



CITY OF JUNCTION CITY

www.junctioncityoregon.gov

Planning Commission Meeting (Possible Quorum of the Council)

Date: Wednesday, October 25, 2017
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
 - September 20, 2017
5. Action Items (Request action by Planning Commission)
 - a) MP-17-04 – Paddock Minor Partition Preliminary Review
6. Planning Commission Roster
 - a) Planning Commission Vacancies and Term Expiration
 - b) Planning Commission Officer Elections
7. Discussion Items
 - a) Boarding, Lodging, Rooming House Use in Central Commercial Zone
8. Planning Activity Report
9. Planning Commission Agenda Forecaster
10. Commissioner Comments
11. Adjournment

*Next Standing November 15, 2017 – Check with City for changes
Location is wheelchair accessible (WCA)*

THIS MEETING WILL BE RECORDED

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.

Next Standing November 15, 2017 – Check with City for changes

Location is wheelchair accessible (WCA)

THIS MEETING WILL BE RECORDED

The Junction City Planning Commission met on Wednesday, September 20, 2017 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, Stuart Holderby (Vice-Chair), James Hukill, Ken Wells, Jeff Haag, and Sandra Dunn; Planning Commission Alternates Patricia Phelan, and Alicia Beymer; City Planner, Jordan Cogburn.

Absent: None

1. Open Meeting and Review Agenda

Vice-Chair Holderby opened the meeting at 6:30 pm and led the Pledge of Allegiance.

2. Changes to the Agenda

None

3. Public Comment (for items not already on the agenda)

None

4. Approval of Minutes

- August 16, 2017

Motion: Commissioner Dunn made a motion to approve the August 16, 2017 minutes as submitted. Commissioner Haag seconded the motion.

Vote: Passed by a vote of 7:0:0. Vice-Chair Holderby, Commissioners, Hukill, Dunn, Haag, Wells, Beyer, and Phelan voted in favor.

5. SUB-17-02 West Linn Corporate Park, LLC – Reserve Phase III Preliminary Subdivision

Planner Cogburn explained that the applicant proposed a 9-lot residential development, called The Reserve Phase III. The site was 12.9 acres west of Oaklea Drive, and zoned Multi-Family Residential (R3).

The subject property was currently undeveloped. Fire protection services were provided by Junction City Rural Fire Protection District. The site was located in the Junction City limits for water and sewer services. It was in the Junction City

Water Control District for storm water management. Other utilities were available in the City owned rights of way and recorded easements.

Planner Cogburn handed out revised preliminary tentative plats with modified turn radius. The revision addressed comments received from Public Works. In addition, it was brought to Planner Cogburn's attention that the application and burden of proof statement referred to The Reserve Phase II; in fact, it was Phase III under consideration. A revised Land Use application and Burden of Proof Statement with the correct name (The Reserve Phase III) was entered into the record.

Comments were received from Lane County Transportation as they had jurisdiction over Oaklea Drive. The site was accessed via Oaklea Drive. The comments were similar to those received for The Reserve Phase II. A covenant related to transportation facilities along Oaklea Drive would be triggered by the addition of the nine lot subdivision. The covenant stated at 100 lots, transpiration facility improvements would be required on Oaklea Drive. The upgrades, as specified in the covenant, were included as conditions of approval.

Junction City Public Works also submitted comments about spacing of the lots and turn radius. The revised tentative plat submitted by the applicant addressed these comments and met the condition from Public Works.

The applicant also addressed the terminus of Darlington Drive and future plans for a multi-family development. There would not be a connection to the single family home development (Phase I) from a future multi-family development.

Comments were also received from the Oregon Department of State Lands (DSL). There were potential wetlands. A condition of approve was that the applicant must submit a jurisdictional delineation approved by DSL.

The site was zoned R3, Multi-family Residential. For eight of the lot, the size dictated that they would only be large enough for duplexes, or further subdivided into townhome lots.

The applicant's proposal met the side line requirements, and width requirements. There were no jogs, panhandles, flag or butt lots.

Under Junction City Municipal Code 16.05 there was a requirement for street connectivity. In order for that provision to be met, the final plat needed to indicate

dedication, by an instrument approved by the City, the proposed right-of-way of Breckenridge Drive to the southern terminus of the Phase III boundary.

Commissioner Hukill asked for clarification of Exhibit C.

Planner Cogburn responded there was a document recorded in 2002 that required specific roadway improvement beyond 100 homes. There were 97 homes in Phase I of The Reserve.

Commissioner Hukill noted the County required a sidewalk and bike lane on both sides (of Oaklea Drive).

Planner Cogburn concurred. Oaklea Drive was a County road, under County jurisdiction.

Commissioner Hukill noted improvements to one side of the street only were included with the conditions of approval.

Planner Cogburn clarified that the condition was from Lane County. As it related to the proposed subdivision, the traffic impact analysis was not great enough to trigger the additional improvements associated with the 122-lot subdivision (Phase II). What the County could require now was what was required based on that original covenant recorded in 2002.

Commissioner Hukill asked about the specific road improvements.

Planner Cogburn answered the County conditions mentioned bike lanes, sidewalks, two-way left turn lane on both sides of the road. The condition was based on the fact that there was an additional approval that had already been cleared (Phase II). Thus the County was restating their position. The developer/owner of Phase II was the same as Phase III.

Vice-Chair Holderby read from the condition of approval, it stated, approximately six feet of pavement widening on the easterly side of Oaklea Drive and approximately 11.5 feet of pavement widening on the westerly side of Oaklea Drive together with the addition of curbs and sidewalks on the westerly side of the road.

Planner Cogburn added as development occurred on the east side of Oaklea Drive, those applicants would be required to make improvements.

Commissioner Hukill asked if the sidewalks and bike lanes began at the top of the park property and extended down to 11th Avenue.

Planner Cogburn agreed.

Commissioner Hukill asked for clarification of the conditions of approval related to the park. He noted they did not reference the 5-acre park.

Planner Cogburn replied the 5-acre minimum was relative to the 122-lot subdivision, as the standard was based on the estimated population of the subdivision. The standards required a ratio equal to not less than 1-acre per 100 people in the ultimate population. Phase III was proposed as eight duplex lots, 2.3 people per household, two dwellings per lot, for an approximate total of 40 people. Once the multi-family parcel was built out, there would be anywhere from 100-150 homes, there would be well over 100 people. That said the 11.5-acre parcel (park land) would be sufficient to accommodate the population of all three phases of The Reserve. The applicant would still need to provide evidence from the State that the land was suitable for that type of development.

Commissioner Hukill asked what would happen if the State did not approve it.

Planner Cogburn explained, the proposed condition of approval would require the applicant to obtain and provide proof of review by the State Historic Preservation Office for the use of Tax Lot 4201 of Assessor's Map # 15-04-31-00 as intended recreation in compliance with the standards of Junction City Municipal Code 16.05.050(i)(1) prior to final subdivision approval. The applicant could not receive final plat approval until approval was received from the State. Otherwise, at the time of final approval the Planning Commission could require that the applicant come back with a revised plat with additional recreation area in order to meet the standard.

Review and approval was also required from the Tribes of the Grand Rond for the cultural resource area.

Vice-Chair Holderby asked if there were any other comments or questions from the Commission.

Planner Cogburn noted the applicant's representative was present, if the Commission had questions for them.

Commissioner Hukill asked when the street widening (of Oaklea Drive) would begin.

Planner Cogburn responded that timing would be up to the applicant, however, they needed to obtain final plat approval which meant they met all conditions of approval specific to the application before the Commission or the Phase II application.

Commissioner Haag asked if that needed to be completed first.

Planner Cogburn responded it was a County condition, for the applicant to take any sort of access, they needed to have those improvements completed.

Commissioner Hukill commented the road improvement requirement could be initiated by either Phase II or Phase III

Planner Cogburn agreed. This was because both phases would take access from 15th Avenue.

Vice-Chair Holderby asked if there were any public comments.

Ms. Chris McGrorty, 2300 West 11th Avenue, Junction City OR 97448, was concerned about home values. She lived across the street from the proposed duplexes. She lived in an HOA (Home Owners Association). She asked would the duplexes be required to follow the same requirements as those in the HOA.

Jed Truett, Metro Planning, Inc., 370 Q Street, Springfield, OR 97477, the applicant's representative, offered to get an answer to her question. He added the applicant was the same as the applicant for Phase I.

Mr. Daniel McGrorty, 2300 W 11th Avenue, Junction City OR 97448 also expressed concern about the affect of duplexes on property values.

Planner Cogburn offered a point of clarification, the review before the Commission was a Type II review and not a subjective process. A Type II review did not take into account situations that were not addressed by the code. The application before the Commission was specifically relative to the Code. A home owners association was on the private end, the City did not get involved as it was a private matter.

Motion: Commissioner Wells made a motion to approve the West Linn Corporate Park, LLC Reserve Phase-III Subdivision Preliminary Plat, file SUB-17-02 based the findings as stated in the Final Order. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 6:1:0. Vice-Chair Holderby, Commissioners Hukill, Dunn, Haag, Wells, and Beymer voted in favor. Commissioner Phelan voted against.

6. Planning Activity Report

Planner Cogburn reviewed the Planning Activity Report with the Commission.

The Planning & Building office relocated to the Public Works building at 1171 Elm Street.

In 2015 the Commission approved the Grain Millers request for a facility. Another company, associated with Grain Millers, was interested in building a 300,000 square foot facility on the Grain Miller site. Prior to this, staff has been working on expansion of the Enterprises Zone for several months. The boundary would then include the Grain Miller site. A resolution was planned to go before the City Council in the near future. It would also need to be passed by the Harrisburg City Council and Linn, and Lane County Boards of Commissioners.

There had been interest in the vacant lot behind Bi-Mart for a RV sales lot.

The Y property project was moving forward. There was another party interested in a part of that location, a farm implement-tractor store. Staff anticipated submittal of building permit applications.

An upgrade to the State ePermitting system for building permits and addition of a module for Planning were in the works. Staff had been training on the updated system. Roll-out was anticipated for October. The upgrade was intended to assist applicants submit on-line and streamline the administrative processes since Planning & Building no longer had an administrative aide.

A review of Planning and Building fees had been undertaken as part of the ePermitting upgrade. Information was taken to the Finance Judiciary Committee; they recommended approval to the City Council.

A final partition plat application was submitted for the Szerlip property. It would be before the Commission soon.

A reminder, the October meeting would be the fourth Wednesday of the month rather than the third Wednesday.

At the October meeting, applications for the vacant Planning Commission seats would be reviewed, and officer elections would be held.

7. Commission Agenda Forecaster

The Commission reviewed the agenda forecaster.

8. Commissioner Comments

None

9. Adjournment

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

Vote: Passed by a vote of 7:0:0. Vice-Chair Holderby, Commissioners, Hukill, Dunn, Haag, Wells, Beymer, and Phelan voted in favor.

The meeting adjourned at 7:22 p.m.

The next scheduled Planning Commission meeting would be Wednesday October 25, 2017 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Stuart Holderby, Vice-Chair

JUNCTION CITY PLANNING COMMISSION AGENDA ITEM SUMMARY



Paddock - Preliminary Minor Partition (MP-17-04)

Meeting Date: October 25, 2017
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5a
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541.998.4763

ISSUE STATEMENT

The applicant is requesting a Preliminary Partition to divide an existing lot into three tax lots.

BACKGROUND

This is an application for a preliminary partition on an existing lot with frontage on West 6th Avenue and Oaklea Drive in Junction City. This partition will divide one existing lot into three legal parcels. There are existing public utilities (i.e. fire hydrants, water, sanitary sewer, storm sewer) available near the subject property or within the public right-of-way.

RELATED CITY POLICIES

16.05.030 (D)(3) Preliminary Partition

According to Section 16.05.030 (D)(3) of the Junction City Municipal Code, Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

PLANNING COMMISSION OPTIONS

- a. Approve the Preliminary Partition with conditions of approval and findings as written in the Proposed Final Order (MP-17-04).
- b. Approve the Preliminary Partition with changes to the conditions of approval and/or changes to the findings in the Proposed Final Order (MP-17-04).
- c. Deny the Preliminary Partition with findings supporting the denial.
- d. Continue the discussion of the proposed Preliminary Partition if more information is needed.

SUGGESTED MOTION

"I make a motion to (approve with conditions as stated in the final order / approve with conditions as modified by the Planning Commission / deny with findings / continue) the Preliminary Partition for Tax Lot 3301 of Assessor's Map 15-04-31-00, File # MP-17-04."

ATTACHMENTS

- A. Staff Report
- B. Application Materials
- C. Draft Final Order Preliminary Minor Partition (MP-17-04)
- D. Preliminary Minor Partition Plan

FOR MORE INFORMATION

Staff Contact: Jordan Cogburn
Telephone: 541.998.2153
Staff E-Mail: jcogburn@ci.junction-city.or.us



FINDINGS OF THE PLANNING DEPARTMENT:

DEPARTMENT REVIEW FOR THE PADDOCK MINOR PARTITION (MP-17-04)

Application Summary:

Preliminary Partition Plat to create three (3) residential parcels out of one legal lot.

Owner(s):

Paddock Masonry, PO Box 2447, Eugene, OR 97402 (541) 501-3824

Applicant(s) Representative:

Scott Goebel, Goebel Engineering & Surveying, Inc., 23684 Butler Rd. Elmira, Or 97437 (541) 687-0542

Lead City Staff:

Jordan Cogburn, City Planner, Junction City Planning Department, (541) 998-4763

Subject Property/Zoning/Location:

Tax Lot 3301 of Assessor's Map 15-04-31-00, Zoned R1, Single Family Residential, located near the southeast corner of Oaklea Drive and West 6th Avenue, and directly adjacent to 40 Chick Lane at the eastern boundary line.

Relevant Dates:

Application originally submitted on September 26, 2017; deemed complete on September 27, 2017; final staff report issued on October 11, 2017.

Present Request:

This is an application for a preliminary Minor Partition on West 6th Avenue and Oaklea Drive in the City of Junction City.

Public Notice and Referrals:

Request for Public Comment on the proposed development was sent to property owners within 300 feet of the subject site on September 25, 2017.

One public comment has been received by the City as of the date of this report:

- Kathleen and Tim Nord, 55 Chick Lane, Junction City
 - We have no objections to the requested partition; the purpose of these comments is to make sure that stormwater issues are adequately addressed. Currently, stormwater from properties and developments within the City flow across a portion of our property, and then through a culvert under Chick Lane to an existing culvert located on the adjacent property (an additional culvert carries water under 6th). It must be emphasized that the ongoing

utility work- and the drainage system being developed for future houses- not restrict, block, or raise the grade for stormwater to enter these two existing culverts. During extensive rains, any slight blockage will cause substantial amounts of water to pool onto our property and not drain.

Having reviewed the Stormwater Report prepared in support of the partition, that report does not seem to address that the vast majority of the water that flows through those two culverts are not from the subject property or the proposed development, but serve other existing properties including ours. In fact historically, the entire inflows through those culverts come from other properties. Staff should review approval of the partition and the proposed stormwater proposal to take this into consideration and avoid aggravating or worsening existing conditions.

Referral comments on the application were requested from various affected service providers and City departments.

Three (3) referral comments were received by the comment deadline:

- **David Flemings, Junction City Building Official, Clair Company**
 - Based on the most current FEMA FIRM Map, this property is not within a designated floodplain area.
 - Please clarify that the “Variable Width PUE” will provide minimum access for fire and emergency services. Also clarify that no parking will be allowed in the fire access lane. 2014 OFC Section 503.
 - Additional code requirements will be assessed when detailed construction plans are provided for review.

- **Gary Kaping, Junction City Public Works Director**
 - Public works has no issues with this. However, we will require curbs, gutters, and sidewalks bordering the property. The sewer must run to and through the property and in a hard surface so we have all weather access. Staff understands that the road to the homes will be private so we won't be commenting on that, but the fire department will have some say on that. They developer will still be required to tell us what they are going to do with the storm water, it cannot be drained on the ground or be ran off on another lot or property.

- **Monica Witzig, Engineering Associate, Lane County Public Works**
 - Lane County Transportation Planning recommends the following conditions of approval:

Any temporary access to the subject property directly from Oaklea Drive must be approved by Lane County Public Works. Such approval may require a Facility Permit. For more information about Facility Permits, Lane County Right-of-Way Staff are available at 541.682.6902. Information is also available online at:
https://lanecounty.org/government/county_departments/public_works/right-of-way_permits/facility_permits/

Stormwater runoff from private property must not be directed to the Lane County Road right-of-way or into any Lane County drainage facility, including roadside ditches.

All referral comments received by the Planning Department on this application are included in the application file for reference, and addressed in the context of applicable approval criteria and standards in the following evaluation. Relevant application requirements and approval criteria are addressed at JCMC 16.05.030 Minor Partition Procedures, and JCMC 16.05.050 Platting and Mapping Standards.

General Property Information:

This is an application for a preliminary partition on an existing, platted lot with frontages on West 6th Avenue and Oaklea Drive in Junction City. There is no current site address for the existing parcel. This partition will divide one existing lot into three legal parcels. There are no existing public utilities (i.e. fire hydrants, water, sanitary sewer, storm sewer) available adjacent to the subject property or within the public right-of-way.

Evaluation:

The following findings demonstrate that the proposed tentative partition plan will comply with all applicable approval criteria and related standards as set forth in the Junction City Municipal Code (JCMC). The approval criteria and related standards are listed below in **bold**, with findings addressing each. Various conditions of approval, final plat requirements, and informational items are included where appropriate.

Chapter 16.05 – Subdivisions

Section 16.05.030 – Minor Partition Procedure

(A) Application. An application shall be made by the person proposing the minor partition or his authorized agent or representative on a form prescribed by the city following procedures outlined in JCMC 17.150.070 and submitted to the secretary of the planning commission, together with a tracing and nine additional copies of a preliminary plan.

Scott Goebel, P.E., P. L. S. is the authorized representative for the applicant. This application is being submitted with a digital copy of the preliminary plan. Staff has waived the paper copy requirement. Therefore, this criterion has been satisfied.

(B) Drafting. The preliminary plan shall be legibly drawn to scale on sheets of tracing paper or cloth measuring 8 ½ by 11 inches. The scale will be 10, 20, 30, 40, 50, or 60 feet to the inch. The city superintendent of public works shall furnish such 8 ½ by 11-inch tracing sheets on request.

The preliminary plan has been drafted on 18" x 24" paper with a scale of 40 feet to the inch. A digital copy of the plan has been submitted for 8 ½ by 11 inch reproductions as needed. Therefore, the above criterion has been satisfied.

(C) Preliminary Plan Contents. The preliminary plan shall contain the following:

(1) The dimensions and parcel lines of all parcels.

The dimensions of the boundary and proposed parcel lines are shown on the attached plan.

(2) An accurate map describing the boundaries of all contiguous land in the same ownership as the area encompassed in the preliminary plan area.

The applicant owns the subject Tax Lot 3301 and it is shown on the attached preliminary partition plan. The applicant also owns the adjacent parcel, Tax Lot 3302, and is shown on the preliminary plan. Therefore, this criterion has been satisfied.

(3) The date, north point and scale of the drawing, and sufficient legal description and dimensions of the land to define the boundary thereof and the assessor's account number.

The date of the survey, north arrow, engineer's scale, legal description, and assessor's number are noted on the attached plan. Therefore, this criterion has been satisfied.

(4) Name, address and telephone number of the owner, the partitioner and engineer or surveyor.

The contact information for the applicant (owner) is noted on the plan. In addition, the address and phone number of the surveyor, Scott Goebel, P.E., P. L. S., is also included. Therefore, this criterion has been satisfied.

(5) Location of property in relation to existing streets, name and present width of all streets and alleys, and proposed right-of-way lines for existing or projected streets as shown on the master street plan.

The attached preliminary plan includes a vicinity map that shows the property's location relative to the adjacent street network. In addition, the widths of the existing streets, West 6th Avenue and Oaklea Drive, are called out on the plan. Therefore, this criterion has been satisfied.

(6) The layout of the parcels proposed and the dimensions of each, with a number within each proposed parcel.

Each of the three proposed parcels are labeled with a number and the dimensions of the parcel are shown on the plan.

(7) The location of each building or structure above ground. Dimension distance to parcel lines being created.

The subject property is currently undeveloped. Therefore, this criterion is not applicable.

(8) The width and location of all easements for drainage or public utilities.

The existing 10 foot wide Public Utility Easement, reception #89-55133 LCO DR, is shown on the preliminary plan. Therefore, this criterion has been met.

(9) In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:

(a) The affidavit of a surveyor who is an Oregon licensed land surveyor, and who prepared the preliminary plan for the area encompassed in the proposed partition.

(b) The names of all recorded subdivisions contiguous to the subject area.

(c) The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the city engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

Contour Intervals Ground Slope

One foot Up to 5 percent

Two feet Over 5 percent through 10 percent

Five feet Over 10 percent

(d) The approximate width and location of all proposed or existing public utility easements.

(e) The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all water courses.

(f) All proposals for sewage disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainageways.

(g) All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in Section [5(A) (3)] of this ordinance. Said reserve strips shall be clearly indicated on the proposed partition.

(h) All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.

(i) A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided that where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

The plat was prepared by Scott Goebel, P.E. P.L.S., an Oregon licensed land surveyor and his signature block indicates his review of, who affirms that the partition area was part of a recorded partition plat (Parcel 1, Land Partition Plat 2014-P2606, Reception #2014-024540).

