



CITY OF JUNCTION CITY
680 Greenwood/P.O. Box 250 Junction City, OR 97448
Phone: 541-998-2153 /Fax: 541-998-3140
www.junctioncityoregon.gov

Exhibit III

PLANNING ACTION REFERRAL
 REQUEST FOR COMMENTS

Date: June 18, 2014
Staff Contact: Tere Andrews, Planning Admin, tandrews@ci.junction-city.or.us
File #: **RZ-14-03**

Date Sent	Referral Agency	Response
	Junction City, City Administrator – M Bowers (e)	
	Junction City Public Works – J Knope (e)	
	Junction City Police – Chief Chase (e) (subdivisions)	
	Junction City, City Recorder – K Vodrup (e)	
	Junction City Building Official – A Clair, Clair Company (h&e)	
	Junction City Rural Fire Protection District - Chief Perry (e)	
	Junction City Water Control District	
	Lane County Transportation – L McKinney (e)	
	Lane County Land Management – M Laird	
	Lane Council of Governments (LCOG) (K Massie-Street Names) (e)	
	Lane County Surveyors	
	Lane Regional Air Pollution Authority (LRAPA)	
	Lane County Clerk, C Betschart	
	ODOT Region 5, Area Planner, S Crawford	
	ODOT Region 5, G Juster, Development Review Coordinator Oregon Department of Transportation 455 Airport Rd., SE Salem 97301-5395)	
	Oregon Department of Aviation (cell towers)	
	Oregon Division of State Lands (special form required) (Wetlands)	
	US Army Corps of Engineers	
	US Postmaster for Junction City (subdivisions) (e)	
	Verizon	
	Century Link Engineering	
	Comcast Serviceability (e)	
	Pacific Power - D Johnston (e)	
	Emerald People Utility District (EPUD) – T Jeffreys (e)	
	Blachly-Lane (Hwy 99 to south – DOC)	
	NW Natural – B Elder (R Berry-address changes) (e)	
	Lane Transit District – S Luftig (e)	
	MCI	

Applicant: Ivory, LLC
Property Owner: Ivory, LLC
Property Location: Vacant (SW corner of Highways 36 & 99)

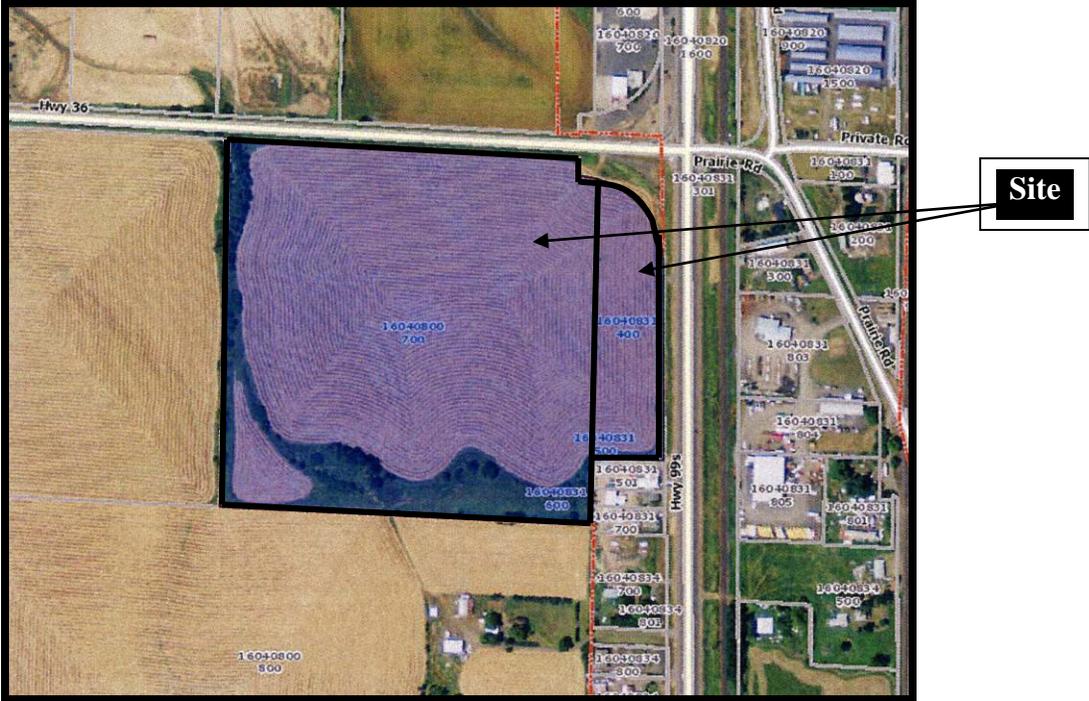
Assessors Map and Lot: 16-04-08-00-00700 & 16-04-08-31-00400
Property Area: 40.6 acres
Plan Designation: Commercial
Zoning District: County Zoning E-40

