

JUNCTION CITY PLANNING COMMISSION AGENDA ITEM SUMMARY



Paddock Final Plat (MP-13-02)

Meeting Date: May 20, 2014
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5a
Staff Contact: Gary Darnielle
Contact Telephone Number: 541.682.4431

ISSUE STATEMENT

The applicant is requesting Final Partition Plat approval and has submitted a plat map and written narrative addressing the conditions of approval (MP-13-02). Planning staff reviewed the applicant's materials. Conditions of Approval have been met.

BACKGROUND

On December 17, 2013, the Planning Commission approved the 3-lot partition with conditions for property at 40 and 70 Chick Lane.

On April 17, 2014, the applicant submitted a Final Partition Plat application. Junction City Municipal Code (JCMC) Chapter 16.05, Subdivisions, requires the applicant to submit a final plat application within two years of preliminary approval (JCMC 16.05.040(D)(2)).

Final Plat approval is effective for a period of 90 days and shall be offered for record to the County Surveyor within such time. If the plat is not offered for record, the applicant is required to submit a preliminary partition plat application to be considered again by the Planning Commission (JCMC 16.05.040 (H)(3)).

The applicant originally proposed future connection of Walnut Street with Chick Lane. Per condition set by the Planning Commission, the applicant has modified the plat and this has been removed.

Below are the conditions of approval for the preliminary partition plat approved by the Planning Commission and staff comments:

1. The applicant must submit the Final Plat within two years of the preliminary partition approval in accordance with JCMC 16.05.040 (D)(2).
Staff Comment: The applicant submitted the application for final partition plat on April 17, 2014, which is within the two year timeframe established by JCMC 16.05.040 (D)(2).

2. The City Public Works Department must approve the final utility and grading plan prior to building permit.
Staff Comment: No permits will be issued until the final utility and grading plan has been approved by Public Works.
3. The applicant shall apply for separate permits for the development of structures and private utilities for each new lot.
Staff Comment: The applicant is aware of this condition and is prepared to apply for separate permits for the development of structures and private utilities for new each lot.
4. Prior to Final Plat, the applicant shall remove page 4 of the preliminary partition.
Staff Comment: The applicant has removed page 4 of the preliminary partition plat from the Final Partition Plat
5. Prior to Final Plat, the applicant shall remove the dedication of Chick Lane and any reference to the dedication from the Final Partition Plat.
Staff Comment: The applicant removed the Dedication of Chick Lane and all reference to a dedication of Chick Lane on the Final Partition Plat.

COMMITTEE REVIEW

None

RELATED CITY POLICIES

The following section of the Junction City Municipal Code is relevant to this request.

16.05.040 (D)(3) Preliminary Partition

According to Section 16.05.040 (D)(3) of the Junction City Municipal Code, Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

PLANNING COMMISSION OPTIONS

1. Give Final Partition Plat approval with the condition that prior to recording, the Private Stormwater Easement Agreement and the Grant of Private Joint Use Access Easement are recorded.
2. Do not give Final Partition Plat approval until the Private Stormwater Easement Agreement and the Grant of Private Joint Use Access Easement are recorded.

CITY ADMINISTRATOR'S RECOMMENDATION

The City Administrator requests that the Planning Commission follow process for review of the Final Partition Plat as presented.

SUGGESTED MOTION

I make a motion to (approve / not approve) of the Paddock Partition Plat with the condition that prior to recording the final plat, the Grant of Joint Use Access Easement and the Private Stormwater Easement Agreement are recorded.