There are no recorded plats that abut the property, although the 1st Addition to Lynnridge Subdivision is located north of West 6th Avenue.

One foot contour intervals are shown on the attached preliminary plan based on LIDAR data derived from Oregon Department of Geology and Mineral Industries (DOGAMI).

No new public utility easements are needed. The existing stormwater easements are shown on the preliminary plat.

The area south of the culvert, under 6th Avenue, is set aside for stormwater overflow/storage.

There are no areas proposed to be dedicated to the public within this minor partition including reserve strips.

The only public improvement proposed is the extension of the gravity wastewater to the pump station at the end of Walnut Street (to the south).

The partition includes all of Parcel 1 of the previously recorded partition plat. The applicant also owns the property to the east of the proposed partition. No deeds have been recorded for the two parcels because the applicant still owns the parcels that were created by the 2014 partition. Therefore, no Legal Description has been provided.

Based on this fact, the proposed partition complies with the criteria listed at JCMC 16.05.030(C)(9)(a) – (i).

(D) Preliminary Plan Review.

(1) City Superintendent of Public Works Review. The superintendent of public works shall review the preliminary plan and forward any comments he may have about the plan and send the original plan and seven copies to the planning commission for action, retaining one copy for his file.

The applicant understands that city staff will first review the preliminary partition plan prior to the Planning Commission deliberating and rendering a decision. No comments have been received from the Public Work Superintendent as of the date of this report.

(2) Planning Commission Review.

(a) The planning commission shall approve the plan or ask for further information from the partitioner.

The applicant understands that the Planning Commission is the approval authority for minor partitions in the City of Junction City.

(b) Approval findings. Approval of the plan must include affirmative findings that:

(i) Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder of any adjoining land or access thereto.

The owner, Paddock Masonry, LLC, owns the adjacent parcel to the east (Tax Lot 3302). The remaining portions of the property under the same ownership will not be adversely affected by this proposal as the applicant has stated an interest in future subdivision development for the remaining vacant areas in accordance with JCMC 16.05. All adjacent parcels have safe access to existing rights-of-way.

(ii) The minor partition complies with Junction City policies and plans as well as the intent and purpose of JCMC 16.05.010.

The subject property is zoned R-1 (Single Family Residential). There are no existing structures on this property. This partition would allow residential development on each individual lot and complies with the intent and purpose of the partition and subdivision ordinance.

(iii) Either:

(A) Improvements as required by the city and this code have been completed, and a certificate of fact has been filed with the planning department by the city engineer; or

(B) A performance agreement (bond), or suitable substitute, as agreed upon by the applicant and the city, has been filed with the city recorder in sufficient amount to insure the completion of all required improvements; or

(C) A petition for improvements has been properly executed by the partitioner who is effecting the partition and will be assessed for said improvements.

All proposed improvements for 6th Avenue shall comply with this code and the Public Works Design Standards prior to issuance of a building permit. The applicant has stated that the current improvements to 6th Avenue comply with the Code, exclusive of setback sidewalks. As the entirety of Oaklea Drive does not comply, the applicant is willing to sign a petition for improvements for curb, gutter and sidewalks. However, a petition has not been received as part of this application. The applicant proposes to construct the gravity wastewater system to the pump station at the end of Walnut Street. If the Planning Commission decides that a petition for future public improvements is required, then the property owner shall comply with such a condition of approval.

(iv) The minor partition tentative plan is accompanied by five accurate copies thereof; and

5 copies of the preliminary partition plan have been submitted with the application along with a digital copy in order to meet this criterion.

(v) Public assessments, liens, utility charges and fees with respect to the minor partition area have been paid, or a segregation of assessments and liens has been applied for and granted by the council. Except as provided for in the procedures for modification as stipulated in JCMC 16.05.070, approval as stipulated herein does not relieve the applicant from other applicable provisions of this ordinance or Oregon Revised Statutes.

No public assessments, liens, utility charges, or other fees are known to exist with respect to this property. This criterion is not applicable. However if any new fees or assessments are found, the owners shall pay the fees prior to recording the final plat.

(vi) Minor partition applications for land occupied by existing buildings shall show the location of buildings and give dimensions to existing and proposed lot lines.

No buildings currently exist on the subject site. Therefore, this criterion is not applicable.

(3) Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

The applicant understands that approval of the plan will be signified by a signature of the Planning Commission Chair on the final plat.

(4) Notification by Commission. When such a plan is approved, conditionally approved or disapproved by the commission, it shall forthwith deliver in person or by mail a copy of such plan with the action thereon to the person having filed the plan. Such action by the commission shall become final in the absence of any appeal. Copies of the plan with the action thereon shall be delivered to the Lane Council of Governments, and the commission shall retain the original copy thereof in the office of the city engineer.

The applicant understands that notification will be made of the Planning Commission decision.

(5) Unless appealed, the planning commission's decision shall become effective on the eleventh day after it is rendered.

The applicant understands that the Planning Commission decision will be effective on the eleventh day after the decision is issued.

(E) Appeal to the Council. If any person filing a minor partition plan is dissatisfied with the action of the planning commission, he may, no later than 12 days after such action by the commission, appeal in writing to the council and file same with the council.

The property owner/applicant understands that any possible appeal of the Planning Commission decision will be heard by the City Council.

(F) Limitation of Appeal. The conditional approval of such plan shall be valid for a period of one year from the date of final action thereon. During said period, all the conditions of approval shall be met. Such conditional approval may be extended for a period not to exceed one additional year by the council, upon written request; provided, such request is made prior to the expiration of the one-year period.

It is understood by the applicant that a minor partition approval is valid for one year.

(G) Ownership Verification of Dedications. In the event approval of a minor partition is conditioned upon the dedication of a portion of the area to the public, the applicant shall submit to the public works department a title report issued by a title insurance company licensed in the state of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public.

There are no proposed dedications with this proposed application; thus this requirement should not be applicable.

(H) Expedited Land Divisions. All applications for expedited land divisions shall comply with ORS 197.360 through 197.380 and the Junction City comprehensive plan. ORS 197.360 through 197.380 details criteria, application and notice requirements and action and appeal procedures for expedited land divisions.

This minor partition application is not being requested to be reviewed as an expedited land division; thus this standard does not apply.

Section 16.05.050 - Platting and Mapping Standards

(A) Streets.

West 6th Avenue is an existing Lane County owned and maintained street. There are no new proposed public streets as part of this application. Therefore, this criterion is not applicable.

(B) Alleys.

No alleys are proposed with this partition application. Therefore, this criterion is not applicable.

(C) Blocks.

(1) Block length. Block length shall not exceed 600 feet. In residential and commercial zones, maximum block perimeter shall be 1,600 feet. The planning commission may

allow exceptions where pedestrian pathways are utilized as mid-block connections between streets.

West 6th Avenue is an existing public street. No streets are proposed with this partition; thus the block length of both public streets will be unaffected.

(2) Street Connectivity. In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

The subject property is 43,694 square feet (1.00 acres). Given that the land division is less than 2 acres, this standard is not applicable.

(3) Pedestrian ways. When necessary for public convenience and safety, the planning commission may require the partitioner or subdivider to dedicate to the public pedestrian ways 10 feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, or to provide access to schools, parks, or other public areas, of such design and location as reasonably required to facilitate pedestrian travel.

There are no cul-de-sacs or parks adjacent to the proposed partition that would require the dedication of any pedestrian ways. Therefore, this criterion is not applicable.

(4) Easements for utilities. Dedication of easements for storm water sewers and for access there-to for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water, and dedication of easements for sanitary sewers, and for access thereto for maintenance, and dedication of easements for other public or private utilities, may be required of the partitioner or subdivider by the planning commission along lot rear lines, lot side lines, or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this ordinance. Easements for utility lines shall be not less than 14 feet in width; except that, for an easement abutting land not in the partitioned or subdivision area, a lesser width may be allowed, in the description of the planning commission, where the petitioner or subdivider presents a satisfactory plan whereby such easement will be expanded to the width otherwise required.

There is an existing 10.0 foot wide public utility easement that encumbers the northern and western boundary lines of the subject property, as shown on the plan. Proposed drainage and public utility easements are also shown on the plan. As such, the following condition is warranted:

- Where required, easements for access and utilities shall be dedicated on the partition plat at the time of recording. All proposed easements shall meet Public Works width requirements.

(D) Perimeter Fences. Perimeter fences shall be required where rear yards abut an existing or planned street. The perimeter fence shall be sight-obscuring and at least 5 feet in height, and shall be setback at least 3 feet from the sidewalk or right-of-way. At least one deciduous shade tree (a minimum 2-inches in caliper at planting) shall be provided for each 50 lineal feet of street frontage. At the time of application review, the Planning Commission may also require additional subdivision perimeter fencing, retaining walls, or other perimeter treatment in order to address privacy, stormwater runoff, or other issues relating to compatibility with adjacent properties.

There are no existing or planned streets along the rear boundary of the subject site; thus no perimeter fence is required at this time.

(E) Lots. Lot sizes in mobile home subdivisions shall conform to the provisions of Chapter 17.100 JCMC, Mobile Homes, rather than this subsection (E).

(1) Size and frontage.

(a) General requirements.

(i) Width. Each lot shall have an average width between the lot side lines of not less than 60 feet. Each corner lot and each authorized key lot and butt lot shall have an average width between the lot side lines of not less than 65 feet.

All of the parcels will have an average width of over 60 feet. Proposed parcel #1 will have an average width of 96.75 feet. Proposed parcels #2 and #3 will have average widths of 94 feet. The lot widths also comply with the minimum lot width of 60 feet per Section 17.10.030 of the JCMC.

(ii) Depth. Each lot shall have an average depth between the lot front line and the lot rear line of not less than 80 feet and not more than 2 ½ times the average width between the lot side lines. Each double frontage lot shall have an average depth between the lot front line and lot rear line of not less than 120 feet, unless a lesser depth is approved by the planning commission where necessitated by unusual topographic conditions.

All of the parcels will have an average depth of over 80 feet. Proposed parcel #1 will have an average depth of 153.6 feet. Proposed parcel #2 will have an average depth of 153.6 feet. Proposed parcel #3 will have an average depth of 153.6 feet. Therefore, this standard has been met.

(iii) Area. Minimum lot area shall be in accord with requirements for the zoning district within which the lot is located.

Per Section 17.10.030 of the JCMC, the minimum lot size for single family dwellings is 6,000 square feet. Parcel 1 will be 14,837 square feet. Parcel 2 will be 14,434 square feet. Parcel 3 will be 14,434 square feet. Therefore, all of the proposed parcels exceed the minimum lot area for single family dwellings of 6,000 square feet.

(iv) Frontage. Each lot shall have frontage of not less than 60 feet upon a street, except that a lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than 35 feet upon a street, measured on the arc.

All proposed parcels show frontage along Oaklea Drive in excess of the minimum standard at roughly 94 lineal feet per parcel. Furthermore, each lot will gain access to West 6th via the proposed and existing private access easements that are located along the east boundary of the proposed parcels. Therefore, this criterion has been adequately addressed.

(v) Reverse Frontage.

(A) Lots that front on more than one street shall be required to locate motor vehicle accesses on the street with lower functional classification.

(B) When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed (reserve strip.) A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

None of the three proposed parcels are shown as reverse frontage lots. Therefore, these criteria are not applicable.

(b) Exceptions.

(i) Partitioned or subdivision area developed as a unit. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein where the partitioner or subdivider presents a plan satisfactory to the planning commission whereby the entire partitioned or subdivision area will be designed and developed with provision for proper maintenance of recreation and park area which will be commonly available for recreation and park purposes to the residents of the partitioned or subdivision area, and which the planning commission determines will be of such benefit to said residents as is equal to that which would be derived from observance of the parcel or lot size and frontage requirements otherwise specified, and will be in accordance with the purpose of this ordinance.

(ii) Land zoned for commercial or industrial use. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein in the case of land zoned for commercial use, where such relaxation is necessary in

consideration of the suitability of the land for such use, and in accordance with the purpose of this ordinance.

(iii) Parcel or lot retained for future partition or subdivision. The planning commission may, in its discretion, waive parcel or lot frontage requirements where, in its judgment, a parcel or lot should and will be retained by the partitioner or subdivider, and future partition or subdivision of such parcel or lot will be the highest and best use thereof, and such use will be best protected by the creation of a reserve strip separating such parcel or lot from any street.

All lot design standards (width, depth, area, and frontage) are met as shown in this report. No exceptions to the standards are being requested in this application; thus this criterion is not applicable.

(2) Key parcels or lots and butt parcels or lots. There shall be no key parcels or lots or butt parcels or lots, except where authorized by the planning commission here such parcels or lots are necessitated by unusual topographic conditions or previous adjacent layout.

There are no proposed key lots or parcels or butt lots or parcels, as required.

(3) Parcel and lot side lines. As far as is practicable, parcel and lot side lines shall run at right angles to the street upon which the parcels or lots face, except that on curved streets they shall be radial to the curve.

The parcel lot side lines are, as far as practical, at right angles to the street upon which the parcels face to the greatest extent possible.

(4) Suitability for intended use. All parcels and lots shall be suitable for the purpose for which they are intended to be used. No parcel or lot shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the residents of the partition or subdivision area or of such parcel or lot, as determined by the planning commission in accordance with the purpose of this ordinance.

All proposed parcels are large enough in area and suitable for Low Density, Single Family Residential development, as envisioned by the Junction City Comprehensive Plan and parent zoning. No parcel size will be detrimental to public health and safety.

(5) Future partitioning or subdivision of parcels or lots. Where the partition or subdivision will result in a parcel or lot ½ acre or larger in size which, in the judgment of the planning commission, is likely to be partitioned or subdivided in the future, the planning commission may require that the location of parcel or lot lines and other details of layout be such that future partition or subdivision may readily be made without violating the requirements of this ordinance and without interfering with orderly extension of adjacent streets. Any restriction of buildings within future street

locations shall be made a matter of record, if the planning commission deems it necessary for the purpose of future subdivision.

None of the three proposed parcels are greater than 0.5 acres in size. Therefore, the criterion listed above is not applicable.

(6) Panhandle lots. Panhandle lot configurations shall not be utilized in new subdivisions. The Planning Commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2 zones, only in established neighborhoods, provided that the following standards, applicable to all panhandle lots, are met:

No Panhandle Lots are proposed as part of this application. Therefore, the criteria listed at 16.05.050(E)(6) are not applicable.

(F) Drainage. Where land in the partitioned or subdivision area is or will be periodically subject to accumulations of surface water or is traversed by any watercourse, channel, stream or creek, the planning commission may require the partitioner or subdivider to provide for adequate unrestricted drainage over drainage land by dedicating to the public easements therefore approved by the planning commission as adequate for the drainage needs of the area; or, where necessary, in the judgment of the planning commission, for protection of such needs, by conveying ownership of such drainage land for drainage purposes to the city.

The application includes a detailed stormwater study that addresses drainage issues. A private drainage easement at the north end of Parcels 2 and 3 will provide protection for the required stormwater treatment pond.

(G) Railroads.

There are no railroads adjacent to the proposed partition; thus this section is not applicable. Therefore, subsections under JCMC 16.05.050(G) do not apply.

(H) Partial development. Where the partitioned or subdivision area includes only a part of the tract owned by the partitioner or subdivider, the planning commission may require a sketch of a tentative layout of streets in the remainder of said tract.

There will be no remainder of the property left for future development. All of the area within the subject property will be developed.

(I) Recreational area. The planning commission, after council approval first having been obtained, may require, as a condition of approval of the subdivision, either:

- (1) The dedication of land for park and recreational purpose of an amount equal to a ratio of not less than one acre of recreational area to every one hundred people of the ultimate population in the subdivision; or**
- (2) The payment to the city of a sum as established by the resolution adopting park systems development charges for each living unit permitted to be constructed within**

the subdivision. Payment of the charge shall be made at the time the building permit for construction of each living unit is issued by the city. The amount of the charge shall be that prescribed in the parks systems development resolution in effect at the time the individual permit is issued. In exercising the discretion of requiring the dedication of land or the payment of money, the commission shall consider recreational needs of the ultimate population of the subdivision and the extent to which a dedication of land under the above rate would fulfill those needs. All moneys received from the above provision shall be deposited in the recreational reserve area fund and shall be expended from that fund for the purpose of purchasing recreational land and making improvements thereof.

This application is for a minor partition and not a subdivision; thus this standard is not applicable.

(J) Building lots filled. All building lots shall be filled in accordance with accepted engineering practice. All fill shall be placed in accordance with Chapter 70 of Oregon Structural, Specialty and Fire and Life Safety Code.

The subject property is fairly flat and thus no fill is proposed for the building lots; however, if any fill is needed than it will be in compliance with accepted engineering practices and the Oregon Structural Specialty Code.

(K) Finish floor elevations. Finish floor elevations shall be established for all buildings on the final plat in accordance with elevations established by and for the city of Junction City.

The property owner and applicant understand this final plat standard.

(L) Utility access. All accesses to utilities are to be brought to finish grade.

The applicant understands this requirement. As such, all of the accesses to utilities when constructed shall be brought to finished grade.

Conclusion:

Based upon the available information and findings set forth above, it is concluded that the proposed Minor Partition (MP-17-04) complies with the applicable approval criteria and related standards set forth within the JCMC. Staff recommends Conditional Approval of the applicant's Minor Partition Application.

Planning Department Recommended Conditions of Approval:

1. Prior to Final Plan Approval, the applicant shall prepare an access easement-maintenance agreement for the benefit of Proposed Parcels 2 and 3, and Tax Lot 3301 for recording with Lane County Deeds and Records at time of submission of Final Plan to Lane County.

2. Where required, easements for access and utilities shall be dedicated on the partition plat at the time of recording. All proposed easements shall meet Public Works width requirements.
3. Prior to Final Plat Approval, the applicant shall record the plat with Lane County Deeds and Records and the County Surveyor.

For more information on the Planning Department conditions above, contact Jordan Cogburn, Junction City Planner at 541-988-4763, or by email at: jcogburn@ci.junction-city.or.us

Public Works Department Recommended Conditions of Approval:

1. All future development of the subject site shall be in conformance with the Junction City Public Works Design Standards.

For more information on the Public Works Department conditions above, contact Gary Kaping, Junction City Public Works Director at 541-988-3125, or by email at: gkaping@ci.junction-city.or.us

Staff Contact:

Jordan Cogburn, City Planner
jcogburn@ci.junction-city.or.us
(541) 998-4763



CITY OF JUNCTION CITY LAND USE APPLICATION

Type of Application: (May require a supplemental application to be attached and/or additional documentation)

<input type="checkbox"/> Annexation	<input type="checkbox"/> Development Review	<input type="checkbox"/> Rezone (Zone Change)
<input type="checkbox"/> Comprehensive Plan Amendment Map____ Text____	<input type="checkbox"/> Pre-Application Meeting	<input type="checkbox"/> Subdivision: Preliminary____ Final____
<input type="checkbox"/> Conditional Use Permit	<input checked="" type="checkbox"/> Partition: Preliminary ^X Final____	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Variance: Major____ Minor____	<input type="checkbox"/> Vacation	<input type="checkbox"/> Other:

LOCATION OF PROPERTY OR ADDRESS:

SIZE OF PROPERTY(S): 1.00 Acres

ASSESSOR'S MAP AND TAX LOT #: 15-04-31-00 #3301

PRESENT USE:
VACANT

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

BRIEF SUMMARY OF ACTION REQUESTED:

REPLAT PARCEL 1 OF LPP2014-P2606 INTO 3 PARCELS

If the Applicant is not the owner of record of the subject property, written authorization from the owner to act as his/her agent must be provided.

NAME OF APPLICANT: Paddock Masonry, Inc.

ADDRESS: PO Box 2447, Eugene, OR 97402

PHONE: 541-501-3824

E-MAIL: jamie@paddockconstruct.comcastbiz.net

NAME OF APPLICANT:

ADDRESS:

PHONE:

E-MAIL:

NAME OF PROPERTY OWNER: Paddock Masonry, Inc.

ADDRESS: PO Box 2447, Eugene, OR 97402

PHONE: 541-501-3824

E-MAIL: jamie@paddockconstruct.comcastbiz.net

NAME OF PROPERTY OWNER:

ADDRESS:

PHONE:

E-MAIL:

NAME OF CONTACTS): Scott Goebel (Engineer/Surveyor); Pamela Goebel, Project Manager
[Goebel Engineering & Surveying, Inc.]

ADDRESS: 23684 Butler Rd. Elmira, Or 97437

PHONE: 541-687-0542; 541-517-5887 (Scott's Cell)
541-868-6806 (Pamela's Cell)

E-MAIL: scott@goebeleng.com/pamela@goebeleng.com



CITY OF JUNCTION CITY LAND USE APPLICATION

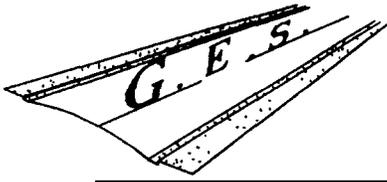
ATTACHMENT(S): Yes No

I have the following legal interest in the property (Please check one):

Owner of Record Lessee Holder of an exclusive Option to Purchase Contract Purchase

<p>Per Resolution 942: All direct costs for contracted city staff shall be charged monthly to the applicant in the amount billed to City. Contracted staff includes, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</p>	
<p><i>I hereby certify that the foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief. I also agree to pay all direct costs associated with processing this land use application.</i></p> <p>Owner's Signature:</p>	<p>Date: 17 May 2017</p>

Staff Use Only		
Filing Fee:	Payment Received by (staff name):	Date:
Zoning:	Plan Designation:	File No.
Date Application Deemed Completed:	Completion Checked by:	Date:



Goebel Engineering & Surveying, Inc.

