



**PLANNING ACTION REFERRAL
REQUEST FOR COMMENTS**

Date: May 27, 2014
From: Junction City Planning Department
Staff Contact: Tere Andrews, Planning Admin, tandrews@ci.junction-city.or.us
File #: MP-14-01, 325 E 1st Ave

Sent	Referral Agency	Response
	Junction City Administrator – M Bowers (e)	
	Junction City Public Works Director – 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 Land Management – M Laird	
	Lane Council of Governments (LCOG)	
	Lane County Surveyors	
	Verizon (developments affecting underground cable Holly St BNSF RR)	
	Century Link Engineering Grp 800.526.3557 (involves UP RR)	
	Comcast Serviceability (e)	
	Pacific Power - Doris Johnston (e)	
	Emerald People Utility District (EPUD) – T Jeffreys (e)	
	NW Natural – J Iverson (e)	
	Lane Transit District – S Luftig (e)	
	Pacific and Willamette RR	
	BNSF Railway, T Finn	
	MCI (developments affecting underground cable Holly St BNSF RR)	

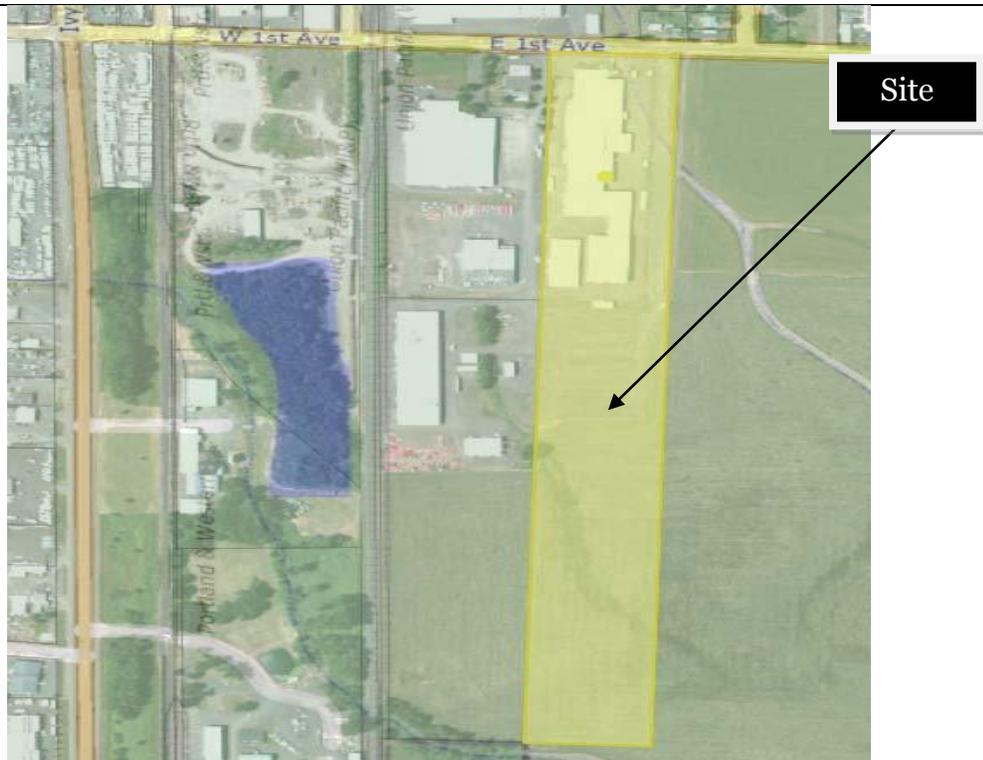
File: MP-14-01
Applicant: Jonathan Oakes
Property Owner: G & L Holdings, LLC
Property Location: 325 E 1st Ave

Assessors Map and Lot: 16-04-05-00-00102
Property Area: 27.2 acres
Zoning District: Junction City Zoning of M1 (Light Industrial)
Plan Designation: Industrial

Proposal: The applicant wishes to partition an existing lot into two individual lots, in order to construct a food processing/packaging facility. The subject property is in the M1 zoning district. Processing/packaging/storage of food is a permitted use in the M1 zone under 17.45.010 of the Junction City Municipal Code (JCMC).