ATTACHMENTS

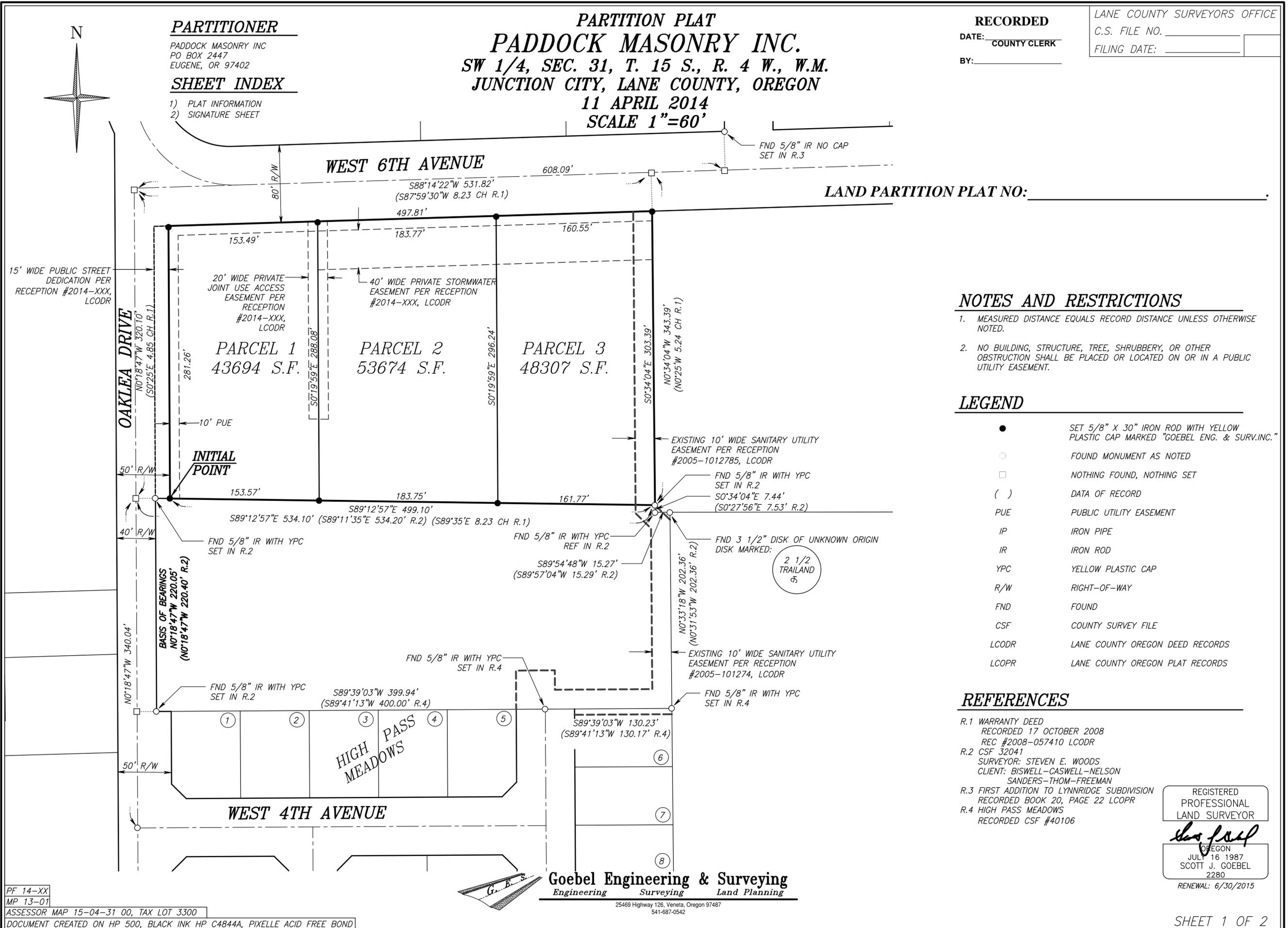
- A. Final Partition Plat
- B. Applicant's Written Statement
- C. Private Stormwater Easement Agreement
- D. Grant of Private Joint Use Access Easement

OTHER DOCUMENTS AVAILABLE UPON REQUEST

Warranty Deed
Closure Sheets

FOR MORE INFORMATION

Staff Contact: Gary Darnielle
Telephone: 541-682-4431
Staff E-Mail: gdarnielle@lcog.org