The request is for two (2) vacant tax lots, located on the southwest corner of Highways 36 & 99. The subject property was included in a recent expansion of the Junction City urban growth boundary, with a Plan Designation of Commercial. The property has been annexed to Junction City. The current zoning is a

Lane County zoning of E-40. The property owner is now requesting zone change to a Junction City zoning of General Commercial (GC).

This notice is being sent to you for your review, comment, and conditioning. In order for your comments to be included in the staff report, please have your comments in our office by **5:00 p.m. on Friday, June 27, 2014.** If your comments are brief, you may use the response form below. You may send comments by mail to PO Box 250, Junction City Oregon, 97448; fax to 541.998.3140; or e-mail to jcplanning@ci.junction-city.or.us

- _____ We are not affected by the proposal.
- _____ We have reviewed the proposal and have no comments.
- _____ Our comments are attached.
- _____ Our comments are:





Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation

Region 2 Headquarters

455 Airport Road SE Building B
Salem, Oregon 97301-5395
Telephone (503) 986-2600
Fax (503) 986-2630

June 27, 2104

Ms. Tere Andrews
City of Junction City
PO Box 250
Junction City, OR 97448

SUBJECT: Comments on RZ-14-03 (Ivory, LLC)

Dear Ms. Andrews:

Thank you for your June 18, 2014 transmittal requesting comments from the Oregon Department of Transportation (ODOT) on the subject application. ODOT staff have reviewed the information contained in your letter and our comments are provided below.

The applicant is proposing a zone change from the Lane County EF-40 zoning district to the city's General Commercial (GC) zoning district on 40.6 acres located on the southwest corner of OR 99 and OR 36. The application materials indicate the property was annexed into the city in March 2014 and is designated "Commercial" by the city's comprehensive plan.

The application materials also indicate that the applicant intends to prepare a transportation impact analysis (TIA) to demonstrate compliance with OAR 660-012-0060 (Transportation Planning Rule). ODOT concurs that a TIA should be prepared to evaluate the potential impacts of this proposed rezoning and to determine if any improvements will be necessary to ensure continued acceptable operations of the state highways adjacent to the property. We would appreciate an opportunity to assist in the developing the scope of work for the TIA to ensure that ODOT's concerns are addressed and minimize the need for revision. The applicant's traffic engineer should contact Dorothy Upton, Region 2 Traffic Engineer (503-986-5761) for assistance in scoping and review of the TIA.

Thank you again for the opportunity to review and comment on this proposal. This letter should be included in the record as ODOT testimony. ODOT should be considered a party to the hearing and be entitled to notices of future hearings, or hearing continuances or extensions. Please provide me with a copy of the City's decision, including findings and conditions of approval.

Sincerely,

Daniel L. Fricke
Senior Transportation Planner

DLF:

cc: Gerry Juster
Dorothy Upton



Oregon

John A. Kitzhaber, MD, Governor



3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free: (800) 874-0102
FAX: (503) 373-1688

July 2, 2014

Tere Andrews, Planning Admin
Planning Department
PO Box 250
Junction City, OR 97448

SUBJECT: Re-Zone Proposal (File # RZ-14-03)

This letter is in response to Junction City's notice of application for a proposed annexation located at the corner of Hwy 99 & Hwy 36 (tax lots 16-04-08-00 lot 700 & 16-04-08-31 lot 400). After a preliminary review of the proposed application the Oregon Department of Aviation has no direct comment for the zone change of the subject property in the city of Junction City; however ODA will have comments upon future development of the subject property.

Thank you for allowing ODA to comment on this development proposal. If you have any questions or need further information please feel free to contact me at 503-378-2529 or Jeff.Caines@aviation.state.or.us or Heather Peck – Projects and Planning Manager at 503-378-3168 or Heather.Peck@aviation.state.or.us.

