



# City of *Junction City*

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## *Planning Commission Meeting (Possible Quorum of the Council)*

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Date: Tuesday, August 18, 2015  
**Time:** **6:30 – 9:00 p.m.**  
Location: Council Chambers, 680 Greenwood Street  
Contact: Jordan Cogburn, 541-998-2153

### *A G E N D A*

1. Open Meeting and Pledge of Allegiance
2. Review Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
  - July 15, 2015
5. Action Items (Request action by Planning Commission)
  - a) Rolling Meadows Final Planned Unit Development (PUD-14-01)
  - b) Public Hearing: CPA-15-01/RZ-15-01
6. Planning Activity Report
7. Commissioner Comments
8. Adjournment

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*Next Standing September 16, 2015 – Check with City for changes*

*Location is wheelchair accessible (WCA)*

**THIS MEETING WILL BE RECORDED**

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## I. PUBLIC HEARING PROCESS

Public Hearings will be conducted as follows:

1. Open Public Hearing
2. Declaration of Conflict of Interest, Bias, Ex Parte Contacts, and Challenges to Impartiality
3. Staff Report
4. Applicant's Presentation
5. Proponents
6. Opponents
7. Neutral Parties
8. Rebuttal of Testimony
9. Questions from the Planning Commission
10. Staff Summary
11. Close of Public Hearing
12. Deliberation and Decision by the Planning Commission

If you provide testimony, please state your name and address for the record. Testimony and evidence must be directed toward the applicable substantive criteria or other criteria believed to apply to the decision.

If you would like an opportunity to present additional evidence, arguments or testimony regarding the application at a later date, you may request during the hearing that the Planning Commission hold the record open.

### **Helpful Tips When Speaking Before the Planning Commission**

Before the meeting begins, give a copy of any written materials to the Planning Secretary.

Please speak clearly keep in mind the meetings are recorded.

Before beginning your statement say your name and address for the record.

Speak to the Commission through the Chairperson. For example, "Mr. /Ms. Chair, members of the Commission ..."

In order to give everyone the opportunity to speak the Planning Commission may set a time limit. Out of courtesy to citizens speaking after you, please respect the time limit.

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*Next Standing September 16, 2015 – Check with City for changes*

*Location is wheelchair accessible (WCA)*

**THIS MEETING WILL BE RECORDED**

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The Planning Commission for the City of Junction City met on Wednesday, July 15, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

**PRESENT WERE:** Planning Commissioners, Jason Thiesfeld (Chair), Jack Sumner (Vice Chair), James Hukill, Jeff Haag, Ken Wells, Stuart Holderby and Sandra Dunn; Planning Commission Alternate, Alicia Beymer; City Planner, Jordan Cogburn and; Planning Secretary, Tere Andrews; **ABSENT:** NONE

#### **I. OPEN MEETING AND REVIEW AGENDA**

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance.

#### **II. CHANGES TO THE AGENDA**

The public hearings originally re-scheduled to July 15, 2015, for CPA-15-01 & RZ-15-01 were rescheduled to the August, 19 2015 Planning Commission meeting.

#### **III. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)**

There was none.

#### **IV. APPROVAL OF MINUTES**

##### **• JUNE 17 2015**

**Motion:** Commissioner Dunn made a motion to approve the June 17, 2015 minutes as written. Commissioner Hukill seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Holderby, and Sumner voted in favor.

#### **V. O'REILLY'S EXTENSION REQUEST: VAR-13-02**

Planner Cogburn reviewed the extension request from O'Reilly Auto Parts for their variance to window standards. If approved, the extension would be the second extension. Per Title 17 of the Junction City Municipal Code the Planning Commission can grant up to two (2) one-year extensions.

**Motion:** Commissioner Hukill made a motion to approve the extension request from O'Reilly Auto Parts for their Development approval and Variance approval file Numbers DEV-13-02 and VAR-13-02, respectively to July 21, 2016.

. Commissioner Dunn seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Holderby, and Sumner voted in favor.

#### **VI. PLANNING ACTIVITY REPORT**

Planner Cogburn reviewed the Planning Activity report with the Commission. The report included, initiation of a municipal code text amendment to allow public schools as an outright permitted use in the R3 (multi-family residential) zoning district. Building permits for St. Vincent de Paul's Alona Place affordable housing complex were issued.

#### **VII. COMMISSIONER COMMENTS**

There were none

#### **VIII. ADJOURNMENT**

**Motion:** Commissioner Hukill made a motion to adjourn the meeting. Commissioner Holderby seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Holderby, and Sumner voted in favor.

The meeting adjourned at 6:57 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday August 19, 2015 at 6:30 p.m.

Respectfully Submitted,

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Tere Andrews, Planning Secretary

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Jason Thiesfeld, Planning Commission Chair

# JUNCTION CITY PLANNING COMMISSION

## AGENDA ITEM SUMMARY



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### Final PUD-14-01, CUP-15-01, Rolling Meadows Planned Unit Development

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Meeting Date: August 18, 2015  
Department: Planning  
www.ci.junction-city.or.us

Agenda Item Number: 5a  
Staff Contact: Jordan Cogburn  
Contact Telephone Number: 541-998-4763

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#### ISSUE STATEMENT

Before the Commission is a proposal by Oaklea Enterprises for a seven (8) phase, 355 parcel Master Planned Development called "Rolling Meadows" to be developed on 84.5 acres west of Oaklea Drive. This Final PUD presentation is required as part of the PUD Approval process, and is subject to a Conditions of Approval associated with the Public Hearing Final Order for PUD-14-01 and CUP-15-01. The public hearing was held on May 20, 2015 regarding this proposal, where the applicant received conditional preliminary approval. The applicant has since submitted the required documents for processing of the Final PUD, which are attached to this AIS.

#### BACKGROUND

The applicant is requesting Final Approval of a 355-lot Planned Unit Development (PUD), called "Rolling Meadows" on 84.5 acres of two Tax Lots 2400 and 2500 on Tax Map 15 04 31. The site is zoned Residential Mix (Rx) and is to be rezoned and redesignated according to the Junction City Comprehensive Plan adopted on October 18th, 2012 (Ordinance 1212) and acknowledged by DLCD on August 9th, 2013 to a mix of Low Density, Medium Density, and High Density Residential through this Master Plan proposal.

The applicant has included a schedule proposing compliance with the requirements set forth in the Comprehensive Plan by proposing a minimum of 1 acre of High Density Residential (R3), 9 acres of Medium Density Residential (R2), approximately 58 acres of Low Density Residential (R1), and the remaining portions as wetlands and open space. A redesignation and rezone are being processed by the City concurrent with this proposal.

The site is currently being used for farming practices. An older farm house and several barns and outbuildings exist on the northeast corner of the site with overgrown blackberries surrounding the structures. Fire protection services are provided by the Junction City Rural Fire District. The site is located within the Junction City limits for water service and sanitary sewerage district, and is located within the Junction City Water Control District for storm water management. Other utilities readily available are power, gas, telephone, and cable TV all existing within the right of way of Oaklea Drive.

Additional details of the proposal are included in the applicant's Planned Unit Development and Conditional Use application packages, and are further addressed in the applicant's PUD Burden of Proof statement and supporting documentation, all of which are included as part of the public record

and located in the application file for reference.

## **COMMITTEE REVIEW AND/OR RECOMMENDATION**

None

## **RELATED CITY POLICIES**

- JCMC 17.65 Planned Unit Developments
- JCMC 17.130 Conditional Uses
- JCMC 16.05 Subdivisions

## **PLANNING COMMISSION OPTIONS**

- A. Move to approve the Final Planned Unit Development Master Plan Map and Program as presented.
- B. Move to approve the Final Planned Unit Development Master Plan Map and Program with conditions to the proposal based on amendments to the signed Final Order.
- C. Move to not approve the Final Planned Unit Development Master Plan Map and Program as presented. If the Commission does not approve the Final Planned Unit Development Master Plan Map and Program, move to have staff a) return with a revised proposal for their consideration or b) not bring the matter back before the Commission.

## **SUGGESTED MOTION**

“I move to (approve/approve with conditions/deny) the Final Planned Unit Development Master Plan Map and Program as presented, allowing the Rolling Meadows Planned Unit Development within Junction City.”

