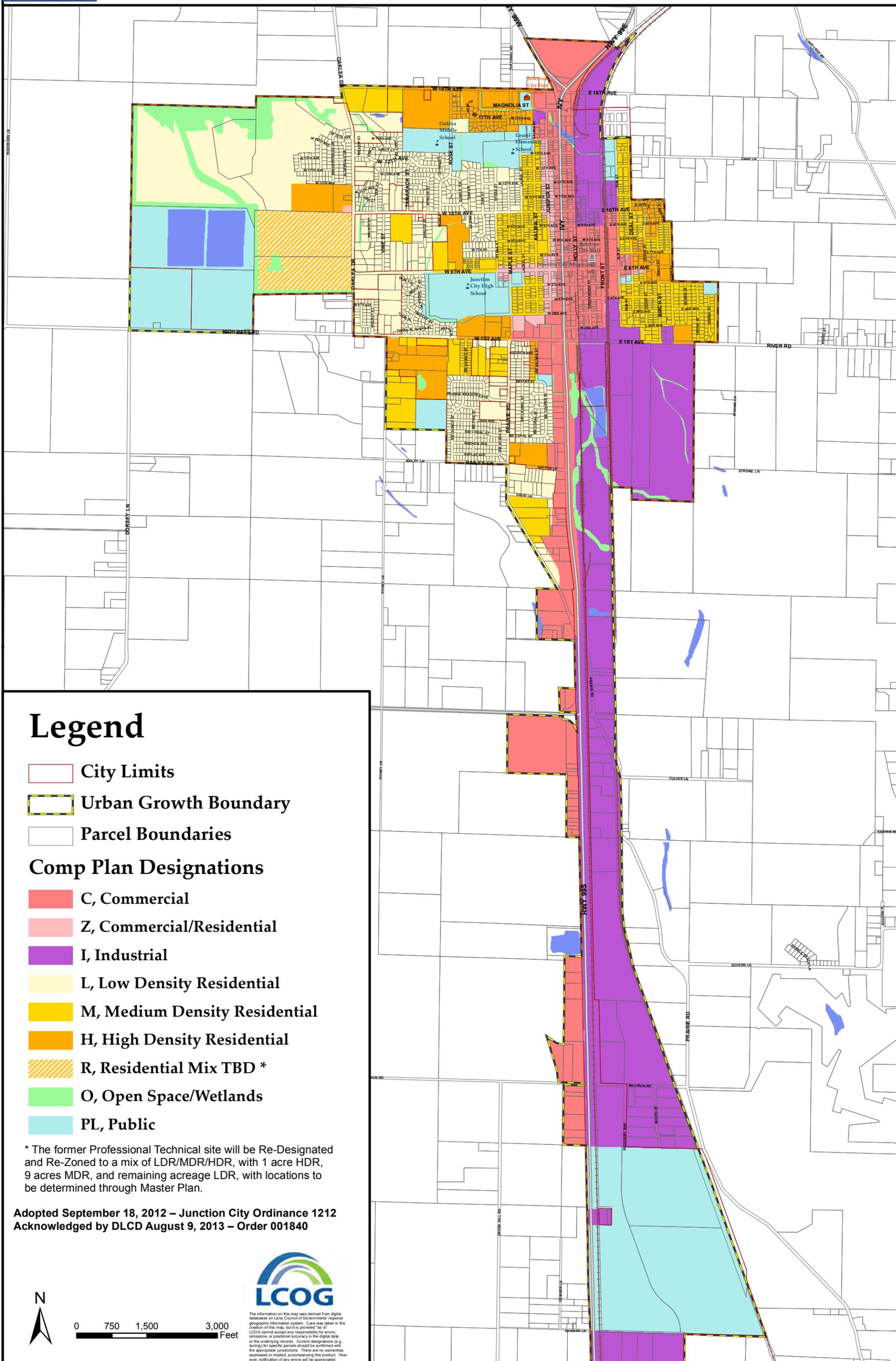
- a. Recommend approval of the Comprehensive Plan Map Amendment and Rezone and approve the proposed findings.
- b. Modify the proposal and/or findings.
- c. Deny the proposed Comprehensive Plan Map Amendment and Rezone based on changes to the proposed findings.
- d. Continue the public hearing to a time and date certain if more information is needed.

