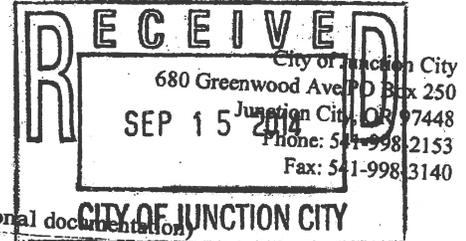




GENERAL LAND USE APPLICATION



DEV-14-03, Andrega

Type of Application: (May require a supplemental application to be attached and/or additional documentation)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Other:	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Map <input type="checkbox"/> Text	<input type="checkbox"/> Partition <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Vacation
<input checked="" type="checkbox"/> Development Review	<input type="checkbox"/> Subdivision <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Variance <input type="checkbox"/> Major <input type="checkbox"/> Minor

LOCATION OF PROPERTY OR ADDRESS:

1585 JUNIPER JUNCTION CITY OR

SIZE OF PROPERTY(S): 57 acre

ASSESSOR'S MAP AND TAX LOT #: 15-04-32-22-D18000

PRESENT USE: CERAMICS

PROPOSED USE: DAY CARE - PRE SCHOOL

BRIEF SUMMARY OF ACTION REQUESTED:

4,557 sq ft to be used as DAY CARE & PRE SCHOOL

PROPERTY OWNER: FRED ANDEREGG

ADDRESS:

APPLICANT'S NAME: FRED ANDEREGG

ADDRESS: 1585 JUNIPER JUNCTION CITY

PHONE: 5 [redacted]

E-MAIL:

CONTACT: FRED ANDEREGG

ADDRESS:

APPLICANT'S NAME: FRED ANDEREGG

ADDRESS: 15 [redacted]

PHONE: [redacted]

E-MAIL: DAMASCUS OR. 97089

ATTACHMENT(S):

- Copy of Deed
- Other:

I have the following legal interest in the property (Please check one):

- Owner of Record
- Lessee
- Holder of an exclusive Option to Purchase
- Contract Purchase

Per Resolution 862: All direct costs for contracted city staff shall be charged monthly to the applicant in the amount billed to City. Contracted staff includes, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.

I hereby certify that the foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief. I also agree to pay all direct costs associated with processing this land use application.

Owner's Signature: Fred Andrega

Date: 9-12-14

McIntire Design
 4222 COMMERCE STR.
 BIRMINGHAM, AL 35202
 (205) 988-2128
 (205) 988-2128
 FAX (205) 988-2128