## **ATTACHMENTS**

- A. Applicant's PUD Condition of Approval Amendment Request
- B. Revised Rolling Meadows PUD Master Plan Submitted July 29, 2015
- C. Rolling Meadows Street Tree Plan
- D. Signed Final Order PUD-14-01
- E. Final Order CUP-15-01
- F. Applicant's Submitted Dedication Documents as required by the Preliminary PUD Conditions of Approval
- G. Lane County Public Works comments submitted August 11, 2015

## **FOR MORE INFORMATION**

Staff Contact: Jordan Cogburn  
Telephone: 541-998-4763  
Staff E-Mail: [jcogburn@ci.junction-city.or.us](mailto:jcogburn@ci.junction-city.or.us)

## Hayden Homes - Preliminary PUD Final Order (PUD-14-01) - Amendment Request

Eric Peterson, Land Development, Hayden Homes submitted the following statement on July 28, 2015:

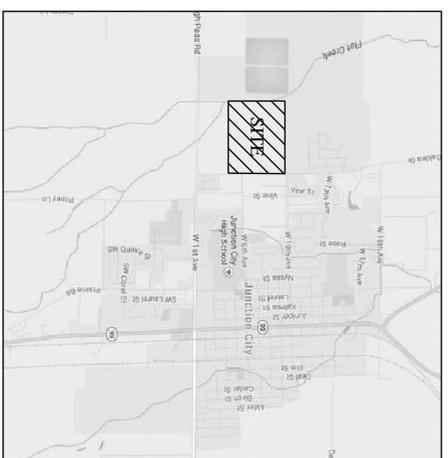
### *Requested Amendment to Rolling Meadows PUD Conditions*

*"Hayden Homes agrees to adhere to conditions 4 & 5 of the Final Order of the Junction City Planning Commission for the Rolling Meadows PUD. These conditions focus on the dedication of a .5 acre park to be built within the Rolling Meadows PUD during phase III of the project. With regard to the construction of the park, we ask to modify condition number 1 of the Final Order to state that "the improvements within phase III of the Rolling Meadows project will not be approved and accepted by the city unless the park is dedicated and built." We feel this alteration maintains the city's authority to require the park but will avoid the unnecessary expense of posting a bond for a park that will not be designed and built for a number of years."*

Planning Staff does not recommend approval of the proposed amendment request. However, Staff would find the following amendment acceptable:

1. *Prior to final PUD approval of each phase, the applicant will provide bonds or other securities as deemed necessary by the City to insure that each phase of the PUD is completed as approved. A performance bond, for each phase of the PUD shall be reviewed and approved by the City and shall include the following improvements as proposed with each phase:*
  - *Private Park improvements including play area and play equipment, 17.5 acre natural area, and walking trail system will be provided no later than Phase III.*
  - *Wetland Enhancement Plan approved by Division of State Lands as associated with each phase of the development.*

TENTATIVE MASTER PLAN FOR:  
**ROLLING MEADOWS PUD**  
 SITUATED IN THE SW 1/4 OF SECTION 31, T15S,  
 R04W, W.M., LANE COUNTY, OREGON  
 MAY 2015



**SHADING LEGEND:**

- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- OPEN SPACE
- DELINEATED WETLAND
- PEDESTRIAN PATHWAY
- SIGHT & SOUND BARRIER FENCE

SCALE 1"=100'



**LOTS BY PHASE:**

PHASE	HIGH DENSITY	MED. DENSITY	LOW DENSITY	TOTAL LOTS	ACREAGE
1	0	0	44	44	9.18 ac.
2	0	0	49	49	9.26 ac.
3	33	0	33	66	7.16 ac.
4	1	46	0	47	11.19 ac.
5	0	54	0	54	9.49 ac.
6	0	51	0	51	9.40 ac.
7	0	63	0	63	11.38 ac.
<b>TOTALS:</b>	<b>1</b>	<b>46</b>	<b>294</b>	<b>341</b>	<b>67.26 ac.</b>

**TENTATIVE CONSTRUCTION TIMETABLE:**

PHASE	ROAD UTILITY CONSTRUCTION	HOME BUILD-OUT
1	AUGUST 2015	OCTOBER 2017
2	AUGUST 2015	OCTOBER 2018
3	AUGUST 2016	OCTOBER 2019
4	AUGUST 2017	OCTOBER 2020
5	AUGUST 2018	OCTOBER 2021
6	AUGUST 2019	OCTOBER 2022
7	AUGUST 2020	OCTOBER 2023

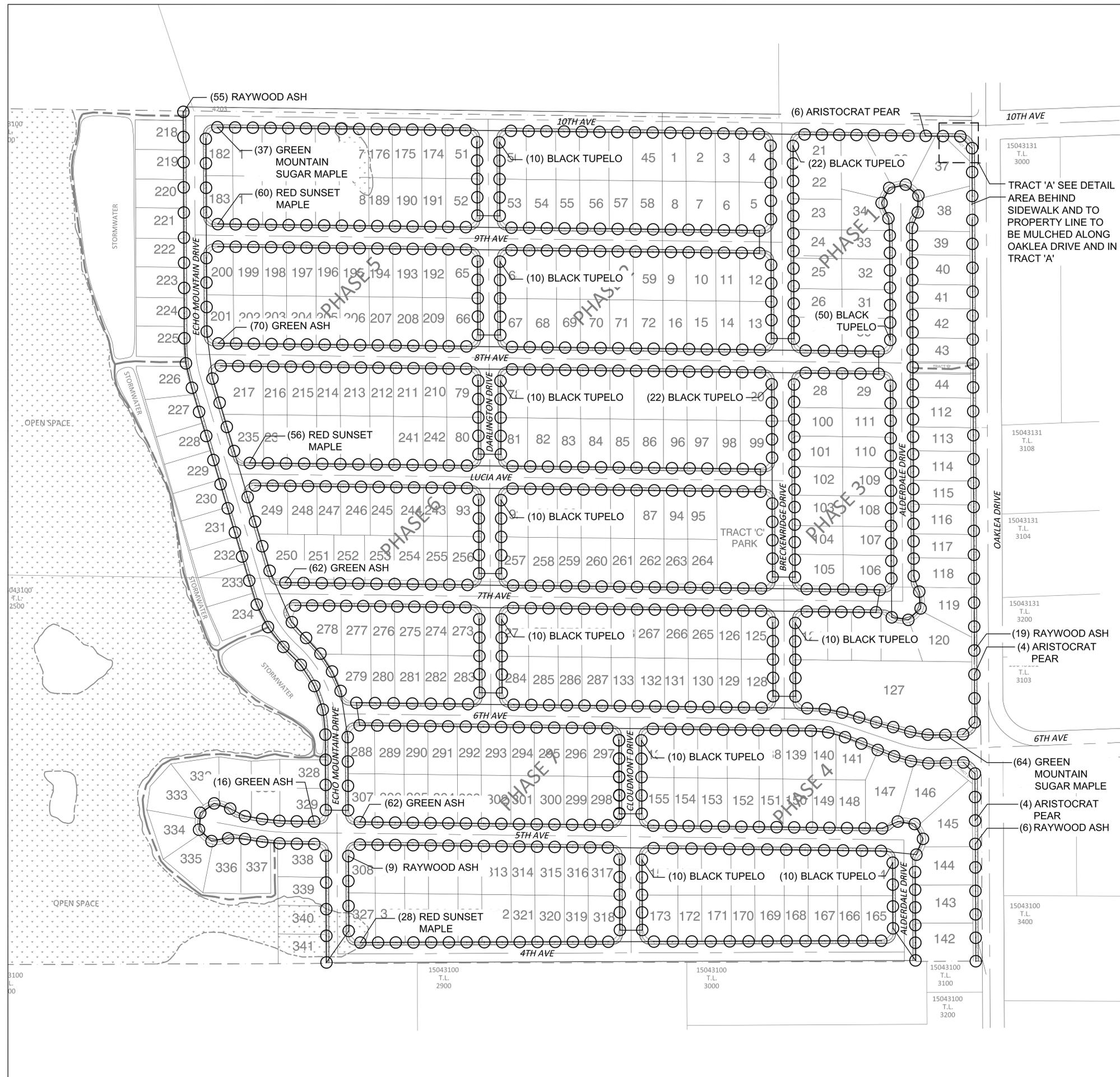
ROLLING MEADOWS  
 TENTATIVE PUD  
 MASTER PLAN  
 JUNCTION CITY OREGON



**R-C** RHINE-CROSS GROUP, LLC  
 ENGINEERING - SURVEYING - PLANNING  
 112 N 5th ST - SUITE 200 - P.O. BOX 909  
 KLAMATH FALLS, OREGON 97601  
 Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

Hayden Homes  
 2464 SW Glacier Place, Ste 110  
 Redmond, OR 97756  
 (541) 888-0985

JOB NO. 1422  
 SHEET NO. **MP 1**  
 SHEET 1 of 2



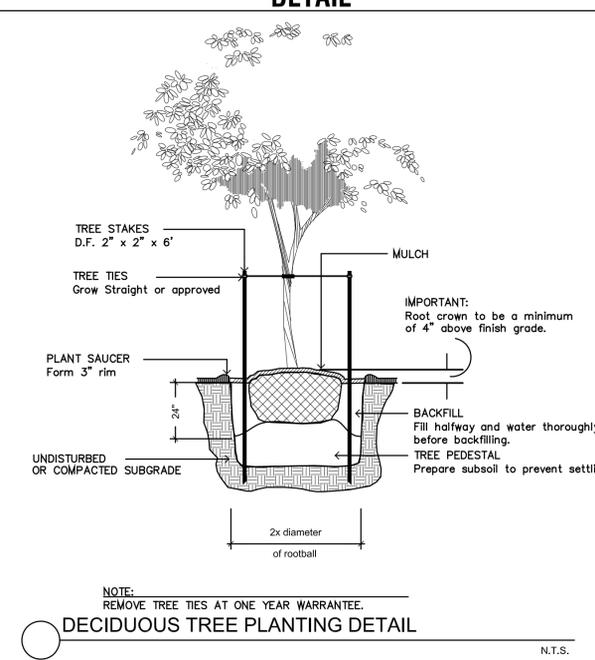
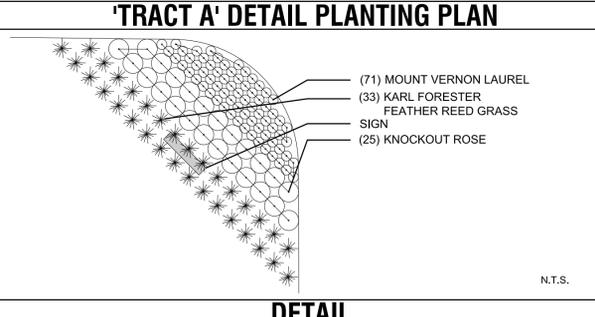
### MASTER PLANT LIST

Qty.	Botanical Name	Common Name	Size	Comments
<b>TREES</b>				
144	Acer rubrum 'Franksred'	Red Sunset Maple	2' cal.	Matched, evenly branched
101	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2' cal.	Matched, evenly branched
80	Fraxinus oxycarpa	Raywood Ash	2' cal.	Matched, evenly branched
210	Fraxinus pennsylvanica	Green Ash 'Summit'	2' cal.	Matched, evenly branched
184	Nyssa sylvatica	Black Tupelo	2' cal.	Matched, evenly branched
14	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	2' cal.	Matched, evenly branched
<b>SHRUBS</b>				
25	Rosa radrazz	Knockout Rose	3 gal.	
<b>GRASSES</b>				
33	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	
<b>GROUND COVER</b>				
71	Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laurel	1 gal.	