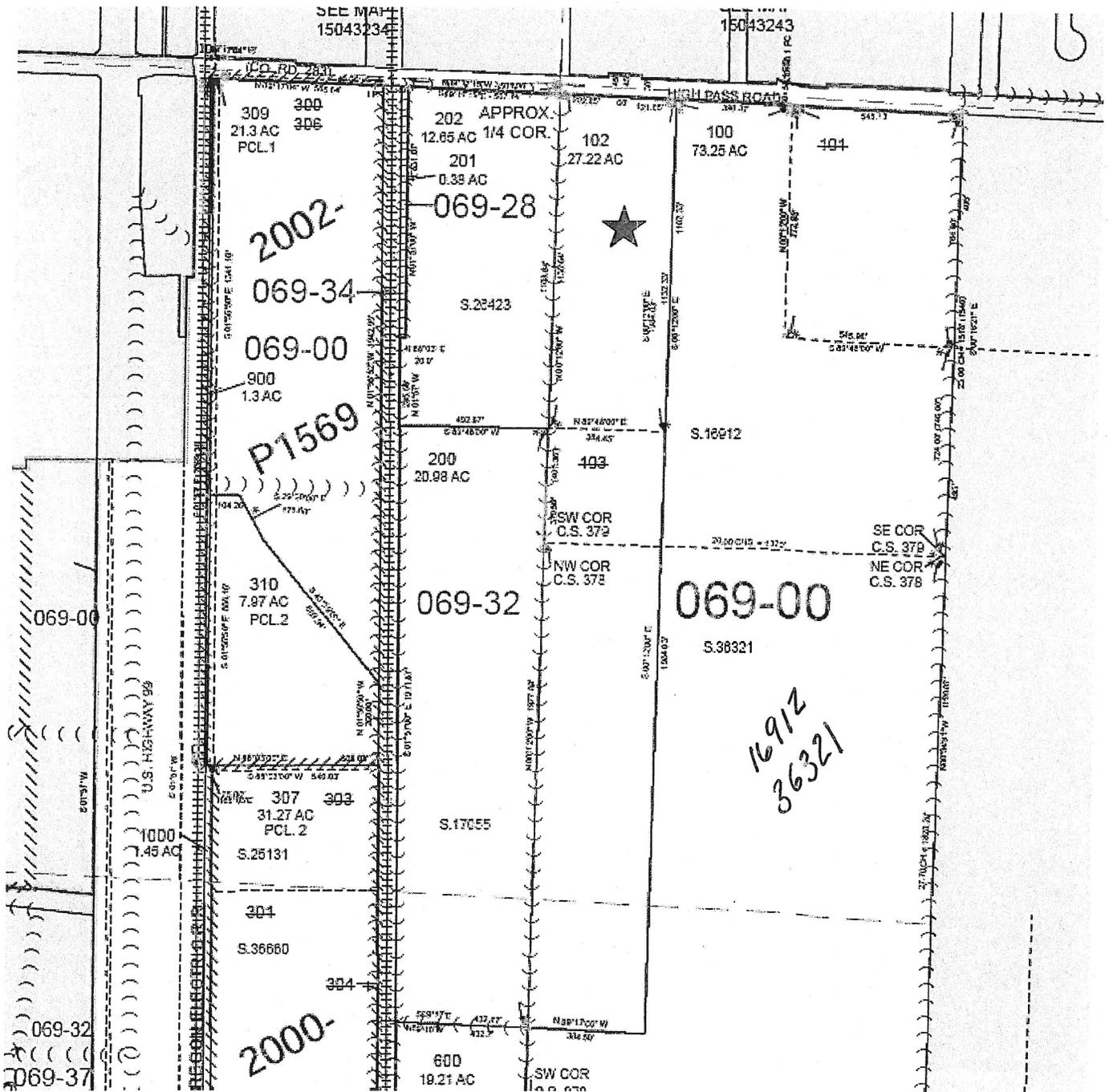
This notice is being sent to you for your review, comment, and conditioning. In order for your comments to be included in the staff report, please have your comments into our office by **5:00 p.m. on Friday, June 6, 2014**. If your comments are brief, you may use the response form below. You may send 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:
-
-
-
-
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-
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-