Engineering *Surveying* *Land Planning Services*
23684 Butler Road Elmira, Oregon 97437
Phone: 541-687-0542 E-mail: goebel@goebeleng.com

22 September 2017

Jordan Cogburn
Planning Department
City of Junction City
PO Box 250
Junction City OR 97448

Re: Application for Tentative Partition
Assessor's Map No. 15-04-31, Tax Lot #3301
GES Project #01031

Dear Jordan:

The documents that accompany this letter are submitted today in compliance with Junction City Code criteria for submission of a Tentative Partition Application. Please contact us if, prior to your review for completeness, you notice any documentation that we have omitted or any criteria we have not addressed, and we will make sure that we get it to you right away to assist you in your review of this application.

We believe however that this package is complete and compliant with Junction City Code, most particularly the code for Partitions set forth in Section 16.05.030 and Section 16.05.050, and therefore request that you deem this application complete. We look forward to hearing from you regarding that matter and the date for related meetings and reviews.

The following page contains a checklist of the documents (number of copies noted) submitted herewith, that we consider the necessary and complete requirements for the Tentative Partition Application for this project. I have also sent you an electronic copy of each of these documents in **pdf** format.

Tentative Partition Application
Assessor's Map No. 15-04-31-00, Tax Lot #3301
Submission Documentation Checklist

<i># of Copies</i>	<i>Document Name/Type</i>
1	Land Use Application (Preliminary Partition)
5	Preliminary Partition Plan Set
1	Submission Letter
5	Written Statement to address Code Section 16.05.030
5	Written Statement to address Code Section 16.05.050
1	Recorded Partition Plat No. 2014-P2606
1	Stormwater Report for Tax Lot #15-04-31

Please do not hesitate to contact us if you require further documentation or additional clarification or response to code criteria.

Respectfully,

Scott J. Goebel, P.E., P.L.S.

Pamela G. Goebel, Project Manager

SJG/PGG/ms

Enclosures

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301
Page 1 of 7

16.05.030 Minor partition procedure.

- A. Application. An application shall be made by the person proposing the minor partition or his authorized agent or representative on a form prescribed by the city, following procedures outlined in JCMC [17.150.070](#), and submitted to the secretary of the planning commission, together with a tracing and nine additional copies of a preliminary plan.

Response: The property owner/applicant is submitting an application for the partitioning of Tax Lot 3301 of Assessor's Map 15-04-31 into three parcels. This application is classified as a Type II procedure, as outlined in Section III.A.(2) of Ordinance 950.

- B. Drafting. The preliminary plan shall be legibly drawn to scale on sheets of tracing paper or cloth measuring eight and one-half by 11 inches. The scale will be 10, 20, 30, 40, 50 or 60 feet to the inch. The city superintendent of public works shall furnish such eight and one-half by 11 inch tracing sheets on request.

Response: The Preliminary Plan, as well as the Site Assessment of Existing Conditions Plan, is submitted (herewith) on Standard Size (18" x 27" sheets) at a scale of 40 feet to the inch.

- C. Preliminary Plan Contents. The preliminary plan shall contain the following:
1. The dimensions and parcel lines of all parcels.

Response: All parcel dimensions are shown on the Preliminary Plan.

2. An accurate map describing the boundaries of all contiguous land in the same ownership as the area encompassed in the preliminary plan area.

Response: The applicant owns all the land that is a part of the proposed partition. The applicant also owns the land to the east of the proposed partition.

3. The date, north point and scale of the drawing, and sufficient legal description and dimensions of the land to define the boundary thereof and the assessor's account number.

Response: These requirements are noted and information reflected accordingly.

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301
Page 2 of 7

4. Name, address and telephone number of the owner, the partitioner and engineer or surveyor.

Response: The owner information is shown on both the Assessment of Existing Conditions and the Preliminary Plan Sheets.

5. Location of property in relation to existing streets, name and present width of all streets and alleys, and proposed right-of-way lines for existing or projected streets as shown on the master street plan.

Response: The property is abutted on the north by West 6th Street and on the west by Oaklea Drive. The Master Street Plan shows the northerly extension of Walnut Street to the east of this (subject) property.

6. The layout of the parcels proposed and the dimensions of each, with a number within each proposed parcel.

Response: The parcel dimensions, areas and numbers are shown on the (enclosed) Preliminary Plan.

7. The location of each building or structure above ground. Dimension distance to parcel lines being created.

Response: There are no buildings located on the subject property.

8. The width and location of all easements for drainage or public utilities.

Response: A 40 foot wide private drainage easement and a 10 foot wide PUE are shown along the north boundary of the parcel. There are no new public easements required or proposed.

9. In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:
 - a. The affidavit of a surveyor who is an Oregon licensed land surveyor, and who prepared the preliminary plan for the area encompassed in the proposed partition.

Response: The Preliminary Plan was created by Scott Goebel, PLS, who affirms that the partition area was part of a recorded partition plat (Parcel 1, Land Partition Plat 2014-P2606, Reception #2014-024540).

- b. The names of all recorded subdivisions contiguous to the subject area.

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301
Page 3 of 7

Response: There are no recorded plats that abut the property, although the 1st Addition to Lynnridge Subdivision is located north of West 6th Avenue.

c. The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the city engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

Contour Intervals	Ground Slope
One foot	Up to 5%
Two feet	Over 5% through 10%
Five feet	Over 10%

Response: One foot contours are shown on both the Assessment of Existing Conditions and the Preliminary Plan sheets. Spot elevations are also shown at the property corners.

d. The approximate width and location of all proposed or existing public utility easements.

Response: No new public utility easements are needed. The existing easements are shown on the (enclosed) Preliminary Partition Plat.

e. The approximate location of areas subject to inundation or stormwater overflow, all areas covered by water, and the location, width and direction of flow of all water courses.

Response: The area south of the culvert, under 6th Avenue, is set aside for stormwater overflow/storage.

f. All proposals for sewage, disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainage ways.

Response: There are no drainageways located on subject property.

g. All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 4 of 7

requirements pertaining to reserve strips as stipulated in JCMC [16.05.050](#). Said reserve strips shall be clearly indicated on the proposed partition.

Response: No additional street dedications are required as a part of this application.

All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.

Response: The only public improvement required that is not (yet) constructed is the extension of the gravity wastewater to the pump station at the end of Walnut Street (to the south).

h. A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided, that where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

Response: The partition includes all of Parcel 1 of the previously recorded partition plat. The applicant also owns the property to the east of the proposed partition. No deeds have been recorded for the two parcels because the applicant still owns the parcels that were created by the 2014 partition.

D. Preliminary Plan Review

1. City Superintendent of Public Works Review. The superintendent of public works shall review the preliminary plan and forward any comments he may have about the plan and send the original plan and seven copies to the planning commission for action, retaining one copy for his file.

Response: The applicant acknowledges that the Superintendent of Public Works will review the Preliminary Plan.

2. Planning Commission Review.

- a. The planning commission shall approve the plan or ask for further information from the partitioner.

Response: The applicant acknowledges that the Planning Commission will review the application, and requests that the Commission approve the plan.

- b. Approval Findings. Approval of the plan must include affirmative findings that:

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 5 of 7

- i. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder of any adjoining land or access thereto;

Response: The proposed partition does not restrict the future development of the adjacent parcel to the east (which has been approved for the development of a three parcel partition.

- ii. The minor partition complies with Junction City policies and plans as well as the intent and purpose of JCMC [16.05.010](#);

Response: The partition complies with Junction City subdivision ordinance, creating no adverse impacts upon public infrastructure, and promotes public safety, health and the welfare of the city.

- iii. Either:
 - A. Improvements as required by the city and this code have been completed, and a certificate of fact has been filed with the planning department by the city engineer; or
 - B. A performance agreement (bond), or suitable substitute as agreed upon by the applicant and the city, has been filed with the city recorder in sufficient amount to ensure the completion of all required improvements; or
 - C. A petition for improvements has been properly executed by the partitioner who is effecting the partition and will be assessed for said improvements;

Response: Current improvements for 6th Avenue comply with this code except for setback sidewalks. Oaklea Drive does not comply and the applicant is willing to sign a petition for improvements for curb, gutter and sidewalks. The applicant proposes to construct the gravity wastewater system to the pump station at the end of Walnut Street.

- iv. The minor partition tentative plan is accompanied by five accurate copies thereof; and

Response: Five copies of all plans are included herewith.

- v. Public assessments, liens, utility charges and fees with respect to the minor partition area have been paid, or a segregation of assessments and liens has been applied for and granted by the council.

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 6 of 7

Response: There are no current public assessments, liens, utility charges or fees associated with the property.

Except as provided for in the procedures for modification as stipulated in JCMC [16.05.070](#), approval as stipulated herein does not relieve the applicant from other applicable provisions of this chapter or Oregon Revised Statutes

- vi. Minor partition applications for land occupied by existing buildings shall show the location of buildings and give dimensions to existing and proposed lot lines.

Response: The applicant is not proposing any modifications at this time.

- 3. Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.
 - 4. Notification by Commission. When such a plan is approved, conditionally approved or disapproved by the commission, it shall forthwith deliver in person or by mail a copy of such plan with the action thereon to the person having filed the plan. Such action by the commission shall become final in the absence of any appeal. Copies of the plan with the action thereon shall be delivered to the Lane Council of Governments, and the commission shall retain the original copy thereof in the office of the city engineer.
- E. Appeal to the Council. If any person filing a minor partition plan is dissatisfied with the action of the planning commission, he may, no later than 12 days after such action by the commission, appeal in writing to the council and file same with the council.
- F. Limitation of Appeal. The conditional approval of such plan shall be valid for a period of one year from the date of final action thereon. During said period, all the conditions of approval shall be met. Such conditional approval may be extended for a period not to exceed one additional year by the council, upon written request; provided, such request is made prior to the expiration of the one-year period.

Section 3. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 7 of 7

- G. Ownership Verification of Dedications. In the event approval of a minor partition is conditioned upon the dedication of a portion of the area to the public, the applicant shall submit to the public works department a title report issued by a title insurance company licensed in the state of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public.

- H. Expedited Land Divisions. All applications for expedited land divisions shall comply with ORS [197.360](#) through [197.380](#) and the Junction City comprehensive plan. ORS [197.360](#) through [197.380](#) details criteria, application and notice requirements and action and appeal procedures for expedited land divisions. [Ord. [1112](#) § 1, 2003; Ord. [1065](#) § 1, 1999; Ord. [809](#) § 3, 1980.]

16.05.050 Platting and mapping standards.

A. Streets.

1. Dedication.

a. Generally. The planning commission may require adequate and proper streets, including arterials, collector streets, local streets, and other streets, to be dedicated to the public by the partitioner or subdivider, of such design and in such location as are necessary to facilitate provision for the transportation and access needs of the community and the partition or subdivision area, in accordance with the purpose of this chapter.

b. Master Street Plan.

i. Submitting Plan. The planning commission shall prepare and submit to the council a master street plan or plans and amendments thereto, for the city or such portions thereof as necessary, indicating streets and street systems needed to provide for the transportation needs of the community in its normal growth.

ii. Adoption of Plan. Upon adoption and approval by the council of any such plan or amendment thereto, as from time to time may be submitted by the planning commission, a copy shall be kept in the planning office for the use and information of the general public.

iii. Effect of Adoption. Any such plan or plans and amendments thereto adopted by the council shall be considered by the planning commission to be a correct designation of the transportation, access, and safety needs of the area or areas included with respect to the streets designated thereon, for the purpose of determining design and location of streets to be required under JCMC [16.05.040](#), unless convincing evidence to the contrary is presented to the planning commission.

Response: No additional street dedications are required as part of this application.

2. Width.

a. Generally. Widths of street right-of-way and paving design for streets shall be not less than those set forth in the table below; except that for a street abutting land not in the partition or subdivision area a lesser width may be allowed, in the discretion of the planning commission, where the partitioner or subdivider presents a satisfactory plan whereby such street will be expanded to the width otherwise required.

b. Existing Adjacent Street. The widths of street right-of-way provided in the table below shall be the minimum widths of right-of-way for streets existing along and adjacent to any boundary of the partition or subdivision area; and the partitioner or subdivider shall dedicate additional right-of-way, as determined by the planning commission in accordance with such table, for any such adjacent street where the existing width of right-of-way for such street is less than the minimum in such table.

c. Slope Easements. Slope easements shall be dedicated in accordance with specifications adopted by the council under this section:

Response: The existing rights-of-way are in compliance with the values noted in Table 1. Slope easements are not necessary.

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 2 of 13

Table 16.05.050: Street Standards

Type of Street	Right-of-Way Width	Paving Width *	Sidewalk Width **	Bike Lane Width
Arterials	60' – 120' ****	36' – 52'	6.5'	6'
Major and Minor Collector Streets	50' – 80' ****	34' – 46'	5.5'	6' (if required)
Local Streets	40' – 60'	20' – 36'	5.5'	Not required
Other Local Streets	40' – 60'	20' – 36'	5.5'	Not required
Cul-de-Sacs	40' – 50'	28' – 36'	5.5'	Not required
Cul-de-Sacs Bulb	92' ***	70' ***	5.5'	Not required
Hammerhead or "T" stubs	30' "T" end	15' – 20'	5.5'	Not required

* Paving measured from inside of curb to inside of curb.

** Includes six-inch curb width.

*** Measured by diameter of circle constituting circular end.

**** The planning commission may require a width within the limits shown based upon adjacent physical conditions, safety of the public, and the traffic needs of the community, and in accordance with specifications adopted by the council under this section.

3. Reserve Strips. The planning commission may require the partitioner or subdivider to create a reserve strip controlling the access to a street, said strip to be placed under the jurisdiction of the council, when the planning commission determines that a strip is necessary:
 - a. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly partitioning or subdivision of land lying beyond the street; or
 - b. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards provided in the table of subsection (A)(2)(c) of this subsection; or

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 3 of 13

- c. To prevent access to land abutting a street of the partition or subdivision, but not within the tract or parcel of land being partitioned or subdivided; or
- d. To prevent access to land unsuitable for building development.

Response: No streets end at the property boundary.

- 4. Intersections of Streets.
 - a. Angles. Streets shall intersect one another at an angle as near to a right angle as is practicable, considering topography of the area and previous adjacent layout; where not so practicable, the right-of-way and street paving within the acute angle shall have a minimum of 30-foot centerline radius where such angle is not less than 60 degrees. In the case of streets intersecting at an angle of less than 60 degrees, then of such minimum as the planning commission may determine in accordance with the purpose of this chapter.
 - b. Jogs. Intersections shall be so designed that no jog dangerous to the traveling public is created as a result of staggering of intersections; and in no case shall there be a jog of less than 100 feet between nearest or adjacent right-of-way lines.

Response: No new street intersections are proposed as part of this application.

- 5. Topography. The layout of streets shall give suitable recognition to surrounding topographical conditions, in accordance with the purpose of this chapter.

Response: No new streets are being proposed as part of this application.

- 6. Future Extension of Streets. Where the partition or subdivision area is adjacent to land likely to be partitioned or subdivided in the future, streets shall continue through to the boundary lines of the tract under the same ownership of which the subdivision area is a part, where the planning commission determines that such continuation is necessary to provide for the orderly partitioning or subdivision of such adjacent land, or the transportation and access needs of the community.

Response: Based upon the current zoning designation, the subject property could be further partitioned in the future. Oaklea Drive and West 6th Avenue are capable of providing sufficient access to all future parcels.

- 7. Cul-de-Sacs. There shall be no cul-de-sacs more than 400 feet long or serving more than 18 single-family dwellings. Each cul-de-sac shall have a circular end with a minimum diameter of right-of-way width and paving as shown in the table of subsection (A)(2)(c) of this subsection.

Response: There are no cul-de-sacs proposed or required as part of this application.

- 8. Street Names. Streets that are in alignment with existing named streets shall bear the names of such existing streets. Names for streets that are not in alignment with existing streets are subject to approval by the planning commission and shall not unnecessarily duplicate or resemble the name of any existing or platted street in the city. All streets running in a generally north and south direction shall be named in alphabetical order to conform to the established pattern in the city.

Response: There are no streets proposed as part of this application.

9. Grades and Curves. Unless otherwise approved by the planning commission because topographical conditions will not reasonably permit, grades shall not exceed six percent on arterials, 10 percent on collector streets, or 12 percent on all other streets. Centerline radii on curves shall not be less than 300 feet on arterials, 200 feet on collector streets, or 100 feet on all other streets.

Response: All street grades are less than 6%. There are no horizontal curves required as part of this application.

10. Access Management.
 - a. Shared Access. Subdivisions with frontage on the state highway system shall be designed to have a shared access point to and from the highway. All such subdivision accesses shall be reviewed by the Oregon Department of Transportation.
 - b. Connectivity.
 - i. The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision as provided in this section.
 - ii. Wherever a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area. All street stubs shall be provided with a turn-around. Removal of the turn-around shall be at the option and cost of the owner of the lot where the turnaround is located.
 - iii. Minor collector and local residential access streets shall connect with surrounding streets to permit the convenient movement of traffic between residential neighborhoods or facilitate emergency and evacuation. Connections shall be designed to avoid or minimize through traffic on local streets.

Response: No streets are proposed as part of this application.

- B. Alleys.
 1. Dedication. The planning commission may require adequate and proper alleys to be dedicated to the public by the partitioner or subdivider of such design and in such location as necessary to provide for the access needs of the partition or subdivision area in accordance with the purpose of this chapter.
 2. Width. Width of right-of-way and paving design for alleys shall be not less than 20 feet, except that for an alley abutting land not in the partition or subdivision area a lesser width may be allowed, in the discretion of the planning commission, where the partitioner or subdivider presents a satisfactory plan whereby such alley will be expanded to the width otherwise required. Slope easements shall be dedicated in accordance with specifications adopted by the planning commission.
 3. Corner Cut-Offs. Where two alleys intersect, 10-foot corner cut-offs shall be provided.

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 5 of 13

4. Grades and Curves. Unless otherwise approved by the planning commission where topographical conditions will not reasonably permit, grades shall not exceed 12 percent on alleys, and centerline radii on curves shall not be less than 100 feet.
5. Other Requirements. All provisions and requirements with respect to streets shall apply to alleys the same in all respects as if the word "street" or "streets" therein appeared as the word "alley" or "alleys," respectively.

Response: No alleys are proposed or required as part of this application.

C. Blocks.

1. Block Length. Block length shall not exceed 600 feet. In residential and commercial zones, maximum block perimeter shall be 1,600 feet. The planning commission may allow exceptions where pedestrian pathways are utilized as mid-block connections between streets.
2. Street Connectivity. In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:
 - a. The proposed development shall include street connections in the direction of all existing or planned streets within one-quarter mile of the development site. The proposed development shall also include street connections to any streets that abut, are adjacent to, or terminate at the development site.
 - b. The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site.
 - c. The requirements of subsections (C)(2)(a) and (b) of this section do not apply if it is demonstrated that the connections cannot be made due to impact of natural resource areas such as wetlands, streams, or upland wildlife habitat area or where existing development on adjacent lands, including previously subdivided vacant parcels, precludes a connection now or in the future.
3. Pedestrian Ways. When necessary for public convenience and safety, the planning commission may require the partitioner or subdivider to dedicate to the public pedestrian ways 10 feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, or to provide access to schools, parks, or other public areas, of such design and location as reasonably required to facilitate pedestrian travel.
4. Easements for Utilities. Dedication of easements for stormwater sewers and for access thereto for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water, and dedication of easements for sanitary sewers and for access thereto for maintenance, and dedication of easements for other public or private utilities, may be required of the partitioner or subdivider by the planning commission along lot rear lines, lot side lines, or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this chapter. Easements for utility lines shall be not less than 14 feet in width; except that, for an easement abutting land not in the partition or subdivision area, a lesser width may be allowed, in the discretion of the planning commission, where the petitioner or subdivider presents a satisfactory plan whereby such easement will be expanded to the width otherwise required.

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 6 of 13

Response: All surrounding block lengths are less than 600'. Pedestrian ways are not required as part of this application. There are existing public utility easements adjacent to all public rights-of-way. An existing private storm drainage easement is located on the southerly right-of-way of West 6th Avenue.

- D. Perimeter Fences. Perimeter fences shall be required where rear yards abut an existing or planned street. The perimeter fence shall be sight-obscuring and at least five feet in height, and shall be set back at least three feet from the sidewalk or right-of-way. At least one deciduous shade tree (a minimum of two inches in caliper at planting) shall be provided for each 50 lineal feet of frontage. At the time of application review, the planning commission may also require additional subdivision perimeter fencing, retaining walls, or other perimeter treatment in order to address privacy, stormwater runoff, or other issues relating to compatibility with adjacent properties.

Response: Perimeter fencing and landscaping may be required along Oaklea Drive and West 6th Avenue upon development of the proposed parcels.