CONSTRUCTION DOCUMENTS FOR:
EXISTING BUILDINGS REMODEL
 1529 JUNIPER STREET
 JUNCTION CITY, OREGON

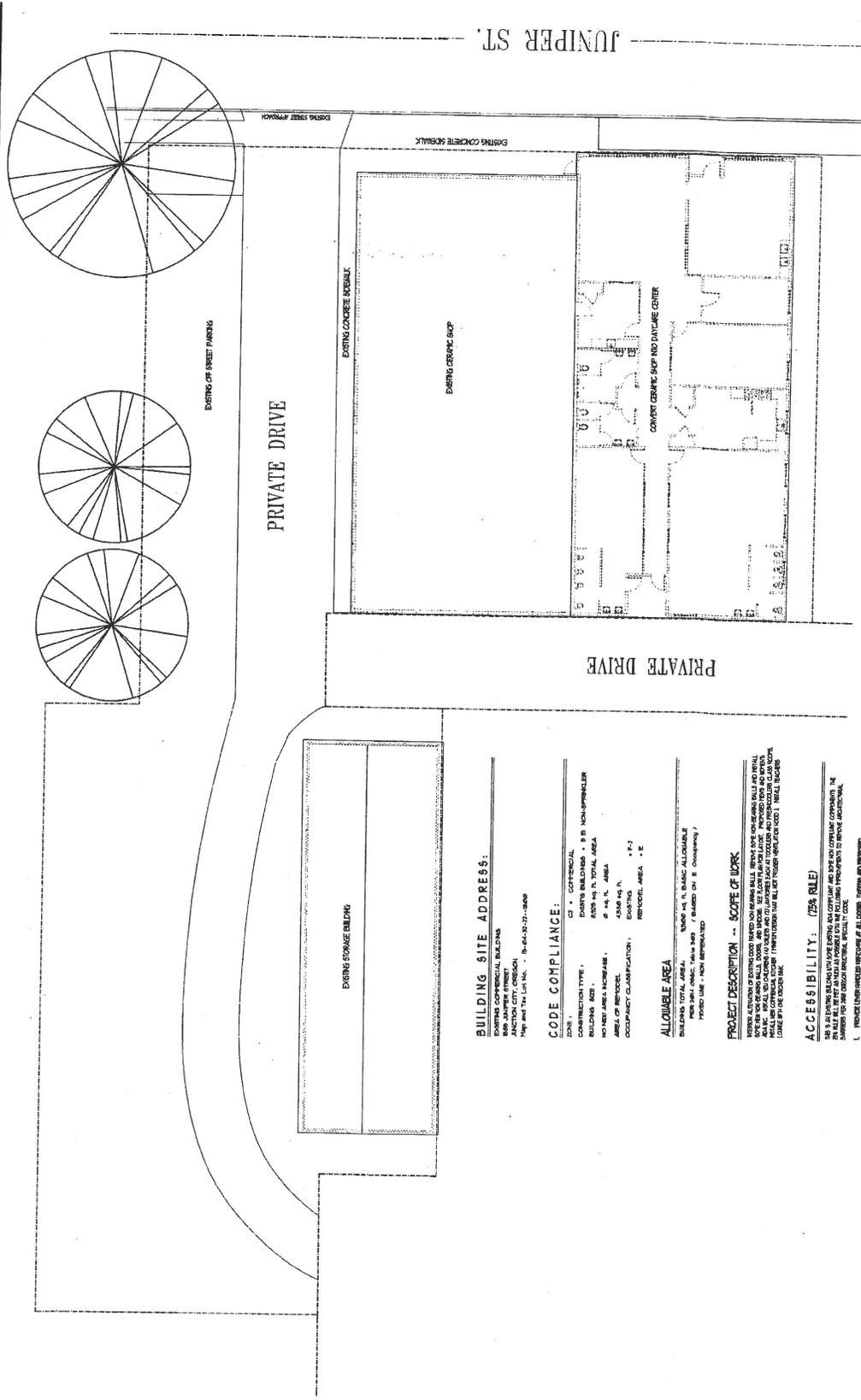
CLIENT:
FRED ANDEREGG
 1529 SE ANDEREGG PKWY.
 JUNCTION CITY, OREGON
 CELL# 503-407-0371

SHEET DESCRIPTION:
SITE PLAN

NO.	REVISIONS	DATE
1		
2		

DATE DRAWN: 5-15-2014
 JOB NO. 14085
 DRAWN BY: gregg

SHEET NO. **C1**
 SHEET NO. 1 of 1 TOTAL SHEETS



BUILDING SITE ADDRESS:

1529 JUNIPER STREET
 JUNCTION CITY, OREGON
 Map and Tax Loc. No. - B-44-02-12-0408

CODE COMPLIANCE:

DISTRICT: C-1 - COMMERCIAL
 ZONING REGULATIONS: B-18 - NON-RESIDENTIAL
 BUILDING SIZE: 4200 sq. ft. GROSS AREA
 NO NET AREA INCREASE: 0 sq. ft. N. AREA
 AREA OF FOOTING: 4200 sq. ft.
 OCCUPANCY CLASSIFICATION: EXISTING: P-2
 REMODEL AREA: P-2

ALLOWABLE AREA

BUILDING TOTAL AREA: 4200 sq. ft. BLANK ALLOWABLE
 PERMITTED GROSS FLOOR AREA (BASED ON B. Compliance)
 4200 sq. ft. (Net Area)

PROJECT DESCRIPTION -- SCOPE OF WORK

REMODEL EXISTING STORAGE BUILDING AND DATA CARE CENTER. THE PROJECT WILL INCLUDE THE REMOVAL OF EXISTING WALLS AND ROOFING, THE INSTALLATION OF NEW WALLS AND ROOFING, AND THE INSTALLATION OF NEW FLOORING AND CEILING. THE PROJECT WILL ALSO INCLUDE THE INSTALLATION OF NEW ELECTRICAL AND PLUMBING. THE PROJECT WILL BE COMPLETED IN PHASES TO MINIMIZE DISRUPTION TO THE BUSINESS.