MAP NO.
16-04-05-00



THIS MAP IS TO ASSIST LOCATING PROPERTY.
CASCADe TITLE CO. ASSUMES NO LIABILITY FOR INACCURACIES.

TENTATIVE PARTITION PLAN
FOR

G & L HOLDINGS LLC

NE 1/4 SEC. 5 T 16 S, R 4 W W.M.

ASSESSOR'S MAP NO. 16-04-05-0-0 TL #102

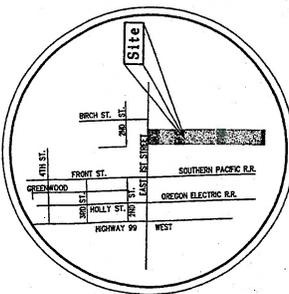
JUNCTION CITY, LANE COUNTY, OREGON

APRIL 3, 2014

Legend

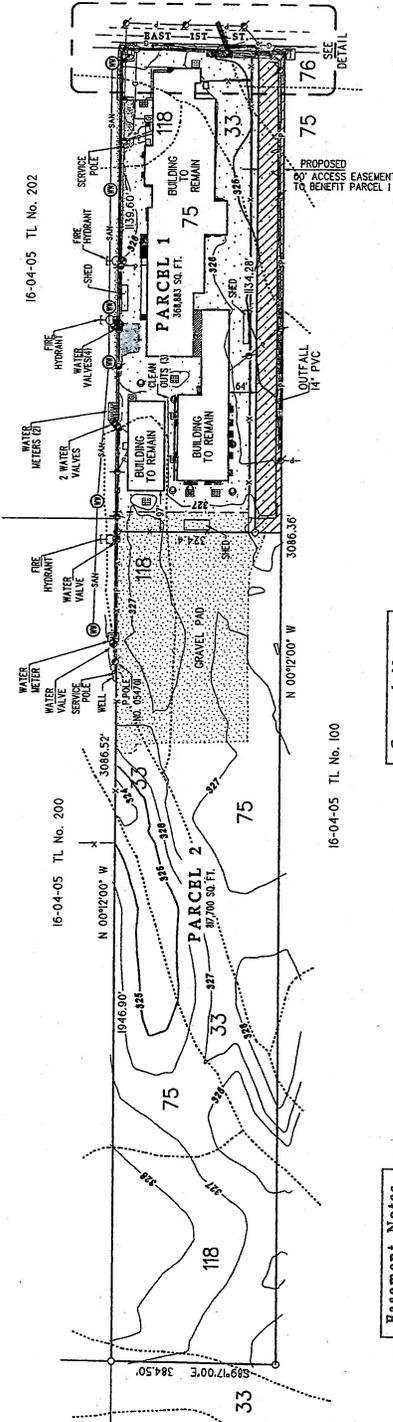
- ☐ TELEPHONE ACCESS CABINET
- ☐ NATURAL GAS VALVE
- ☐ POWER POLE
- ☐ WASTE WATER VALVE
- ☐ WATER METER
- ☐ GAS METER
- ☐ SANITARY SEWER CLEANOUT
- ☐ CATCH BASIN
- ☐ FIRE HYDRANT
- SANITARY SEWER
- OVERHEAD POWER
- CHAIN LINK FENCE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- SOIL TYPE BOUNDARY