- E. Lots. Lot sizes in mobile home subdivisions shall conform to the provisions of Chapter [17.100JCMC](#), Mobile Homes, rather than this subsection (E).
 - 1. Size and Frontage.
 - a. General Requirements.
 - i. Width. Each lot shall have an average width between the lot side lines of not less than 60 feet. Each corner lot and each authorized key lot and butt lot shall have an average width between the lot side lines of not less than 65 feet.
 - ii. Depth. Each lot shall have an average depth between the lot front line and the lot rear line of not less than 80 feet and not more than two and one-half times the average width between the lot side lines. Each double frontage lot shall have an average depth between the lot front line and lot rear line of not less than 120 feet, unless a lesser depth is approved by the planning commission where necessitated by unusual topographic conditions.
 - iii. Area. Minimum lot area shall be in accord with requirements for the zoning district within which the lot is located.
 - iv. Frontage. Each lot shall have frontage of not less than 60 feet upon a street, except that a lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than 35 feet upon a street, measured on the arc.
 - v. Reverse Frontage.
 - (A) Lots that front on more than one street shall be required to locate motor vehicle accesses on the street with lower functional classification.
 - (B) When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed (reserve strip). A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

Response: The proposed parcel configuration meets the specified lot size criteria for panhandle lots as noted and per Section 6. All parcels are greater than 60 feet wide. There are no proposed panhandle lots. Each lot will gain access to West 6th via the existing private access easement that is located along the east boundary of the

proposed parcels. The depth of all parcels is less than 2 times the parcel widths. Each parcel is proposed to be developed in compliance with current zoning standards for Low Density Residential (R1).

b. Exceptions.

i. Partition or Subdivision Area Developed as a Unit. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein where the partitioner or subdivider presents a plan satisfactory to the planning commission whereby the entire partition or subdivision area will be designed and developed with provision for proper maintenance of recreation and park area which will be commonly available for recreation and park purposes to the residents of the partition or subdivision area, and which the planning commission determines will be of such benefit to said residents as is equal to that which would be derived from observance of the parcel or lot size and frontage requirements otherwise specified, and will be in accordance with the purpose of this chapter.

ii. Land Zoned for Commercial or Industrial Use. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein in the case of land zoned for commercial use, where such relaxation is necessary in consideration of the suitability of the land for such use, and in accordance with the purpose of this chapter.

iii. Parcel or Lot Retained for Future Partition or Subdivision. The planning commission may, in its discretion, waive parcel or lot frontage requirements where, in its judgment, a parcel or lot should and will be retained by the partitioner or subdivider, and future partition or subdivision of such parcel or lot will be the highest and best use thereof, and such use will be best protected by the creation of a reserve strip separating such parcel or lot from any street.

2. Key Parcels or Lots and Butt Parcels or Lots. There shall be no key parcels or lots nor butt parcels or lots, except where authorized by the planning commission where such parcels or lots are necessitated by unusual topographic conditions or previous adjacent layout.

Response: There are no proposed key or butt lots proposed.

3. Parcel and Lot Side Lines. As far as is practicable, parcel and lot side lines shall run at right angles to the street upon which the parcels or lots face, except that on curved streets they shall be radial to the curve.

Response: All parcel side lines are at right angles to the public right-of-ways.

4. Suitability for Intended Use. All parcels and lots shall be suitable for the purpose for which they are intended to be used. No parcel or lot shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the residents of the partition or subdivision area or of such parcel or lot, as determined by the planning commission in accordance with the purpose of this chapter.

Response: The proposed parcels are suitable for the current zoning of Single Family Residential.

5. Future Partitioning or Subdivision of Parcels or Lots. Where the partition or subdivision will result in a parcel or lot one-half acre or larger in size which, in the judgment of the planning commission, is likely to be partitioned or subdivided in the future, the planning commission

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 8 of 13

may require that the location of parcel or lot lines and other details of layout be such that future partition or subdivision may readily be made without violating the requirements of this chapter and without interfering with orderly extension of adjacent streets. Any restriction of buildings within future street locations shall be made a matter of record, if the planning commission deems it necessary for the purpose of future subdivision.

Response: There are no future plans for further division of the proposed partition.

6. Panhandle Lots. Panhandle lot configurations shall not be utilized in new subdivisions. The planning commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2 zones only in established neighborhoods; provided, that the following standards, applicable to all panhandle lots, are met:
 - a. Minimum lot sizes for panhandle lots shall be as follows, unless JCMC Title [17](#) requires larger minimum lot sizes:
 - i. All lots and parcels in an R1 zone must be at least 6,000 square feet, exclusive of the panhandle; and
 - ii. All lots and parcels in an R2 zone must be at least 5,000 square feet, exclusive of the panhandle;
 - b. Minimum panhandle width shall be as follows, whether or not the panhandle is used for access:
 - i. One rear lot or parcel: 15 feet;
 - ii. Two or more rear lots or parcels: 25 feet;
 - c. Minimum access paving width of the panhandle or abutting driveway used for access shall be as follows:
 - i. One or two rear lot(s) or parcel(s): 15 feet;
 - ii. Three or four rear lots or parcels: 20 feet (to preserve existing natural features, paving width may be reduced to 22 feet, except for the first 25 feet back from the sidewalk, with the approval of the planning commission if both sides of the driveway are landscaped in accordance with an approved landscape plan);
 - d. Driveways (which may or may not be the panhandle) and parking areas shall have a durable, dust-free surfacing of asphalt concrete, portland cement concrete or other approved material;
 - e. Use of a panhandle for access shall be permitted only if creation of a public street, including a future public street, is not possible because:
 - i. Physical conditions preclude development of a public street. Such conditions may include, but are not limited to, topography or the existence of natural resource areas such as wetlands, ponds, streams, channels, rivers or lakes, or a resource on the National Wetland Inventory or under protection by state or federal law;
 - ii. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment in the planning period;
 - f. A maximum of four rear lots or parcels may be assigned to a single panhandle;

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 9 of 13

- g. Vehicular access from public streets to the rear lots or parcels may be obtained one of three ways:
 - i. Via a panhandle driveway;
 - ii. Via an existing alley;
 - iii. Via an abutting property's driveway;
- h. If an abutting property's access driveway is used:
 - i. An access easement maintenance agreement shall be required and shall be recorded in the Lane County office of deeds and records;
 - ii. There shall be adequate room elsewhere on the abutting property to meet off-street parking requirements for that property;
- i. When the panhandle is used for access and the abutting property owner requests a visual buffer at the time of land division review, that buffer shall consist of the following:
 - i. A minimum five-foot-high site-obscuring fence or wall; or
 - ii. Landscaping that will be five feet high and 75 percent site-obscuring within five years;
- j. If access is provided via an existing unimproved alley, the property owner filing for the land division shall improve the alley to city standards. The alley must be able to provide automobile and emergency vehicle access to a public street;
- k. Whether or not the panhandle is used for access, it shall remain free of structures and be available for possible future access to a public street;
- l. Each rear lot or parcel shall have two parking spaces and shall have sufficient turnaround area to eliminate the necessity for a vehicle to back out onto the street. The two spaces shall not be located in the panhandle portion of driveways;
- m. The building official shall not issue a certificate of occupancy until the project is completed in accordance with approval conditions, this code and JCMC Title [17](#);
- n. Except as provided herein, the design and development standards of the zone district in which the panhandle lots or parcels are located shall apply.

Response: There are no panhandle lots proposed as part of this partition.

- F. Drainage. Where land in the partition or subdivision area is or will be periodically subject to accumulations of surface water or is traversed by any water course, channel, stream or creek, the planning commission may require the partitioner or subdivider to provide for adequate unrestricted drainage over drainage land by dedicating to the public easements therefor approved by the planning commission as adequate for the drainage needs of the area; or, where necessary, in the judgment of the planning commission, for protection of such needs, by conveying ownership of such drainage land for drainage purposes to the city.

Response: The application includes a detailed stormwater study that addresses drainage issues. A private drainage easement at the north end of Parcels 2 and 3 will provide protection for the required stormwater treatment pond.

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 10 of 13

G. Railroads.

1. Crossings. Special requirements may be imposed by the planning commission, including but not limited to provisions for separation of street and railroad grades, in connection with any railroad crossing which will immediately affect the safety of the residents of the partition or subdivision area, for the protection of such residents, and the safety of the general public, in accordance with the purpose of this chapter.
2. Partition or Subdivision Area Adjacent to Right-of-Way. Where the partition or subdivision area is adjacent to a railroad right-of-way, and the surrounding economic and physical conditions indicate such property will be used for industrial purposes in the normal growth of the community, all streets shall be located at a sufficient distance from said right-of-way to allow for reasonable sites for industrial use adjacent to said right-of-way.

Response: There are no railroads near the subject site.

- ### H. Partial Development.
- Where the partition or subdivision area includes only a part of the tract owned by the partitioner or subdivider, the planning commission may require a sketch of a tentative layout of streets in the remainder of said tract.

Response: There is no additional land adjacent to the subject site that is without planning approval.

- ### I. Recreational Area.
- The planning commission, after council approval first having been obtained, may require, as a condition of approval of the subdivision, either:
1. The dedication of land for park and recreational purpose of an amount equal to a ratio of not less than one acre of recreational area to every 100 people of the ultimate population in the subdivision; or
 2. The payment to the city of a sum as established by the [resolution](#) adopting park systems development charges for each living unit permitted to be constructed within the subdivision. Payment of the charge shall be made at the time the building permit for construction of each living unit is issued by the city. The amount of the charge shall be that prescribed in the parks systems development resolution in effect at the time the individual permit is issued.

In exercising the discretion of requiring the dedication of land or the payment of money, the commission shall consider recreational needs of the ultimate population of the subdivision and the extent to which a dedication of land under the above rate would fulfill those needs.

Response: Only three parcels are proposed as part of this application. Therefore, this section of the code is not applicable.

All moneys received from the above provision shall be deposited in the recreational reserve area fund and shall be expended from that fund for the purpose of purchasing recreational land and making improvements thereof.

- ### J. Building Lots Filled.
- All building lots shall be filled in accordance with accepted engineering practice. All fill shall be placed in accordance with Chapter 70 of the Oregon Structural, Specialty and Fire and Life Safety Code.

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.
September 2017

Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301
Page 11 of 13

Response: Currently lot fill is not anticipated.

- K. Finish Floor Elevations. Finish floor elevations shall be established for all buildings on the final plat in accordance with elevations established by and for the city of Junction City.

Response: The subject site is not within a FEMA SFHA zone.

- L. Utility Access. All accesses to utilities are to be brought to finish grade. [Ord. [1116](#) § 1, 2003; Ord. [1103](#) § 1, 2002; Ord. [1065](#) § 1, 1999; Ord. [1038](#) § 2, 1997; Ord. [846](#) § 12, 1982; Ord. [809](#) § 5, 1980.]

Response: All public utilities are available to the property.

16.05.060 Improvements.

- A. Submitting Specifications. The planning commission shall prepare and submit to the council specifications, and amendments thereto, for construction of streets and alleys, construction of curbs and gutters, dedication of slope easements for streets and alleys, construction of drainage facilities, and construction of pedestrian ways in subdivision areas. Such specifications shall conform to proper engineering standards relevant thereto, and be so devised as to facilitate provision for the health, safety, and welfare needs of the city and area affected, in accordance with the purpose of this chapter.
- B. Land Surface Drainage. Such grading shall be done and such drainage facilities shall be constructed by the partitioner or subdivider as are adequate for the purpose of proper drainage of the partition or subdivision area and of areas affected thereby, and for the preservation of healthful and convenient surroundings and conditions for residents of the partition or subdivision area and for the benefit of the general public, and in accordance with specifications adopted by the city council.
- C. Streets and Alleys. The partitioner or subdivider shall grade and pave all streets and alleys in the partition or subdivision area to the width specified in JCMC [16.05.050](#), and provide for drainage of all such streets and alleys, and construct curbs and gutters within the partition or subdivision area, in accordance with specifications of this chapter. Construction of such improvements shall be subject to inspection and approval by the council's street and alley committee.
- D. Sidewalks. Sidewalks shall be located and constructed to conform with Chapter [12.20](#)JCMC.
- E. Pedestrian Ways. A walk strip not less than five feet in width shall be paved in the center of all dedicated pedestrian ways. Such paving shall conform to specifications adopted by the city council.
- F. Street Light and Fire Hydrant Installations. The partitioner or subdivider shall provide for the installation of all street lights and fire hydrants in accordance with city specifications.
- G. Performance Agreement. If all improvements required by the planning commission and this chapter are not completed according to specifications, as required herein, prior to the time the final map or plat is duly submitted for consideration and approval, the planning commission may accept in lieu of said completion of improvements a performance agreement executed by the partitioner or subdivider conditioned on faithful performance and completion of all such improvements within a period of time stated in such performance agreement and approved by the planning commission. [Ord. [809](#) § 6, 1980.]

Response: No public improvements are required with the exception of sidewalks.

16.05.070 Modification of provisions.

A. Application for Modification.

1. Time for Submitting Application. Concurrently with submitting a preliminary plan, map or plat to the secretary of the planning commission for planning commission consideration and approval, a partitioner or subdivider may submit to the secretary of the planning commission an application for a modification of any provision of JCMC [16.05.040](#) through [16.05.060](#).
2. Contents of Application. An application for a modification shall be a verified petition stating the provision sought to be modified and stating facts showing that:
 - a. Such provision, if strictly applied, would cause unique and unnecessary hardship to such partitioner or subdivider in partitioning or subdividing the partition or subdivision area; and that
 - b. Modification of such provision would not be contrary to the purpose of this chapter for the reason that:
 - i. Where the application is for a modification of any provision of JCMC [16.05.040](#) or [16.05.050](#), unusual topographic conditions or previous layout of the partition or subdivision area or neighboring area reasonably require such modification, and such modification will not be substantially injurious to the best use and value of property in the neighboring area; or
 - ii. Where the application is for a modification of any provision of JCMC [16.05.060](#), the purpose of such provision has been fulfilled without a strict application thereof, and the interest of the public in efficient transaction of public business will best be served by such modification.

Response: No modifications are proposed.

B. Consideration of Application by Planning Commission.

1. Time of Consideration. At the planning commission meeting at which the preliminary plan, map or plat accompanying the application for a modification is to be considered by the commission for approval, and prior to such consideration, the planning commission shall consider such application for modification.
2. Allowance of Modification by Planning Commission. If a majority of a quorum of the planning commission determines from such evidence as it deems necessary and competent, that the circumstances specified in subsection (A)(2)(b)(i) or (ii) of this section have been shown to exist, it shall allow a modification of such provision referred to in such application to such extent and on such terms and conditions as it considers proper, in accordance with the purpose of this chapter.
3. Effect of Allowance of Modification. After the procedures provided in JCMC [16.05.040](#) and [16.05.050](#) have been duly complied with, the planning commission shall proceed to consider the preliminary plan, map or plat which accompanied the application for such modification. Such consideration shall proceed under the requirements therefor heretofore provided in this chapter; but the planning commission may consider any provision of JCMC [16.05.040](#) through

Section 5. Minor Partition Procedure

Applicant: Paddock Masonry, Inc.

September 2017

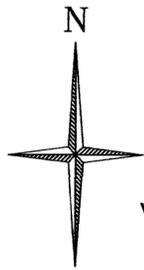
Written Narrative, Tentative Partition

Assessor's Map 15-4-31-00, TL #3301

Page 13 of 13

[16.05.060](#) to be satisfied to the extent and under the conditions and terms of the modification allowed.

4. Refusal to Allow Modification. If a modification is not allowed by the planning commission, the application for modification shall be deemed to have been denied; and the planning commission shall proceed to consider the preliminary plan, map or plat which accompanied the application for such modification under the requirements therefor heretofore provided in this chapter. [Ord. [821](#) § 1, 1981; Ord. [809](#) § 7, 1980.]



PARTITIONER

PADDOCK MASONRY INC
PO BOX 2447
EUGENE, OR 97402

SHEET INDEX

- 1) PLAT INFORMATION
- 2) SIGNATURE SHEET

PARTITION PLAT
PADDOCK MASONRY INC.
 SW 1/4, SEC. 31, T. 15 S., R. 4 W., W.M.
 JUNCTION CITY, LANE COUNTY, OREGON

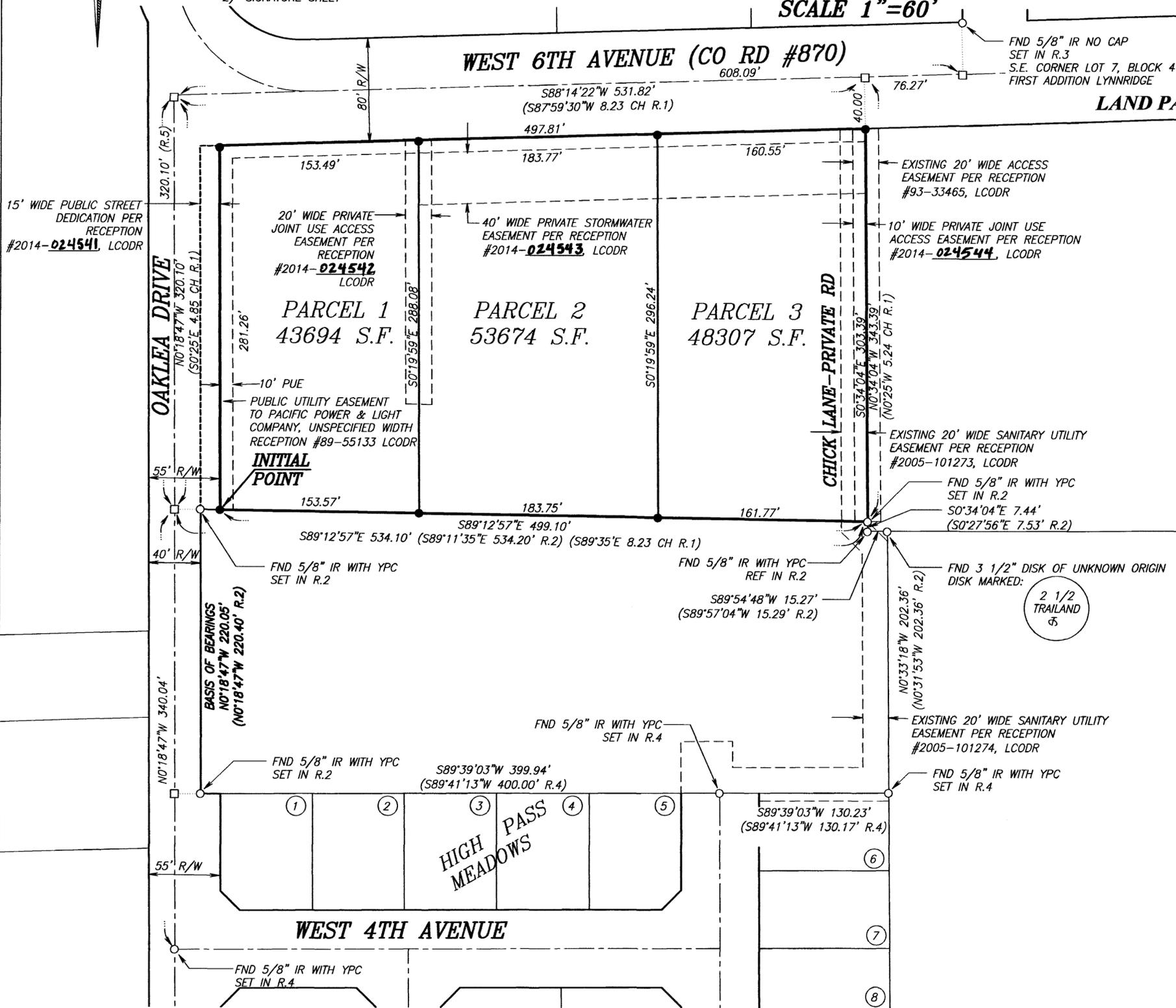
4 JUNE 2014
SCALE 1"=60'

RECORDED
 DATE: 26 June 2014
 COUNTY CLERK
 BY: *[Signature]*

LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. 43008
 FILING DATE: 26 JUNE '14 C

Lane County Clerk
 Lane County Deeds and Records 2014-024540
 \$92.00
 01442078201400245400010011
 06/26/2014 01:31:32 PM
 RPR-PART Cnt=1 Stn=1 CASHIER 05
 \$50.00 \$10.00 \$11.00 \$21.00

LAND PARTITION PLAT NO: 2014-P2606



NOTES AND RESTRICTIONS

1. MEASURED DISTANCE EQUALS RECORD DISTANCE UNLESS OTHERWISE NOTED.
2. NO BUILDING, STRUCTURE, TREE, SHRUBBERY, OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GOEBEL ENG. & SURV.INC."
- FOUND MONUMENT AS NOTED
- NOTHING FOUND, NOTHING SET
- () DATA OF RECORD
- PUE PUBLIC UTILITY EASEMENT
- IP IRON PIPE
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- R/W RIGHT-OF-WAY
- FND FOUND
- CSF COUNTY SURVEY FILE
- LCODR LANE COUNTY OREGON DEED RECORDS
- LCOPR LANE COUNTY OREGON PLAT RECORDS

REFERENCES

- R.1 WARRANTY DEED
RECORDED 17 OCTOBER 2008
REC #2008-057410 LCODR
- R.2 CSF 32041
SURVEYOR: STEVEN E. WOODS
CLIENT: BISWELL-CASWELL-NELSON SANDERS-THOM-FREEMAN
- R.3 FIRST ADDITION TO LYNNRIDGE SUBDIVISION
RECORDED BOOK 20, PAGE 22 LCOPR
- R.4 HIGH PASS MEADOWS
RECORDED CSF #40106
- R.5 CSF #6925
SURVEYOR: ALBERT L. ANDERBERG
CLIENT: H.E. PETERSON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 16 1987
 SCOTT J. GOEBEL
 2280
 RENEWAL: 6/30/2015

Goebel Engineering & Surveying
 Engineering Surveying Land Planning

25468 Highway 126, Veneta, Oregon 97487
 541-887-0542

MP 13-02
 ASSESSOR MAP 15-04-31 00, TAX LOT 3300
 DOCUMENT CREATED ON HP 500, BLACK INK HP C4844A, PEXELLE ACID FREE BOND

PARTITION PLAT
PADDOCK MASONRY INC.
SW 1/4, SEC. 31, T. 15 S., R. 4 W., W.M.
JUNCTION CITY, LANE COUNTY, OREGON
4 JUNE 2014

RECORDED
 DATE: 26 June 2014
 COUNTY CLERK
 BY: [Signature]

LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. 43008
 FILING DATE: 26 JUNE '14 C

Lane County Clerk
 Lane County Deeds and Records 2014-024540

 01442078201400245400010011 \$92.00
 06/26/2014 01:31:32 PM
 RPR-PART Cnt=1 Stn=1 CASHIER 05
 \$50.00 \$10.00 \$11.00 \$21.00

LAND PARTITION PLAT NO: 2014-P2606

SURVEYOR'S CERTIFICATE

I, SCOTT J. GOEBEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AND THAT THE INITIAL POINT IS A SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "GOEBEL ENG. & SURV.INC.", THE FOLLOWING DESCRIBED PLAT:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF OAKLEA DRIVE, BEING 35.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID OAKLEA DRIVE, SAID POINT ALSO BEING NORTH 0°18'47" WEST 220.05 FEET TO THE NORTHWEST CORNER OF LOT 1, HIGH PASS MEADOWS, AS PLATED AND RECORDED ON 13 NOVEMBER 2006 IN RECEPTION NUMBER 2006-081199 LANE COUNTY OREGON DEED RECORDS; THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY, NORTH 0°18'47" WEST 281.26 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF WEST 6TH AVENUE, SAID POINT BEING 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID WEST 6TH AVENUE; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF OAKLEA DRIVE AND FOLLOWING ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEST 6TH AVENUE, NORTH 88°14'22" EAST 497.81 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 0°34'04" EAST 303.39 FEET; THENCE NORTH 89°12'57" WEST 499.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.34 ACRES, MORE OR LESS, ALL WITHIN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JUNCTION CITY, LANE COUNTY, OREGON.