- ### NOTES
- MAKE MINOR ADJUSTMENTS IN TREE SPACING AS NECESSARY TO ACCOMMODATE THE IRRIGATION SYSTEM AS INSTALLED.
  - NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE LAYOUT OF WORK PRIOR TO THE EXECUTION OF THE WORK.
  - VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXECUTION OF WORK. REPAIR ANY DAMAGE TO EXISTING UTILITIES, PIPES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE AND IN A MANNER APPROVED BY THE GENERAL CONTRACTOR.
  - VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXECUTION OF WORK. REPAIR ANY DAMAGE TO EXISTING UTILITIES, PIPES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE AND IN A MANNER APPROVED BY THE GENERAL CONTRACTOR.
  - PROTECT TRUNKS, LIMBS AND ROOT ZONES OF EXISTING TREES TO REMAIN FROM ABRASION AND COMPACTION. DO NOT CUT LIMBS OR ROOTS LARGER THAN 3" IN DIAMETER WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
  - TREES AND SHRUBS PLANTED TOO DEEPLY WILL NOT BE ACCEPTED. SEE TREE PLANTING DETAIL.

- ### IRRIGATION NOTES
- FOR OAKLEA DRIVE AND TRACT 'A' ONLY:
- IRRIGATION SYSTEM TO BE AUTOMATIC ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM WITH PVC PIPE AND FITTINGS, BACKFLOW PREVENTION DEVICE, AUTOMATIC CONTROLLER (IRRITROL, RAINBIRD OR APPROVED), ELECTRIC REMOTE CONTROL VALVES (RAINBIRD PEB-PRS SERIES OR APPROVED), WITH POP-UP SPRAY SPRINKLERS (RAINBIRD 1800 PRS SERIES OR APPROVED). ALL VALVES TO BE LOCATED IN UNDERGROUND VALVE BOX (CARSON OR APPROVED). AUTOMATIC CONTROLLER TO BE LOCATED IN WEATHER PROOF LOCATION.



**SCHIRMER SATRE GROUP**  
 REGISTERED  
 LANDSCAPE ARCHITECT  
 RICHARD M. SATRE  
 OREGON

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**ROLLING MEADOWS PUD**  
**STREET TREE PLAN**  
 JUNCTION CITY OREGON

SHEET NAME:  
**MASTER PLAN**

DRAWN BY: PTM  
 CHKD BY: JS  
 DATE: 7.27.15

REVISIONS:

**SCALE 1"=100'**

JOB NO. 1422  
 SHEET NO. **MP 1**  
 SHEET 1 of 2

**FINAL ORDER OF THE JUNCTION CITY PLANNING COMMISSION  
ROLLING MEADOWS PUD  
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD-14-01)**

**A. The Junction City Planning Commission finds the following:**

- a. The applicant has submitted the application and preliminary plan as required by Chapter 17.65 of the Junction City Municipal Code.
- b. The Junction City Planning Commission opened a Public Hearing on April 15, 2015 after giving the required notice for public hearing per Chapter 17.150.080 of the Junction City Municipal Code. The Junction City Planning Commission continued the Public Hearing on May 20, 2015.
- c. The Junction City Planning Commission followed the required procedure of approving a conditional use permit as required by Chapter 17.130 of the Junction City Municipal Code.

**B. Conditions of Approval:**

1. In order to ensure the PUD is completed as submitted, a performance bond shall be submitted for open space improvements prior to final PUD approval.
2. A Wetland Enhancement Plan approved by Division of State Lands shall be provided as associated with each phase of the development.
3. The proposed entry sign shall be installed as part of Phase-1 of the PUD, in accordance with a Junction City approved sign permit.
4. In order to ensure a park area is available to residents of the PUD as it develops, the park shall be developed no later than Phase III.
5. The applicant shall dedicate or donate to the City, or cause to be dedicated or donated to the City, by instrument approved by the City, the proposed 18.5 acre open space tract no later than preliminary Plat Approval for Phase III.
6. Development and construction on the site shall conform substantially to the preliminary PUD plans submitted and PUD conditions approved by the Planning Commission (PUD-14-01). In addition the following applies:
  - Density of the proposed development shall not increase over the 15% adjustment allowed under 17.65.060(C)(2)(c)
  - Public park acreage shall not be less than that proposed
  - Open space tracts and wetland preservation area acres shall not be less than that proposed
  - No panhandle lots shall be allowed
  - All development shall comply with Public Works Design standards and Variances to these standards as approved.

- Minimum Setbacks for the R1 zoned parcels shall be allowed a reduction of 1 foot. A minimum side yard setback of 5 feet is allowed under 17.65.060(C)(2)(c)
7. The applicant shall record a dedicated reserve strip at the phase line on the subdivision plat prior to each final plat approval.
  8. The applicant shall revise the proposed alignment for the extension of West 10th Avenue for review and approval prior to final approval.
  9. Prior to Final PUD approval the applicant shall dedicate or cause to be dedicated, by instrument approved by the City, the proposed right-of-way for the extension of West 10th Avenue. The applicant shall construct West 10th Avenue to the phase line of 10th Avenue on each Phase Plat prior to subsequent Plat Approval.
  10. All street stubs shown on each preliminary subdivision plat shall be provided with a Junction City Fire District approved turn-around prior to final plat approval.
  11. Street trees shown on the Master Plan Map shall be detailed in the required landscaping plan at the time of final PUD submittal.
  12. Where required, easements for utilities shall be dedicated on the final plat for each phase.
  13. 10th street shall be a full width street with curb, gutters, and sidewalk on the south side and curb and gutter at the minimum on the north side.
  14. The zone of benefits for the Oaklea Meadows pump station shall be paid in full prior to building permit issuance of the first phase of development.
  15. The applicant shall revise the proposed alignment for the extension of West 10th Avenue for review and approval by Lane County prior to development approval. The new connection of West 10th Avenue on the west side of Oaklea Drive shall be revised to meet minimum intersection standards. Offset intersections shall meet the requirements of LC 15.137(6)(b).
  16. The applicant shall construct one half street improvements along the development frontage on Oaklea Drive. Half street improvements to Oaklea Drive shall at a minimum be constructed concurrently with each adjoining phase of the development.
  17. The applicant shall construct a 12 foot wide continuous Two-Way-Left-Turn-Lane (TWLTL) on Oaklea Drive along the entire frontage of the development. The TWLTL design shall provide for reasonable vehicle storage for southbound traffic at the intersection of West 10th Avenue (minimum 50 feet), and shall provide pavement tapers to the north. The design shall provide tapered widening south of West 6th Avenue for northbound traffic, subject to right-of-way limitations to the south. The design shall also provide striped vehicle storage (minimum 75 feet) for northbound traffic at West 6th Avenue and a striped taper for southbound traffic. Pavement tapers for the TWLTL on

Oaklea Drive shall be designed to meet minimum AASHTO standards and shall be approved by Lane County prior to construction.

18. The applicant shall construct improvements to the easterly side of Oaklea Drive to provide functional two-way-left-turn-lanes (TWLTL) and tapers, to service the intersection of Oaklea Drive and 10th Avenue, improvements shall as a minimum timeline be constructed concurrent with Phase 3. Improvements to the westerly and easterly side of Oaklea Drive to complete the functional two-way-left-turn-lanes (TWLTL) and tapers for the remaining portion of the development, shall as a minimum timeline be constructed during Phase 4, and shall be completed no later than when Breckenridge Drive is connected from Phases 1-3 to 6th Avenue which is connected to Oaklea Drive. The said phasing corresponding to the applicant provided Master Plan.
19. The applicant shall construct ADA compliant ramps, sidewalk landings and all necessary associated curbs at all four corners of the Oaklea Drive intersections with West 6th Avenue and West 10th Avenue. Sidewalk and ramps at the northeast corner of West 10th Avenue shall be connected to existing sidewalks immediately east of the intersection. The said pedestrian improvements shall be constructed in conjunction with each phase of the adjacent roadway improvements.
20. The applicant shall construct bike lanes as part of the west side half street improvements. The said bike lanes shall meet the requirements of LC 15.702(9)(a) and LC 15.702(9)(b). Lane County will not require bike lanes to be marked as required by LC 15.709(c) until such time as full width improvements have been completed on the east side of Oaklea Drive.
21. The applicant shall provide striping and related stripe removal as necessary to facilitate each phase of construction, as well as for the final design configuration of Oaklea Drive. Striping shall include required transition tapers, fog line, left turn lanes etc. Specific striping plans shall be submitted for review and approval for each phase of the work at the time of facility permit application.
22. As shown on the applicant provide Master Plan and Tentative Plat Rolling Meadows Phase 1, the applicant shall dedicate sufficient right-of-way to maintain a minimum 35 feet of right-of-way along the development frontage on the west side of the centerline of Oaklea Drive and such other right-of-way as may be required to construct the required improvements.
23. The applicant shall construct 11 foot wide travel lanes on Oaklea Drive, consistent with LC 15.702(5).
24. Curbside sidewalks shall be 6 foot minimum, excluding the curb, consistent with LC 15.702(8).
25. Except as modified within these conditions of approval, the applicant shall construct all required improvements to Oaklea Drive to meet the minimum urban collector standards of LC 15.702.

