



CITY OF JUNCTION CITY

680 Greenwood Street/PO Box 250
Junction City OR 97448
Ph: (541) 998-2153/ Fx: (541)998-3140
www.junctioncityoregon.gov

February 27, 2014

Dear Property Owner:

Your neighboring property owner, John Moody, has submitted a preliminary partition application to partition the adjacent lot into two lots to construct a 2-unit townhome. The owner has requested a Minor Variance to the lot size standard for a townhome lot in the Commercial/Residential zoning district.

Junction City Municipal Code Section 17.140.030(A) states:

*“(A) **Minor Variances.** One variance involving the following may be granted by the city administration after a thorough examination and upon presentation of evidence that the variance requested involves one of the issues listed below:*

(1) deviation from a minimum property development standard by not more than ten percent (10%);”

Please see the attached staff report with findings and conditions addressing the applicable criteria for a minor variance. If you disagree with those findings, please submit your comments to City Hall by 5:00 pm on March 10, 2014.

If the city receives written objections, the Planning Commission will hold a public hearing on the matter at their next scheduled meeting March 20, 2014. If the city receives no objections, the property owners may proceed with a development review prior to construction, if the Planning Commission approves the partition application.

Written comments may be submitted in person at City Hall, 680 Greenwood Street, mailed to PO Box 250, Junction City OR 97448, faxed to (541) 998-3140 or e-mailed to jcplanning@ci.junction-city.or.us

If you have any questions, please contact me at 541.998.2153, ext. 207.

Sincerely,

Tere Andrews
Planning/Building Administrative Assistant

Cc: Applicant

3/5/14

To: City of Junction City
680 Greenwood St.
Junction City, Ore. 97448

Re: John Moody
1002 Yew St.
Junction City, Ore. 97448

Subject: Site Location - Juniper & 13th St.

- Request: # 1. Requesting a property Variance
- # 2. Division of one lot into two lots.
- # 3. Build (Two) 3 bedroom units.

We the undersigned property owners object to the variance request. We ask that the City of Junction City deny this request.

We also object to the division of a 50' wide lot be divided into (Two) 25' lots, also the request to build (Two) 3 bedroom units on the property.

Mr. Moody is a builder in business to make money at any cost to our neighborhood. He knew at the time of the purchase the lot size.

The only undue and unnecessary hardships and adverse effects will be to our neighborhood and the surrounding property owners as we will be living there day in and day out.

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~~_____~~ 1287 Juniper St J. C. OR
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(1)

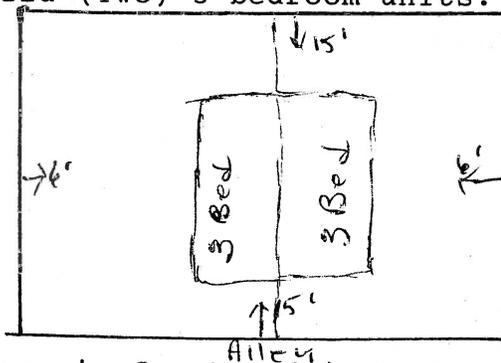
3/7/14

To: The Junction City Planning Commission

Re: Letter attached - File # MP 13-03

We are requesting that the Planning Commission deny John Moody's requests as follows:

- # 1. A property Variance
- # 2. Division of one lot into two lots.
- # 3. Build (Two) 3 bedroom units. *Street*



Information
→ provided by Tere Andrews

With limited space in front and in back of this (Two) 3 bedroom structure, it will lead to noise, congestion in this unpaved and narrow alley which will become a playground for children, cats, dogs, noise, cars in and out and who knows what else.

We cannot imagine all the adverse effects this giant structure with large numbers of family members moving into it will have on our neighborhood.

Our present life style is a quiet neighborhood with little alley traffic and low noise.

Since Mr. Moody has owned this lot he allowed tall weeds to grow on it. Two neighbors have kept the parkway mowed. Since last summer he somewhat covered the lot with black plastic and piles of gravel with weeds growing around the edges. If black plastic is placed over all the property under the proposed building where is the water going to drain into the adjoining properties or back across the alley into our back yards?

He has shown no respect or consideration for our neighborhood since buying this lot.