PARTITIONER

PADDOCK MASONRY INC
PO BOX 2447
EUGENE, OR 97402

SHEET INDEX

- 1) PLAT INFORMATION
- 2) SIGNATURE SHEET

PARTITION PLAT
PADDOCK MASONRY INC.
SW 1/4, SEC. 31, T. 15 S., R. 4 W., W.M.
JUNCTION CITY, LANE COUNTY, OREGON
11 APRIL 2014
SCALE 1"=60'

RECORDED

DATE: _____ COUNTY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE

C.S. FILE NO. _____

FILING DATE: _____

LAND PARTITION PLAT NO: _____

NOTES AND RESTRICTIONS

1. MEASURED DISTANCE EQUALS RECORD DISTANCE UNLESS OTHERWISE NOTED.
2. NO BUILDING, STRUCTURE, TREE, SHRUBBERY, OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GOEBEL ENG. & SURV.INC."
- FOUND MONUMENT AS NOTED
- NOTHING FOUND, NOTHING SET
- () DATA OF RECORD
- PUE PUBLIC UTILITY EASEMENT
- IP IRON PIPE
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- R/W RIGHT-OF-WAY
- FND FOUND
- CSF COUNTY SURVEY FILE
- LCODR LANE COUNTY OREGON DEED RECORDS
- LCOPR LANE COUNTY OREGON PLAT RECORDS

REFERENCES

- R.1 WARRANTY DEED
RECORDED 17 OCTOBER 2008
REC #2008-057410 LCODR
- R.2 CSF 32041
SURVEYOR: STEVEN E. WOODS
CLIENT: BISWELL-CASWELL-NELSON SANDERS-THOM-FREEMAN
- R.3 FIRST ADDITION TO LYNNRIDGE SUBDIVISION
RECORDED BOOK 20, PAGE 22 LCOPR
- R.4 HIGH PASS MEADOWS
RECORDED CSF #40106

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott J. Goebel
JUL 16 1987
SCOTT J. GOEBEL
2280

RENEWAL: 6/30/2015

Goebel Engineering & Surveying
Engineering Surveying Land Planning

25469 Highway 126, Veneta, Oregon 97487
541-687-0542

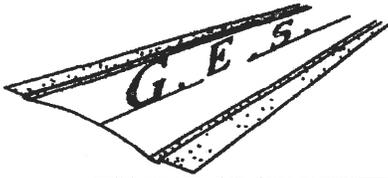
PF 14-XX
MP 13-07

ASSESSOR MAP 15-04-31 00, TAX LOT 3300

DOCUMENT CREATED ON HP 500, BLACK INK HP C4844A, PEXELLE ACID FREE BOND

SHEET 1 OF 2

FILE: \70108-1210WS\FINAL_01.DWG
PLOT DATE: 13 APRIL 2014



Goebel Engineering & Surveying, Inc.

Engineering *Surveying* *Land Planning Services*
25469 Highway 126 Veneta, OR 97487
Phone: 541-687-0542 Fax: 1-888-653-0152 E-mail: goebel@goebeleng.com

April 2014

Tere Andrews
Planning & Development
City of Junction City
680 Greenwood Street
PO Box 250
Junction City, OR 97448

Re: Application for Final Partition Plat
Client: Jamie Paddock/Paddock Masonry, Inc.
Assessor's Map No. 15-04-31-00, Tax Lot #3300
GES Project No. 01015-2010-C
City #MP-13-01

Dear Tere:

The following are responses to the *Limited Land Use Decision, Recommendations* (dated December 17, 2013) for the above-referenced project. The **Recommendations** (shown below in **bold type**) have been addressed herein on an item-by-item basis. The responses to these Recommendations are shown in *italics*.

The conditions below are recommended to the Planning Commission in response to the relevant ordinances and regulations as described in this report.

- 1. The applicant must submit the Final Plat within two years of the preliminary partition approval in accordance with JCMC 16.05.040.D.2.**

Response: The Final Plat included herewith is submitted in a timely and acceptable manner.

April 2014

Tere Andrews

Planning & Development

City of Junction City

Re: Application for Final Partition Plat

Client: Jamie Paddock/Paddock Masonry, Inc.