ATTACHMENTS

- I. Junction City Comprehensive Plan Map
- II. Junction City Zoning District Map
- III. Map of area to be re-designated and rezoned
- IV. Lane County Assessor's Map showing property and site to be redesignated and rezoned
- V. Proposed Final Order CPA-14-01 & RZ-14-04



Junction City Plan Designations



Legend

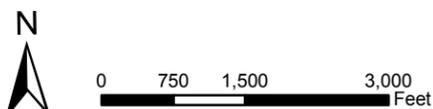
- City Limits
- Urban Growth Boundary
- Parcel Boundaries

Comp Plan Designations

- C, Commercial
- Z, Commercial/Residential
- I, Industrial
- L, Low Density Residential
- M, Medium Density Residential
- H, High Density Residential
- R, Residential Mix TBD *
- O, Open Space/Wetlands
- PL, Public

* The former Professional Technical site will be Re-Designated and Re-Zoned to a mix of LDR/MDR/HDR, with 1 acre HDR, 9 acres MDR, and remaining acreage LDR, with locations to be determined through Master Plan.

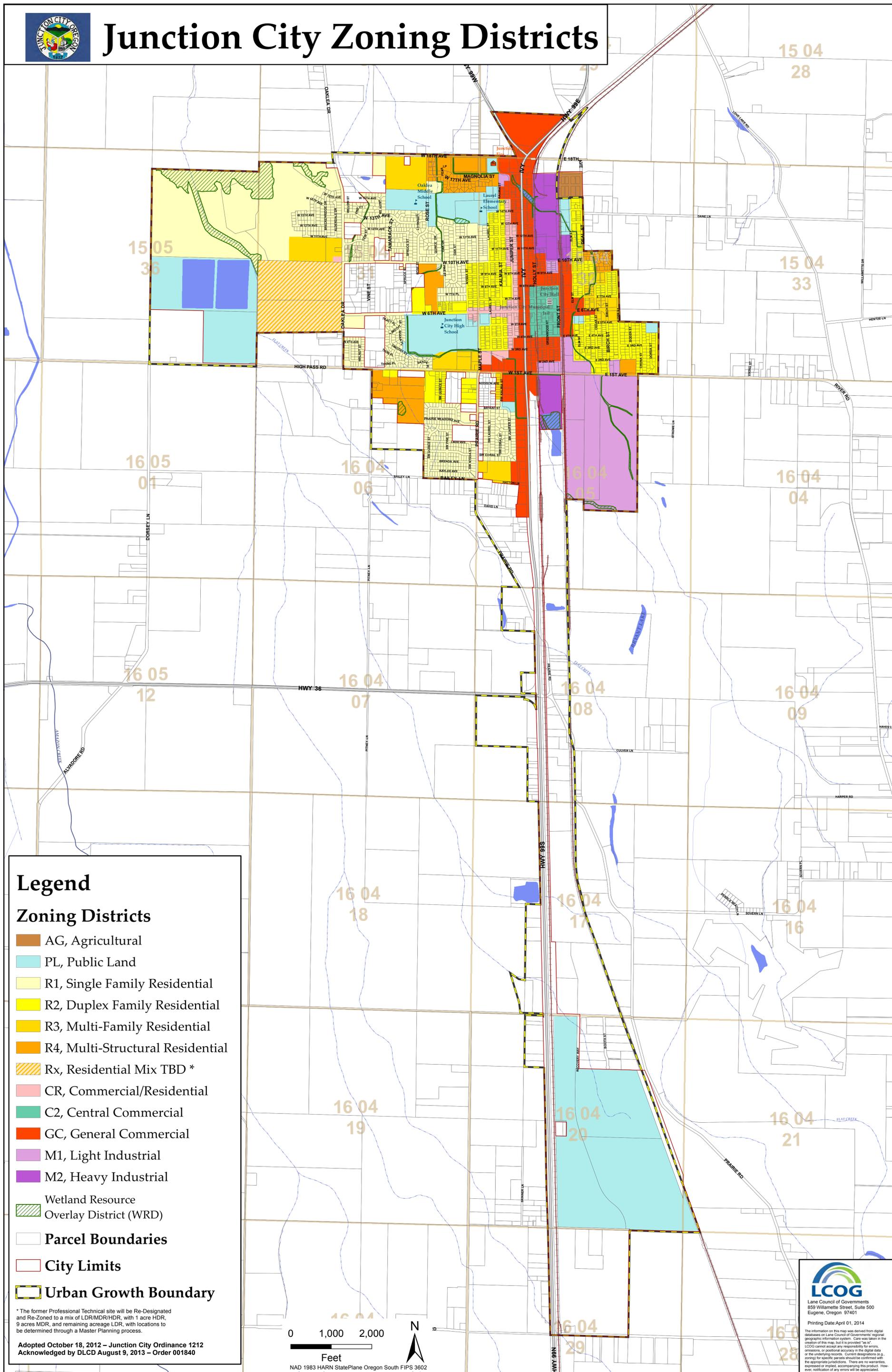
Adopted September 18, 2012 – Junction City Ordinance 1212
 Acknowledged by DLCD August 9, 2013 – Order 001840



