From: Sasha Luftig
To: JC Planning
Subject: LTD has no comments on MP-13-03/VAR-13-04
Date: Monday, February 24, 2014 3:45:53 PM

I have reviewed the proposal and LTD has no comments or concerns.

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

Exhibit IV

City of Junction City
Request for Comments
1285 Juniper St., File #MP-13-03 / VAR-13-04

Item #		City Comment From	City Comment Date	Construction Document or Plan Sheet and (Date)	City Comment / **Applicant Response**
-		**GENERAL COMMENTS**			
1		Maria Lucia Barreto Clair	2/20/2014	General	Building, mechanical, plumbing and electrical permits will be required for the proposed structure. 2011 ORSC Section R105.1.
2		Maria Lucia Barreto Clair	2/20/2014	General	Building designs will need to comply with the current version of the Oregon Residential Specialty Code.
3		Maria Lucia Barreto Clair	2/20/2014	General	If applicable information for construction in flood hazard shall be submitted. 2011 ORSC Section R106.7.
4		Maria Lucia Barreto Clair	2/20/2014	General	As part of the construction plans, please include a code analysis to include the proposed occupancy group classification, type of construction, building height and area and any fire systems being installed. 2011 ORSC Section R106.
5		Maria Lucia Barreto Clair	2/20/2014	General	The applicant will need to clarify if the proposed construction request is to build a single building constructed to townhouse standards, or two zero-lot-line single family dwellings. By Residential Code definition, townhouses contain three or more units per building. 2011 ORSC Section R202.
6		Maria Lucia Barreto Clair	2/20/2014	General	If the project will be constructed as a single building in excess of 4,000 sf, construction plans and documents will need to be prepared by an architect or engineer licensed in the State of Oregon. 2011 ORSC Section R106.1.
7		Maria Lucia Barreto Clair	2/20/2014	General	If the structure is constructed as townhouses, each unit will need to be separated from adjacent units by a 2-hour fire-resistance-rated wall assemblies in the unit. The wall rating may be reduced to 1-hour if an automatic fire sprinkler system is installed throughout the building. A common 2-hour fire wall is not permitted between townhouses that are separated by a real property line. 2011 ORSC Section R302.2.
8		Maria Lucia Barreto Clair	2/20/2014	General	Garages in townhouse units shall be separated to comply with 2011 Table R302.6.

Please contact Clair at (800) 383-8855 with any questions.

Exhibit IV

City of Junction City
Request for Comments
1285 Juniper St., File #MP-13-03 / VAR-13-04

Item #		City Comment From	City Comment Date	Construction Document or Plan Sheet and (Date)	City Comment / **Applicant Response**
9		Maria Lucia Barreto Clair	2/20/2014	General	For townhouses, any structural projection within 3 feet of any property line shall comply with the requirements on 2011 ORSC Table 302.2.4.4.
10		Maria Lucia Barreto Clair	2/20/2014	General	Additional code requirements will be assessed when detailed construction plans are provided for review.

Exhibit IV

From: HUNTER Peggy K
To: Tere Andrews
Subject: Moody partition MP-13-03
Date: Friday, February 14, 2014 11:58:43 AM

Regarding the proposed partition for Moody:

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

Exhibit IV

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

PLANNING ACTION REFERRAL
REQUEST FOR COMMENTS

Date: February 10, 2014
From: Tere Andrews
Staff Contact Tere Andrews, Planning Admin, tandrews@ci.junction-city.or.us
File #: MP-13-03/VAR-13-04

Date Mailed	Referral Agency	Response
X	Junction City Interim Administrator – M Bowers (e)	
X	Junction City Public Works Director – J Knope (e)	
X	Junction City Police – Chief Chase (e) (subdivisions)	
X	Junction City, City Recorder – K Vodrup (e) No comments	
X	Junction City Building Official – A Clair, Clair Company (h&e)	
X	Junction City Rural Fire Protection District - Chief Perry (e)	
X	Junction City School District – S White (e)	
X	Lane County Land Management – M Laird	
X	Lane Council of Governments (LCOG) (C Housdorf-Street Names) (e)	
X	Lane County Surveyors	
X	Lane County Clerk, C Betschart	
X	US Postmaster for Junction City (subdivisions) (e)	
X	Century Link Engineering Grp 800.526.3557 (involves UP RR)	
X	Comcast Serviceability (e)	
X	Pacific Power - Doris Johnston (e)	
X	NW Natural – B Elder (R Berry-address changes) (e)	
X	Lane Transit District – S Luftig (e)	