26. A Lane County Facility Permit shall be required for placement of facilities within the right-of-way of Oaklea Drive. Facilities and development includes, but is not limited to, road improvements, sidewalks, new or reconstructed driveway or road approach intersections, utility placements, excavation, clearing, grading, culvert placement or replacement, storm water facilities, or any other facility, thing, or appurtenance [LC 15.205(1)].

27. A Lane County Facility Permit shall be required for the following:

- Construction of the new intersections at West 6th Avenue and West 10th Avenue.
- Construction of emergency and pedestrian accesses known as Tract 'B' and Tract 'E'.
- Construction of all storm water and road improvements to Oaklea Drive.
- Striping and any related stripe removal on Oaklea Drive.
- Any other work within the right-of-way of Oaklea Drive.

As part of the Facility Permit process, the applicant shall provide Engineering drawings for Lane County review and approval for each phase of the work prior to the issuance of Facility Permits.

28. Storm water runoff from private property shall not be directed to the Lane County road right-of-way, or into any Lane County drainage facility, including roadside ditches. Ditches adjacent to County roads are designed solely to accommodate roadway storm water runoff.

The applicant shall submit Storm Water Design plans, necessary reports and calculations as required for Lane County permit staff review and approval of storm water facilities on Oaklea Drive. Please coordinate with Lane County Senior Engineering Associate, Brad Lemhouse at (541) 682-6928 for review and approval of the storm water design. Lane County storm water design approval shall be required prior to approval of this development.

**C. IT IS HEREBY ORDERED THAT the Junction City Planning Commission approves the planned unit development for a portion of tax lots 2400 and 2500 of Assessor's Map 15-04-31-00 with the conditions of approval listed above based on the following findings of fact:**

Applicable criteria from of JCMC Chapter 17.65 Planned Unit Development are *listed in italics* and **findings are highlighted with bold font**.

*The following general requirements will apply to planned unit developments:*

- a. A planned unit development shall be allowed in all zones as a conditional use according to the procedures set forth for such uses. Minimum site area shall be two acres to qualify for a PUD.*

**A Conditional Use application has been submitted by the applicant. Conditional Use criteria will be addressed within the Final Order for file CUP-15-01. The subject properties collectively are 84.5 acres in size, therefore this provision is met.**

*b. As a condition of approval of a planned unit development, the planning commission may require the following:*

*(1) A performance bond or other securities acceptable to the City to insure that a Planned Unit Development is completed as submitted.*

**The applicant is proposing to dedicate 18.5 acres for a public open space and a developed .5 acre public park (Tract C) with Phase III of PUD. The public park is proposed to be developed prior to the enhancements of the public open space. A timeline for the enhancement of public open space has not submitted. In order to ensure the PUD is completed as submitted, a performance bond shall be submitted for open space improvements prior to final PUD approval.**

**The applicant has proposed wetland preservation along the western portion of the site. The trails and open spaces will connect residents to natural features of the site. The proposed wetlands enhancements are considered an amenity that will preserve the natural features of the area which will result in a development that is superior to what could be obtained through ordinary lot-by-lot development**

**According to Division of State Lands a permit is required for any restoration and enhancement within the wetlands. Therefore the applicant shall submit a copy of an approved DSL permit to the City prior to final PUD approval.**

**In order to ensure the wetland enhancements will be completed as the PUD develops, a wetland enhancement plan approved by DSL shall be submitted to the City for review and implemented with the phasing plan as submitted. A performance bond including wetlands enhancements approved by DSL shall be submitted to the city for review and approval prior to PUD Final Approval.**

**In order to ensure the PUD is developed as submitted, development and construction on the site shall conform substantially to the preliminary PUD plans submitted and conditions approved by the planning Commission. In addition the following applies:**

- **Density of the proposed development shall not increase**
- **Public park acreage shall not be less than that proposed**
- **Open space tracts and wetland preservation area acres shall not be less than that proposed**
- **No additional panhandle lots shall be allowed**
- **All development shall comply with Public Works Design standards and Variances to these standards as approved.**

**Street and other public improvements as part of Preliminary Subdivision approval will be included in a separate Final Order reviewed and approved by the Planning Commission.**

*(b) An Economic Impact Statement if the Planned Unit Development is of a sufficient size and economic complexity.*

**The Planning Commission finds the proposed Planned Unit Development is not of a sufficient size or complexity to require an Economic Impact Statement**

*(c) An Environmental Impact Study if the Planned Unit Development is large enough to have critical impact upon the land and environment.*

**The planned unit development includes delineated wetlands that have been approved by DSL. In addition the applicant has submitted a wetland enhancement plan that is required to be reviewed and approved by DSL. All traffic impacts will be reviewed by Lane County Transportation Engineering and impact to the City's storm water system is also being reviewed under the subdivision approval process. Therefore the Planning Commission finds the impacts of the development will be sufficiently addressed and an Environmental Impact Study is not required.**

*(d) Areas for parks or playgrounds, sized according to prevailing statewide and local government standards, shall be permanently reserved within the PUD or provided for off site.*

**The current standards for park requirements are included in a separate Final Order to be reviewed and approved by the Planning Commission.**

*(e) Streets be designed and constructed according to City standards and dedicated to the City.*

**Street design and construction will be reviewed during the preliminary subdivision approval process and will be required to be designed and constructed according to City standards and dedicated to the City.**

*(f) Easements for the orderly extension, maintenance, repair or replacement of public utilities.*

**All street frontages adjacent to lots will have a public utility easement (PUE). Easements for the extension and maintenance of public utilities will be reviewed during the preliminary subdivision approval process and will be required to be designed and constructed according to City standards.**

*(g) Adequate guarantee must be provide to ensure permanent retention of common open space and recreation areas which may be required as conditions of PUD approval. This guarantee may be satisfied by creation of a nonprofit homeowners association to ensure maintenance of the area, or by development of the space to City specifications and acceptance of it by the City, in which case it would be available for general public use.*

**The common areas in the PUD, including the public park, will be dedicated to the City for public use and will be owned and maintained by the City.**

*(3) Whenever a Planned Unit Development is subject to the City's subdivision ordinance, the procedures and regulations of the subdivision ordinance shall apply.*

**The PUD application was submitted with a Preliminary Subdivision application. The subdivision plans will be reviewed by the Planning Commission at the April 15, 2015 meeting. Since a subdivision application is required as part of this development, a condition of PUD approval is receipt of preliminary and final subdivision approval by the Planning Commission.**

*JCMC 17.65.060 (C) Upon receiving the preliminary plan map and program, the Planning Commission shall review the proposed Planned Unit Development and shall seek to determine that all of the following conditions are met:*

*(1) The Planned Unit Development will be consistent with the Comprehensive Plan of the City. Specifically, this includes:*

*(a) Information indicating how the housing provided in the PUD relates to Junction City area housing needs. All PUD proposals may, consistent with the density allowed by underlying zoning, propose housing concepts including townhouses, condominium-owned multi-family units, mixtures of housing types and lot sizes, multi-plex construction, mobile homes or other kinds of dwellings manufactures off site.*

**The applicant is proposing 279 Low Density Residential parcels, 69 Medium Density Residential parcels, and 1 High Density Residential parcel in the rolling Meadows PUD on varying lot sizes, which will provide a variety of home ownership opportunities for future residents. The City is expected to have a growing demand for housing with the construction of the planned hospital and planned prison. The proposed PUD will provide a range of housing opportunities for new city residents. The density proposed on the site is consistent with density range allowed for PUDs by the City's Comprehensive Plan.**

*(b) Description of the municipal service and utilities needed at initial and later phases of PUD occupancy, and whether it is consistent with the City's capital facilities plan.*

**The application package dated February 9, 2015 includes a phasing plan (Sheet MP1) and a projected development schedule for the proposed PUD. The sanitary pump station constructed in The Reserve at Junction City, Phase I (Oaklea Meadows) was sized to accommodate the needs of the proposed development. Water service is available from the existing adjacent water lines. The proposed storm system will be a combination of storm pipes and low impact development practices, including bio-swales, as proposed by the applicant. All of the services and utilities are of adequate size and quality to serve the proposed 355-lot PUD**

*(c) Indication that the streets required off-site are provided already, or planned and funded by appropriate city or county agencies. Sufficient access will be required to meet vehicular movement and storage generated by the proposed development. Continuity with future streets in adjoining*

*developments and dedication of sufficient arterial street right-of-way for the proposed development and other developments generally anticipated in the capital facilities plan.*