Vicinity Map
No Scale



Owner/Partitioner

G & L HOLDINGS LLC
524 S. W. 10TH ST.
JUNCTION CITY, OR. 97448

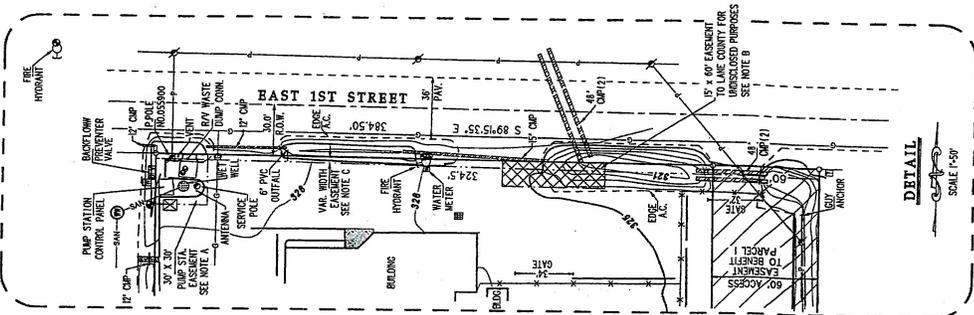


General Notes

- THE SITE IS PREDOMINANTLY COMPRISED OF THREE DIFFERENT SOIL TYPES. 56% OF THE SITE HAS SOIL ON THE SITE IS CLASSIFIED AS SANDY GRAVELLY LOAM (TYPE 75). 25% OF THE UNDERLYING SOIL ON THE SITE HAS UNDERLYING SOILS CLASSIFIED AS CONCRETE SILTY CLAY LOAM (TYPE 33). THE ALLUVIAL SANDS AND SILTY SOIL TYPES ARE CHARACTERIZED AS DEEP WELL DRAINED SOILS. SHRINK-SWELL POTENTIAL. THE PERMEABILITY CHARACTERISTICS OF THE SOILS ARE AS FOLLOWS: AS MODERATE. THE SOIL SURVEY FOR LANE COUNTY GIVES NO INDICATION OF THE SHRINK-SWELL POTENTIAL WITH GROUND WATER ASSOCIATED WITH THE SOIL SURVEY ALSO MAKES NO REFERENCE TO ISSUES AS MODERATE. CONCRETE SOILS HAVE A SLOW PERMEABILITY RATE AND HIGH SHRINK-SWELL POTENTIAL DRAINAGE WAYS. CONCRETE SOILS HAVE A SLOW PERMEABILITY RATE AND HIGH SHRINK-SWELL POTENTIAL TO FACILITATE AGRICULTURAL PRODUCTION. CONCRETE SOILS ARE ALSO AFFECTED BY A SEASONAL HIGH WATER TABLE DURING THE RAIN SEASON.
- NO WETLANDS ARE IDENTIFIED ON THE SUBJECT PROPERTY.
- THE SITE APPEARS ON FIRM COMMUNITY MAP NO. 40390604-F AND BY GRAPHIC PLOTTING ON THE REFERENCED PANEL OF THE FIRM COMMUNITY MAP NO. 40390604-F AS A FLOOD HAZARD AREA. AS SUCH, ANY FUTURE DEVELOPMENT WILL BE SUBJECT TO FLOODPLAIN DEVELOPMENT STANDARDS IMPOSED BY FEMA AND ADMINISTERED BY THE CITY OF JUNCTION CITY.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A WAREHOUSE FACILITY ON PARCEL 2. THE PROPOSED FACILITY WILL GENERATE A MINIMAL AMOUNT OF DAILY TRIPS THAT WILL NOT CROSS THE THRESHOLD REQUIREMENT FOR A TRAFFIC IMPACT ANALYSIS. THEREFORE A T.I.A. HAS NOT BEEN SUBMITTED WITH THIS APPLICATION.
- THIS APPLICATION ENCOMPASSES ALL OF THE TRACT OWNED BY THE APPLICANT.