Assessor's Map No. 15-04-31-00, Tax Lot #3300

GES Project No. 01015-2010-C

City #MP-13-01

Page 2

2. **Prior to Final Plat approval, the applicant shall work with the City to review the 2007 Walsh annexation agreement and if found by the City that the existing document is inadequate to address the future improvements to the subject site (including but not limited to the extension of City utilities and improvements to Chick Lane), the applicant shall revise and sign an agreement that addresses said improvements.**

Response: Omitted.

3. **The applicant shall work with the City to propose a suitable street name to replace 'Chick Lane' that meets the City's street naming convention prior to Final Plat approval (Reference JCMC 16.05.050).**

Response: Omitted.

4. **The final utility and grading plan must be approved by the City Public Works Department prior to building permit.**

Response: The final utility and grading plan will be submitted to City Public Works Department prior to application of individual parcel building permits.

5. **This subdivision approval is contingent on the approval of a variance for the east side setback of Parcel 3 of the reconfiguration of the lot line to meet the standard.**

Response: Omitted.

6. **The applicant shall apply for separate permits for the development of structures and private utilities for each new lot.**

April 2014
Tere Andrews
Planning & Development
City of Junction City

Re: Application for Final Partition Plat
Client: Jamie Paddock/Paddock Masonry, Inc.
Assessor's Map No. 15-04-31-00, Tax Lot #3300
GES Project No. 01015-2010-C
City #MP-13-01

Page 3

Response: The applicant is aware of this condition and is prepared to apply for separate permits for the development of structures and private utilities for each new lot.

In summation, we believe that this letter, along with the submission of the enclosed materials, addresses the necessary items listed in the **Recommendations** portion of the **Limited Land Use Decision**.

If you have any questions or require further information or clarification, please do not hesitate to contact us.

Respectfully,


Scott J. Goebel, P.E., P.L.S.


Pamela Goebel, Project Manager

SJG/pg/ms

enclosures

AFTER RECORDING, RETURN TO:

Paddock Masonry, Inc.
P.O. Box 2447
Eugene, OR 97402

UNTIL A CHANGE IS REQUESTED,
MAIL ALL TAX STATEMENTS TO:

Paddock Masonry, Inc.
P.O. Box 2447
Eugene, OR 97402

PRIVATE STORMWATER EASEMENT AGREEMENT
(Maintenance and Access)

PARTIES:

A. PADDOCK MASONRY, INC. the owner of the following described property:

See Attached Exhibit "A"

RECITALS:

A. OWNER intends to divide the property into three parcels as created on Lane County Partition Plat _____.

B. PARCELS 1, 2 and 3 are shown on attached Exhibit "B" (reduced copy of plat), attached hereto and be reference incorporated herein. The parcels are described as follows:

Parcel 1 of Lane County Land Partition Plat _____
Parcel 2 of Lane County Land Partition Plat _____
Parcel 3 of Lane County Land Partition Plat _____

DECLARATION OF EASEMENT:

A. EASEMENT CREATED, OWNER hereby creates a perpetual, nonexclusive stormwater easement to use a strip of land 40.00 feet wide to serve Parcels 1, 2 and 3 of said Partition as shown on Exhibit "B".

B. EASEMENT PROVISIONS. The terms of this easement are as follows:

1. PURPOSE. The easement is to provide an area for stormwater treatment and the installation and maintenance of any and all stormwater treatment facilities required for all improvements on Parcels 1, 2 and 3 of Lane County Partition Plat _____.

2. USE OF THE BURDENED PROPERTY. The owner or occupiers of Parcels 2 and 3 of Lane County Partition Plat _____ shall have the right to use their property, including the area described in the easement, for any purpose so long as the owner or occupiers do not interfere with the operation of the stormwater treatment structures.
3. PRIVATE GRANT. The easement created by this instrument does not constitute a dedication or grant for public use unless requested at a later time, by a public agency to dedicate the easement as a public road.
4. MAINTENANCE AND REPAIRS. The owners or occupiers of Parcels 1, 2 & 3 of Lane County Land Partition Plat _____ shall at all times hereafter, join in the maintenance of the easement property and stormwater treatment facility in a condition as good as its fully constructed condition.
5. TAXES. Parcels 2 & 3 shall pay the real property taxes on the easement strip located within the boundaries of each respective Parcels.
6. SUCCESSORS IN INTEREST, RECORDATION. The provisions of this instrument shall touch and concern, and relate to the use of Parcels 1, 2 & 3 of this partition and are intended to be covenants and restrictions running with the land. This document shall therefore, be recorded in the Deed Records of Lane County, Oregon.