(2)

Please help us by denying John Moody's requests and remember he is in the business of making money at any cost to us.

We are in the business of maintaining our present peaceful neighborhood.

Respectfully Yours,



Ken & Mary Jamieson
1250 Kalmia St.
Junction City, Ore. 97448

P.S.

8 Photos of the lot as of 3-11-14
last year the gravel & plastic was
put down.

Prior years the lot was completely
overgrown with weeds.

3/10/14

To: The Junction City Planning Commission

RE; Letter Attached - File # MP 13-03

We are requesting that you deny John Moody's requests as follows:

- (1) Property Variance
- (2) Division of on lot into two lots.
- (3) Build (Two) 3 bedroom units.

Mr. Moody knew the size of the lot when he purchased it, he is a long time builder in Junction City,

His purpose for splitting a 50' lot into two lots is so he can double his profits should he decide to sell the units separately each unit would have its own property.

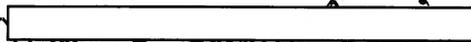
Our quality of life would be drastically changed. The view for neighbors on either side and the neighbors in back would be totality blocked. This giant structure with 6 bedrooms being built on top would be completely out of proportion with the adjoining single family homes.

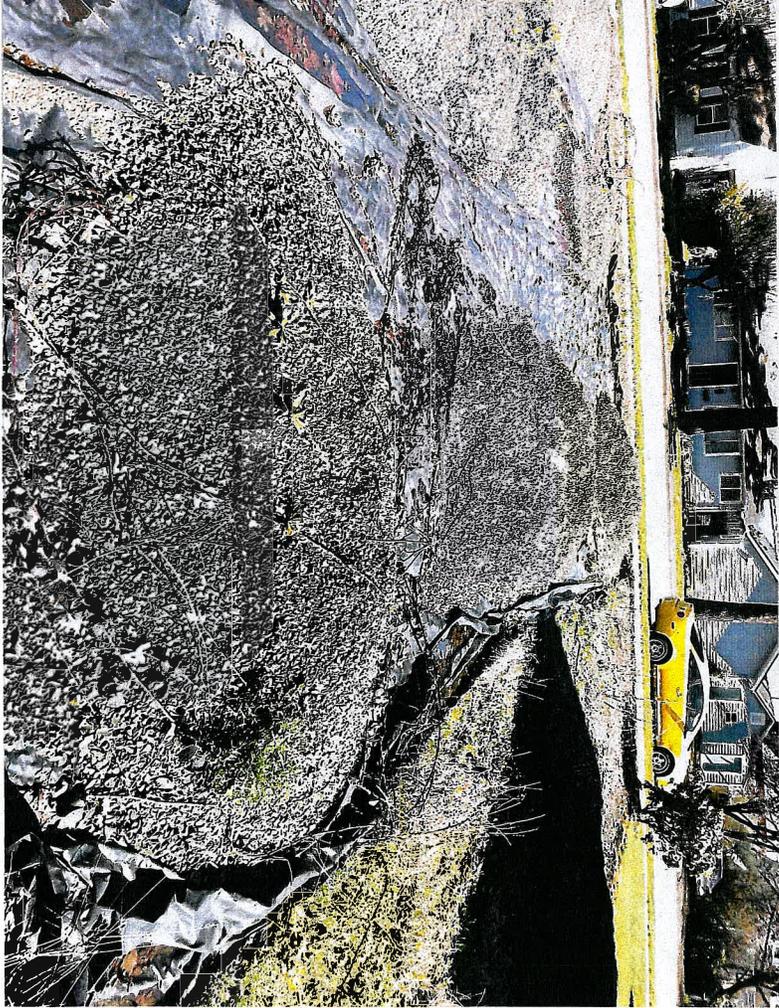
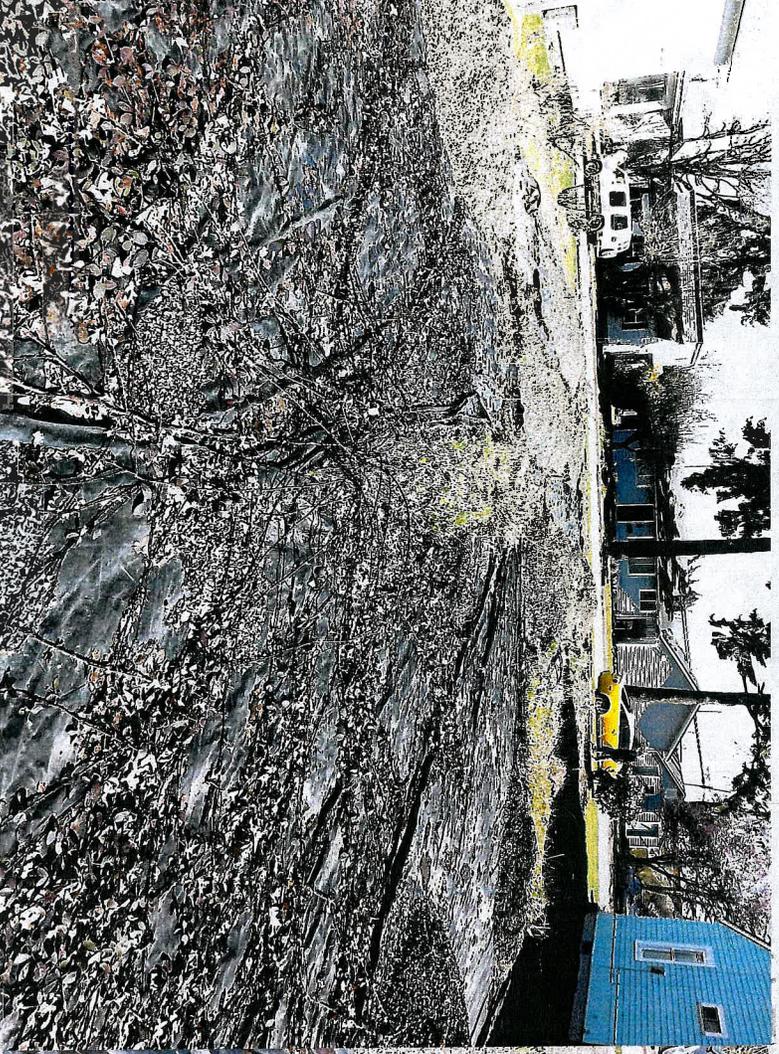
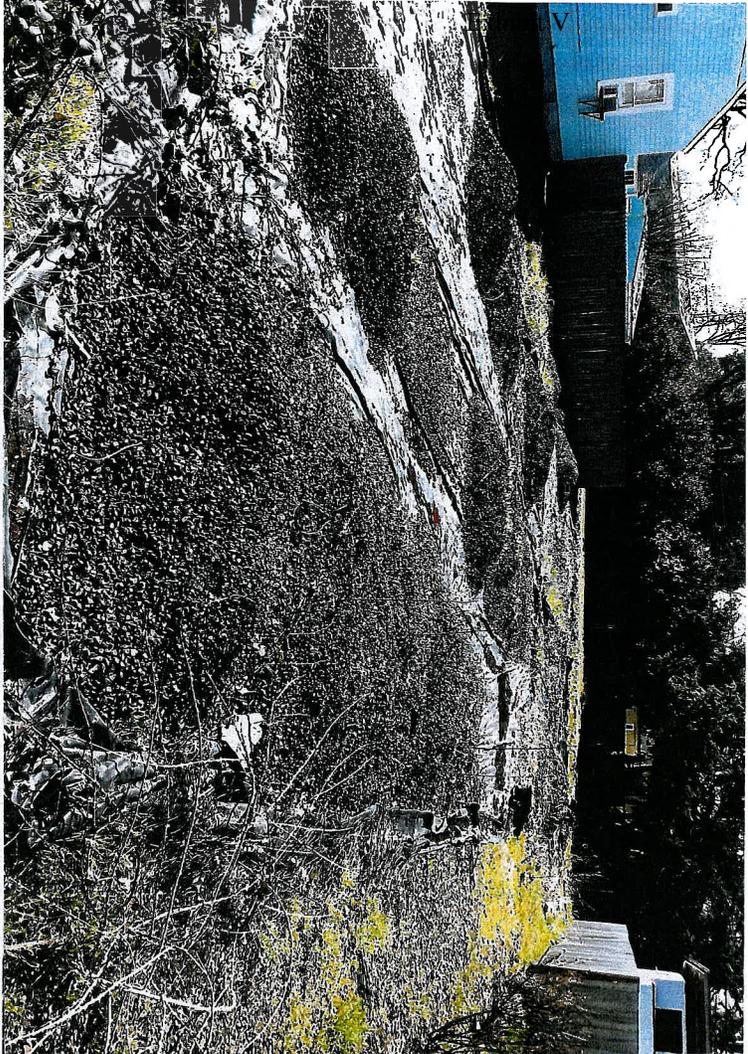
We are an established neighborhood that enjoys peace & quiet. This (Two) family 3 bedroom structure would bring over crowding, noise, congestion in the alley, etc.