[Signature]
 SCOTT J. GOEBEL PLS #2280

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PROPERTY OWNER. THE PURPOSE OF THE SURVEY WAS TO PARTITION THE PROPERTY AS DIRECTED BY THE OWNERS ACCORDING TO THE OREGON REVISED STATUTES CHAPTERS 92 AND 209. THE BASIS OF BEARING OF THIS SURVEY HELD THE FOUND 5/8 INCH IRON RODS ON THE EASTERLY RIGHT-OF-WAY OF OAKLEA DRIVE AS SHOWN HEREON. THE INTERSECTION OF OAKLEA DRIVE AND WEST 6TH STREET IS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 320.1 FEET FROM THE THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, AT THE CENTERLINE OF OAKLEA DRIVE AS NOTED IN COUNTY SURVEY FILE #6925 AND IN THE WARRANTY DEED RECORDED IN RECEPTION #2008-057410 L.C.O.D.R.. THE SOUTHERLY BOUNDARY HELD THE FOUND MONUMENTS AS SET IN COUNTY SURVEY FILE #32041. THE EASTERLY BOUNDARY HELD THE NORTH PROJECTION OF THE NORTHEASTERLY LINE OF THE PARCEL TO THE SOUTH AS ESTABLISHED AND MONUMENTED IN SAID COUNTY SURVEY #32041. THE FOUND 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 4 OF THE FIRST ADDITION TO LYNNRIDGE SUBDIVISION WAS HELD FOR ESTABLISHING THE NORTH RIGHT-OF-WAY OF WEST 6TH STREET. THE ALIGNMENT OF WEST 6TH STREET WAS THEN PROJECTED FROM THE INTERSECTION OF WEST 6TH STREET AND OAKLEA DRIVE AND OFFSET 40.00 FEET FROM THE 5/8 INCH MONUMENT AT LOT 7. THE INTERIOR PARCEL BOUNDARIES WERE SET PER THE APPROVED TENTATIVE PARTITION APPLICATION DOCUMENTS.

A LEICA TC1800 AND ASSOCIATED EQUIPMENT WERE USED TO PERFORM THIS SURVEY.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT PADDOCK MASONRY INC. IS THE OWNER OF THE LAND DESCRIBED HEREON, AND PADDOCK MASONRY INC. HAS CAUSED THIS PARTITION TO BE PREPARED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTERS 92 AND 209, AND DOES HEREBY PARTITION AND PLAT THE SAME AND ACKNOWLEDGES ALL EXISTING EASEMENTS AS SHOWN HEREON AND CREATES THE 20 FOOT AND 10 FOOT WIDE PRIVATE JOINT USE ACCESS EASEMENTS AND THE 40 FOOT WIDE PRIVATE STORMWATER EASEMENT.

THE DECLARANT DOES ALSO DEDICATE TO THE FREE USE OF THE PUBLIC FOREVER THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

[Signature]
 JAMIE PADDOCK, PRESIDENT
 PADDOCK MASONRY INC.

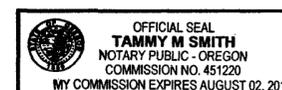
ACKNOWLEDGMENT

STATE OF OREGON)
) SS
 COUNTY OF LANE)

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JAMIE PADDOCK, PRESIDENT, PADDOCK MASONRY INC, KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME
 THIS 24th DAY OF June, 2014

[Signature]
 NOTARY PUBLIC FOR OREGON
August 02, 2014
 MY COMMISSION EXPIRES



APPROVALS & ACCEPTANCE

JUNCTION CITY:

[Signature]
 CHAIR, JUNCTION CITY PLANNING COMMISSION
[Signature]
 SECRETARY/ADMINISTRATOR
 JUNCTION CITY PLANNING COMMISSION

24 June 2014
 DATE

June 24, 2014
 DATE

LANE COUNTY:

[Signature]
 LANE COUNTY SURVEYOR
[Signature]
 LANE COUNTY ASSESSOR

6/26/14
 DATE

6/26/2014
 DATE

NOTES AND RESTRICTIONS

- 1) AN AFFIDAVIT OF CONSENT (CONCURRENCE TO PLATTING) FROM CENTURY BANK FOR THAT CERTAIN DEED OF TRUST RECORDED 15 OCTOBER 2008 IN RECEPTION #2008-057117 LANE COUNTY OREGON DEED RECORDS, AND AS MODIFIED IN RECEPTION #2012-064934, LANE COUNTY OREGON DEED RECORDS, IS RECORDED 26 JUNE 2014 IN RECEPTION #2014-024545, LANE COUNTY OREGON DEED RECORDS.
- 2) AN AFFIDAVIT OF CONSENT (CONCURRENCE TO PLATTING) FROM RICHARD AND CONSTANCE BASS, AS HUSBAND AND WIFE, FOR THAT CERTAIN DEED OF TRUST RECORDED 15 MAY 2013 IN RECEPTION #2013-026186, LANE COUNTY OREGON DEED RECORDS, IS RECORDED 26 JUNE 2014 IN RECEPTION #2014-024546, LANE COUNTY OREGON DEED RECORDS.

SHEET INDEX

- 1) PLAT INFORMATION
- 2) SIGNATURE SHEET

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 16 1987
 SCOTT J. GOEBEL
 2280

RENEWAL: 6/30/2015

SHEET 2 OF 2

MP 13-02

TAX MAP: 15-04-31 00 TAX LOT 3300

DOCUMENT CREATED ON HP 500, BLACK INK HP C4844A, PIXELLE ACID FREE BOND



Goebel Engineering & Surveying
 Engineering Surveying Land Planning

25469 Highway 126, Veneta, Oregon 97487
 541-687-0542



Goebel Engineering & Surveying, Inc.

Engineering *Surveying* *Land Planning Services*
25469 Highway 126 Veneta, OR 97487
Phone: 541-687-0542 Fax: 1-888-653-0152 E-mail: sgene@goebeleng.com

Stormwater Report

Preliminary Partition
Tax Lot 3300
Map 15-04-31



Applicant: Paddock
Aug 2013

EXISTING SITE

Type IA 24-hr 5 YEAR Rainfall=3.60", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Page 1

HydroCAD® 8.00 s/n 004646 © 2006 HydroCAD Software Solutions LLC

7/14/2010

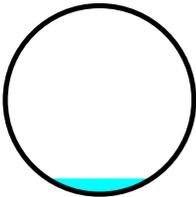
Reach 1R: EXISTING CULVERT

Inflow Area = 3.561 ac, Inflow Depth = 0.72" for 5 YEAR event
Inflow = 0.27 cfs @ 8.00 hrs, Volume= 0.213 af
Outflow = 0.27 cfs @ 8.04 hrs, Volume= 0.213 af, Atten= 1%, Lag= 1.9 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Max. Velocity= 0.95 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 0.66 fps, Avg. Travel Time= 1.7 min

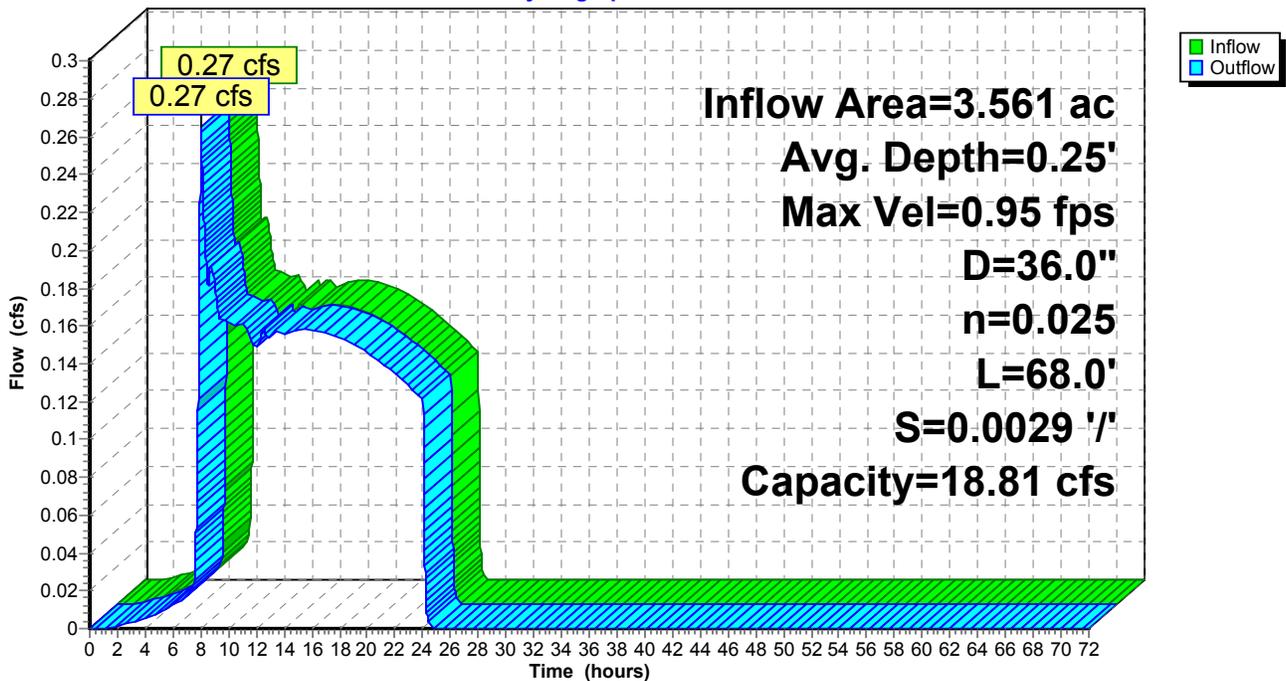
Peak Storage= 19 cf @ 8.02 hrs, Average Depth at Peak Storage= 0.25'
Bank-Full Depth= 3.00', Capacity at Bank-Full= 18.81 cfs

36.0" Diameter Pipe, n= 0.025 Corrugated metal
Length= 68.0' Slope= 0.0029 '/'
Inlet Invert= 297.90', Outlet Invert= 297.70'



Reach 1R: EXISTING CULVERT

Hydrograph



EXISTING SITE

Type IA 24-hr 5 YEAR Rainfall=3.60", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Page 2

HydroCAD® 8.00 s/n 004646 © 2006 HydroCAD Software Solutions LLC

7/14/2010

Hydrograph for Reach 1R: EXISTING CULVERT

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)
0.00	0.00	0	297.90	0.00
2.00	0.00	0	297.91	0.00
4.00	0.01	1	297.94	0.01
6.00	0.01	2	297.96	0.01
8.00	0.27	19	298.15	0.25
10.00	0.16	14	298.10	0.16
12.00	0.15	13	298.09	0.15
14.00	0.15	13	298.09	0.15
16.00	0.16	13	298.09	0.16
18.00	0.15	13	298.09	0.15
20.00	0.15	13	298.09	0.15
22.00	0.13	12	298.08	0.13
24.00	0.12	11	298.07	0.12
26.00	0.00	0	297.90	0.00
28.00	0.00	0	297.90	0.00
30.00	0.00	0	297.90	0.00
32.00	0.00	0	297.90	0.00
34.00	0.00	0	297.90	0.00
36.00	0.00	0	297.90	0.00
38.00	0.00	0	297.90	0.00
40.00	0.00	0	297.90	0.00
42.00	0.00	0	297.90	0.00
44.00	0.00	0	297.90	0.00
46.00	0.00	0	297.90	0.00
48.00	0.00	0	297.90	0.00
50.00	0.00	0	297.90	0.00
52.00	0.00	0	297.90	0.00
54.00	0.00	0	297.90	0.00
56.00	0.00	0	297.90	0.00
58.00	0.00	0	297.90	0.00
60.00	0.00	0	297.90	0.00
62.00	0.00	0	297.90	0.00
64.00	0.00	0	297.90	0.00
66.00	0.00	0	297.90	0.00
68.00	0.00	0	297.90	0.00
70.00	0.00	0	297.90	0.00
72.00	0.00	0	297.90	0.00

EXISTING SITE

Type IA 24-hr 25 YEAR Rainfall=5.28", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Page 3

HydroCAD® 8.00 s/n 004646 © 2006 HydroCAD Software Solutions LLC

7/14/2010

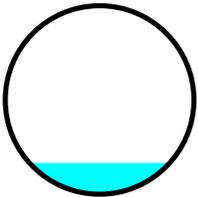
Reach 1R: EXISTING CULVERT

Inflow Area = 3.561 ac, Inflow Depth = 1.69" for 25 YEAR event
 Inflow = 1.12 cfs @ 8.00 hrs, Volume= 0.500 af
 Outflow = 1.11 cfs @ 8.01 hrs, Volume= 0.500 af, Atten= 0%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Max. Velocity= 1.46 fps, Min. Travel Time= 0.8 min
 Avg. Velocity = 0.84 fps, Avg. Travel Time= 1.4 min

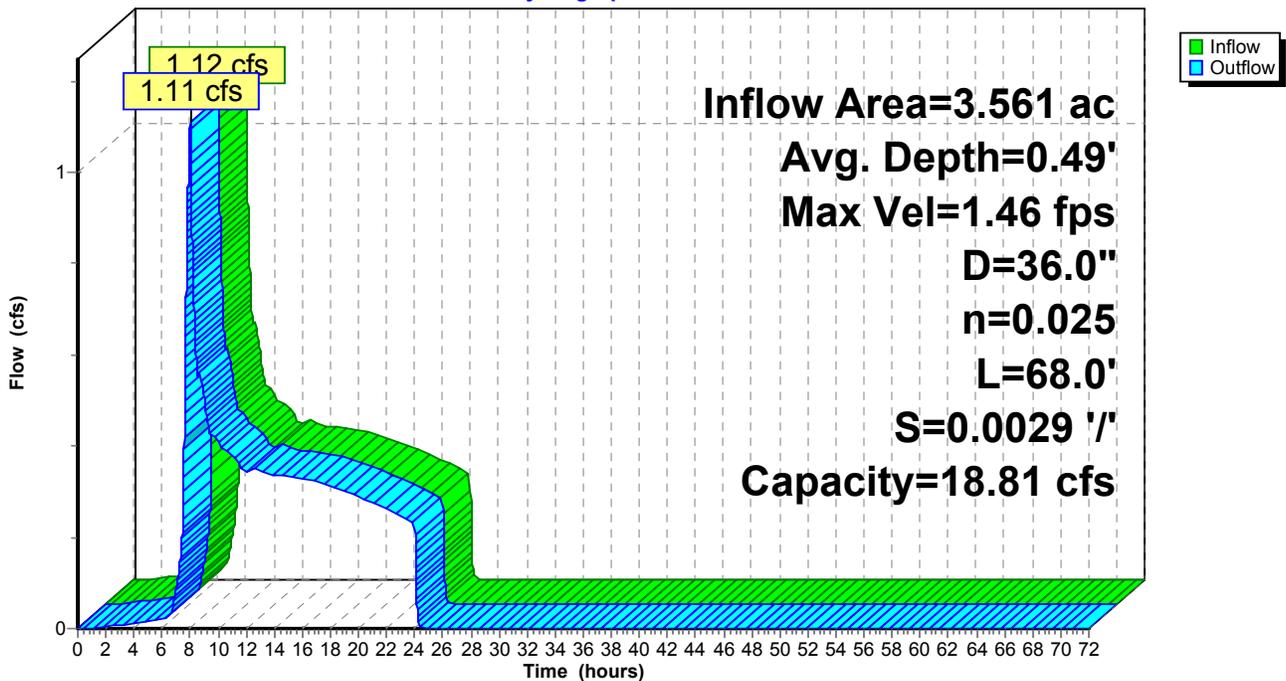
Peak Storage= 52 cf @ 8.00 hrs, Average Depth at Peak Storage= 0.49'
 Bank-Full Depth= 3.00', Capacity at Bank-Full= 18.81 cfs

36.0" Diameter Pipe, n= 0.025 Corrugated metal
 Length= 68.0' Slope= 0.0029 '/'
 Inlet Invert= 297.90', Outlet Invert= 297.70'



Reach 1R: EXISTING CULVERT

Hydrograph



EXISTING SITE*Type IA 24-hr 25 YEAR Rainfall=5.28", AMC=1*

Prepared by Goebel Engineering & Surveying, Inc.