The information on this map was derived from digital databases on Lane Council of Governments' regional geographic information system. Care was taken in the creation of this map, but it is provided "as is". LCOG cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. Current designations (e.g., zoning) for specific parcels should be confirmed with the appropriate jurisdictions. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Junction City Zoning Districts



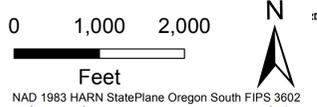
Legend

Zoning Districts

- AG, Agricultural
- PL, Public Land
- R1, Single Family Residential
- R2, Duplex Family Residential
- R3, Multi-Family Residential
- R4, Multi-Structural Residential
- Rx, Residential Mix TBD *
- CR, Commercial/Residential
- C2, Central Commercial
- GC, General Commercial
- M1, Light Industrial
- M2, Heavy Industrial
- Wetland Resource
- Overlay District (WRD)
- Parcel Boundaries
- City Limits
- Urban Growth Boundary

* The former Professional Technical site will be Re-Designated and Re-Zoned to a mix of LDR/MDR/HDR, with 1 acre HDR, 9 acres MDR, and remaining acreage LDR, with locations to be determined through a Master Planning process.

Adopted October 18, 2012 – Junction City Ordinance 1212
Acknowledged by DLCDD August 9, 2013 – Order 001840



LCOG
Lane Council of Governments
859 Willamette Street, Suite 500
Eugene, Oregon 97401
Printing Date: April 01, 2014

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**JUNCTION CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT**

«Owner_Name»
«Address_1»
«Address_2»

The Junction City Planning Commission will hold a public hearing on **Tuesday, January 20, 2015 at 6:30 pm, at City Hall, 680 Greenwood Street** to take testimony on the following land use application.

NATURE OF APPLICATION	Amendments to the Junction City Plan Designation and Zoning Maps.
APPLICABLE CRITERIA	Applicable Statewide Planning Goals, and the Junction City Plan Designation and Zoning Maps
APPLICANT	City of Junction City
PROPERTY OWNER	Junction City Mini Storage LLC
LOCATION	1701 Juniper Street
MAP & TAX LOT	15-04-32-22-0601
ZONING	R4 (Multi-Structural Residential)
FILE NUMBER	CPA-14-01 & RZ-14-04
PROPOSAL	Redesignate and rezone 1701 Juniper Street from from High Density Residential to Commercial to bring the use into compliance with the Plan Designation and Zoning Maps.
STAFF CONTACT	City Planner Jordan Cogburn, jcplanning@ci.junction-city.or.us or 541.998.2153 Ext. 306

This notice is to provide an opportunity to comment and express concerns related to the approval criteria, prior to the Planning Commission's recommendation to City Council for approval or denial of the proposal. Citizens may present testimony for or against the requested changes to the Plan Designation Map and Zoning Map by submitting written comments or by giving oral testimony at a public hearing on **Tuesday, January 20, 2015 at 6:30 p.m.**

If you would like your written comments to be included in the staff report, they must be submitted to City Hall **by 5:00 p.m. on Friday, January 9, 2015.** Written comments may be submitted:

- in person at City Hall at 680 Greenwood Street weekdays between the hours of 8:00 am and 5:00 pm;
- by mail to City Planner, City of Junction City, PO Box 250, Junction City OR, 97448;
- by fax to (541) 998-3140; or
- by e-mail to jcplanning@ci.junction-city.or.us

The Planning Commission will review the request for compliance with applicable criteria based upon information in the staff report and comments received and make a recommendation to the City Council. Approval of the

proposed zoning code text amendment must include affirmative findings that are consistent with the Zoning Code and provisions of the Comprehensive Plan.

The staff report will be available for review at City Hall seven (7) days prior to the public hearing. Copies of the applicable municipal code, the staff report, and related documents can be reviewed at City Hall or purchased for the cost of copying. The Junction City Municipal Code is available on the city's website at

www.junctioncityoregon.gov. The public hearing will follow the city's land use hearing rules of procedure.

Failure to raise an issue at this opportunity for comment or hearing, in person or by letter, or failure to provide statements or evidence related to an issue sufficient to afford the decision maker an opportunity to respond to the issue, precludes reliance on that issue in any later appeal of the decision that will be made after consideration of the statements and evidence submitted, including an appeal to the Oregon Land Use Board of Appeals based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in circuit court.