Sincerely,

Jeff Caines, AICP
Aviation Planner

From: [Iverson, James](#)
To: [Tere Andrews](#)
Cc: [Iverson, James](#)
Subject: RE: Ivory LLC rezone
Date: Thursday, June 26, 2014 1:02:58 PM

Nwn has a high pressure gas main on the east side of hwy 99 and a B line on the west side that end just before the fence company
Feel free to rezone
JIM

From: Tere Andrews [mailto:tandrews@ci.junction-city.or.us]
Sent: Thursday, June 19, 2014 3:14 PM
Subject: Ivory LLC rezone

Good Afternoon,

Attached is a request for comments from your agency/department. The application is a request for a zone change involving 2 vacant parcels on the southwest corner of Highways 36 & 99S. Please submit comments by Friday, June 27, 2014. Thank you.

Regards,
Tere Andrews
Administrative Assistant
Planning & Building
City of Junction City
www.junctioncityoregon.gov
541.998.4763 (ph)
541.998.3140 (fax)

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OSP National Support /
Investigations
2400 North Glenville
Richardson, TX 75082

MCI Communications Services, Inc.

06/20/2014

**CITY OF JUNCTION CITY
TERE ANDREWS
680 GREENWOOD, P.O. BOX 250
JUNCTION CITY, OR 97448**

**RE: FILE #: RZ-14-03 – IVORY, LLC - PARCEL VACATION
– SOUTHWEST CORNER OF HIGHWAY 36 AT HIGHWAY 99 S. –
JUNCTION CITY, LANE COUNTY, OR.**

Verizon Business ID: 4809-2014

Dear Sir or Madam:

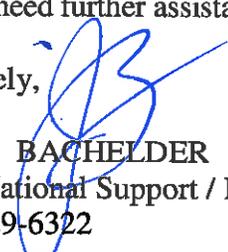
MCI has been notified by your office regarding the above referenced project.

For your records, in reviewing the area in question, it has been determined that MCI does not have facilities within your project area.

You should address correspondence concerning any future projects to the attention of **OSP National Support/Investigations** at the above address.

If you need further assistance with this project, please do not hesitate to call me.

Sincerely,


**JOHN BACHELDER
OSP National Support / Investigations
972-729-6322**

From: [Sasha Luftig](#)
To: [Tere Andrews](#)
Subject: RE: Ivory LLC rezone
Date: Friday, June 27, 2014 4:03:55 PM

Hello Tere,

LTD is not affected by the proposal. One of the parcels is directly adjacent to Highway 99 and LTD's Route 95. When commercial development is proposed we encourage coordination to make sure there is a convenient, safe connection for transit users. This will potential include locating an LTD stop for Route 95 near or in front of the parcel adjacent to Hwy 99.

Thank you,

Sasha Luftig

Lane Transit District
Transit Development Planner
P: 541-682-6135 | C: 541-914-8045 | F: 541-682-6111
Contact us at ltd.org

From: Tere Andrews [mailto:tandrews@ci.junction-city.or.us]
Sent: Thursday, June 19, 2014 3:14 PM
Subject: Ivory LLC rezone

Good Afternoon,

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Regards,

Tere Andrews

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From: [MCKINNEY Lydia](#)
To: [Tere Andrews](#)
Cc: [INGRAM Daniel B](#)
Subject: RE: Ivory LLC rezone
Date: Thursday, June 19, 2014 5:30:18 PM

Thanks for the referral Tere – Lane County has no comments on this zone change, thanks.

Lydia McKinney

Transportation Planning Program Supervisor
Lane County Public Works
(541) 682-6930

From: Tere Andrews [mailto:tandrews@ci.junction-city.or.us]
Sent: Thursday, June 19, 2014 3:14 PM
Subject: Ivory LLC rezone

Good Afternoon,

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Regards,
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From: [HUNTER Peggy K](#)
To: [Tere Andrews](#)
Subject: RE: Ivory LLC rezone
Date: Wednesday, June 25, 2014 4:42:48 PM

Regarding File # RZ-14-03, Requesting Zone Change:

Lane County Surveyor's is not affected by this proposal.

Thank you for the notification.