Page 4

HydroCAD® 8.00 s/n 004646 © 2006 HydroCAD Software Solutions LLC

7/14/2010

Hydrograph for Reach 1R: EXISTING CULVERT

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)
0.00	0.00	0	297.90	0.00
2.00	0.00	1	297.93	0.00
4.00	0.01	2	297.96	0.01
6.00	0.02	3	297.97	0.02
8.00	1.12	52	298.39	1.11
10.00	0.41	26	298.21	0.41
12.00	0.34	23	298.18	0.34
14.00	0.33	22	298.18	0.33
16.00	0.33	22	298.18	0.33
18.00	0.31	21	298.17	0.31
20.00	0.29	20	298.16	0.29
22.00	0.26	19	298.15	0.26
24.00	0.23	17	298.13	0.23
26.00	0.00	0	297.90	0.00
28.00	0.00	0	297.90	0.00
30.00	0.00	0	297.90	0.00
32.00	0.00	0	297.90	0.00
34.00	0.00	0	297.90	0.00
36.00	0.00	0	297.90	0.00
38.00	0.00	0	297.90	0.00
40.00	0.00	0	297.90	0.00
42.00	0.00	0	297.90	0.00
44.00	0.00	0	297.90	0.00
46.00	0.00	0	297.90	0.00
48.00	0.00	0	297.90	0.00
50.00	0.00	0	297.90	0.00
52.00	0.00	0	297.90	0.00
54.00	0.00	0	297.90	0.00
56.00	0.00	0	297.90	0.00
58.00	0.00	0	297.90	0.00
60.00	0.00	0	297.90	0.00
62.00	0.00	0	297.90	0.00
64.00	0.00	0	297.90	0.00
66.00	0.00	0	297.90	0.00
68.00	0.00	0	297.90	0.00
70.00	0.00	0	297.90	0.00
72.00	0.00	0	297.90	0.00

EXISTING SITE

Type IA 24-hr 5 YEAR Rainfall=3.60", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 1

Summary for Pond 1P: DETENTION POND

Inflow Area = 3.561 ac, 38.00% Impervious, Inflow Depth = 1.35" for 5 YEAR event
 Inflow = 1.03 cfs @ 7.90 hrs, Volume= 0.401 af
 Outflow = 0.27 cfs @ 10.11 hrs, Volume= 0.401 af, Atten= 73%, Lag= 133.0 min
 Primary = 0.27 cfs @ 10.11 hrs, Volume= 0.401 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 299.03' @ 10.11 hrs Surf.Area= 0.098 ac Storage= 0.085 af

Plug-Flow detention time= 195.8 min calculated for 0.401 af (100% of inflow)
 Center-of-Mass det. time= 195.7 min (954.0 - 758.4)

Volume	Invert	Avail.Storage	Storage Description
#1	298.00'	0.195 af	25.00'W x 120.00'L x 2.00'H POND Z=4.0

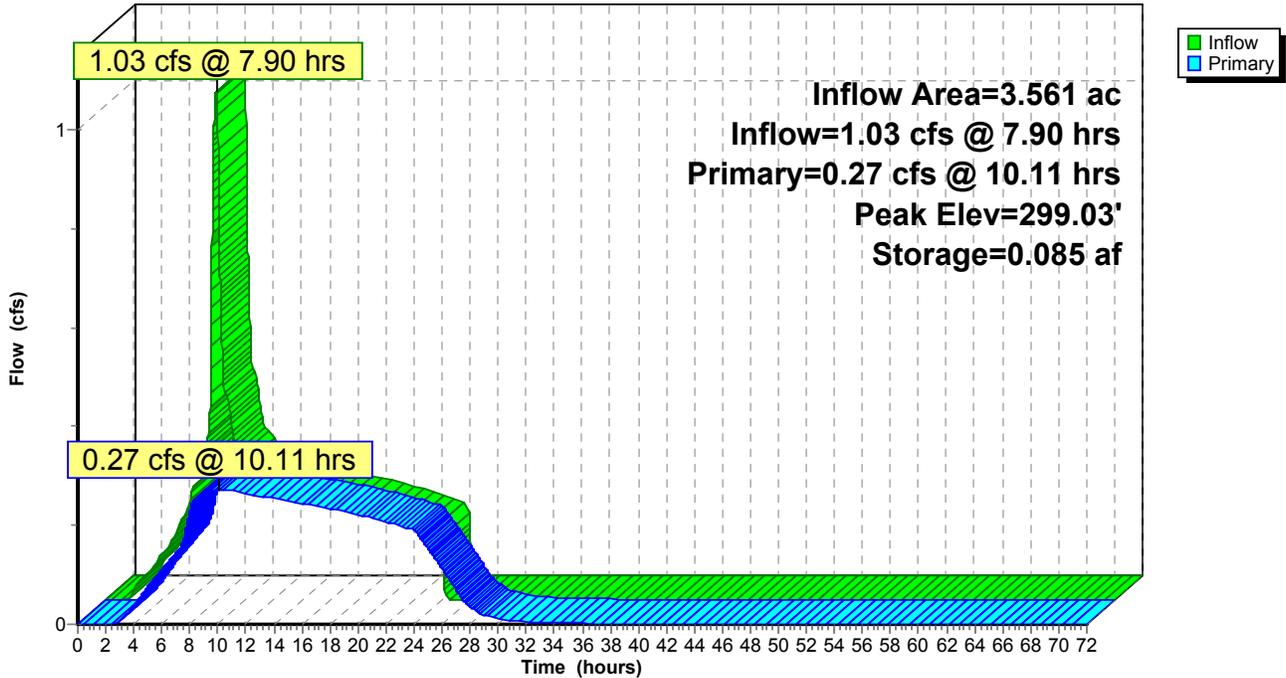
Device	Routing	Invert	Outlet Devices
#1	Primary	298.00'	2.3" Vert. Orifice/Grate X 2.00 C= 0.600
#2	Primary	299.00'	4.0" Vert. Orifice/Grate X 2.00 C= 0.600

Primary OutFlow Max=0.27 cfs @ 10.11 hrs HW=299.03' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.27 cfs @ 4.65 fps)
- 2=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.56 fps)

Pond 1P: DETENTION POND

Hydrograph



EXISTING SITE*Type IA 24-hr 5 YEAR Rainfall=3.60", AMC=1*

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 2

Hydrograph for Pond 1P: DETENTION POND

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	298.00	0.00
2.00	0.02	0.000	298.00	0.00
4.00	0.09	0.008	298.11	0.04
6.00	0.20	0.018	298.25	0.11
8.00	1.00	0.062	298.78	0.23
10.00	0.28	0.085	299.03	0.27
12.00	0.22	0.082	299.00	0.26
14.00	0.21	0.076	298.93	0.25
16.00	0.21	0.070	298.87	0.24
18.00	0.20	0.064	298.80	0.23
20.00	0.18	0.058	298.73	0.22
22.00	0.16	0.051	298.65	0.21
24.00	0.14	0.043	298.56	0.19
26.00	0.00	0.019	298.26	0.11
28.00	0.00	0.007	298.10	0.03
30.00	0.00	0.004	298.06	0.01
32.00	0.00	0.003	298.04	0.01
34.00	0.00	0.002	298.03	0.00
36.00	0.00	0.001	298.02	0.00
38.00	0.00	0.001	298.02	0.00
40.00	0.00	0.001	298.01	0.00
42.00	0.00	0.001	298.01	0.00
44.00	0.00	0.001	298.01	0.00
46.00	0.00	0.001	298.01	0.00
48.00	0.00	0.000	298.01	0.00
50.00	0.00	0.000	298.01	0.00
52.00	0.00	0.000	298.00	0.00
54.00	0.00	0.000	298.00	0.00
56.00	0.00	0.000	298.00	0.00
58.00	0.00	0.000	298.00	0.00
60.00	0.00	0.000	298.00	0.00
62.00	0.00	0.000	298.00	0.00
64.00	0.00	0.000	298.00	0.00
66.00	0.00	0.000	298.00	0.00
68.00	0.00	0.000	298.00	0.00
70.00	0.00	0.000	298.00	0.00
72.00	0.00	0.000	298.00	0.00

EXISTING SITE

Type IA 24-hr 5 YEAR Rainfall=3.60", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 3

Stage-Discharge for Pond 1P: DETENTION POND

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
298.00	0.00	298.53	0.18	299.06	0.29	299.59	0.89
298.01	0.00	298.54	0.19	299.07	0.30	299.60	0.89
298.02	0.00	298.55	0.19	299.08	0.31	299.61	0.90
298.03	0.00	298.56	0.19	299.09	0.32	299.62	0.91
298.04	0.01	298.57	0.19	299.10	0.33	299.63	0.92
298.05	0.01	298.58	0.19	299.11	0.34	299.64	0.92
298.06	0.01	298.59	0.20	299.12	0.35	299.65	0.93
298.07	0.02	298.60	0.20	299.13	0.36	299.66	0.94
298.08	0.02	298.61	0.20	299.14	0.37	299.67	0.94
298.09	0.03	298.62	0.20	299.15	0.39	299.68	0.95
298.10	0.03	298.63	0.20	299.16	0.40	299.69	0.96
298.11	0.04	298.64	0.20	299.17	0.41	299.70	0.97
298.12	0.04	298.65	0.21	299.18	0.43	299.71	0.97
298.13	0.05	298.66	0.21	299.19	0.44	299.72	0.98
298.14	0.06	298.67	0.21	299.20	0.46	299.73	0.99
298.15	0.06	298.68	0.21	299.21	0.47	299.74	0.99
298.16	0.07	298.69	0.21	299.22	0.49	299.75	1.00
298.17	0.08	298.70	0.22	299.23	0.51	299.76	1.01
298.18	0.08	298.71	0.22	299.24	0.52	299.77	1.01
298.19	0.09	298.72	0.22	299.25	0.54	299.78	1.02
298.20	0.09	298.73	0.22	299.26	0.55	299.79	1.03
298.21	0.09	298.74	0.22	299.27	0.57	299.80	1.03
298.22	0.10	298.75	0.22	299.28	0.58	299.81	1.04
298.23	0.10	298.76	0.23	299.29	0.60	299.82	1.04
298.24	0.11	298.77	0.23	299.30	0.61	299.83	1.05
298.25	0.11	298.78	0.23	299.31	0.63	299.84	1.06
298.26	0.11	298.79	0.23	299.32	0.64	299.85	1.06
298.27	0.12	298.80	0.23	299.33	0.65	299.86	1.07
298.28	0.12	298.81	0.23	299.34	0.66	299.87	1.07
298.29	0.12	298.82	0.24	299.35	0.67	299.88	1.08
298.30	0.13	298.83	0.24	299.36	0.68	299.89	1.09
298.31	0.13	298.84	0.24	299.37	0.69	299.90	1.09
298.32	0.13	298.85	0.24	299.38	0.70	299.91	1.10
298.33	0.13	298.86	0.24	299.39	0.71	299.92	1.10
298.34	0.14	298.87	0.24	299.40	0.72	299.93	1.11
298.35	0.14	298.88	0.25	299.41	0.73	299.94	1.12
298.36	0.14	298.89	0.25	299.42	0.74	299.95	1.12
298.37	0.15	298.90	0.25	299.43	0.75	299.96	1.13
298.38	0.15	298.91	0.25	299.44	0.76	299.97	1.13
298.39	0.15	298.92	0.25	299.45	0.77	299.98	1.14
298.40	0.15	298.93	0.25	299.46	0.78	299.99	1.14
298.41	0.16	298.94	0.26	299.47	0.79	300.00	1.15
298.42	0.16	298.95	0.26	299.48	0.80		
298.43	0.16	298.96	0.26	299.49	0.81		
298.44	0.16	298.97	0.26	299.50	0.81		
298.45	0.17	298.98	0.26	299.51	0.82		
298.46	0.17	298.99	0.26	299.52	0.83		
298.47	0.17	299.00	0.26	299.53	0.84		
298.48	0.17	299.01	0.27	299.54	0.85		
298.49	0.17	299.02	0.27	299.55	0.86		
298.50	0.18	299.03	0.27	299.56	0.86		
298.51	0.18	299.04	0.28	299.57	0.87		
298.52	0.18	299.05	0.28	299.58	0.88		

EXISTING SITE

Prepared by Goebel Engineering & Surveying, Inc.

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Type IA 24-hr 5 YEAR Rainfall=3.60", AMC=1

Printed 7/15/2010

Page 4

Stage-Area-Storage for Pond 1P: DETENTION POND

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
298.00	0.000	299.06	0.089
298.02	0.001	299.08	0.091
298.04	0.003	299.10	0.093
298.06	0.004	299.12	0.095
298.08	0.006	299.14	0.097
298.10	0.007	299.16	0.099
298.12	0.008	299.18	0.101
298.14	0.010	299.20	0.103
298.16	0.011	299.22	0.105
298.18	0.013	299.24	0.107
298.20	0.014	299.26	0.109
298.22	0.016	299.28	0.111
298.24	0.017	299.30	0.113
298.26	0.019	299.32	0.115
298.28	0.020	299.34	0.117
298.30	0.022	299.36	0.120
298.32	0.023	299.38	0.122
298.34	0.025	299.40	0.124
298.36	0.027	299.42	0.126
298.38	0.028	299.44	0.128
298.40	0.030	299.46	0.130
298.42	0.031	299.48	0.133
298.44	0.033	299.50	0.135
298.46	0.035	299.52	0.137
298.48	0.036	299.54	0.139
298.50	0.038	299.56	0.142
298.52	0.039	299.58	0.144
298.54	0.041	299.60	0.146
298.56	0.043	299.62	0.149
298.58	0.045	299.64	0.151
298.60	0.046	299.66	0.153
298.62	0.048	299.68	0.156
298.64	0.050	299.70	0.158
298.66	0.051	299.72	0.160
298.68	0.053	299.74	0.163
298.70	0.055	299.76	0.165
298.72	0.057	299.78	0.168
298.74	0.058	299.80	0.170
298.76	0.060	299.82	0.172
298.78	0.062	299.84	0.175
298.80	0.064	299.86	0.177
298.82	0.066	299.88	0.180
298.84	0.068	299.90	0.182
298.86	0.069	299.92	0.185
298.88	0.071	299.94	0.187
298.90	0.073	299.96	0.190
298.92	0.075	299.98	0.192
298.94	0.077	300.00	0.195
298.96	0.079		
298.98	0.081		
299.00	0.083		
299.02	0.085		
299.04	0.087		

EXISTING SITE

Type IA 24-hr 25 YEAR Rainfall=5.28", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 5

Summary for Pond 1P: DETENTION POND

Inflow Area = 3.561 ac, 38.00% Impervious, Inflow Depth = 2.44" for 25 YEAR event
 Inflow = 1.85 cfs @ 7.96 hrs, Volume= 0.723 af
 Outflow = 0.77 cfs @ 8.76 hrs, Volume= 0.723 af, Atten= 58%, Lag= 48.2 min
 Primary = 0.77 cfs @ 8.76 hrs, Volume= 0.723 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 299.45' @ 8.76 hrs Surf.Area= 0.111 ac Storage= 0.130 af

Plug-Flow detention time= 170.3 min calculated for 0.723 af (100% of inflow)
 Center-of-Mass det. time= 170.2 min (923.6 - 753.3)

Volume	Invert	Avail.Storage	Storage Description
#1	298.00'	0.195 af	25.00'W x 120.00'L x 2.00'H POND Z=4.0

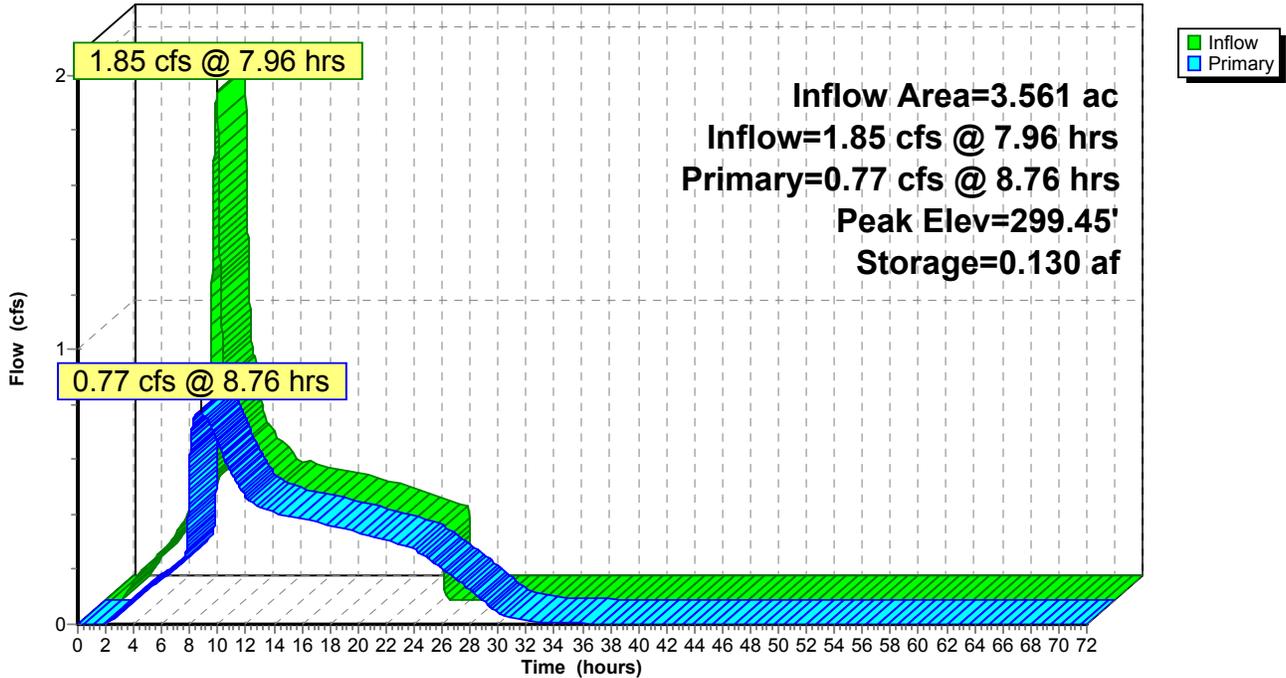
Device	Routing	Invert	Outlet Devices
#1	Primary	298.00'	2.3" Vert. Orifice/Grate X 2.00 C= 0.600
#2	Primary	299.00'	4.0" Vert. Orifice/Grate X 2.00 C= 0.600

Primary OutFlow Max=0.77 cfs @ 8.76 hrs HW=299.45' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.32 cfs @ 5.61 fps)
- 2=Orifice/Grate (Orifice Controls 0.45 cfs @ 2.57 fps)

Pond 1P: DETENTION POND

Hydrograph



EXISTING SITE

Type IA 24-hr 25 YEAR Rainfall=5.28", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 6

Hydrograph for Pond 1P: DETENTION POND

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	298.00	0.00
2.00	0.06	0.002	298.03	0.00
4.00	0.18	0.015	298.21	0.09
6.00	0.33	0.034	298.45	0.17
8.00	1.84	0.111	299.28	0.59
10.00	0.53	0.117	299.34	0.66
12.00	0.41	0.103	299.20	0.46
14.00	0.39	0.099	299.17	0.41
16.00	0.37	0.097	299.15	0.38
18.00	0.35	0.096	299.13	0.36
20.00	0.32	0.093	299.11	0.33
22.00	0.29	0.090	299.08	0.31
24.00	0.25	0.087	299.04	0.28
26.00	0.00	0.049	298.63	0.20
28.00	0.00	0.022	298.30	0.12
30.00	0.00	0.008	298.11	0.04
32.00	0.00	0.004	298.06	0.01
34.00	0.00	0.003	298.04	0.01
36.00	0.00	0.002	298.03	0.00
38.00	0.00	0.002	298.02	0.00
40.00	0.00	0.001	298.02	0.00
42.00	0.00	0.001	298.02	0.00
44.00	0.00	0.001	298.01	0.00
46.00	0.00	0.001	298.01	0.00
48.00	0.00	0.001	298.01	0.00
50.00	0.00	0.001	298.01	0.00
52.00	0.00	0.000	298.01	0.00
54.00	0.00	0.000	298.01	0.00
56.00	0.00	0.000	298.00	0.00
58.00	0.00	0.000	298.00	0.00
60.00	0.00	0.000	298.00	0.00
62.00	0.00	0.000	298.00	0.00
64.00	0.00	0.000	298.00	0.00
66.00	0.00	0.000	298.00	0.00
68.00	0.00	0.000	298.00	0.00
70.00	0.00	0.000	298.00	0.00
72.00	0.00	0.000	298.00	0.00

EXISTING SITE

Type IA 24-hr 25 YEAR Rainfall=5.28", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 7

Stage-Discharge for Pond 1P: DETENTION POND

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
298.00	0.00	298.53	0.18	299.06	0.29	299.59	0.89
298.01	0.00	298.54	0.19	299.07	0.30	299.60	0.89
298.02	0.00	298.55	0.19	299.08	0.31	299.61	0.90
298.03	0.00	298.56	0.19	299.09	0.32	299.62	0.91
298.04	0.01	298.57	0.19	299.10	0.33	299.63	0.92
298.05	0.01	298.58	0.19	299.11	0.34	299.64	0.92
298.06	0.01	298.59	0.20	299.12	0.35	299.65	0.93
298.07	0.02	298.60	0.20	299.13	0.36	299.66	0.94
298.08	0.02	298.61	0.20	299.14	0.37	299.67	0.94
298.09	0.03	298.62	0.20	299.15	0.39	299.68	0.95
298.10	0.03	298.63	0.20	299.16	0.40	299.69	0.96
298.11	0.04	298.64	0.20	299.17	0.41	299.70	0.97
298.12	0.04	298.65	0.21	299.18	0.43	299.71	0.97
298.13	0.05	298.66	0.21	299.19	0.44	299.72	0.98
298.14	0.06	298.67	0.21	299.20	0.46	299.73	0.99
298.15	0.06	298.68	0.21	299.21	0.47	299.74	0.99
298.16	0.07	298.69	0.21	299.22	0.49	299.75	1.00
298.17	0.08	298.70	0.22	299.23	0.51	299.76	1.01
298.18	0.08	298.71	0.22	299.24	0.52	299.77	1.01
298.19	0.09	298.72	0.22	299.25	0.54	299.78	1.02
298.20	0.09	298.73	0.22	299.26	0.55	299.79	1.03
298.21	0.09	298.74	0.22	299.27	0.57	299.80	1.03
298.22	0.10	298.75	0.22	299.28	0.58	299.81	1.04
298.23	0.10	298.76	0.23	299.29	0.60	299.82	1.04
298.24	0.11	298.77	0.23	299.30	0.61	299.83	1.05
298.25	0.11	298.78	0.23	299.31	0.63	299.84	1.06
298.26	0.11	298.79	0.23	299.32	0.64	299.85	1.06
298.27	0.12	298.80	0.23	299.33	0.65	299.86	1.07
298.28	0.12	298.81	0.23	299.34	0.66	299.87	1.07
298.29	0.12	298.82	0.24	299.35	0.67	299.88	1.08
298.30	0.13	298.83	0.24	299.36	0.68	299.89	1.09
298.31	0.13	298.84	0.24	299.37	0.69	299.90	1.09
298.32	0.13	298.85	0.24	299.38	0.70	299.91	1.10
298.33	0.13	298.86	0.24	299.39	0.71	299.92	1.10
298.34	0.14	298.87	0.24	299.40	0.72	299.93	1.11
298.35	0.14	298.88	0.25	299.41	0.73	299.94	1.12
298.36	0.14	298.89	0.25	299.42	0.74	299.95	1.12
298.37	0.15	298.90	0.25	299.43	0.75	299.96	1.13
298.38	0.15	298.91	0.25	299.44	0.76	299.97	1.13
298.39	0.15	298.92	0.25	299.45	0.77	299.98	1.14
298.40	0.15	298.93	0.25	299.46	0.78	299.99	1.14
298.41	0.16	298.94	0.26	299.47	0.79	300.00	1.15
298.42	0.16	298.95	0.26	299.48	0.80		
298.43	0.16	298.96	0.26	299.49	0.81		
298.44	0.16	298.97	0.26	299.50	0.81		
298.45	0.17	298.98	0.26	299.51	0.82		
298.46	0.17	298.99	0.26	299.52	0.83		
298.47	0.17	299.00	0.26	299.53	0.84		
298.48	0.17	299.01	0.27	299.54	0.85		
298.49	0.17	299.02	0.27	299.55	0.86		
298.50	0.18	299.03	0.27	299.56	0.86		
298.51	0.18	299.04	0.28	299.57	0.87		
298.52	0.18	299.05	0.28	299.58	0.88		

EXISTING SITE

Type IA 24-hr 25 YEAR Rainfall=5.28", AMC=1

Prepared by Goebel Engineering & Surveying, Inc.