Notice to mortgagee, lienholder, vendor, or seller: the Junction City Development code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

Chapter 17.25

MULTI-STRUCTURE RESIDENTIAL ZONE (R4)

17.25.010 Uses permitted outright.

In an R4 zone, the following uses and their accessory uses are permitted outright:

A. A use permitted in the R3 zone.

B. Manufactured dwelling park subject to requirements of Chapter [17.100](#) JCMC. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 27, 1991.]

17.25.020 Conditional uses permitted.

In an R4 zone a conditional use permitted in an R3 zone is permitted when authorized in accordance with the requirements of Chapter [17.130](#) JCMC. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 29, 1991.]

Chapter 17.35

GENERAL COMMERCIAL ZONE (GC)

17.35.020 Conditional uses permitted.

In a GC zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Chapter [17.130](#) JCMC:

A. Amusement enterprise not enclosed in a building including, but not limited to, "pitch and putt" golf course, archery range, and drive-in theater.

B. Mobile home park (RV Park), subject to requirements of Chapter [17.105](#) JCMC.

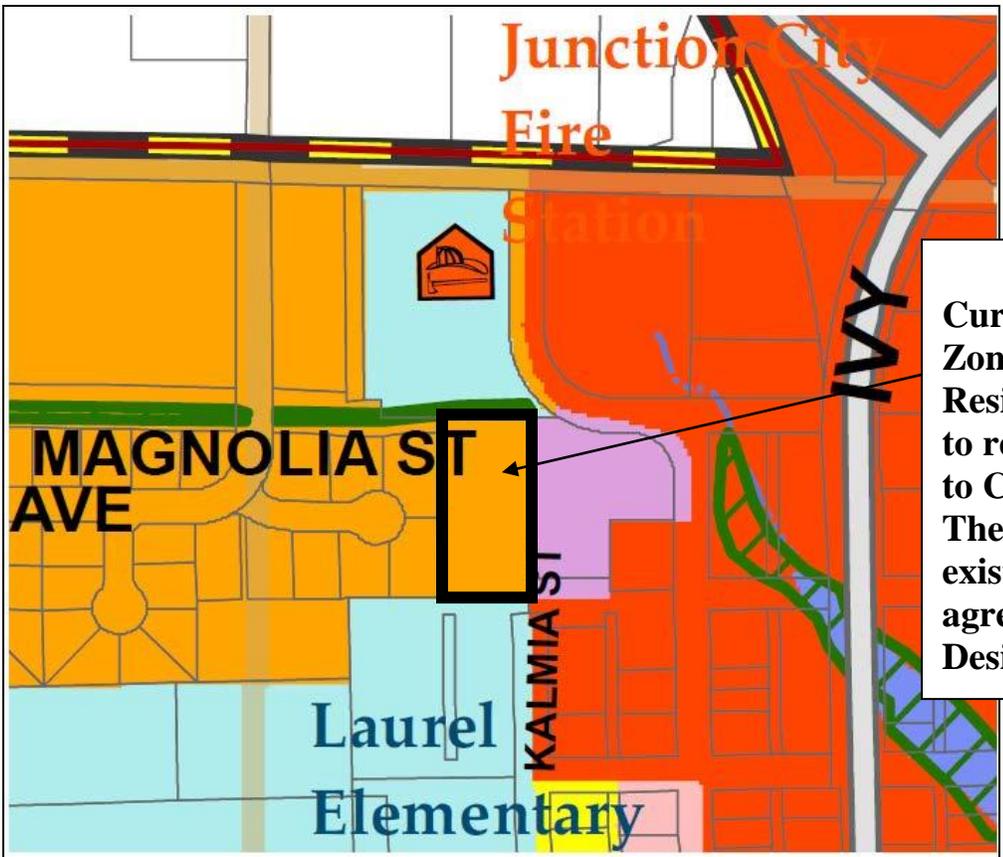
C. Mini-storage; provided, that it is not located within 260 feet of the centerline of State Highway 99.