Peggy Hunter
Lane County Surveyor's Office
541.682.3633

From: Tere Andrews [mailto:tandrews@ci.junction-city.or.us]
Sent: Thursday, June 19, 2014 3:14 PM
Subject: Ivory LLC rezone

Good Afternoon,

Attached is a request for comments from your agency/department. The application is a request for a zone change involving 2 vacant parcels on the southwest corner of Highways 36 & 99S. Please submit comments by Friday, June 27, 2014. Thank you.

Regards,
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Lane County

LAND MANAGEMENT DIVISION
3050 NORTH DELTA HIGHWAY
EUGENE, OREGON 97408

PHONE: 541-682-4065
WEB: www.lanecounty.org/lmd

June 23, 2014

Tere Andrews, Planning
City of Junction City
VIA email @ tandrews@ci.junction-city.or.us

RE: Junction City File # RZ-14-03

The Lane County Land Management Division has reviewed the above referenced application and supports the applicant's request to rezone Assessor's map # 16-04-08 tax lot 700 and map # 16-04-08-31 tax lot 400, from the current County zone designation of "Exclusive Farm Use – 40 acre minimum (E40)" to "General Commercial (GC)", a city zoning district that is consistent with the Junction City Plan designation of Commercial.

Thank you for the opportunity to provide comments on this matter and please feel free to contact me with any questions.

Sincerely

Keir Miller, Senior Planner
Lane County Land Management Division
Long Range Planning Program

CC:LMD Staff: Laird

From: [Mark Chase](#)
To: [Tere Andrews](#)
Subject: RE: Ivory LLC rezone
Date: Friday, June 20, 2014 4:06:20 PM

No concerns.

From: Tere Andrews
Sent: Thursday, June 19, 2014 3:14 PM
Subject: Ivory LLC rezone

Good Afternoon,

Attached is a request for comments from your agency/department. The application is a request for a zone change involving 2 vacant parcels on the southwest corner of Highways 36 & 99S. Please submit comments by Friday, June 27, 2014. Thank you.

Regards,
Tere Andrews
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Planning & Building
City of Junction City
www.junctioncityoregon.gov
541.998.4763 (ph)
541.998.3140 (fax)

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From: [Kitty Vodrup](#)
To: [Tere Andrews](#)
Subject: RE: Ivory LLC rezone
Date: Thursday, June 19, 2014 3:26:46 PM

No comment from the City Recorder.

Thanks!

From: Tere Andrews
Sent: Thursday, June 19, 2014 3:14 PM
Subject: Ivory LLC rezone

Good Afternoon,

Attached is a request for comments from your agency/department. The application is a request for a zone change involving 2 vacant parcels on the southwest corner of Highways 36 & 99S. Please submit comments by Friday, June 27, 2014. Thank you.

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**OFFSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS**

BATCH
WD#: 2014-0297

775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

At your request, an offsite wetland determination has been conducted on the property described below.

County: Lane

City: Junction City

Other Name & Address: Tere Andrews, Junction City Planning Department, PO Box 250, Junction City, OR 97448

Township: 16S Range: 04W Section: 8 Q/Q: Tax Lot(s): 400, 700

Project Name: Review of Vacant Tax Lots

Site Address/Location: Intersection of Mapleton-Junction City Hwy (36) and US-99

- The National Wetlands Inventory or Local Wetlands Inventory shows a wetland on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- There may be wetlands/waterways on the property that are subject to the state Removal-Fill Law.
 - A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
- A DSL permit will be/will not be required for project because/if .
- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- A wetland determination or delineation is recommended prior to site development; the wetland delineation report should be submitted to the Department of State Lands for review and approval.
- A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: Based on a review of the available information, it appears that there may be jurisdictional wetlands and/or waterways on these tax lots. The applicant is advised to have a wetland delineation performed prior to development.

Determination by:  Date: 7/02/03

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

This is a preliminary jurisdictional determination and is advisory only.

Copy To: Other Enclosures: email: tandrews@ci.junction-city.or.us
 boresek2003@comcast.net, nklingensmith@landuseoregon.com

FOR OFFICE USE ONLY

Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received: 6/23/2014
LWI Area: N/A	LWI Code: N/A	Latitude: 44.191 Longitude: -123.206
Related DSL File # N/A		
Has Wetlands? <input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Unk	ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Coast Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> Unk
Adjacent Waterbody: N/A	NWI Quad: Junction City	<input checked="" type="checkbox"/> Scanned <input checked="" type="checkbox"/> Mailings Completed <input checked="" type="checkbox"/> Data Entry Completed