**The applicant will be constructing half-street improvements along Oaklea Drive for the proposed PUD in accordance with Lane County Public Works Conditions of Approval. The streets in Phase I will be constructed to City standards and will provide access to the new neighborhood. Phase I also includes a secondary emergency access to Oaklea Drive (Tract B). Tenth Avenue, proposed to be constructed with Phase I, will be extended west of Oaklea Drive into the site and will provide the first street connection into the PUD. Sixth Avenue, proposed to be constructed with Phase IV, will be extended west of Oaklea Drive into the site and will provide a second street connection into the PUD. All proposed streets will be dedicated to the City upon recordation of the final plat(s) and will be reviewed under the preliminary subdivision approval process.**

- (d) Assurance that if density of the development in the PUD's initial stages does not warrant public sewer or water connections, that the layout allows for later increases of density to a level that makes such connections financially feasible.*

**Not applicable. Sewer and water connections will be constructed with the PUD's initial phase (Phase I).**

- (e) Deed restrictions to support future assessments to provide services necessary for urban densities of development.*

**Not applicable. No deed restrictions are needed as all services necessary for the proposed density will be provided with construction of the site.**

- (2) The Planned Unit Development can be developed in harmony with the surrounding area, and between uses within PUD itself. Specifically:*

- (a) Height, bulk and density of buildings not radically different from those anticipated on adjacent or facing properties. Exceptions could be made if the PUD were in a transitional area between a higher-intensity district and a lower-intensity residential district.*

**Property south of the site is agricultural and located outside of the urban growth boundary. The duplex residential homes will provide an appropriate transition to the undeveloped land.**

**Property west of the site is zoned as Public Land (PL). The single family detached homes, and open space areas will provide a compatible transition along this side of the neighborhood.**

**Within the PUD, the higher density residential uses (proposed Medium Density (M) and High Density (H) Designations) have been clustered in the southeast portion of the neighborhood.**

**The Junction City Comprehensive Plan Chapter 3 Land Use Element, Section II. Comprehensive Plan Map Designations and Implementing Zoning Districts includes policies to encourage the use of Planned Unit Development provisions for development in order to allow for greater densities in the Low Density Residential designation. The Comprehensive Plan states:**

*"The land use categories mapped on the Comprehensive Plan Land Use Map are:*

*Low-Density Residential – single-family residential uses at a typical density of one to eight dwelling units per acre for detached residential structures. Additional density may be achieved through a Planned Unit Development.*

*Medium-Density Residential – detached and attached residential uses at a typical density of 8 to 12 dwelling units per acre.*

*High-Density Residential – detached, attached, or stacked residential uses at a typical density of 12 or more dwelling units per acre."*

**The actual net density for the site is 7.25 units/acre which exceeds the net density minimum of 5.0 dwelling units per net acre, as required per Chapter 9, Policy 2 of the Comprehensive Plan.**

(2) *Preservation of natural and cultural assets within the area.*

**The applicant has proposed wetland preservation around the periphery of the site. The trails and open spaces will connect residents to natural features of the site. No impacts are proposed to the wetlands or Flat Creek riparian corridor.**

**According to Division of State Lands a permit is required for any restoration and enhancement within the wetlands. Therefore the applicant shall submit a copy of an approved DSL permit to the City prior to final PUD approval.**

**The proposed wetlands enhancements are an amenity that will preserve the natural features of the area which will result in a development that is superior to what could be obtained through ordinary lot-by-lot development. In order to ensure the amenities proposed will be available as the PUD develops, the wetland enhancement plan shall be implemented with the phasing plan as submitted.**

(c) *Density bonuses of 15 percent may be granted by the Planning Commission as an incentive to go through the PUD process, and providing at least three of the following:*

- (a) *Landscaping.*
- (b) *Public open space.*
- (c) *Provision of low cost housing.*

- (d) *Enhancement of public enjoyment of natural or cultural assets on site.*
- (e) *Solar energy protection.*

**The Planning Commission finds that the applicant has provided landscaping, public open space, and enhancement of public enjoyment of natural assets onsite, which complies with the polices of the JCMC and Comprehensive Plan and therefore have agreed to allow the density to exceed 5.0 dwelling units per net acre.**

*JCMC Chapter 17.10.030 Lot Size. In an R1 zone, the lot size shall be as follows:*

- (1) *The minimum lot area shall be 6,000 square feet.*
- (2) *The minimum lot width shall be 60 feet and 35 feet for cul-de-sac lots.*

**The applicant is proposing modifications to the above standards through the PUD process as permitted by JCMC 17.65.010. For the single family detached homes, the requested minimum lot area is 5,000 square feet; the requested minimum lot width is 50 feet at the front building line and 35 feet at the front building line for cul-de-sac lots.**

*JCMC Chapter 17.10.040 Setback Requirements. Except as provided in JCMC 17.95.060, in an R1 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of three feet into any setback area as defined in JCMC 17.10.070, shall be as follows:*

- (1) *The front yard shall be a minimum of 18 feet to the front façade of the house and a minimum of 20 feet to the garage. Covered, but unenclosed porches shall be allowed to be a minimum of 10 feet from the property line, as long as it does not encroach into a public utility easement (See Appendix A, Diagram 4).*
- (2) *Each side yard shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet.*
- (3) *The rear yard shall be a minimum of 15 feet. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of 4 feet.*

**The applicant is requesting modifications to the above standards through the PUD process as permitted by JCMC 17.65.010. For the single family detached homes, the requested setback for interior side yards is 5 feet, and 10 feet for street side yards.**

**As conditioned above, the proposed PUD can be made similar in scale, bulk, and density to those in the surrounding neighborhood.**

*JCMC Chapter 17.15.030 Lot Size. In a R2 zone, the lot size shall be as follows:*

- a. For multiple-family dwellings, residential care homes, and residential care facilities the minimum lot area shall be 7,500 square feet. The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.*
- b. For townhomes (single-family attached or row houses) the minimum lot area shall be 2,500 square feet per unit. The minimum lot width at the front property line shall be 25 feet.*

**The applicant is requesting modifications to the above standards through the PUD process as permitted by JCMC 17.65.010. For the single family attached homes, the requested minimum lot area is 4,500 square feet from 5,000. No other changes to this standard are proposed.**

*JCMC Chapter 17.15.040 Setback Requirements. This standard applies to multi-family, townhomes, neighborhood commercial developments, and residential care homes and residential care facilities. Except as provided in JCMC 17.95.060 in an R2 zone the yards, measured from the property line to the foundation of the building with a maximum projection of three feet into any setback area as defined in JCMC 17.10.070, shall be as follows:*

- A. The front yard shall be a minimum of 18 feet to the front facade of the house and a minimum of 20 feet to the garage. Covered but unenclosed porches shall be allowed to be a minimum of 10 feet from the front property line, as long as they do not encroach into a public utility easement and comply with the vision clearance standards in JCMC 17.95.090 (see Appendix A, Diagram 4).*
- B. Each side yard shall be a minimum of six feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation.*
- C. The rear yard shall be a minimum of 15 feet, measured from the foundation. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory*

*structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of four feet.*

- D. *In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard with appropriate front yard setbacks (20 feet from property line to foundation of building). Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix A, Diagram 2). [Ord. 1116 § 1, 2003; Ord. 1037§ 1, 1997; Ord. 950 § 18, 1991.]*

**The applicant is requesting modifications to these standards through the PUD process as permitted by JCMC 17.65.010. For the R-2 proposed parcels, the applicant is proposing a 10 foot side yard setback where lots abut a public street, and a 5 foot side setback between buildings and property lines not abutting a street. No changes to the rear yard setback requirements are being proposed.**

*JCMC 17.15.060 Lot Coverage. In an R2 zone, buildings shall not occupy more than 50 percent of the lot area. [Ord. 1116 § 1, 2003; Ord. 950 § 20, 1991.]*

**The applicant is not seeking a modification to the lot coverage standards, therefore this criterion has been met.**

*(3) The time table for the completion of the Planned Unit Development is within reason.*

**The applicant's compliance narrative includes a projected development schedule for each of the project phases as shown on Sheet MP1 in the application package. Construction of the last phase is expected to be complete by 2024. The time table is based on the construction of approximately 40 to 100 homes in each phase. The final plat for each phase of the PUD will be reviewed through the subdivision plat approval process.**

**A final subdivision plat for the last phase of the subdivision/PUD shall be submitted within 20 years of the submittal of Phase II unless an extension is approved by the City. As conditioned, the Planning Commission finds the development schedule as proposed is within reason.**

- D. **This approval shall become final on the date this decision and supporting findings of fact are signed by the Chairperson of the Junction City Planning Commission. An appeal of the Planning Commission's decision must be submitted to the City Council within 12 days of this Final Order being mailed to all opponents. Appeals may be made by filing written notice with the city and paying the fee equal to the average cost as prescribed by the City Council and cost of the written transcripts up to \$500, plus one-half the cost over \$500. If no appeal is taken within the 12-day period, the decision of the Planning Commission**

shall be final. An appeal of the City Council's decision must be submitted to the Land Use Board of Appeals within 21 days of the Council's decision becoming final.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court.

Signature:

  
\_\_\_\_\_  
Jason Thiesfeld, Chairperson of the Junction City Planning Commission

Approval Date:

May 20, 2015  
\_\_\_\_\_

**FINAL ORDER OF THE JUNCTION CITY PLANNING COMMISSION  
ROLLING MEADOWS PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT (CUP-15-01)**

**A. The Junction City Planning Commission finds the following:**

- a. The applicant has submitted the application and preliminary plan as required by Chapter 17.65 of the Junction City Municipal Code.
- b. The Junction City Planning Commission opened a Public Hearing on April 15, 2015 after giving the required notice for public hearing per Chapter 17.150.080 of the Junction City Municipal Code. The Junction City Planning Commission continued the Public Hearing on May 20, 2015.
- c. The Junction City Planning Commission followed the required procedure of approving a conditional use permit as required by Chapter 17.130 of the Junction City Municipal Code.