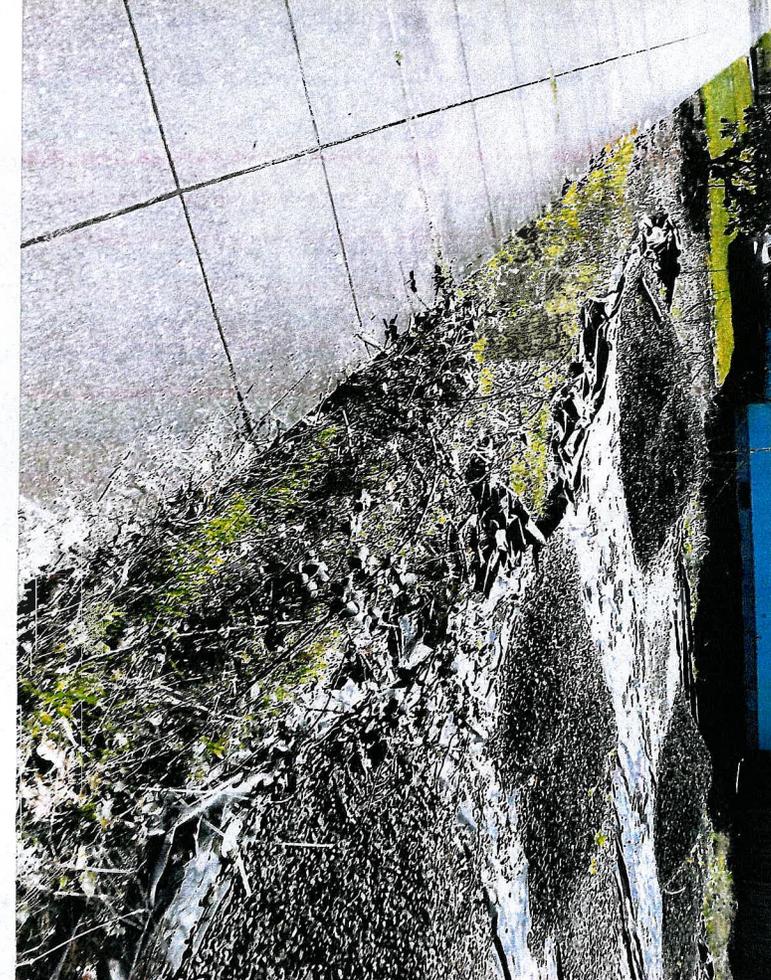
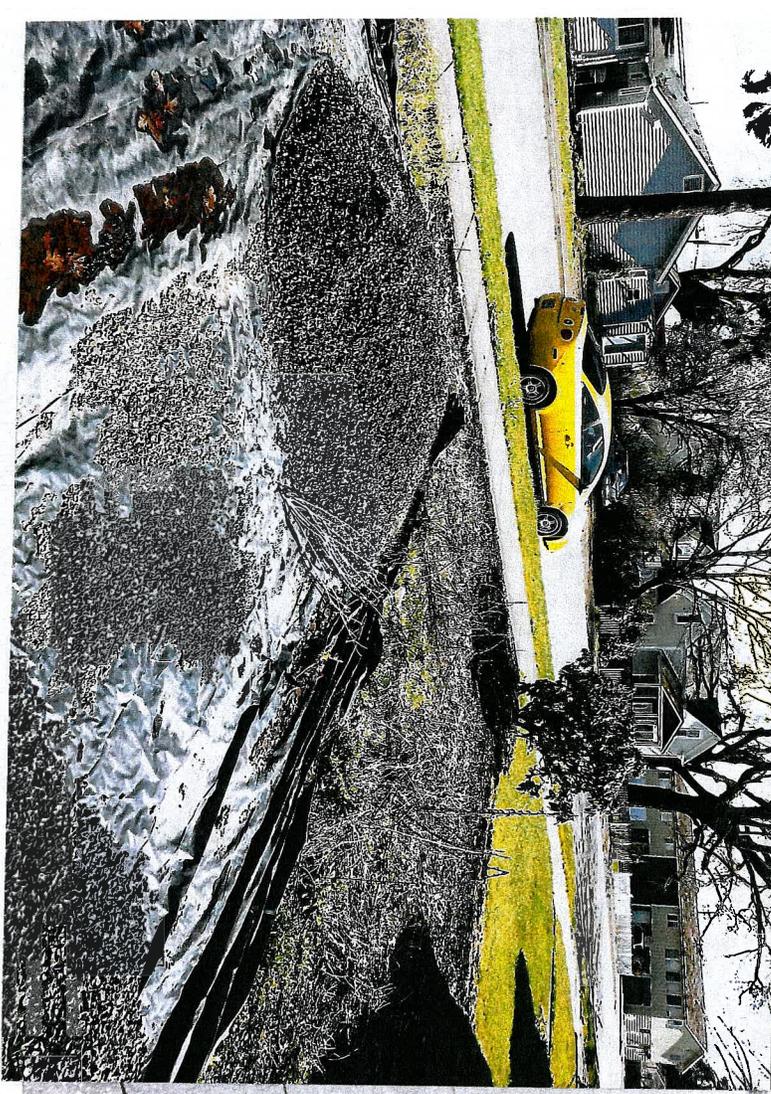
Please deny this request.