Printed 7/15/2010

HydroCAD® 9.10 s/n 04646 © 2010 HydroCAD Software Solutions LLC

Page 8

Stage-Area-Storage for Pond 1P: DETENTION POND

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
298.00	0.000	299.06	0.089
298.02	0.001	299.08	0.091
298.04	0.003	299.10	0.093
298.06	0.004	299.12	0.095
298.08	0.006	299.14	0.097
298.10	0.007	299.16	0.099
298.12	0.008	299.18	0.101
298.14	0.010	299.20	0.103
298.16	0.011	299.22	0.105
298.18	0.013	299.24	0.107
298.20	0.014	299.26	0.109
298.22	0.016	299.28	0.111
298.24	0.017	299.30	0.113
298.26	0.019	299.32	0.115
298.28	0.020	299.34	0.117
298.30	0.022	299.36	0.120
298.32	0.023	299.38	0.122
298.34	0.025	299.40	0.124
298.36	0.027	299.42	0.126
298.38	0.028	299.44	0.128
298.40	0.030	299.46	0.130
298.42	0.031	299.48	0.133
298.44	0.033	299.50	0.135
298.46	0.035	299.52	0.137
298.48	0.036	299.54	0.139
298.50	0.038	299.56	0.142
298.52	0.039	299.58	0.144
298.54	0.041	299.60	0.146
298.56	0.043	299.62	0.149
298.58	0.045	299.64	0.151
298.60	0.046	299.66	0.153
298.62	0.048	299.68	0.156
298.64	0.050	299.70	0.158
298.66	0.051	299.72	0.160
298.68	0.053	299.74	0.163
298.70	0.055	299.76	0.165
298.72	0.057	299.78	0.168
298.74	0.058	299.80	0.170
298.76	0.060	299.82	0.172
298.78	0.062	299.84	0.175
298.80	0.064	299.86	0.177
298.82	0.066	299.88	0.180
298.84	0.068	299.90	0.182
298.86	0.069	299.92	0.185
298.88	0.071	299.94	0.187
298.90	0.073	299.96	0.190
298.92	0.075	299.98	0.192
298.94	0.077	300.00	0.195
298.96	0.079		
298.98	0.081		
299.00	0.083		
299.02	0.085		
299.04	0.087		

**FINAL ORDER OF THE
JUNCTION CITY PLANNING COMMISSION
MINOR PARTITION (MP-17-04), PADDOCK**

A. The Junction City Planning Commission finds the following:

- a. Scott Goebel, P.E., P.L.S., of Goebel Engineering & Surveying has submitted an application and a preliminary plan on behalf of the applicants, Paddock Masonry, Inc., as required by 16.05.030 (A) and (B) of the Junction City Municipal Code for the partition of tax lot 3301, assessor's map 15-04-31-00. The applicant proposes to divide tax lot 3301 into three parcels of 14,837 square feet, 14,434 square feet, and 14,434 square feet in size.
- b. The Junction City Planning Commission reviewed all material relevant to the minor partition that were submitted or presented by the applicant, staff, other agencies, and the general public regarding this matter at the standing Planning Commission meeting on October 25, 2017.
- c. The Junction City Planning Commission followed the required procedure and standards of approving partitions as required by 16.05.030(D)(2) the Junction City Municipal Code.

B. Conditions of Approval:

1. Prior to Final Plan Approval, the applicant shall prepare an access easement-maintenance agreement for the benefit of Proposed Parcels 1, 2 and 3, and Tax Lot 3302 for recording with Lane County Deeds and Records at time of submission of Final Plan to Lane County.
2. Where required, easements for access and utilities shall be dedicated on the partition plat at the time of recording. All proposed easements shall meet Public Works width requirements.
3. Prior to Final Plat Approval, the applicant shall record the plat with Lane County Deeds and Records and the County Surveyor.

C. IT IS HEREBY ORDERED THAT the Junction City Planning Commission approves the partition for Tax Lot 102 of Assessors' Map 16-04-05-00 with the conditions of approval listed above based on the following findings of fact. The findings of fact are based on the preliminary plat, which is attached.

The following FINDINGS demonstrate that the proposed preliminary partition, as conditioned **will comply with all applicable approval criteria and related standards, as set forth in JCMC Chapter 16.05. The application approval criteria and related standards are listed below in bold and *italic*, with FINDINGS addressing each standard, various conditions of approval, final plan requirements and informational items are included where appropriate.**

Section 16.05.030 – Minor Partition Procedure

(A) Application. An application shall be made by the person proposing the minor partition or his authorized agent or representative on a form prescribed by the city following procedures outlined in JCMC 17.150.070 and submitted to the secretary of the planning commission, together with a tracing and nine additional copies of a preliminary plan.

FINDING: Scott Goebel, P.E., P. L. S. is the authorized representative for the applicant. This application is being submitted with a digital copy of the preliminary plan. Staff has waived the paper copy requirement. Therefore, this criterion has been satisfied.

(B) Drafting. The preliminary plan shall be legibly drawn to scale on sheets of tracing paper or cloth measuring 8 ½ by 11 inches. The scale will be 10, 20, 30, 40, 50, or 60 feet to the inch. The city superintendent of public works shall furnish such 8 ½ by 11-inch tracing sheets on request.

FINDING: The preliminary plan has been drafted on 18" x 24" paper with a scale of 40 feet to the inch. A digital copy of the plan has been submitted for 8 ½ by 11 inch reproductions as needed. Therefore, the above criterion has been satisfied.

(C) Preliminary Plan Contents. The preliminary plan shall contain the following:

(1) The dimensions and parcel lines of all parcels.

FINDING: The dimensions of the boundary and proposed parcel lines are shown on the attached plan.

(2) An accurate map describing the boundaries of all contiguous land in the same ownership as the area encompassed in the preliminary plan area.

FINDING: The applicant owns the subject Tax Lot 3301 and it is shown on the attached preliminary partition plan. The adjacent/contiguous Tax Lot 3302 is under the same ownership and is also shown on the submitted plan. Therefore, this criterion has been satisfied.

(3) The date, north point and scale of the drawing, and sufficient legal description and dimensions of the land to define the boundary thereof and the assessor's account number.

FINDING: The date of the survey, north arrow, engineer's scale, sufficient description, and assessor's number are noted on the attached plan.

(4) Name, address and telephone number of the owner, the partitioner and engineer or surveyor.

FINDING: The contact information for applicant (owner) is noted on the plan. In addition, the address and phone number of the surveyor, Scott Goebel, P.E., P. L. S., is included as well.

(5) Location of property in relation to existing streets, name and present width of all streets and alleys, and proposed right-of-way lines for existing or projected streets as shown on the master street plan.

FINDING: The attached preliminary plan includes a vicinity map that shows where properties location relative to the adjacent street network. In addition, the width of the existing street, 6th Avenue, is called out on the plan. Therefore, this criterion has been satisfied.

(6) The layout of the parcels proposed and the dimensions of each, with a number within each proposed parcel.

FINDING: Each of the three proposed parcels is labeled with a number and the dimensions of the parcel are shown on the plan.

(7) The location of each building or structure above ground. Dimension distance to parcel lines being created.

FINDING: The subject property is currently undeveloped. Therefore, this criterion is not applicable.

(8) The width and location of all easements for drainage or public utilities.

FINDING: The existing 10 foot wide Public Utility Easement, reception #89-55133 LCODR, is shown on the preliminary plan. Therefore, this criterion has been met.

(9) In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:

(a) The affidavit of a surveyor who is an Oregon licensed land surveyor, and who prepared the preliminary plan for the area encompassed in the proposed partition.

(b) The names of all recorded subdivisions contiguous to the subject area.

(c) The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the city engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

Contour Intervals Ground Slope

One foot Up to 5 percent

Two feet Over 5 percent through 10 percent

Five feet Over 10 percent

(d) The approximate width and location of all proposed or existing public utility easements.

(e) The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all water courses.

(f) All proposals for sewage disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainageways.

(g) All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in Section [5(A) (3)] of this ordinance. Said reserve strips shall be clearly indicated on the proposed partition.

(h) All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.

(i) A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided that where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

FINDING: The plat was prepared by Scott Goebel, P.E. P.L.S., an Oregon licensed land surveyor and his signature block indicates his review of, who affirms that the partition area was part of a recorded partition plat (Parcel 1, Land Partition Plat 2014-P2606, Reception #2014-024540).

There are no recorded plats that abut the property, although the 1st Addition to Lynnridge Subdivision is located north of West 6th Avenue.

One foot contour intervals are shown on the attached preliminary plan based on LIDAR data derived from Oregon Department of Geology and Mineral Industries (DOGAMI).

No new public utility easements are needed. The existing stormwater easements are shown on the preliminary plat.

There are no areas subject to inundation or storm water overflow on the subject property that need to be shown such as drainage ditches or low-lying areas.

There are no areas proposed to be dedicated to the public within this minor partition including reserve strips.

The only public improvement proposed is the extension of the gravity wastewater to the pump station at the end of Walnut Street (to the south).

The partition includes all of Parcel 1 of the previously recorded partition plat. The applicant also owns the property to the east of the proposed partition. No deeds have been recorded for the two parcels because the applicant still owns the parcels that were created by the 2014 partition. Therefore, no Legal Description has been provided.

Based on this fact, the proposed partition complies with the criteria listed at JCMC 16.05.030(C)(9)(a) – (i).

(D) Preliminary Plan Review.

(1) City Superintendent of Public Works Review. The superintendent of public works shall review the preliminary plan and forward any comments he may have about the plan and send the original plan and seven copies to the planning commission for action, retaining one copy for his file.

FINDING: The applicant understands that city staff will first review the preliminary partition plan prior to the Planning Commission deliberating and rendering a decision. As of the date of this report, no comments or conditions have been received from the Superintendent of Public Works.

(2) Planning Commission Review.

(a) The planning commission shall approve the plan or ask for further information from the partitioner.

FINDING: The applicant understands that the Planning Commission is the approval authority for minor partitions in the City of Junction City.

(b) Approval findings. Approval of the plan must include affirmative findings that:

(i) Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder of any adjoining land or access thereto.

FINDING: The owner, Paddock Masonry, LLC, owns the adjacent parcel to the west (Tax Lot 3302). The remaining portions of the property under the same ownership will not be adversely affected by this proposal as the applicant has stated an interest in future subdivision development for the remaining vacant areas in accordance with JCMC 16.05. All adjacent parcels have safe access to existing rights-of-way. Therefore, this criterion has been satisfied.

(ii) The minor partition complies with Junction City policies and plans as well as the intent and purpose of JCMC 16.05.010.

FINDING: The subject property is zoned R-1 (Single Family Residential). The applicant has stated that future development plans have not been determined at this time. However, the use shall comply with the standards of the parent zone listed at JCMC 17.10. In addition, this use shall be consistent with the comprehensive plan designation of Low Density Residential. Furthermore, this minor partition application will ensure the proper and orderly development of the subject site. All of the proposed parcels will be served by the public water and wastewater systems, as well as, be provided all other utilities. This partition complies with the intent and purpose of the partition and subdivision ordinance.

(iii) Either:

(A) Improvements as required by the city and this code have been completed, and a certificate of fact has been filed with the planning department by the city engineer; or

(B) A performance agreement (bond), or suitable substitute, as agreed upon by the applicant and the city, has been filed with the city recorder in sufficient amount to insure the completion of all required improvements; or

(C) A petition for improvements has been properly executed by the partitioner who is effecting the partition and will be assessed for said improvements.

FINDING: All proposed improvements for 6th Avenue shall comply with this code and the Public Works Design Standards prior to issuance of a building permit. The applicant has stated that the current improvements to 6th Avenue comply with the Code, exclusive of setback sidewalks. As the entirety of Oaklea Drive does not comply, the applicant is willing to sign a petition for improvements for curb, gutter and sidewalks. However, a petition has not been received as part of this application. The applicant proposes to construct the gravity wastewater system to the pump station at the end of Walnut Street. If the Planning Commission decides that a petition for future public improvements is required, then the property owner shall comply with such a condition of approval.

(iv) The minor partition tentative plan is accompanied by five accurate copies thereof; and

FINDING: A digital copy of the preliminary partition plan, as well as 4 - 14 x 24 inch hard copies have been submitted with the application to meet this criterion.

(v) Public assessments, liens, utility charges and fees with respect to the minor partition area have been paid, or a segregation of assessments and liens has been applied for and granted by the council. Except as provided for in the procedures for modification as stipulated in JCMC 16.05.070, approval as stipulated herein does not relieve the applicant from other applicable provisions of this ordinance or Oregon Revised Statutes.

FINDING: No public assessments, liens, utility charges, or other fees known to exist with respect to this property. This criterion is not applicable. However if any new fees or assessments are found, the owners will pay the fees prior to recording the final plat.

(vi) Minor partition applications for land occupied by existing buildings shall show the location of buildings and give dimensions to existing and proposed lot lines.

FINDING: No buildings currently exist on the subject site. Therefore, this criterion is not applicable.

(3) Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same

manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

FINDING: The applicant understands that approval of the plan will be signified by a signature of the Planning Commission Chair on the final plat.

(4) Notification by Commission. When such a plan is approved, conditionally approved or disapproved by the commission, it shall forthwith deliver in person or by mail a copy of such plan with the action thereon to the person having filed the plan. Such action by the commission shall become final in the absence of any appeal. Copies of the plan with the action thereon shall be delivered to the Lane Council of Governments, and the commission shall retain the original copy thereof in the office of the city engineer.

FINDING: The applicant understands that notification will be made of the Planning Commission decision.

(5) Unless appealed, the planning commission's decision shall become effective on the eleventh day after it is rendered.

FINDING: The applicant understands that the Planning Commission decision will be effective on the eleventh day after the decision is issued.

(E) Appeal to the Council. If any person filing a minor partition plan is dissatisfied with the action of the planning commission, he may, no later than 12 days after such action by the commission, appeal in writing to the council and file same with the council.

FINDING: The property owner/applicant understands that any possible appeal of the Planning Commission decision will be heard by the City Council.

(F) Limitation of Appeal. The conditional approval of such plan shall be valid for a period of one year from the date of final action thereon. During said period, all the conditions of approval shall be met. Such conditional approval may be extended for a period not to exceed one additional year by the council, upon written request; provided, such request is made prior to the expiration of the one-year period.

FINDING: It is understood by the applicant that a minor partition approval is valid for one year.

(G) Ownership Verification of Dedications. In the event approval of a minor partition is conditioned upon the dedication of a portion of the area to the public, the applicant shall submit to the public works department a title report issued by a title insurance company

licensed in the state of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public.

FINDING: There are no proposed dedications with this proposed application; thus this requirement is not applicable.

(H) Expedited Land Divisions. All applications for expedited land divisions shall comply with ORS 197.360 through 197.380 and the Junction City comprehensive plan. ORS 197.360 through 197.380 details criteria, application and notice requirements and action and appeal procedures for expedited land divisions.

FINDING: This minor partition application is not being requested to be reviewed as an expedited land division. This standard does not apply.

Section 16.05.050 - Platting and Mapping Standards

(A) Streets.

FINDING: 6th Avenue is an existing Junction City owned and maintained street. There are no proposed streets as part of this application. Therefore, this criterion is not applicable.

(B) Alleys.

FINDING: No alleys are proposed with this partition application.

(C) Blocks.

(1) Block length. Block length shall not exceed 600 feet. In residential and commercial zones, maximum block perimeter shall be 1,600 feet. The planning commission may allow exceptions where pedestrian pathways are utilized as mid-block connections between streets.

FINDING: 6th Avenue is an existing public street. No streets are proposed with this partition; thus the block length of both public streets will be unaffected.

(2) Street Connectivity. In order to promote efficient vehicular and pedestrian circulation throughout the city, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

FINDING: The subject property is 43,694 square feet (1.00 acres). Given that the land division is less than 2 acres, this standard is not applicable.

(3) Pedestrian ways. When necessary for public convenience and safety, the planning commission may require the

partitioner or subdivider to dedicate to the public pedestrian ways 10 feet in width to connect to cul-de-sacs, to pass through oddly shaped or unusually long blocks, or to provide access to schools, parks, or other public areas, of such design and location as reasonably required to facilitate pedestrian travel.

FINDING: There are no cul-de-sacs, schools, parks, or other public areas adjacent to the proposed partition that would require the dedication of any pedestrian ways. Given this fact, this standard is not applicable.

(4) Easements for utilities. Dedication of easements for storm water sewers and for access there-to for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water, and dedication of easements for sanitary sewers, and for access thereto for maintenance, and dedication of easements for other public or private utilities, may be required of the partitioner or subdivider by the planning commission along lot rear lines, lot side lines, or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this ordinance. Easements for utility lines shall be not less than 14 feet in width; except that, for an easement abutting land not in the partitioned or subdivision area, a lesser width may be allowed, in the description of the planning commission, where the petitioner or subdivider presents a satisfactory plan whereby such easement will be expanded to the width otherwise required.

FINDING: There is an existing 10.0 foot wide public utility easement that encumbers the northern and western boundary line of the subject property, as shown on the plan. Proposed drainage and public utility easements are also shown on the plan. As such, the following condition is warranted:

- Where required, easements for access and utilities shall be dedicated on the partition plat at the time of recording. All proposed easements shall meet Public Works width requirements.

(D) Perimeter Fences. Perimeter fences shall be required where rear yards abut an existing or planned street. The perimeter fence shall be sight-obscuring and at least 5 feet in height, and shall be setback at least 3 feet from the sidewalk or right-of-way. At least one deciduous shade tree (a minimum 2-inches in caliper at planting) shall be provided for each 50 lineal feet of street frontage. At the time of application review, the Planning Commission may also require additional subdivision perimeter fencing, retaining walls, or other perimeter treatment in order to address privacy, stormwater runoff, or other issues relating to compatibility with adjacent properties.

FINDING: There are no existing or planned streets along the rear boundary of the subject site; thus no perimeter fence is required at this time.

(E) Lots. Lot sizes in mobile home subdivisions shall conform to the provisions of Chapter 17.100 JCMC, Mobile Homes, rather than this subsection (E).

(1) Size and frontage.

(a) General requirements.

(i) Width. Each lot shall have an average width between the lot side lines of not less than 60 feet. Each corner lot and each authorized key lot and butt lot shall have an average width between the lot side lines of not less than 65 feet.

FINDING: All of the parcels will have an average width of over 60 feet. Proposed parcel #1 will have an average width of 96.75 feet. Proposed parcels #2 and #3 will have average widths of 94 feet. The lot widths also comply with the minimum lot width of 60 feet per Section 17.10.030 of the JCMC.

(ii) Depth. Each lot shall have an average depth between the lot front line and the lot rear line of not less than 80 feet and not more than 2 ½ times the average width between the lot side lines. Each double frontage lot shall have an average depth between the lot front line and lot rear line of not less than 120 feet, unless a lesser depth is approved by the planning commission where necessitated by unusual topographic conditions.

FINDING: All of the parcels will have an average depth of over 80 feet. Proposed parcel #1 will have an average depth of 153.6 feet. Proposed parcel #2 will have an average depth of 153.6 feet. Proposed parcel #3 will have an average depth of 153.6 feet. Therefore, this standard has been met.

(iii) Area. Minimum lot area shall be in accord with requirements for the zoning district within which the lot is located.

FINDING: Per Section 17.10.030 of the JCMC, the minimum lot size for single family dwellings is 6,000 square feet. Parcel 1 will be 14,837 square feet. Parcels 2 and 3 will be 14,434 square feet. Therefore, all of the proposed parcels exceed the minimum lot area for single family dwellings of 6,000 square feet.

(iv) Frontage. Each lot shall have frontage of not less than 60 feet upon a street, except that a lot on the outer radius of a curved street or facing the circular end of a

cul-de-sac shall have frontage of not less than 35 feet upon a street, measured on the arc.

FINDING: All proposed parcels show frontage along Oaklea Drive in excess of the minimum standard at roughly 94 lineal feet per parcel. Furthermore, each lot will gain access to West 6th via the proposed and existing private access easements that are located along the east boundary of the proposed parcels. Therefore, this criterion has been adequately addressed.

(v) Reverse Frontage.

(A) Lots that front on more than one street shall be required to locate motor vehicle accesses on the street with lower functional classification.