Basement Notes

- 5' x 6' EASEMENT FOR A SEWAGE PUMP STATION AND RELATED APPURTENANCES, FURNISHED BY THE APPLICANT, RECORDED JULY 23, 1984 RECF. NO. 8472942 LANE COUNTY OREGON DEEDS AND RECORDS.
- 15' x 60' WIDE EASEMENT FOR UNDISCLOSED PURPOSES IN FAVOR OF LANE COUNTY AS GRANTED BY AN INSTRUMENT RECORDED JUNE 6, 1975 RECF. NO. 7522499 LANE COUNTY OREGON DEEDS AND RECORDS.
- 10' WIDE EASEMENT, 50 FEET ON EITHER SIDE OF THE EXISTING CABLE TELEGRAPH AND TELEPHONE COMPANY AS GRANTED BY AN INSTRUMENT RECORDED FEBRUARY 15, 1984 RECF. NO. 8606239 LANE COUNTY OREGON DEEDS AND RECORDS.
- THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH ALONG ITS WESTERN BOUNDARY FOR PLACEMENT OF ONE (1) POLE AND (1) ANCHOR LOCATED 20 FEET SOUTH OF THE NORTH PROPERTY LINE FOR AN ANCHOR CABLE TELEGRAPH AND TELEPHONE COMPANY AS GRANTED BY AN INSTRUMENT RECORDED DECEMBER 24, 1971 RECF. NO. 79069 LANE COUNTY OREGON DEEDS AND RECORDS.
- THE PROPERTY IS SUBJECT TO AN EASEMENT OF INDETERMINATE WIDTH LOCATED 20 FEET SOUTH OF THE NORTH PROPERTY LINE FOR AN ANCHOR CABLE TELEGRAPH AND TELEPHONE COMPANY AS GRANTED BY AN INSTRUMENT RECORDED DECEMBER 24, 1971 RECF. NO. 79069 LANE COUNTY OREGON DEEDS AND RECORDS.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jonathan A. Oakes
JONATHAN A. OAKES
JULY 15, 1984
2005
EXPIRES: DECEMBER 31, 2014

POAGE ENGINEERING & SURVEYING, INC.
P.O. BOX 2827 • BURGESS, OREGON 97108 • (503) 468-4695
JOB NO. 4284. DWN. BY JRP/ASB/RENT.GSD, DATE: 3-2-14

From: [INGRAM Daniel B](#)
To: [Tere Andrews](#)
Cc: [MCKINNEY Lydia](#); [WILKINSON Sarah W](#); [CLARK Lynnae M](#); [PARKER Laurie M](#); [PAUGH Jennifer A](#)
Subject: MP-14-01, Partition, 325 E. 1st Ave. (River Road), Junction City
Date: Thursday, June 12, 2014 12:08:56 PM

TP File: 10649

Junction City File No: MP-14-01

Applicant: Johnathon Oakes

Owner: G & L Holdings, LLC

Property Location: 325 E. 1st Ave. (River Road), Junction City

Map & Tax Lot: 16-04-05-00-00102

Property Area: 27.2 Acres

Zoning District: Junction City Zoning of MI (Light Industrial)

Proposal: The applicant wishes to partition an existing 27.2 acres lot into two (2) individual lots in order to construct a food processing/packaging facility.

Comments from Lane County Transportation Planning:

Map & Tax Lot No. 16-04-05-00-00102 is located within the city limits of Junction City, has frontage on and takes access from River Road also known as E. 1st Ave. in Junction City. River Road is a Lane County maintained road which is functionally classified as urban Minor Arterial in the vicinity of the subject property. For Minor Arterials, a minimum right-of-way width of 80 feet is required for development setback purposes (Lane Code 15.070(1)(c)(i)(bb)).

The applicant is proposing to partition 27.2 acres into two lots. Per the Tentative Partition Plan, proposed Parcel 1 would take access from and abut River Road (E. 1st Ave.), proposed Parcel 2 would be located south of Parcel 1 and is shown to take access via a 60 ft. wide private access easement across Parcel 1.