ACCESSIBILITY: (25% RULE)

1. PROVIDE ENHANCED WALKWAY AT ALL LEVELS, EXISTING AND IMPROVED.
2. INSTALL NEW RAMP SYSTEM AND IMPROVE EXISTING.
3. PROVIDE ONE (1) TOILET AT EACH LEVEL INCLUDING CLAM ROOMS.
4. ---
5. ---

EXHIBIT "A"

TRACT A

Prior to this PROPERTY LINE ADJUSTMENT, the legal description for this tract of land was the North ½ of vacated 16th Avenue from the alley, between Kalmia Street and Juniper Street, to the west right of way line of Juniper Street.

After this PROPERTY LINE ADJUSTMENT, the description for this property is described as follows with the adjusted property lines being underlined:

The North 24 feet of vacated 16th Avenue from the alley, between Kalmia Street and Juniper Street, to the west right of way line of Juniper Street.

EXHIBIT "B"

TRACT B

Prior to this PROPERTY LINE ADJUSTMENT, the legal description for this tract of land was the South $\frac{1}{2}$ of vacated 16th Avenue from the alley, between Kalmia Street and Juniper Street, to the west right of way line of Juniper Street.

After this PROPERTY LINE ADJUSTMENT, the description for this property is described as follows with the adjusted property lines being underlined:

The South $\frac{1}{2}$ and the South 6 feet of the North $\frac{1}{2}$ of vacated 16th Avenue from the alley, between Kalmia Street and Juniper Street, to the west right of way line of Juniper Street.



September 11, 2014

To whom it may concern,

Lane Community College; Family Connections of Lane & Douglas Counties (FC) is excited to support the proposal of Shavelle Hardman for "Kidz Junction Pre-School and Child Development Center".

During the past twenty two years, Family Connections has been providing child care resource and referral services in Lane County. During this time FC has seen an increased need for support and education for the childhood care and education workforce in the rural areas. With the increase of families returning to work and the new job opportunities coming into the Junction City area the need for child care has doubled. The increase in quality child care has not followed.

Support for programs that provide quality training opportunities is crucial to the stability of child care in your community. For the past year FC has coordinated with Shavelle Hardman to provide training opportunities for child care and education staff in the rural area of Junction City. Shavelle offers excellent training space and opportunities that are motivating and encourage local child care providers to implement what they have learned. Kidz Junction has committed to offer space for not only the training, but a gathering place for local child care providers to network. Kidz Junction will be innovative and incorporate best practices information to model for other child care providers what quality, dependable and affordable child care looks like. Family Connections received evaluations from trainings sessions and parent testimonies that are extremely positive.

Shavelle and FC are joining forces to support the high need of child care in Junction City due to hiring of future staff at the State Hospital, Camp World, Cosmo's Creation and other surrounding businesses. Shavelle has been working closely with both the different community business and committees to see her vision come a reality with the support of her community.

Shavelle Hardman values community partnering and provides services that meet the needs of the childhood care and education workforce. Family Connections supports this proposal and feel it will help children and families succeed.

Please feel free to contact me with any questions.


Katy Fuller
Provider Specialist

Lane Community College
Family Connections



College of Urban and Public Affairs
Population Research Center

Post Office Box 751
Portland, Oregon 97207-0751
780 Urban Center
506 SW Mill Street

503-725-3922 tel
503-725-5199 fax
askprc@pdx.edu
www.pdx.edu/prc/

- IMPORTANT NOTICE -

Preliminary 2013 Population Estimate

November 15, 2013

To: Junction City city

Listed below is the preliminary population estimate for July 1, 2013. Also included are the certified 2012 estimate and 2010 Census figure. The July 1, 2013 estimate will be certified by December 15, 2013.