**B. Conditions of Approval:**

1. Conditions have been imposed on the proposed planned unit development in Final Order PUD 14-01.

**C. IT IS HEREBY ORDERED THAT the Junction City Planning Commission approves the conditional use permit allowing a 355-lot planned unit development for a portion of tax lots 2400 and 2500 of Assessor's Map 15-04-31-00 with the conditions of approval listed above based on the following findings of fact:**

Applicable criteria from Chapter 17.130.030 of the Zoning Ordinance are *listed in italics* and **findings are highlighted with bold font**.

- (2) *Based on the testimony provided at the hearing, the planning commission shall develop findings of fact to justify either approving or denying a conditional use permit. The planning commission may approve such requests when it is determined the request is in conformance with all the following requirements:*

- (a) The proposal is in conformance with the zoning ordinance;*

**The applicant provided a Master Plan Map that shows compliance with the Residential Mix Zoning Ordinance by proposing 1 acre of High Density Residential, 9 acres of Medium Density Residential, and the remaining area to be dedicated as Low Density Residential. The proposed conditional use for the subject site is a 355-parcel planned unit development. A PUD allows modifications to the underlying zoning standards, and the applicant has made specific requests for those modifications to the R1, R2 and R3 zones. The proposed PUD conforms to all other applicable requirements of the City's Zoning Ordinance.**

- (b) The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the Planning Commission;*

**The 84.5 acre subject property is a large site that can accommodate the proposed 355-lot PUD as shown in the preliminary site plans. The applicant is avoiding all impacts to the site's wetlands and is providing parks and open spaces in exchange for modifications to the standards for the underlying R1, R2 and R3 zones. The applicant has proposed a site layout that accommodates the unique shape of the site's natural resources. The proposed density on the site is within the density allowed in a PUD by the City's Comprehensive Plan.**

*(c) Public facilities are of adequate size and quality to serve the proposed use; and*

**The sanitary pump station constructed in The Reserve PUD to the north of the subject site was sized to accommodate the needs of future development, including the current proposed development. Water service is available adjacent to the subject site. The proposed storm system will be a combination of storm pipes and low impact development practices, including detention facilities, as proposed by the applicant. All of the services and utilities are of adequate size and quality to serve the proposed 355-lot PUD**

*(d) The proposed use will prove, or can be made to be through imposing conditions, reasonably compatible with surrounding properties.*

**The proposed PUD includes a Master Plan Map that proposes zoning that is reasonably compatible with surrounding properties, as required by the Junction City Comprehensive Plan.**

- D. This approval shall become final on the date this decision and supporting findings of fact are signed by the Chairperson of the Junction City Planning Commission.** An appeal of the Planning Commission's decision must be submitted to the City Council within 12 days of this Final Order being mailed to all opponents. Appeals may be made by filing written notice with the city and paying the fee equal to the average cost as prescribed by the City Council and cost of the written transcripts up to \$500, plus one-half the cost over \$500. If no appeal is taken within the 12-day period, the decision of the Planning Commission shall be final. An appeal of the City Council's decision must be submitted to the Land Use Board of Appeals within 21 days of the Council's decision becoming final.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court.

Signature: \_\_\_\_\_

Jason Thiesfeld, Chairperson of the Junction City Planning Commission

Approval Date: \_\_\_\_\_

**After recording return to:  
City of Junction City  
PO Box 250  
Junction City, OR 97440**

### **RIGHT OF WAY DEDICATION DEED**

**DDK Investments, LLC (Grantor) does own and hereby dedicates to the City of Junction City (Grantee) a perpetual right-of-way for street, road, and utility purposes on, over, across, under, along, and within the following described real property in Lane County, Oregon (Property):**

**See Attached Exhibit A & Exhibit B**

**True and actual consideration for this conveyance consists of other value given or promised, the receipt and sufficiency thereof is hereby acknowledged by Grantor.**

**Grantor hereby also terminates and releases to Grantee any and all access or roadway easement rights Grantor may possess in Property.**

**Grantor further covenants and agrees not to plant any tree, shrub or plant on Property nor build any structure or place any fence in the right-of-way without first obtaining a written permit from Grantee. Balm, poplar, locust, cottonwood or willow trees will not be planted near the right-of-way. It is understood that Grantee may remove any physical obstructions including buildings, fences, trees, or shrubbery, and abate any use of the right-of-way if Grantee finds that the physical obstruction or use will interfere with the right-of-way or Grantee's ability to maintain or repair the right-of-way, and such obstruction or abatement may be removed without recompense to the Grantor.**

**Grantee shall have the right to open, construct, improve, and maintain roads and streets of its design upon Property and shall have the right to place or permit to be placed sidewalks, sewers, utilities, cables, pipes, and all such other public improvements as Grantee shall deem necessary and convenient upon, above, or below the surface of the Property. Nothing in this dedication or elsewhere shall be construed as requiring Grantee to install any street improvement or utility in the future.**

Grantor and Grantee intend that this dedication shall bind Grantor, his or her heirs, successors and assigns. This right-of-way will not be considered abandoned until Grantee has declared the right-of-way abandoned and no longer in use by Grantee, and undertaken vacation procedures as set forth in ORS 271.080, et seq.

DATED this 27<sup>th</sup> day of July, 2015.

GRANTOR: **DDK Investments, LLC**

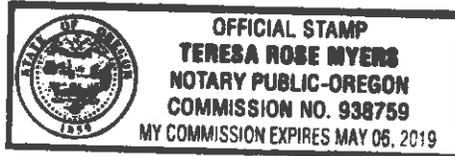
By: [Redacted Signature]

Printed Name: SCOTT DAVIS

STATE OF OREGON )  
County of Lane ) ss.

On this day of July 27<sup>th</sup>, 2015, personally appeared before me, the above named person, SCOTT DAVIS, known to me to be the person whose signature is above subscribed, and acknowledged to me that this is a free act and deed, for the uses and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed by official seal on the day and year last above written.

[Redacted Signature]  
Notary Public for Oregon



**ACCEPTANCE OF DEDICATION**

The City of Junction City, Oregon, does hereby accept this right-of-way dedication this 11 day of August, 2015.

[Redacted Signature]  
Jason Knope, City Administrator

## Exhibit A

A 16.48 foot wide public Right of Way dedication to the City of Junction City across the southern 16.48 feet of Parcel 1 of Partition Plat No. 2007-P2082, Partition Records of Lane County, Oregon. The 16.48 foot wide strip of land situated in the NW1/4 and SW1/4 of Section 31, Township 15 South, Range 4 West of the Willamette Meridian, Lane County, Oregon, and is more particularly described as follows:

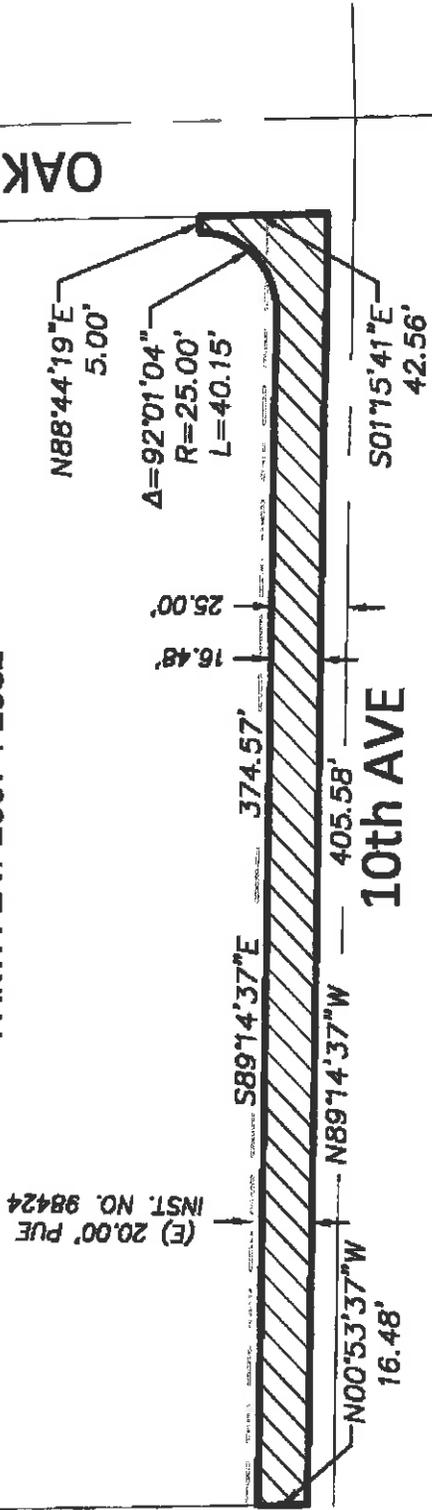
Beginning at the Southeast corner of Parcel 1 of Partition Plat No. 2007-P2082, said point marking the westerly right of way line of Oaklea Drive and the southerly line of said Parcel 1; thence North  $89^{\circ}14'37''$  West, 405.58 feet, along said southerly line to the westerly line of said Parcel 1; thence North  $00^{\circ}53'37''$  West, 16.48 feet along said westerly line; thence leaving said westerly line South  $89^{\circ}14'37''$  East, 374.57 feet to a point of curvature; thence along the arc of a 25.00 foot radius curve to the left, a distance of 40.15 feet, through a central angle of  $92^{\circ}01'04''$  (chord of said curve bears North  $44^{\circ}44'51''$  East a distance of 35.97 feet); thence North  $88^{\circ}44'19''$  East, 5.00 feet to a point on the westerly right of way of Oaklea Drive; thence along the westerly right of way of Oaklea Drive South  $01^{\circ}15'41''$  East, 42.56 feet to the True Point of Beginning.