Unless and until jurisdiction of River Road (E. 1st Ave.) is transferred to Junction City, it will remain under Lane County's jurisdiction, and Lane Code provisions and facility permitting requirements will apply to development or improvements within the River Road (E. 1st Ave.) right-of-way.

LC 15.137 - Access Management Requirements

Arterial roads are subject to the access management standards of LC 15.137. These requirements include, but are not limited to, the following:

LC 15.137 (3) - *Where a right of access to a collector or arterial road exists, the maximum number of approaches*

to the road from land within one contiguous ownership shall be one, irrespective of whether the land may be divided into two or more lots or parcels or whether property frontage and spacing standards of LC 15.138 would allow additional access points. More than one approach may be considered if, in the judgment of the County Engineer or designee additional approaches are necessary to accommodate and service traffic to and from a property, and additional approaches will not interfere with driver expectancy and the safety of through traffic on the road.

Lane County Transportation Planning staff finds that the applicant has not demonstrated the necessity of three approaches to service the property and cannot recommend approval of the partition as shown. Staff recommends combining the two easterly approaches into one approach and retaining the westerly approach, which could be approved.

LC15.138 - Road and Driveway Approach Spacing Standards

Pursuant to LC 15.138(6), "Site plans for new development shall show the location and width of access serving the property at the intersection of the property and road right-of-way, including all driveway and road approaches to be retained, relocated, added or closed on the subject property, and on adjacent properties as necessary to assure conformance with spacing standards. Dimensions shall be shown to scale and labeled on the site plan."

Transportation Planning Staff notes that the site plan does not provide specific information about the location of the approaches relative to other approaches, nor does it provide information in regards to existing adjacent approaches.

Pursuant to **LC 15.138(1)**, Table 2 shall be used in determining spacing between existing and proposed approaches onto County roads classified as collectors or arterials. River Road (E. 1st Ave.) is functionally classified as a urban Minor Arterial. Pursuant to Table 2, for Minor Arterials with posted speeds of 35 mph, the minimum driveway spacing is 275 feet. In reviewing GIS data, there appears to be an existing driveway access to Map & Tax Lot 16-04-05-00-00100 located immediately east of the proposed access easement to Parcel 2. In review of the site plan, it does not appear that the proposed access to the subject property will meet the driveway approach spacing standard. Staff recommends that the applicant revise the site plan to provide for the best possible access configuration with consideration given to spacing between existing approaches.

Lane Code 15.055 - Minimum Requirements for Private Access Easements

In accordance with Lane Code 15.135, the private access easement shall meet the applicable requirements of Lane Code 15.055:

- (1) A Private Access Easement that is part of or serves a land division shall comply with the following:
 - (a) the land division requirements in Lane Code 13.050; and
 - (b) road dedication and improvement requirements in Lane Code 15.105; and
 - (c) the provisions in Lane Code 15.055(3) through (8) below.
- (3) The County may determine that the access and transportation needs of the public would be better served if the private access easement being considered is established as a Public Road or County Road as defined in Lane Code 15.010(35), and may require dedications and improvements pursuant to the requirements of Lane Code 15.105.

(4) The minimum width for private access easement shall be of a width determined by the County suitable for the intended use, but in no case less than 30 feet. Notwithstanding this requirement, a pre-existing easement of at least 20 feet in width and serving a lot or parcel created in its present configuration prior to April 28, 2004 is allowable provided it complies with other requirements of this chapter.

(5) All approved documents creating a private access easement shall provide for the installation, construction and maintenance thereof of all utilities and facilities which are now or may in the future be needed for the area abutting the road and the surrounding area.

(6) Development on a lot or parcel taking access over a railroad or limited access road right-of-way may require documentation that permanent or long term access over the railroad or limited access road meeting the requirements of this section has been granted.

(7) Any easement approved as a private access easement shall be an affirmative, perpetual easement appurtenant to the property that will be served by the easement, and contain at a minimum the names of grantor and grantee, the description of the land covered by the easement, a description of the lot(s) or parcel(s) to be served by the easement, a description of the intent or purpose of the easement and a statement of maintenance responsibility. All approved easements shall be recorded.