D. Day care home.

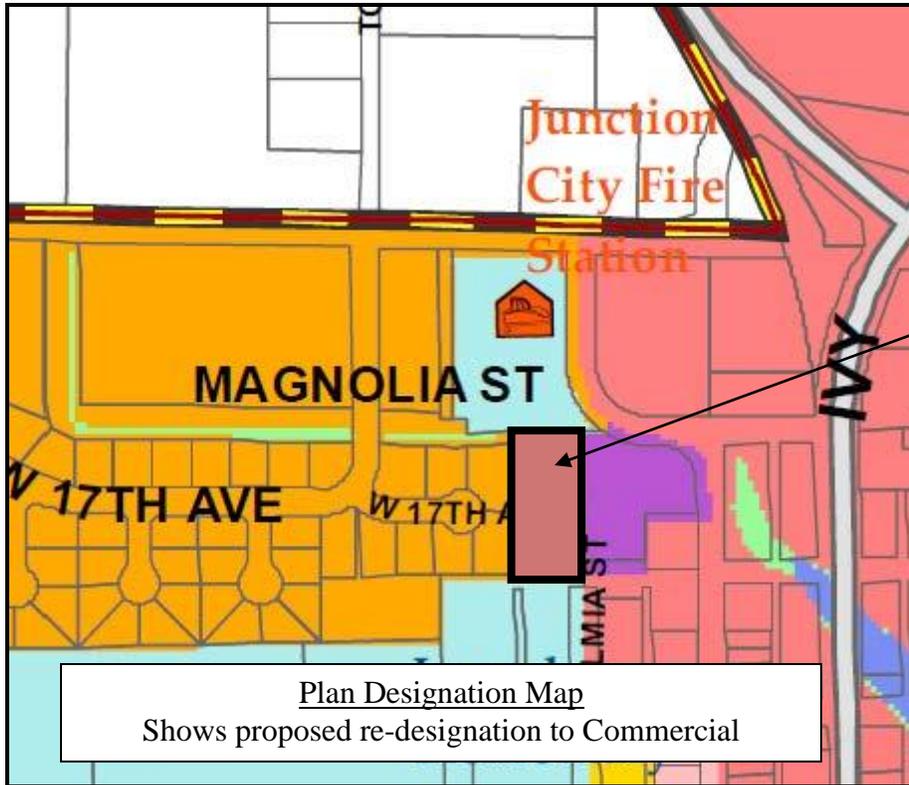
E. Day care facility. [Ord. [1116](#) § 1, 2003; Ord. [1051](#) § 2, 1998; Ord. [1037](#) § 1, 1997; Ord. [1025](#) § 2, 1996; Ord. [984](#) § 1, 1994; Ord. [950](#) § 41, 1991.]