Said Right of Way dedication contains 6958 sq.ft. Basis of Bearings is per Partition Plat 2007-P2082, Partition Records of Lane County, Oregon.

# R.O.W. DEDICATION EXHIBIT B

A TRACT OF LAND LOCATED IN PARCEL 1, PARTITION PLAT 2007-P2082,  
 PARTITION RECORDS OF LANE COUNTY, SITUATED IN THE NW1/4 OF SECTION  
 31, TOWNSHIP 18 SOUTH, RANGE 4 WEST, W.M.,  
 LANE COUNTY, OREGON  
 JUNE 2015

PARCEL 1  
 PART. PLAT 2007-P2082



**LEGEND:**

- BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- ROW DEDICATION AREA



1"=60'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Marcus D. Cross*

OREGON  
 JULY 6, 2010  
 MARCUS D. CROSS  
 55506PLS

EXPIRES: 12-31-2015

**R-C**  
**RHINE-CROSS GROUP**  
 ENGINEERING - SURVEYING - PLANNING  
 112 N. 5TH ST. SUITE 200 - P.O. BOX 909  
 KLAMATH FALLS, OREGON 97601  
 Phone: (541) 851-9405 Fax: (541) 273-9200

**After recording return to:  
City of Junction City  
PO Box 250  
Junction City, OR 97440**

### **RIGHT OF WAY DEDICATION DEED**

**West Linn Corporate Park, LLC (Grantor) does own and hereby dedicates to the City of Junction City (Grantee) a perpetual right-of-way for street, road, and utility purposes on, over, across, under, along, and within the following described real property in Lane County, Oregon (Property):**

**See Attached Exhibit A & Exhibit B**

True and actual consideration for this conveyance consists of other value given or promised, the receipt and sufficiency thereof is hereby acknowledged by Grantor.

Grantor hereby also terminates and releases to Grantee any and all access or roadway easement rights Grantor may possess in Property.

Grantor further covenants and agrees not to plant any tree, shrub or plant on Property nor build any structure or place any fence in the right-of-way without first obtaining a written permit from Grantee. Balm, poplar, locust, cottonwood or willow trees will not be planted near the right-of-way. It is understood that Grantee may remove any physical obstructions including buildings, fences, trees, or shrubbery, and abate any use of the right-of-way if Grantee finds that the physical obstruction or use will interfere with the right-of-way or Grantee's ability to maintain or repair the right-of-way, and such obstruction or abatement may be removed without recompense to the Grantor.

Grantee shall have the right to open, construct, improve, and maintain roads and streets of its design upon Property and shall have the right to place or permit to be placed sidewalks, sewers, utilities, cables, pipes, and all such other public improvements as Grantee shall deem necessary and convenient upon, above, or below the surface of the Property. Nothing in this dedication or elsewhere shall be construed as requiring Grantee to install any street improvement or utility in the future.

Grantor and Grantee intend that this dedication shall bind Grantor, his or her heirs, successors and assigns. This right-of-way will not be considered abandoned until Grantee has declared the right-of-way abandoned and no longer in use by Grantee, and undertaken vacation procedures as set forth in ORS 271.080, et seq.

DATED this 20<sup>th</sup> day of July, 2015.

GRANTOR: West Linn Corporate Park, LLC

By: [Redacted Signature]

Printed Name: Mike Kelley

STATE OF OREGON)

) ss.

County of Lane

Clackamas

On this day of 20<sup>th</sup> July, 2015, personally appeared before me, the above named person, Mike Kelley, known to me to be the person whose signature is above subscribed, and acknowledged to me that this is a free act and deed, for the uses and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed by official seal on the day and year last above written.

[Redacted Signature]

Notary Public for Oregon

ex 8-20-16



**ACCEPTANCE OF DEDICATION**

The City of Junction City, Oregon, does hereby accept this right-of-way dedication this 11 day of AUGUST, 2015.

[Redacted Signature]

Jason Knope, City Administrator

### **Exhibit A**

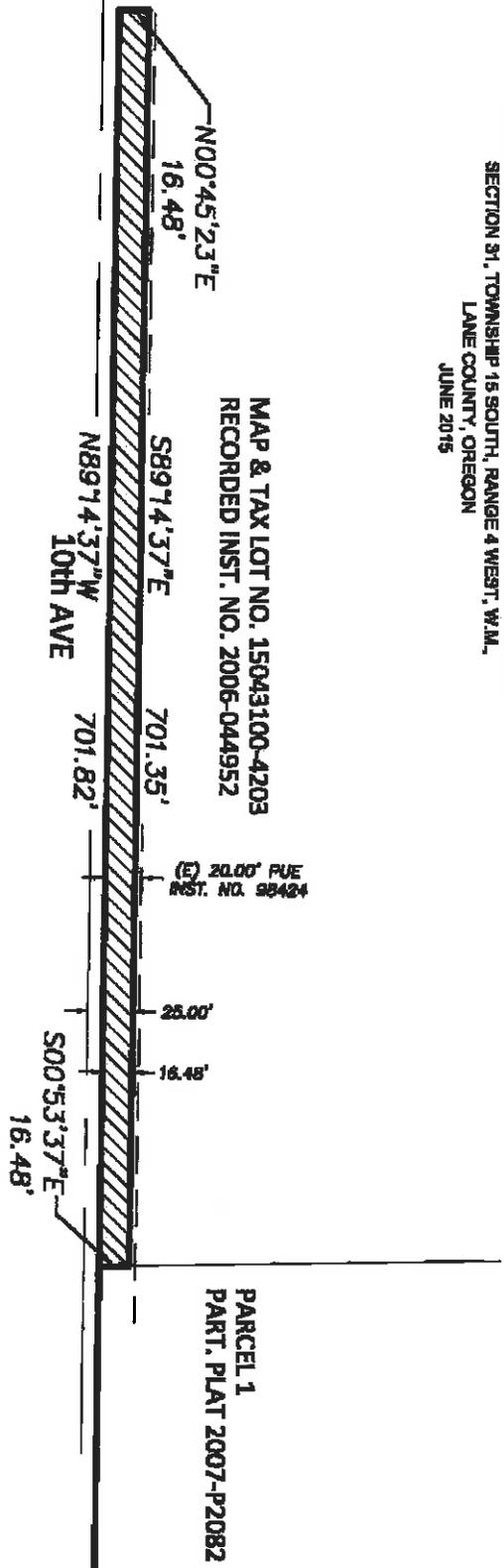
A 16.48 foot wide public Right of Way dedication to the City of Junction City across the southern 16.48 feet of a portion of that tract of land described in warranty deed to West Linn Corporate Park, LLC (Inst. No. 2006-044952, Deed Records of Lane County, Oregon). The 16.48 foot wide strip of land situated in the NW1/4 and the SW1/4 of Section 31, Township 15 South, Range 4 West of the Willamette Meridian, Lane County, Oregon, and is more particularly described as follows:

Beginning at the Southeast corner of that tract of land described in Inst. No. 2006-044952 Deed Records of Lane County, Oregon, said point also being the Southwest corner of Parcel 1 of Partition Plat No. 2007-P2082; thence North 89°14'37" West along the southerly line of said tract, 701.82 feet; thence leaving the southerly line of said tract North 00°45'23" East, 16.48 feet; thence South 89°14'37" East, 701.35 feet to the west line of said Parcel 1 of Partition Plat No. 2007-P2082; thence along west line of said Parcel 1 South 00°53'37" East, 16.48 feet to the True Point of Beginning.

Said Right of Way dedication contains 11,561 sq.ft. Basis of Bearings is per Partition Plat 2007-P2082, Partition Records of Lane County, Oregon.

# R.O.W. DEDICATION EXHIBIT B

A TRACT OF LAND LOCATED IN THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED TO WEST LINN CORPORATE PARK, LLC (INST. NO. 2006-044882, LANE COUNTY OREGON DEED RECORDS) SITUATED IN THE NW1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 4 WEST, W.M., LANE COUNTY, OREGON  
 JUNE 2015



MAP & TAX LOT NO. 150M3100-4203  
 RECORDED INST. NO. 2006-044952

PARCEL 1  
 PART. PLAT 2007-P2082

**LEGEND:**

-  BOUNDARY LINE
-  EASEMENT LINE
-  ROAD CENTERLINE
-  ROW DEDICATION AREA



1"=100'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Marcus D. Cross*

OREGON  
 JULY 8, 2010  
 MARCUS D. CROSS  
 55506PLS

EXPIRES: 12-31-2015



**RHINE-CROSS GROUP LLC**  
 ENGINEERING - SURVEYING - PLANNING

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**RE: Rolling Meadows - Final PUD - Conditions of Approval**

In general Lane County Transportation Planning is OK with the direction being taken on the Tentative Plat for Rolling Meadows Phase 1. Staff notes that the alignment at the Oaklea Drive and 10<sup>th</sup> Avenue intersection has been revised and is not an issue as shown on the current Tentative Plat.