All provisions of this instrument, including the benefits and burdens, are binding on and inure to the heirs, successors, assigns, transferees and personal representatives of all parties who own any of the Parcels created by the Lane County Land Partition Plat _____.

EXHIBIT "A"

Beginning at a point on the easterly right-of-way of Oaklea Drive, being 30.00 feet from, when measured at right angles to, the centerline of said Oaklea Drive, said point also being north 0°18'47" West 220.05 feet to the northwest corner of Lot 1, High Pass Meadows, as platted and recorded on 13 November 2006 in Reception Number 2006-081199 Lane County Oregon Deed Records; thence following along said right-of-way, North 0°18'47" West 281.26 feet to the intersection with the southerly right-of-way of West 6th Avenue, said point being 40.00 feet from, when measured at right angles to, the centerline of said West 6th Avenue; thence leaving the easterly right-of-way of Oaklea Drive and following along the southerly right-of-way of West 6th Avenue, North 88°14'22" East 497.81 feet; thence leaving said southerly right-of-way, South 0°34'04" East 303.39 feet; thence North 89°12'57" West 499.10 feet to the point of beginning, containing 3.34 acres, more or less, all within the southwest quarter of Section 31, Township 15 South, Range 4 west of the Willamette Meridian, Junction City, Lane County, Oregon.

EXHIBIT "B"

PARTITIONER

PADDOCK MASONRY INC
PO BOX 2447
EUGENE, OR 97402

SHEET INDEX

- 1) PLAT INFORMATION
- 2) SIGNATURE SHEET

PARTITION PLAT

PADDOCK MASONRY INC.