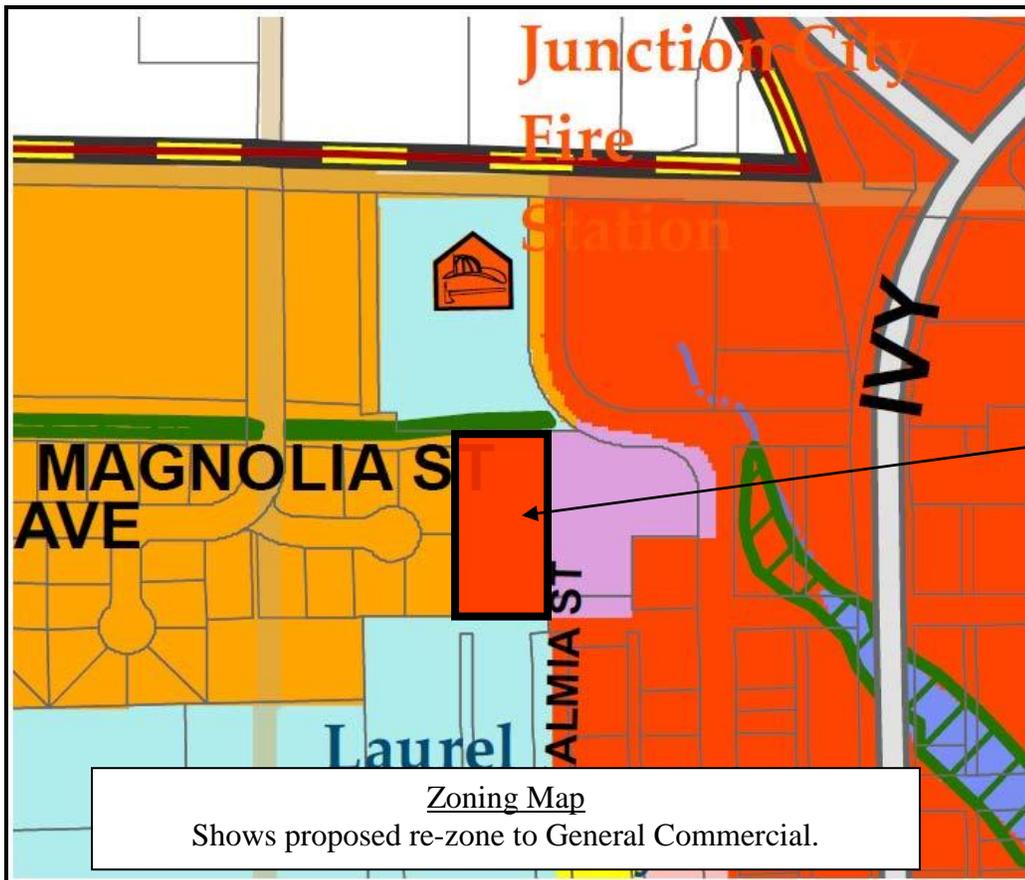
Site



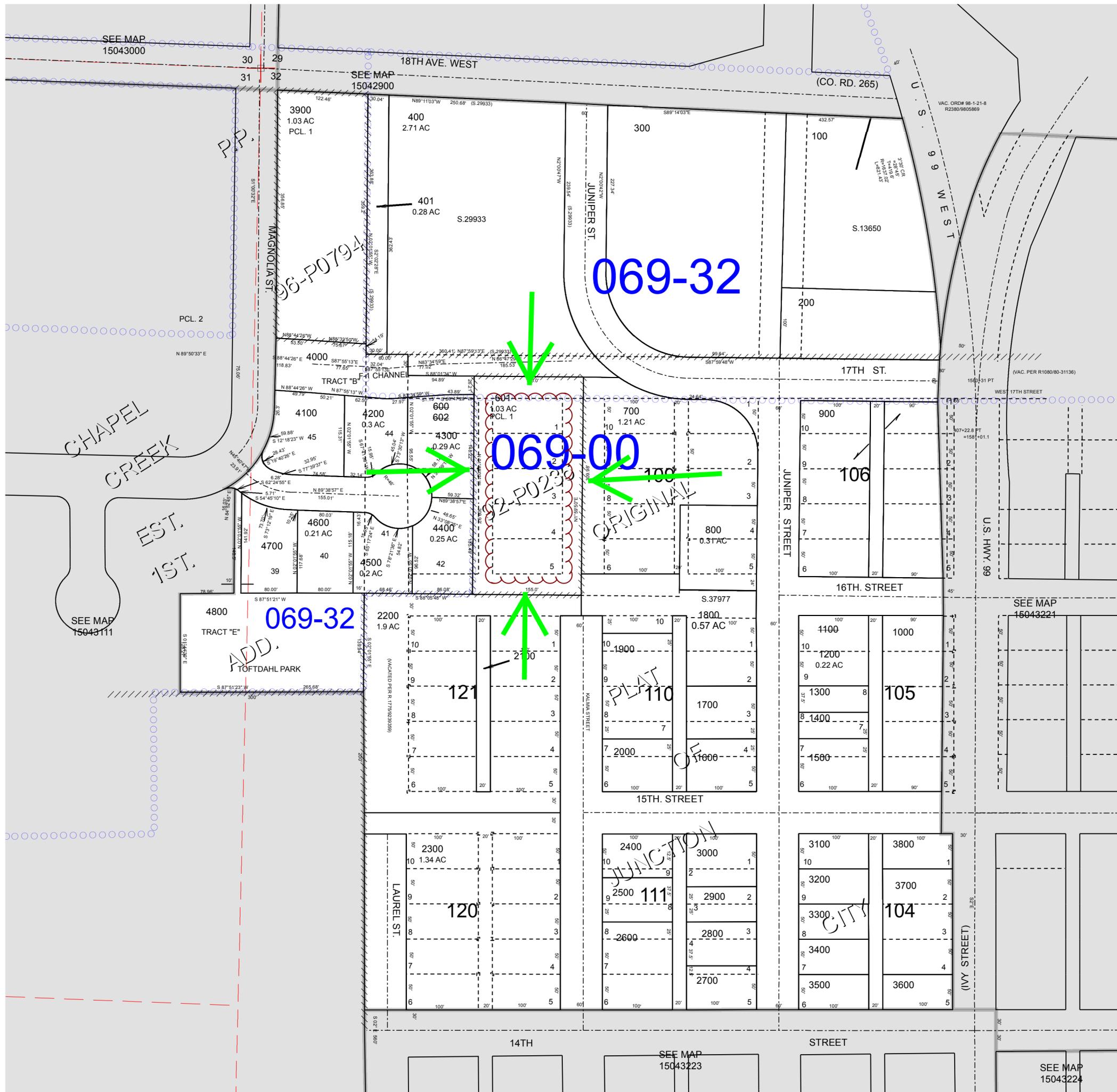
Site
 Current Designation and Zoning are for High Density Residential uses. Request is to re-designate and re-zone to Commercial. The change would allow the existing use (mini storage) to agree with the Plan Designation and Zoning