Conditions of Approval for the development include the requirement for a Lane County Facility Permit. As part of the Facility Permit process, the applicant shall provide Engineering drawings, reports, calculations, analysis etc. for Lane County review and approval for each phase of the work prior to issuance of Facility Permits. The Tentative Plat is OK at this time, but Facility Permit requirements will drive what is required on the Final Plat. Some examples of this have to do with such things as the pavement typical section which may need to be revised based upon the results of a structural pavement analysis as required by LC 15.707. The results of the analysis will need to be approved by Lane County prior to final approval of the pavement structure. Staff cannot say for certain at this time whether the typical section proposed will meet the requirements. There are other similar considerations.

Staff has the following concerns, many of which can be addressed during the Facility Permit process, between Tentative Plat and Final Plat approval:

- The roadway grade of 0.3% on Oaklea Drive is a relatively flat grade. It is possible that additional storm drain inlets will be needed to reduce the spacing between inlets and/or some grades will need to be revised, which could include some additional paving requirements on Oaklea Drive. Stormwater design plans, necessary reports and calculations will need to be provided for review and approval by Lane County. This can be worked out and reviewed with the final design during the Facility Permit approval process.
- There is widening required north of 10<sup>th</sup> Avenue on Oaklea Drive to accommodate the left turn lane. The radius at the northwest corner of the intersection of 10<sup>th</sup> Avenue and Oaklea Drive does not appear to show the correct radius location. Staff spoke with the Engineer who provided construction drawings. Construction drawings will require final approval. These details can be addressed during the Facility Permit process.
- There are no ADA ramp details shown at the intersection of 10<sup>th</sup> Avenue and Oaklea Drive. The ramp at the southwest corner of the intersection should be shown as urban improvements in this area are to be constructed during Phase 1.
- General comment on typical sections. I noted that none of them have dimension arrows to centerline.
- Regarding the Oaklea Drive typical section.
  - 1) The saw-cuts shown need to occur in the center of the travel lane (outside of the wheel tracks) of the relocated northbound and southbound travel lanes as directed by Lane County.
  - 2) The typical section does not meet Lane Code ditch side-slope requirements. The typical section shows a 2:1 side-slope which does not meet Lane Code standards. Widening of Oaklea Drive on the easterly side of the roadway is necessitated by construction of the left turn lane. While the developments frontage on the westerly side of the Oaklea Drive is being upgraded to urban standards, the easterly side remains a rural type of facility. Widening of the northbound lane on

Oaklea Drive will need to meet LC 15.703. The roadway and ditch side-slope is covered by Lane Code 15.703(6) as follows:

*“LC 15.703(6) Roadway and Ditch Side-Slopes.*

*(a) In general, side-slopes no steeper than 6H:1V are required on rock slopes and 4H:1V on ditch fore-slopes.*

*(b) When existing terrain or right-of-way constraints preclude use of 6H:1V rock slopes, steeper slopes may be constructed if approved by the County Engineer or designee.*

*(c) When slopes steeper than 3H:1V must be used, consideration will be given to the use of a roadside barrier. If a roadside barrier is warranted, a minimum four feet wide shoulder is required.*

*(d) The slope rate for cut slopes shall be determined by geotechnical analysis and/or clear zone considerations.*

*(e) Side-slopes should be designed to ensure the stability of the roadway and to provide a reasonable opportunity for recovery of an out-of-control vehicle.”*

- As previously mentioned, the pavement typical section may need to be revised based upon the results of a structural pavement analysis as required by LC 15.707. The results of the analysis will need to be approved by Lane County prior to final approval of the pavement structure. This can be completed prior to Facility Permit issuance and can be shown on the Final Plat.
- It appears that the graphic scale shown on the Tentative Plat does not correspond to the dimensions shown in the drawing.
- Some features of the Tentative Plat could be clarified with a legend.

We trust that the remaining Lane County Conditions of Approval will be addressed with the corresponding phases of the development.

Thanks for providing the opportunity to comment.

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**MEMORANDUM**

**TO: Planning Commission**  
**FROM: Planning Department**  
**RE: July Planning Activities**

**Land Use Application and Planning Project Status**

- Staff has issued a decision regarding the Grain Millers Inc. Development Review application. The application has been Conditionally Approved, with numerous conditions required prior to building permit submittal. As part of the referral process, Lane County Public Works provided a comprehensive list of findings and conditions associated with the proposed development. The County related findings have been included in the record for the proposed development, but have not been included in the Staff Report as Meadowview Road is a County owned facility and cannot be evaluated under Junction City Municipal Code standards. The County related conditions pose a significant risk to continuing the proposed development and Staff will be meeting with State representatives, County Staff, and the applicant's representatives in order to find workable solutions.
- St. Vincent DePaul's Alona Place Apartment complex held a ceremony on August 11, 2015 with members of the community, Mayor Cahill, Councilor Karen Leach, Planning and Building Staff, and State Representatives, commemorating the initial construction phase of the 41-unit complex with a formal ribbon cutting. St. Vincent DePaul hopes to complete construction and hold an additional ceremony in mid October of this year.

**City Council Update**

- Council unanimously approved two Ordinances regarding marijuana facilities within Junction City. The first Ordinance prohibits Medical Marijuana facilities from selling any recreational use products to the public, as allowed by state statute. The second Emergency Ordinance prohibits any medical marijuana related facilities from locating within the City limits prior to the November 2016 general election, and requests that the State hold any current applications for facility permits until the citizens have reached a decision. No medical marijuana facilities have received City approval to date.

**Future Action Items**

- Comprehensive Plan Map Redesignation and Rezone of 84.5 acres of residential lands west of Oaklea Drive. The Public Hearing will be dependent upon the Rolling Meadows PUD final approval and the result of any changes to the Final Plan Map and Program.

**TSP Update**

- Staff has presented the TSP Task Force list of recommendations to Council and has been given direction to proceed with completion. Staff has communicated with 3 Transportation Planning Firms as required by State contracting laws, and hopes to provide a detailed list of candidates to the Council on September 8, 2015.

**Planning Commission**

- Staff will present the Commission's recommended changes to the current By-Laws in regard to member attendance at the September standing meeting.

**Building Activities:**

- The building report for July 2015 is included as an attachment to this report.

City of Junction City Building Permit Activity Report  
Monthly Summary 2015

Monthly Totals Residential Housing								
	January	February	March	April	May	June	July*	Total
Submitted Permits	8	3	4	4	1	4	2	26
Issued Permits	3	5	3	3	2	4	5	25
SFD - Total Sq Ft	5,163	9,855	5,143	5,272	4,056	12,488	53,608	95,585
SFD-Average Sq Ft	1,721	1,971	1,714	1,757	2,028	3,122	1,165	3,823
Permit Fees	\$ 4,047	\$15,208	\$11,899	\$8,498	\$6,177	\$ 10,344	\$ 6,727,000	\$ 6,783,173
SDC Fees	\$ 12,677	\$63,383	\$94,991	\$38,385	\$25,353	\$ 50,707	\$ 408,250	\$ 693,745
Zone of Benefit	\$ 6,603	\$26,422	\$6,608	\$19,833	\$13,229	\$ 14,775	\$ 144,973	\$ 232,443
Total Valuation	\$372,000	\$1,237,000	\$563,000	\$663,000	\$516,000	\$769,000	\$ 6,727,000	\$ 10,847,000
Monthly Totals Residential Remodel/Addition								
	January	February	March	April	May	June	July	Total
Submitted Permits	1	2	3	0	0	0	0	6
Issued Permits	2	1	4	0	0	1	1	9
Permit Fees	17,200	104	1,206	0	0	118	504	\$ 19,132
Total Valuation	0	1,400	59,000	0	0	4,000	20,000	\$ 84,400
Monthly Totals Commercial /Industrial								
	January	February	March	April	May	June	July	Total
Submitted Permits	0	0	0	2	7	2	1	12
Issued Permits	6	2	3	5	5	4	3	28
Permit Fees	\$3,315	\$606	\$599	\$5,747	\$1,010	\$904	\$875	\$ 13,056
SDC Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Zone of Benefit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Valuation	\$0	\$0	\$0	\$922,000	\$0	\$41,000	\$26,000	\$ 989,000
Monthly Totals Single Permits & ePermits								
	January	February	March	April**	May	June	July	Total
Submitted Permits	16	8	12	9	10	21	14	90
Issued Permits	16	8	12	9	10	21	14	90
Permit Fees	\$1,889	\$833	\$1,812	\$643	\$1,212	\$118	\$1,605	\$ 8,112
Monthly Totals All Permits								
	January	February	March	April	May	June	July	Total
Submitted	25	13	19	15	18	27	17	134
Issued	27	16	22	17	17	30	23	152
Permit Fees	\$ 26,451	\$ 16,751	\$ 15,516	\$ 14,887	\$ 8,400	\$ 11,484	\$ 6,729,984	\$ 6,823,473
SDC Fees	\$ 12,677	\$ 63,383	\$ 94,991	\$ 38,385	\$ 25,353	\$ 50,707	\$ 408,250	\$ 693,745
Zone of Benefit	\$ 6,603	\$ 26,422	\$ 6,608	\$ 19,833	\$ 13,229	\$ 14,775	\$ 144,973	\$ 232,443
Valuation	\$372,000	\$ 1,238,400	\$ 622,000	\$1,585,000	\$ 516,000	\$814,000	\$ 6,773,000	\$ 11,920,400

\* Residential Housing for July includes the permits issued for Alona Place