SW 1/4, SEC. 31, T. 15 S., R. 4 W., W.M.
JUNCTION CITY, LANE COUNTY, OREGON
11 APRIL 2014

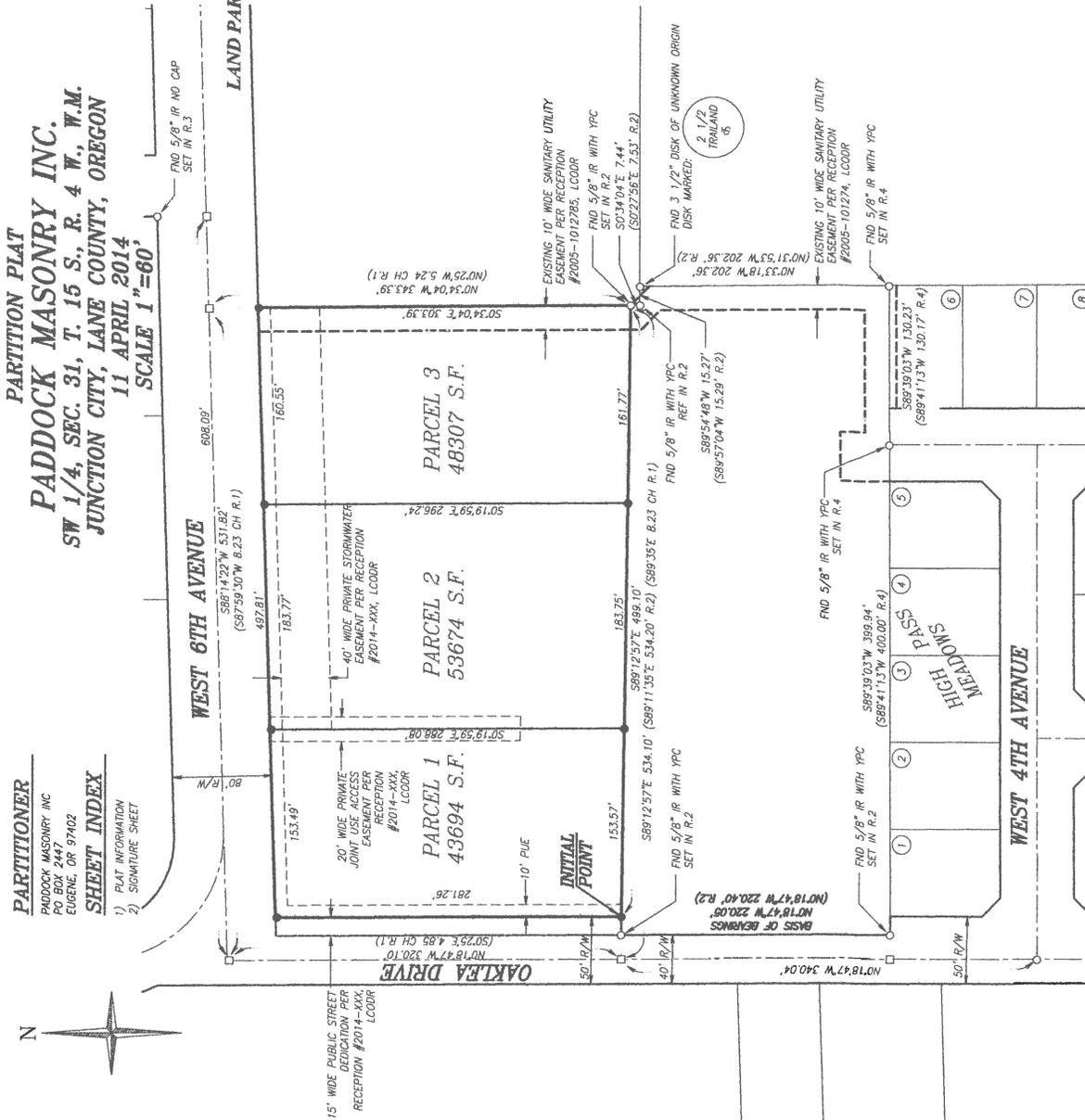
SCALE 1" = 60'

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. _____
FILING DATE: _____

RECORDED

DATE: COUNTY CLERK _____
BY: _____

LAND PARTITION PLAT NO.:



NOTES AND RESTRICTIONS

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LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GOEBEL ENG. & SURV. INC."
- FOUND MONUMENT AS NOTED
- ∟ NOTHING FOUND, NOTHING SET
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- CSF COUNTY SURVEY FILE
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- LCOPR LANE COUNTY OREGON PLAT RECORDS

REFERENCES

- R.1 WARRANTY DEED
- RECORDED 17 OCTOBER 2008
- CSF #2008-057410 LCDDR
- R.2 CSF #2004
- SURVEYOR: STEVEN E. WOODS
- CLIENT: BISELL-CASWELL-MELSON
- SANDERS-THOM-FREEMAN
- R.3 FIRST ADDITION TO LYNNRIDGE SUBDIVISION RECORDS PAGE 22 LCOPR
- R.4 HIGH PASS MEADOWS
- RECORDED CSF #40106

Goebel Engineering & Surveying
Engineering Surveying Land Planning
2540 Highway 105, Veneta, Oregon 97487
941-581-0542

PF 14-XX
MP 13-01
ASSESSOR: MAP 15-04-31-00, TAX LOT 3300
DOCUMENT CREATED ON HP 300, BLACK INK HP C4844A, PIXELLE ACID FREE BOND

After Recording Return to:

Paddock Massonry, Inc.
P.O. Box 2447
Eugene, OR 97402

GRANT OF PRIVATE JOINT USE ACCESS EASEMENT

RECITALS:

1. PADDOCK MASONRY INC., the owner of the following described property:

See Attached Exhibit "A"

2. OWNER intends to divide its property into THREE (3) reconfigured parcels or lots, and Junction City granted tentative approval for that division through approval of Planning Action MP 13-01.