(8) The County may require that at the entrance to a Private Access Easement road a sign be posted at private expense stating the name of the private road and the words "Private Road, Not Dedicated for Public Use or Maintained by Lane County."

Lane Code 15.205 - Facility Permits

In accordance with Lane Code 15.205(1), a Facility Permit shall be required for placement of facilities and development within the right-of-way of River Road (E. 1st Ave). 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. A Facility Permit is required for the removal and relocation of approaches to River Road. The said removal and relocation of approaches shall be in accordance with an approved site plan meeting the requirements of **LC 15.138(6)**. In the event the applicant utilizes an existing approach to provide access to the new development, a Facility Permit shall be required to verify that the portion of the approach within the County road right-of-way meets current County standards (**LC 15.205(3)**).

For more information regarding Facility Permits, please contact Lane County Right-Of-Services at 541-682-6902 or visit: <http://www.lanecounty.org/Departments/PW/Pages/rowpermits.aspx>

Lane Manual 15.515 - Drainage

In accordance with Lane Manual 15.515, 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.

Thank you for providing the opportunity to comment on this proposal.

Daniel B. Ingram, P.E., P.L.S.
Senior Engineering Associate
Lane County Public Works
Phone: (541) 682-6996

e-mail: Daniel.Ingram@co.lane.or.us



Building Department Request for Comments

Date: June 3, 2014

Project Reference: G & L Holdings, LLC

Property Reference: 325 E. 1st Ave.

File Reference: MP-14-01

Clair Project: 1140-000, Sub #1053

Code of Reference: 2010 Oregon Structural Specialty Code
2010 Oregon Mechanical Specialty Code
2010 Oregon Fire Code

Comments:

1. Please clarify the location of the existing shed shown near the proposed property line between the two lots. It appears the shed may be closer than 10' to the proposed property line. If the shed is closer than 10' to the property line, the rear wall will require fire rated construction and have opening limitations. 2010 OSSC, Section 602.
2. At the time of building permit submittal, construction plans and documents prepared by an architect or engineer licensed in the State of Oregon will need to be provided for review. 2010 OSSC, Section 107.1
3. Additional code requirements will be assessed when detailed construction plans are provided for review.

From: [Sasha Luftig](#)
To: [JC Planning](#)
Subject: Comments for File # MP-14-01
Date: Wednesday, May 28, 2014 1:46:51 PM

LTD operates route #95, with a transit stop located directly to the West of the property identified on the map included in the Planning Action Referral Request for Comments. We have no issues with the applicant's wishes to partition the existing lot, in order to construct a food processing/packaging facility, as long as it will not impede the movement of our buses along route #95. Additionally, providing safe pedestrian access to the transit stop in the area is an important amenity to consider, especially given that the new facility will be an employment center.

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: [HUNTER Peggy K](#)
To: [Tere Andrews](#)
Subject: RE: 325 E 1st Ave Request for Comments
Date: Monday, June 02, 2014 11:33:55 AM

Regarding the proposed partition for MP-14-01, 325 E. 1st Ave:

The surveyor shall submit a paper copy of the final plat for review to the Lane County Surveyor's Office along with processing fee and other submittal requirements as noted in the "Plat Submittal Checklist" on the Lane County Surveyor's website. The final plat must be prepared by a land surveyor registered in the State of Oregon and conform to ORS Chapters 92 and 209.250.

Peggy Hunter
Lane County Surveyor's Office
541.682.3633

From: Tere Andrews [mailto:tandrews@ci.junction-city.or.us]
Sent: Tuesday, May 27, 2014 10:08 AM
To: LAIRD Matt P; HUNTER Peggy K
Subject: 325 E 1st Ave Request for Comments

Good Morning,

Attached is a request for comments for a land use application for a minor partition of the property at 325 E 1st Ave (1 lot into 2). Please submit any comments/conditions by Friday, June 6, 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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