Site



Site



- CANCELLED
- 600
- 602
- 1100
- 1800
- 2201
- 3200
- 2800

REVISIONS
 10/17/2007 - LCAT115 - CONVERT MAP TO GIS
 10/15/2008 - LCAT142 - CORR. KALAMA ST. TO KALMIA STREET
 04/12/2013 - LCAT155 - CODE CHANGE Tls 4200 - 4600

**PROPOSED FINAL ORDER OF THE PLANNING COMMISSION
COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE
(CPA-14-01) (RZ-14-04)**

GENERAL FINDINGS

1. On October 28th, 2014, the City Council initiated the amendments as authorized by JCMC Chapter 17.150.070(4)(D) and page 2 of the Comprehensive Plan.
2. Public hearing notice of the proposed amendments and policies were advertised in the Register Guard, January 6, 2015, mailed to surrounding property owners, December 24, 2015, and posted to the Junction City website on January 12, 2015 consistent with Chapter 17.145.030(A)
3. The Junction City Planning Commission held a public hearing on January 20th, 2015 in accordance with JCMC Chapter 17.150.070(4)(D) and page 2 of the Comprehensive Plan and considered all material relevant to the Plan Designation Map Amendment and Rezone that have been submitted by staff and the general public regarding this matter.
4. The proposed amendments apply a Commercial use designation that is more appropriate for the commercial uses of the site than the current High Density Residential designation.
5. The recommended amendments and rezone are consistent with the Junction City Comprehensive Plan and Statewide Planning Goals as described below.

STATEWIDE PLANNING GOALS and PROPOSED FINDINGS

Goal 1 Citizen Involvement

Goal 1 - Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: Junction City will follow the prescribed procedures for public hearings before the Planning Commission and City Council as required by Title 17, Zoning and Land Use of the Junction City Municipal Code.

Goal 2 Land Use Planning

Goal 2 - Zoning: Land Use Planning: Goal 2 - Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: The Junction Comprehensive Plan currently serves as the controlling land use document for the City. The proposed Comprehensive Plan Map amendment and Rezone would redesignate the parcel as Commercial, and a rezone the parcel to General Commercial (GC). The

Comprehensive Plan policies provide the overarching framework for implementation of the Zoning Code and the process noted above.

Goals 3 Agricultural Lands and 4 Forest Lands

Goal 3 - Agricultural Land: To preserve and maintain agricultural lands.

Goal 4 - Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING: Goal 3 requires counties to inventory agricultural lands and to maintain and preserve them through EFU zoning. Goal 4 requires counties to inventory forestlands and adopt policies that will conserve forest uses. The land proposed for redesignation and rezone is within the acknowledged Urban Growth Boundary of the City of Junction City and therefore identified for urban uses, Goals 3 and 4 are not applicable.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural and scenic resources.

FINDING: Goal 5 requires local governments to inventory and protect natural resources. There are no inventoried significant Goal 5 resources located on the parcel and therefore Goal 5 is not applicable.

Goal 6 Air, Water and Land Resources Quality

Goal 6 - Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

FINDING: Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. By complying with applicable air, water and land resource quality policies in the Junction City Comprehensive Plan, Goal 6 will be properly addressed. The proposed Comprehensive Plan Map Amendment and Rezone have no Goal 6 impact.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 - Area Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.

FINDING: Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards. The only identified natural hazard in Junction City is flooding. Junction City has an acknowledged floodplain protection ordinance. Land within the floodway is considered unsuitable for urban development. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map covering the subject property indicates that a portion of the property is in “Flood Zone A” The city has adopted the Ordinance No. 1063 Establishing Flood Damage Protection. This ordinance requires any development within the floodplain to obtain a floodplain permit from the city and will ensure compliance with this Goal. The site is currently developed as a commercial use and no new development is proposed. Therefore, the proposed Comprehensive Plan Map Amendment and Rezone will not affect Natural Disaster or Hazard risk area boundaries, and thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING: The proposed Comprehensive Plan Map Amendment and Rezone does not affect any lands identified as having high recreation resource value; this Goal is not applicable.

Goal 9 Economy of the State

Goal 9 -Economic Development: Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

FINDING: The proposal to amend the Comprehensive Plan land use designation and zoning of the site is consistent with the overall policy framework and analyses used to generate employment forecasts and estimate future land needs in the recent UGB expansion process. Although the current Comprehensive Plan Map identifies the site as Industrial, all recent discussions of the site have been in the context of its current use as a Mini Storage facility. The proposal to amend the land use designation and rezone the property does not change the intended use of the site, nor does it change the anticipated employment opportunities associated with the site. Therefore, the proposed Comprehensive Plan Map Amendment furthers Goal 9.