Mr. Moody is wrong to pursue this endeavor knowing the adjoining property owners are against it and that this change would cause the entire neighborhood to suffer adverse problems.

Respectfully Yours,


Ken L. & Danise Jamieson
1262 Kalmia St.
Junction City, Ore. 97448





March 11, 2014

Darrel & Marion Dorman
1221 Juniper St
Junction City OR 97448

Junction City Planning Commission

Regarding John Moody's request to build a two story structure with apartments on both sides of the unit should be denied, for the following reasons:

1. A property variance
2. The intention to divide the partial lot into two lots.
3. Build a two story 3 bedroom unit on each side facing the side of each neighbor's house.
4. Parking is already a problem in the neighborhood.
5. Overcrowding the neighborhood with more noise, people and vehicles.
6. More traffic and noise in the alley way
7. See Chapter 17.40.030 Lot size "B"

Though Juniper is zoned CR there currently are NO multiple housing unit anywhere on the West side of Juniper. We believe it was wrong to have established Juniper as CR when it does not meet the minimum standard for single family housing, much less multiple housing. Reference 17.40.030 "B" states "**The minimum lot area for two-family dwellings (duplexes) shall be 6,000 square feet.**" The lot in question is less than 5,000 square feet. Why are we even debating this and why is this even being considered???

As the property currently stands, it is a disgrace and eye sore to the neighborhood, and has been since John Moody purchased the property. He has never taken care of the property and why should we believe he will take care of it in the future? It is obvious that he does not care and does not have the best interest of our neighborhood at heart. We believe the property is a money maker for Mr. Moody and we feel that making a "big" profit is his greatest interest, with no regard for any of the neighbors. We take pride in our homes and allowing this type of structure in our neighborhood would lessen the value of our homes and change the mood of the whole neighborhood. A large structure of this size would not be visually attractive or complement our neighborhood. This structure would stick out like a sore thumb! We do not need or want this mammoth type of structure in our neighborhood. We are taking this matter seriously and request that Mr. John Moody's request be denied. According to what Chapter 17.40.030 states this should not even be a consideration, and none of the homeowners are in favor of Mr. Moody's request.

Respectfully,




Darrel & Marion Dorman