PRELIMINARY POPULATION ESTIMATE:

JULY 1, 2013: 5,550

CERTIFIED POPULATION ESTIMATE:

JULY 1, 2012: 5,445

CERTIFIED CENSUS FIGURE:

APRIL 1, 2010: 5,392

The 2013 CERTIFIED population estimates will be posted to our web site by the close of business December 16, 2013 at the following page URL:

www.pdx.edu/prc/population-estimates-0

If you have any questions, please contact:

Risa S. Proehl
Population Research Center
Portland State University
PO Box 751
Portland, OR 97207-0751

February 21, 2014

Shavelle,

Thank you for contacting the Office of Transition Planning at the Oregon State Hospital in Salem. As you may have heard, we are opening a new 174-bed psychiatric facility in the Junction City Area. The planned construction completion date is December 31 of this year and we anticipate opening the facility for our patients in March of 2015. By the end of 2015, we anticipate having approx. 576 staff on board to operate the 24/7 facility.

As you can imagine, 576 added jobs to the Junction City community will increase the need for daycare services in the area. We have put out feelers to the Tri-County Chamber and are excited that you received our information. Our main concern is the ability for the community to provide 24/7 care for our staff that work the night shift and weekend shifts where typical daycare centers are not open. Our staff also work long hours (13.2 hour shifts) so that is something we will be hoping someone will develop services for in the area.

Please let me know if you have any questions, we look forward to working with over the next year.

Nichole Bathke
DHS Human Services



**Chapter 17.85
ACCESS MANAGEMENT**

Sections:

- 17.85.010 Purpose.
- 17.85.020 Applicability.
- 17.85.030 Permit application.
- 17.85.040 Compliance with regulations.
- 17.85.050 Standards and specifications.
- 17.85.060 Corner clearance.
- 17.85.070 Joint and cross access.
- 17.85.080 Requirements for phased development plans.
- 17.85.090 Nonconforming access features.
- 17.85.100 Reverse/dual frontage.
- 17.85.110 Site plan review procedures for access management.
- 17.85.120 Variance standards.

17.85.010 Purpose.

This chapter is adopted to implement the access management policies of Junction City as set forth in the transportation system plan. The transportation system plan categorizes state, county and local roads for access purposes based upon their level of importance and function. The purpose of this chapter is to reduce traffic accidents, personal injury, and property damage attributable to poorly designed access systems, and to improve the safety and operation of the roadway network. This will protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures. This chapter serves to further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems and discouraging the unplanned subdivision of land. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.010 Purpose does not apply to our request. Therefore authorization is not required.

17.85.020 Applicability.

This chapter shall apply to all public streets within Junction City and to all properties that abut these roadways. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.020 applicability does not apply to our request. Therefore authorization is not required.

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ACCESS MANAGEMENT**

17.85.030 Permit application.

Requests for new accesses or modified access to public rights-of-way shall complete an access permit application and comply with the standards in this chapter. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.030 Permit application does not apply to our request. Therefore authorization is not required.

17.85.040 Compliance with regulations.

The proposed use and development of land shall conform to all applicable land use regulations and the Junction City comprehensive plan. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.040 Compliance with regulations does not apply to our request. Therefore authorization is not required.

17.85.050 Standards and specifications.

All construction of such driveways shall be done in conformity with proper standards and workmanship, and according to specifications furnished by the community development director. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.050 Standards and specifications with regulations does not apply to our request. Therefore authorization is not required.

17.85.060 Corner clearance.

A. New accesses shall meet or exceed the minimum spacing requirements as set forth in Table 17.85.060 for that roadway's classification, as set out in the city's transportation system plan. The measurement shall be from centerline to centerline of the intersection.

**Table 17.85.060: Access
Spacing**

Roadway Type	Access Spacing
Arterial	150 feet
Major Collector	75 feet

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ACCESS MANAGEMENT

**Table 17.85.060: Access
Spacing**

Roadway Type	Access Spacing
Minor Collector	50 feet
Local Street	25 feet

B. Where no other alternatives exist, the city may allow construction of an access connection along the property line farthest from the intersection. In such cases, directional connection restrictions (i.e., right in/out, right in only, or right out only) may be required. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.060 Corner clearance does not apply to our request. Therefore authorization is not required.

17.85.070 Joint and cross access.

A. Adjacent commercial or office properties classified as major traffic generators (i.e., uses that generate more than 30 peak hour trips, as cited in the Institution of Transportation Engineers' (ITE) trip generation tables) shall provide a cross-access drive and pedestrian access to allow circulation between sites.