Goal 10 Housing

Goal 10 - Housing: To provide for the housing needs of citizens of the state.

FINDING: The site is currently developed with a Mini Storage Facility as a commercial use. The proposal involves lands currently designated for residential uses. Chapter 9 of the

Comprehensive Plan outlines the housing needs in regard to High Density Residential Zones. Table 19 of the Comprehensive Plan - Residential Land Need Estimate, Junction City UGB, 2011-2031, shows a total area needed for High-Density Residential of 28 gross acres. Table 22 – Vacant and Partially Vacant Residential Land by Plan Designation, Junction City 2010, shows a total of unconstrained High Density Residential land of 34 acres, within a total of 12 tax lots. The proposed Comprehensive Plan Map Amendment and Rezone are for a parcel that is fully developed with a Commercial Mini Storage Facility and is considered in Table 22 as Acres Unavailable for Housing. Therefore, the proposed Comprehensive Plan Map Amendment and Zone Change will be in compliance with Chapter 9 of the Comprehensive Plan and Goal 10 of the Statewide Planning Goals has been properly addressed.

Goal 11 Public Facilities and Services

Goal 11 - Public Facilities and Services: to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: The proposed Comprehensive Plan Map amendment and Zone Change have no impact on provision of public facilities and services. Therefore, Goal 11 does not apply.

Goal 12 Transportation

Goal 12 - Transportation: To provide and encourage a safe, convenient and economic transportation system.

FINDING: Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)).

The subject property is located on Juniper Street, south of West 18th Avenue. Juniper Street is a fully improved roadway and is classified as a Minor Collector street. No new development is proposed at the site and the proposed change in land use designation and zoning of the site does not affect the current use, its location, or its transportation impacts. Therefore, Goal 13 has been adequately addressed.

Goal 13 Energy

Goal 13 - Energy Conservation: This goal states: “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

FINDING: Goal 13 requires land and uses developed on the land to be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic

principles. Energy consequences of the proposed urban growth area amendment have been considered in the Goal 14 alternatives analysis process undertaken as a part of the recently approved UGB expansion. The proposed change in land use designation and zoning of the site does not affect the actual use, its location, or its energy impacts. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

***Goal 14 - Urbanization:** To provide for an orderly and efficient transition from rural to urban land use.*

FINDING: The proposed Comprehensive Plan Map Amendment and Zone Change do not involve urbanization of any land not currently within the Junction City UGB. The proposed Comprehensive Plan Map Amendment and Rezone are consistent with Goal 14.

Goal 15 through 19

***Goal 15 - Willamette River Greenway:** To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

***Goals 16-19; Estuary Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources:** These goals are not relevant to this proposed amendment because there is no coastal, estuarine, ocean, or beach and dune resources related to the site.*

FINDING: Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject site and no further analysis is required.

Compliance with Junction City Comprehensive Plan

Chapter 1 – Citizen Involvement

FINDING: The Junction City Comprehensive Plan states, “*Specific applications for changes in land use designation will occur in a timely, expeditious manner through the public hearing process*” (page 2). It goes on to say that, the Comprehensive Plan Committee may initiate amendments deemed necessary for the continued usefulness of the plan. In this case, the amendment is initiated by the City (City Council) and is being considered in two public hearings, one with the Planning Commission and one with City Council, consistent with JCMC Chapter 17.150.070.4.D

Chapter 3 - Land Use

The City’s Comprehensive Plan includes a Public Land designation and a corresponding Public Land zoning district. All recent discussions of the site have been in the context of its current use

as a mini storage facility. The proposal to amend the land use designation and zoning does not change the current use of the site, nor does it change the anticipated employment opportunities associated with the site. Redesignating the site to Commercial and Rezoning the parcel to General Commercial is more consistent with the existing use.

6. Referrals were sent to city departments, and relevant local agencies.

SUMMARY AND CONCLUSION

For all the reasons set forth above, the proposed amendments comply with the Junction City Comprehensive Plan and other Junction City Municipal Code.

DECISION

IT IS HEREBY ORDERED that the Junction City Planning Commission recommends that the City Council approves amendments to the Comprehensive Plan Map and Zoning Map, adopting the proposed amendments to the Junction City Municipal Code, based on the findings stated in this report.

Signature: _____

Jason Thiesfeld, Chairperson
Junction City Planning Commission

Approval Date: _____