File: MP-13-03/VAR-13-04
Property Owner/Applicant: John Moody
Property Location: Vacant lot (Juniper St & W 13th Ave)

Assessors Map and Lot: 15-04-32-23-04101
Property Area: 4,980 square feet
Zoning District: C/R (Commercial/Residential)

Proposal: Partition a vacant existing lot into two townhome lots to construct a townhouse on each lot (1 building consisting of 2 single-family attached units). The subject property is zoned Commercial/Residential (CR). Townhomes are permitted use in the CR Zoning District under 17.40.010 of the Junction City Municipal Code (JCMC). The subject lot is Lot 2 of the Original Plat of Junction City, platted in 1872. This plat shows the lots in the area to be 50 x 100 feet. The minimum lot dimensions for a townhome lot in the CR Zone is 25 feet in width and 2,500 square feet in size. The partition plat survey submitted by the applicant shows the existing lot dimensions are actually 49.6 x 99.9 feet. Therefore, the applicant is requesting a variance to the lot dimension and size requirements under JCMC 17.40.030.

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, February 21, 2014.** If your comments are brief, you may use the response form below. You may send comments by mail at PO Box 250, Junction City Oregon, 97448; fax to 541.998.3140; or e-mail to jcplanning@ci.junction-city.or.us

Rec'd 2/11/14

From: Kitty Vodrup
To: Tere Andrews
Subject: RE: Moody Partition and Variance
Date: Monday, February 10, 2014 4:25:41 PM

No comments. Thanks☺

From: Tere Andrews
Sent: Monday, February 10, 2014 4:25 PM
Subject: Moody Partition and Variance

Good Afternoon,

The City of Junction City has received a land use application requesting the partition of a single lot into two (2) lots for the purpose of building two (2) townhome units (one on each lot).The partition application is accompanied by a request for a Variance from the lot width and lot size standards (JCMC 17.40.030). 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, February 21, 2014.**

If you have questions please let me know. Thank you.

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

PUBLIC RECORDS LAW DISCLOSURE: This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the Public.

IDENTITY THEFT PREVENTION PROGRAM DISCLOSURE: This message may contain confidential and/or proprietary information, and is intended for the person/entity to which it was originally addressed. If you have received this email in error, please contact the City and then shred the original document. Any use by others is strictly prohibited.

From: Iverson, James
To: Tere Andrews
Cc: Iverson, James; Isham, John
Subject: RE: Moody Partition and Variance
Date: Tuesday, February 11, 2014 7:29:25 AM

NW Natural concurs with your project plans as proposed. However, should any gas relocation be required, the expense shall be paid by the project owner.
By JIM NW Natural

From: Elder, William
Sent: Tuesday, February 11, 2014 6:30 AM
To: Radosevich, John; Isham, John; Iverson, James
Subject: FW: Moody Partition and Variance

From: Tere Andrews [mailto:tandrews@ci.junction-city.or.us]
Sent: Monday, February 10, 2014 4:25 PM
Subject: Moody Partition and Variance

Good Afternoon,

The City of Junction City has received a land use application requesting the partition of a single lot into two (2) lots for the purpose of building two (2) townhome units (one on each lot).The partition application is accompanied by a request for a Variance from the lot width and lot size standards (JCMC 17.40.030). 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, February 21, 2014.**

If you have questions please let me know. Thank you.

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

PUBLIC RECORDS LAW DISCLOSURE: This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the Public.

IDENTITY THEFT PREVENTION PROGRAM DISCLOSURE: This message may contain confidential and/or proprietary information, and is intended for the person/entity to which it was originally addressed. If you have received this email in error, please contact the City and then shred the original document. Any use by others is strictly prohibited.