3. Parcels 1 & 2 are shown on attached Exhibit "B" (reduced copy of plat), attached hereto and be reference incorporated herein. They are described as follows:

PARCEL 1 of Lane County Land Partition Plat _____.

PARCEL 2 of Lane County Land Partition Plat _____.

DECLARATION OF EASEMENT

1. EASEMENT CREATED, OWNER hereby creates a perpetual, nonexclusive easement to use a strip of land 20 feet wide to serve Parcels 1 & 2 of said Partition as shown on Exhibit "B".

2. EASEMENT PROVISION. The terms of this easement are as follows:

2.1 PURPOSE. The easement is for providing access, including ingress and egress, to and from the Parcels described in Paragraph 3 above, or any portion thereof, and for the installation and maintenance of such public utilities as may be needed to serve the Parcels described in Paragraph 3 above.

2.2 USE OF THE BURDENED PROPERTY. The owner or occupiers of Parcels 1 & 2 of Lane County Land Partition Plat _____ shall have the right to use their property, including the area described in the easement, for any purpose so long as the owner or occupiers do not interfere with the use of the roadway nor access and maintenance easement as granted by this instrument.

Recording label here

2.3 PRIVATE GRANT. The easement created by this instrument does not constitute a dedication or grant for public use unless requested at a later time, by a public agency to dedicate the easement as a public road.

2.4 MAINTENANCE AND REPAIRS. The owners or occupiers of Parcels 1 & 2 of Lane County Land Partition Plat _____ shall at all times hereafter, join in the maintenance of the easement property and roadway in a condition as good as its fully constructed condition.

2.5 TAXES. Parcels 1 & 2 shall pay the real property taxes on the easement strip located within the boundaries of each respective Parcels or Lots.

2.6 UTILITIES. The easement shall be used for the installation and maintenance of such utilities as may be needed to serve Parcels 1 & 2 of said Partition or any portions thereof.

3. SUCCESSORS IN INTEREST, RECORDATION. The provisions of this instrument shall touch and concern, and relate to the use of Parcels 1 & 2 of this partition and are intended to be covenants and restrictions running with the land. This document shall therefore, be recorded in the Deed Records of Lane County, Oregon.

All provisions of this instrument, including the benefits and burdens, are binding on and inure to the heirs, successors, assigns, transferees and personal representatives of all parties who own any of the Parcels created by the Lane County Land Partition Plat _____.

Dated this _____ day of _____, 20__.

Jamie Paddock, President
Paddock Masonry, Inc.

STATE OF OREGON)) ss
County of Lane)

On this day of _____, 20__ personally appeared before me Jamie Paddock, President of Paddock Masonry, Inc. and acknowledged the foregoing to be their voluntary act and deed.

Notary Public for Oregon
My Commission expires: _____

EXHIBIT "A"