B. For new commercial retail and service uses, a system of joint use driveways and cross-access easements shall be established wherever feasible and shall incorporate the following:

1. A continuous service drive or cross-access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards;
2. A design speed of 10 m.p.h. and a maximum width of 20 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;
3. Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive;
4. A unified access and circulation system plan for coordinated or shared parking areas is encouraged.

C. Shared parking areas shall be permitted a reduction in required parking spaces if peak demands do not occur at the same time periods.

D. Pursuant to this section, property owners shall:

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ACCESS MANAGEMENT**

1. Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross-access or service drive;
2. Record an agreement with the deed that remaining access rights along the roadway will be dedicated to Junction City and pre-existing driveways will be closed and eliminated after construction of the joint use driveway;
3. Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.

E. The city may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make a development of a unified or shared access and circulation system impractical. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.070 Joint and cross access does not apply to our request. Therefore authorization is not required.

17.85.080 Requirements for phased development plans.

In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as single properties in relation to the access standards of this chapter. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage.

Driveways shall be designed to avoid queuing across surrounding parking and driving aisles and pedestrian ways and sidewalks. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.080 Requirements for phased development plans does not apply to our request. Therefore authorization is not required.

17.85.090 Nonconforming access features.

Legal access connections in place as of the date of adoption of the ordinance codified in this chapter that do not conform with the standards herein are considered nonconforming features and shall be brought into compliance with applicable standards under the following conditions:

- A. When new access or modified accesses to public rights-of-way and/or access permits are requested;
- B. Change in use or enlargements or improvements that will increase trip generation, as cited in the Institution of Transportation Engineers' (ITE) trip generation tables. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.090 Nonconforming access features does not apply to our request. Therefore authorization is not required.

17.85.100 Reverse/dual frontage.

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Lots that front on more than one street shall be required to locate motor vehicle accesses on the street with the lower functional classification. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: Section 17.85.100 Reverse/dual frontage does not apply to our request. Therefore authorization is not required.

17.85.110 Site plan review procedures for access management.

A. Applicants shall submit a preliminary site plan for review by the planning department. At a minimum, the site plan shall show:

1. Location of existing and proposed access point(s) on both sides of the road where applicable;
2. Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
3. Number and direction of lanes to be constructed on the driveway plus striping plans;
4. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.);
5. Parking and internal circulation plans including walkways and bikeways;
6. Detailed description of any requested variance and the reason the variance is requested.

B. Site plan review shall address the following access criteria:

1. All proposed roads shall follow the natural topography and preserve natural features of the site as much as possible. Alignments shall be planned to minimize grading.
2. Access shall be properly placed in relation to sight distance, driveway spacing, and other related considerations, including opportunities for joint and cross access.
3. The road system shall provide adequate access to buildings for residents, visitors, deliveries, emergency vehicles, and garbage collection.
4. An internal pedestrian system of sidewalks or paths shall provide connections to parking areas, entrances to the development and open space, recreational and other community facilities associated with the development. Streets shall have sidewalks on both sides. Pedestrian linkages shall also be provided to the peripheral street system.
5. The access shall be consistent with the access management standards adopted in the transportation system plan.

C. Any application that involves access to the state highway system shall be reviewed by the Oregon Department of Transportation for conformance with state access management standards. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

**Chapter 17.85
ACCESS MANAGEMENT**

Applicant Response: 17.85.110 Site plan review procedures for access management does not apply to our request. Therefore authorization is not required.

17.85.120 Variance standards.

A. The granting of the variance shall be in harmony with the purpose and intent of these regulations and shall not be considered until every feasible option for meeting access standards is explored.

B. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. Applicants shall include proof that:

1. Indirect or restricted access cannot be obtained;
2. No engineering or construction solutions can be applied to mitigate the condition; and
3. No alternative access is available from a street with a lower functional classification than the primary roadway.

C. No variance shall be granted where such hardship is self-created. [Ord. 1103 § 1, 2002; Ord. 950 Appx. H, 1991.]

Applicant Response: 17.85.120 Variance standards does not apply to our request. Therefore authorization is not required.