#

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EUGENE, OR 97402

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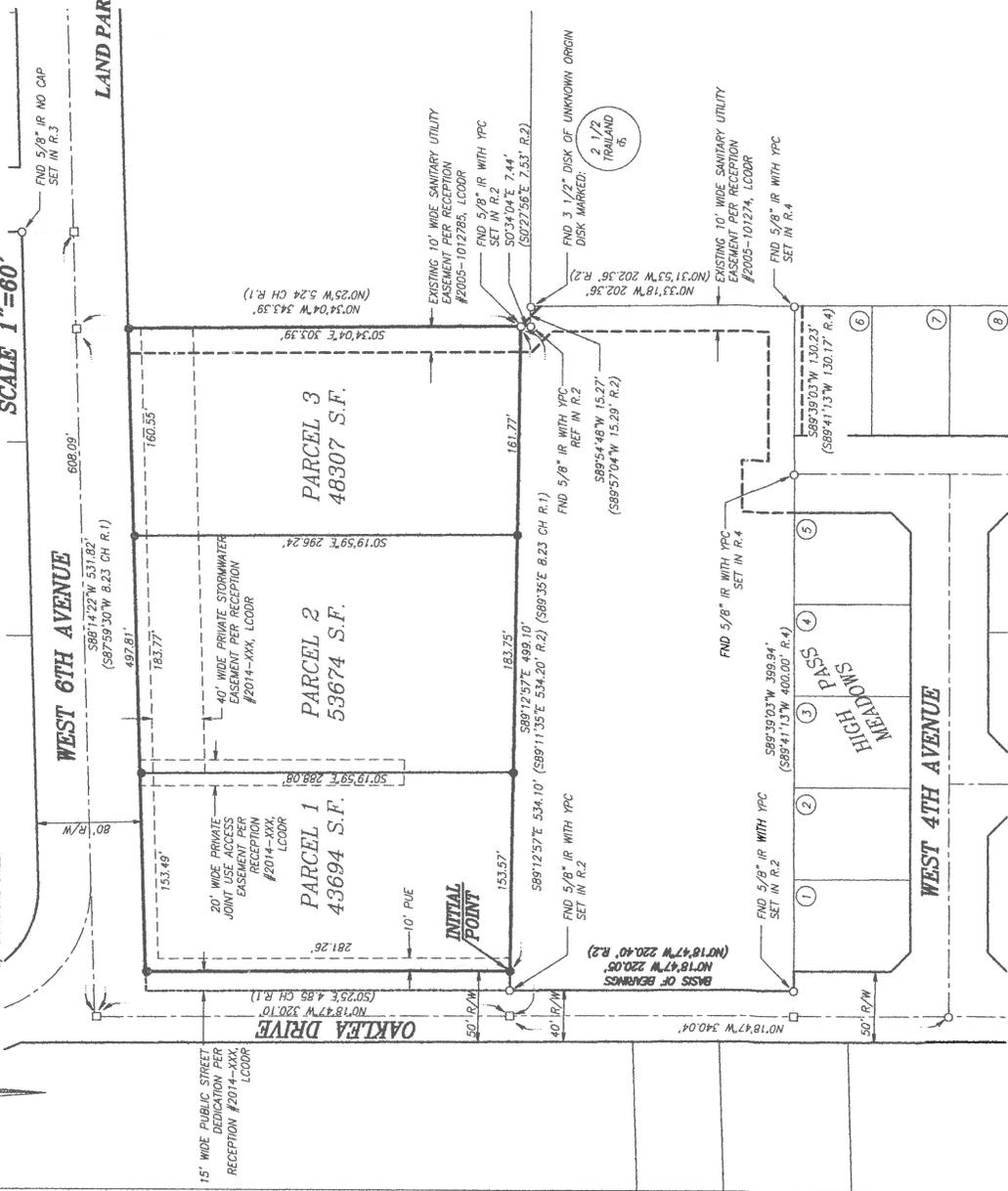
PARTITION PLAT

PADDOCK MASONRY INC.
SW 1/4, SEC. 31, T. 15 S., R. 4 W., W.M.
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BY:

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LEGEND

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- LCORR LANE COUNTY OREGON PLAT RECORDS

REFERENCES

- R.1 WARRANTY DEED RECORDED 17 OCTOBER 2008 AS PLAT #208-057410 LCORR
- R.2 CSF #204 SURVEYOR: STEVEN E. WOODS CLIENT: BISWELL-CASWELL-NELSON SANDERS-THOM-FREEMAN
- R.3 FIRST ADDITION TO LYNNRIDGE SUBDIVISION HIGH PASS MEADOWS PAGE 22 LCORR
- R.4 HIGH PASS MEADOWS RECORDED CSF #10106

REGISTERED PROFESSIONAL LAND SURVEYOR
Goebel
JULIE S. GOEBEL
SCOTT J. GOEBEL
RENEWAL: 6/30/2015

Goebel Engineering & Surveying
Engineering Surveying Land Planning
2508 Highway 108, Veneta, Oregon 97687
541-891-1342

PL 14-XX
MAP 15-04-31-00, TAX LOT 3300
ASSESSOR MAP 15-04-31-00, BLACK HNK, RP-C4844A, PAVELLE ACID FREE BOND
DOCUMENT CREATED BY HP-300, BLACK HNK, RP-C4844A, PAVELLE ACID FREE BOND