(B) When a residential subdivision is proposed that would abut an arterial, it shall be designed to provide through lots along the arterial with access from a frontage road or interior local road. Access rights of these lots to the arterial shall be dedicated to the city and recorded with the deed (reserve strip.) A berm or buffer yard may be required at the rear of through lots to buffer residences from traffic on the arterial. The berm or buffer yard shall not be located within the public right-of-way.

FINDING: None of the three proposed parcels are shown as reverse frontage lots. Therefore, these criteria are not applicable.

(b) Exceptions.

(i) Partitioned or subdivision area developed as a unit. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein where the partitioner or subdivider presents a plan satisfactory to the planning commission whereby the entire partitioned or subdivision area will be designed and developed with provision for proper maintenance of recreation and park area which will be commonly available for recreation and park purposes to the residents of the partitioned or subdivision area, and which the planning commission determines will be of such benefit to said residents as is equal to that which would be derived from observance of the parcel or lot size and frontage requirements otherwise specified, and will be in accordance with the purpose of this ordinance.

(ii) Land zoned for commercial or industrial use. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein in the case of land zoned for commercial use, where such relaxation is necessary in consideration of the suitability of the land for such use, and in accordance with the purpose of this ordinance.

(iii) Parcel or lot retained for future partition or subdivision. The planning commission may, in its discretion, waive parcel or lot frontage requirements where, in its judgment, a parcel or lot should and will be retained by the partitioner or subdivider, and future partition or subdivision of such parcel or lot will be the highest and best use thereof, and such use will be best protected by the creation of a reserve strip separating such parcel or lot from any street.

FINDING: All lot design standards (width, depth, area, and frontage) are met. No exceptions to the standards are being requested in this application; thus this criterion is not applicable.

(2) Key parcels or lots and butt parcels or lots. There shall be no key parcels or lots or butt parcels or lots, except where authorized by the planning commission here such parcels or lots are necessitated by unusual topographic conditions or previous adjacent layout.

FINDING: There are no proposed key lots or parcels or butt lots or parcels, as required.

(3) Parcel and lot side lines. As far as is practicable, parcel and lot side lines shall run at right angles to the street upon which the parcels or lots face, except that on curved streets they shall be radial to the curve.

FINDING: The parcel lot side lines are, as far as practical, at right angles to the street upon which the parcels face to the greatest extent possible.

(4) Suitability for intended use. All parcels and lots shall be suitable for the purpose for which they are intended to be used. No parcel or lot shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the residents of the partition or subdivision area or of such parcel or lot, as determined by the planning commission in accordance with the purpose of this ordinance.

FINDING: All proposed parcels are large enough in area and suitable for Low-Density residential development, as envisioned by the Junction City Comprehensive Plan. No parcel size will be detrimental to public health and safety.

(5) Future partitioning or subdivision of parcels or lots. Where the partition or subdivision will result in a parcel or lot ½ acre or larger in size which, in the judgment of the planning commission, is likely to be partitioned or subdivided in the future, the planning commission may require that the location of parcel or lot lines and other details of layout be such that future partition or subdivision may readily be made without violating the requirements of this ordinance and without interfering with orderly extension of adjacent streets. Any restriction of buildings within future street locations shall be made a matter of record, if the planning commission deems it necessary for the purpose of future subdivision.

FINDING: None of the three proposed parcels are greater than 0.5 acres in size. Therefore, the criterion listed above is not applicable.

(6) Panhandle lots. Panhandle lot configurations shall not be utilized in new subdivisions. The Planning Commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2 zones, only in established neighborhoods, provided that the following standards, applicable to all panhandle lots, are met.

FINDING: No Panhandle Lots are proposed as part of this application. Therefore, the criteria listed at 16.05.050(E)(6) are not applicable.

(F) Drainage. Where land in the partitioned or subdivision area is or will be periodically subject to accumulations of surface water or is traversed by any watercourse, channel, stream or creek, the planning commission may require the partitioner or subdivider to provide for adequate unrestricted drainage over drainage land by dedicating to the public easements therefore approved by the planning commission as adequate for the drainage needs of the area; or, where necessary, in the judgment of the planning commission, for protection of such needs, by conveying ownership of such drainage land for drainage purposes to the city.

FINDING: The City of Junction City Local Wetland Inventory indicates that the subject property is not traversed by watercourse, channel, stream or creek. The application includes a detailed stormwater study that addresses drainage issues. A private drainage easement at the north end of Parcels 2 and 3 will provide protection for the required stormwater treatment facilities upon development. This criterion has been adequately addressed.

(G) Railroads.

FINDING: There are no railroads adjacent to the proposed partition; thus this section is not applicable. Given this fact, none of the subsections are included below.

(H) Partial development. Where the partitioned or subdivision area includes only a part of the tract owned by the partitioner or subdivider, the planning commission may require a sketch of a tentative layout of streets in the remainder of said tract.

FINDING: There will be no remainder of the property left for future development. All of the area within the subject property will be developed.

(I) Recreational area. The planning commission, after council approval first having been obtained, may require, as a condition of approval of the subdivision, either:

- (1) The dedication of land for park and recreational purpose of an amount equal to a ratio of not less than one acre of recreational area to every one hundred people of the ultimate population in the subdivision; or***
- (2) The payment to the city of a sum as established by the resolution adopting park systems development charges for each living unit permitted to be constructed within the subdivision. Payment of the charge shall be made at the time the building permit for construction of each living unit is issued by the city. The amount of the charge shall be that prescribed in the parks systems development resolution in effect at the time the individual permit is issued. In exercising the discretion of requiring the dedication of land or the payment of money, the commission shall consider recreational needs of the ultimate population of the subdivision and the extent to which a dedication of land under the above rate would fulfill those needs. All moneys received from the above provision shall be deposited in the recreational reserve area fund and shall be expended from that fund for the purpose of purchasing recreational land and making improvements thereof.***

FINDING: This application is for a minor partition and not a subdivision; thus this standard is not applicable.

(J) Building lots filled. All building lots shall be filled in accordance with accepted engineering practice. All fill shall be placed in accordance with Chapter 70 of Oregon Structural, Specialty and Fire and Life Safety Code.

FINDING: The subject property is fairly flat and thus no fill is proposed for the building lots; however, if any fill is needed than it will be in compliance with accepted engineering practices and the Oregon Structural Specialty Code.

(K) Finish floor elevations. Finish floor elevations shall be established for all buildings on the final plat in accordance with elevations established by and for the city of Junction City.

FINDING: The property owner and applicant understand this final plat standard.

(L) Utility access. All accesses to utilities are to be brought to finish grade.

FINDING: All of the accesses to utilities when constructed will be brought to finished grade.

D. This approval shall become final on the date this decision and supporting findings of fact are signed by the Junction City Planning Commission Chairperson. 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: _____

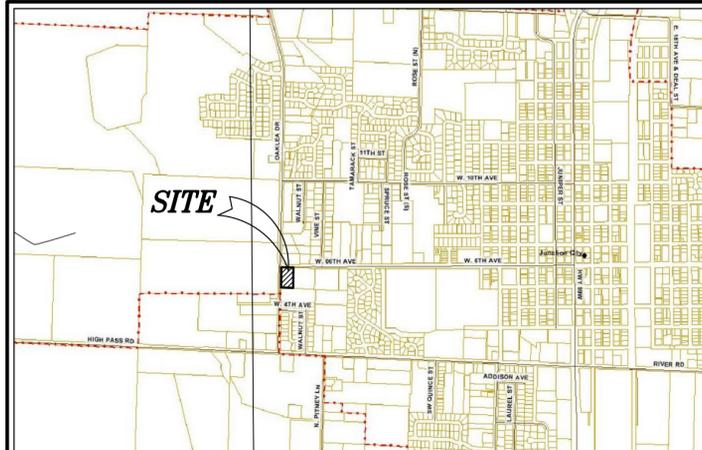
Stuart Holderby,
Junction City Planning Commission Vice Chairperson

Approval Date: _____

SITE ASSESSMENT OF EXISTING CONDITIONS

SW 1/4 SEC. 31, T.15S., R.4W., W.M.
 JUNCTION CITY, LANE COUNTY, OREGON

September 8, 2017
 SCALE 1" : 40'

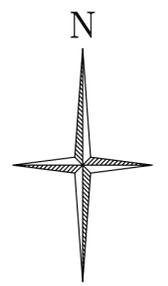


SHEET INDEX

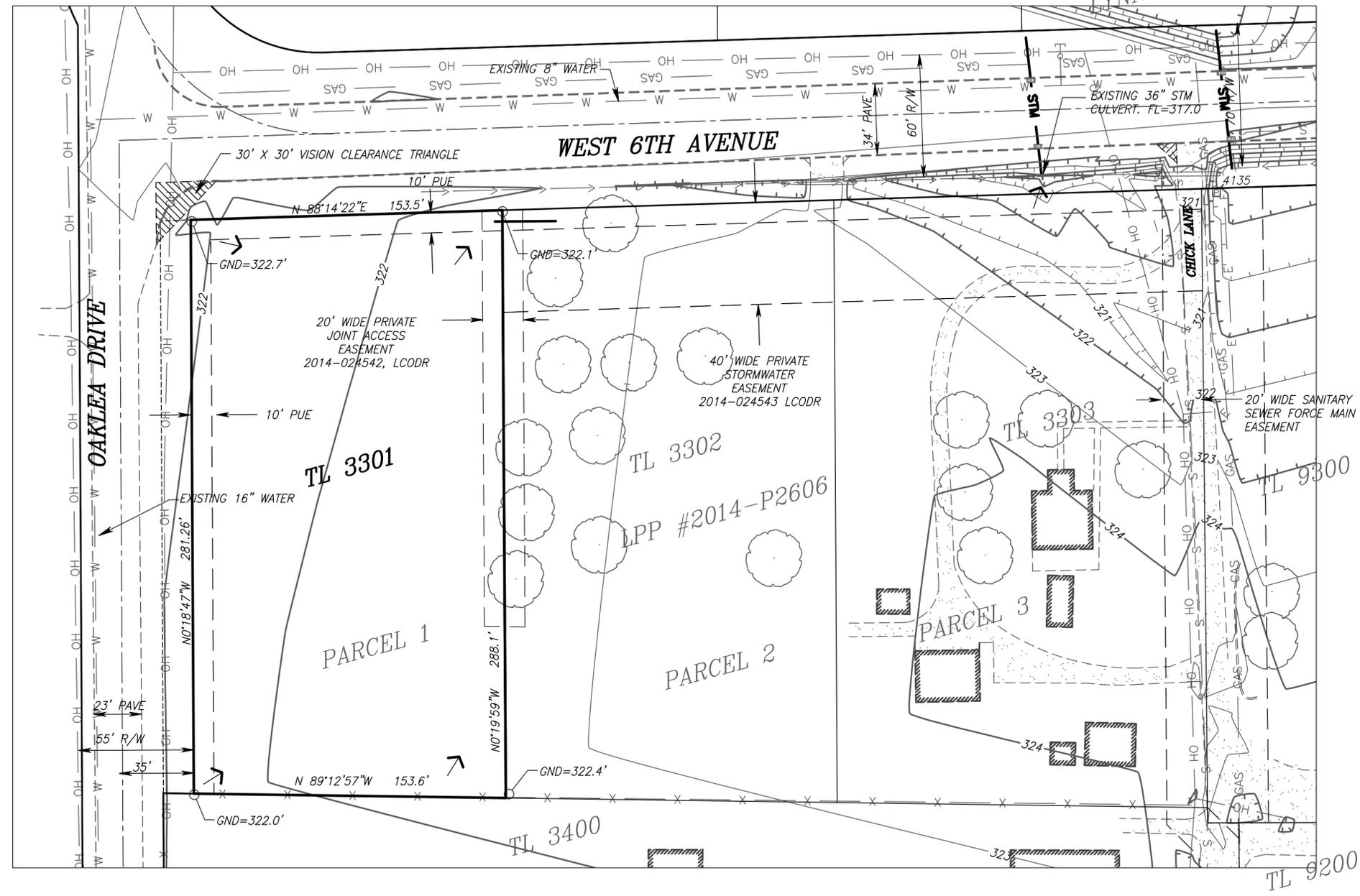
SHEET 1	SITE ASSESSMENT OF EXISTING CONDITIONS
SHEET 2	PRELIMINARY PARTITION
SHEET 3	UTILITY PLAN

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 16 1987
 SCOTT J. GOEBEL
 2280
 RENEWAL: 6/30/2019



VICINITY MAP



SITE STATISTICS

TAX MAP NO:	15-04-31 00
TAX LOT NO:	TAX LOT 3301
OWNER/APPLICANT:	PADDOCK MASONRY, INC. PO BOX 2447 EUGENE, OR. 97402
SITE AREA:	1.00 ACRES
SITE ADDRESS:	VACANT-NO ADDRESS
EXISTING USE:	VACANT
ANNEXATION:	2007 (07-57)
ZONING:	THE SITE AND SURROUNDING AREA ARE LOW DENSITY RESIDENTIAL.
PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL.
BUILDING SETBACKS:	FRONT=10' UNENCLOSED PORCH/18' HOUSE/ 20' GARAGE SIDE=6' STD/ 15' CORNER LOT TO R/W REAR=15'
FIRE HYDRANTS:	NORTH SIDE WEST 6TH AVE NEAR 36" CULVERT.
UTILITIES:	EXTENSION OF SEWER FROM PUMP STATION AT NORTH END OF WALNUT STREET. ALL OTHER UTILITIES AVAILABLE TO PROPERTY.
WATER:	PUBLIC WATER MAIN NORTH SIDE WEST 6TH
SANITARY:	EXTENSION OF PUBLIC SEWER FROM LIFT STATION AT NORTH END WALNUT STREET IN HIGH PASS MEADOWS SUBDIVISION.
POWER/COMMUNICATION:	EXISTING SERVICES TO REMAIN.
STREET CLASSIFICATION:	OAKLEA DRIVE=ARTERIAL. WEST 6TH AVE=MAJOR COLLECTOR.
FEMA:	THE ENTIRE SITE IS SITUATED IN ZONE 'X' AS SHOWN ON FIRM PANEL NUMBER 41039C0605 F, DATED JUNE 2, 1999. POST FIRM DATE=6/15/82.
ELEVATIONS:	ELEVATIONS BASED UPON LANE COUNTY BENCHMARK (LCBM 177). NGS MONUMENT AT NE CORNER HOLLY ST AND 1ST AVE (325.14' NGVD29)
SOILS:	CONSER SILTY CLAY LOAM (9%): DARK BROWN CLAY LOAM, MOTTLED CLAY AND SILTY CLAY; SLOW PERMEABILITY. MALABON SILTY CLAY LOAM (91%): DARK BROWN SILTY CLAY; MODERATELY SLOW PERMEABILITY. EROSION POTENTIAL IS SLIGHT.
SITE VEGETATION:	GRASS PASTURE.

LEGEND

- P/P EXISTING POWER POLE
- T/F EXISTING FIRE HYDRANT
- OH — EXISTING OVERHEAD UTILITY LINE
- ==== EXISTING CURB
- W — EXISTING WATER LINE
- X — EXISTING FENCE
- EXISTING GRAVEL DRIVEWAY
- ➔ DRAINAGE FLOW DIRECTION

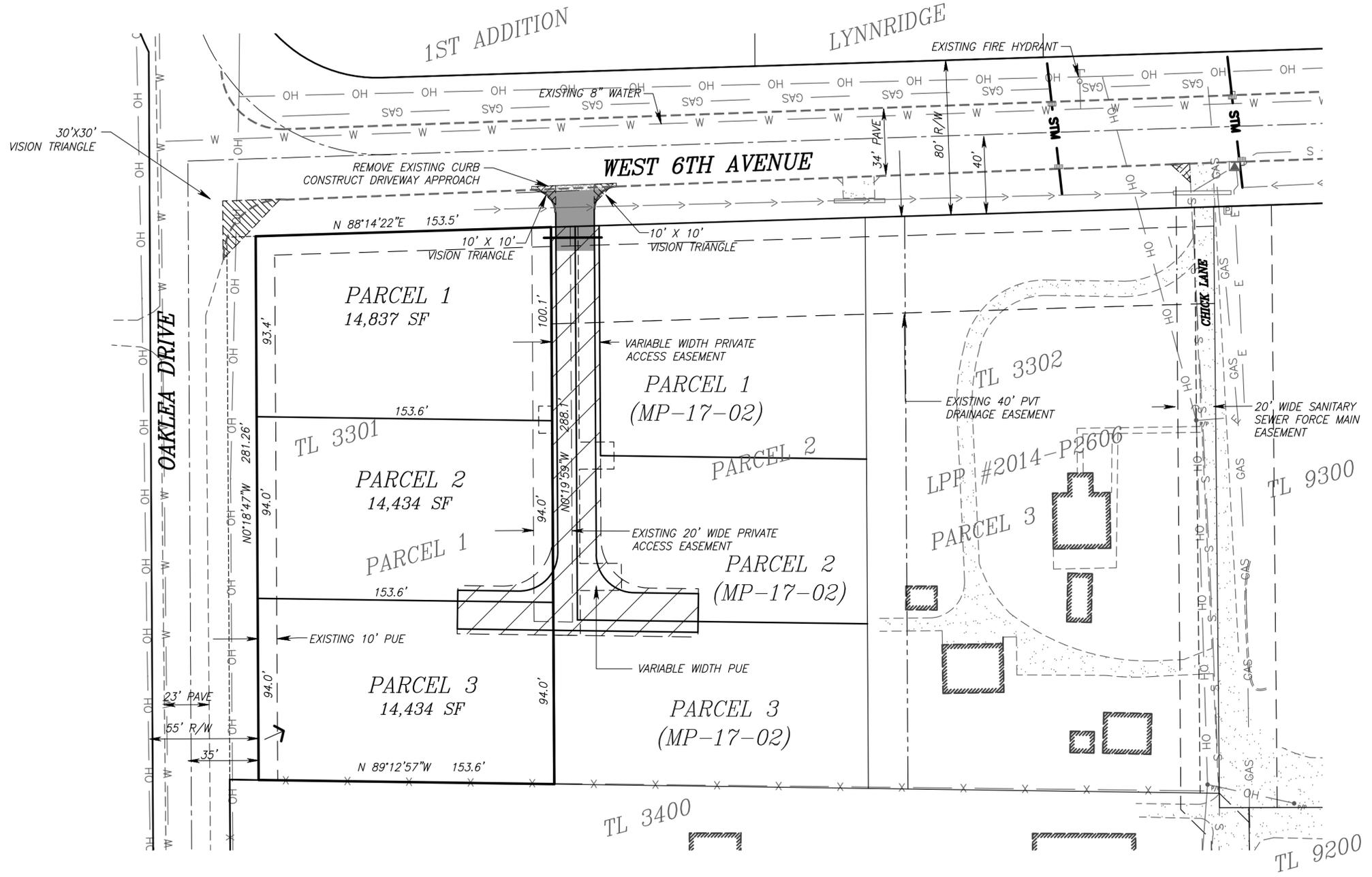
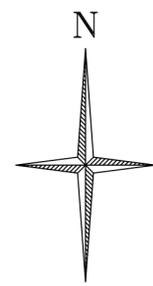
SHEET INDEX

- SHEET 1 SITE ASSESSMENT OF EXISTING CONDITIONS
- SHEET 2 PRELIMINARY PARTITION
- SHEET 3 UTILITY PLAN

PRELIMINARY PARTITION
SW 1/4 SEC. 31, T.15S., R.4W., W.M.
JUNCTION CITY, LANE COUNTY, OREGON
 September 8, 2017
 SCALE 1" : 40'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 16 1987
 SCOTT J. GOEBEL
 2280
 RENEWAL: 6/30/2019



SITE STATISTICS

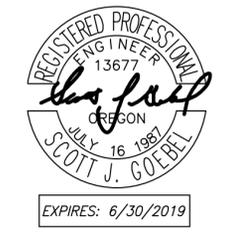
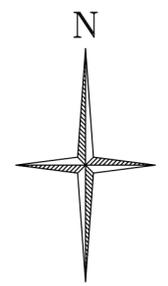
TAX MAP NO:	15-04-31 00
TAX LOT NO:	TAX LOT 3301
OWNER/APPLICANT:	PADDOCK MASONRY, INC. PO BOX 2447 EUGENE, OR 97402
SITE AREA:	1.01 ACRES
SITE ADDRESS: EXISTING USE:	NO ADDRESS-VACANT VACANT
ANNEXATION:	2007 (07-57)
ZONING:	THE SITE AND SURROUNDING AREA ARE LOW DENSITY RESIDENTIAL.
PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
BUILDING SETBACKS:	FRONT=10' UNENCLOSED PORCH/18' HOUSE/ 20' GARAGE SIDE=6' STD/ 15' CORNER LOT TO R/W REAR=15'
FIRE HYDRANTS:	NORTH SIDE WEST 6TH AVE NEAR 36" CULVERT
UTILITIES:	EXTENSION OF SEWER FROM PUMP STATION AT NORTH END OF WALNUT STREET. ALL OTHER UTILITIES AVAILABLE TO PROPERTY.
STREET CLASSIFICATION:	OAKLEA DRIVE=ARTERIAL WEST 6TH AVE=MAJOR COLLECTOR
FEMA:	THE ENTIRE SITE IS SITUATED IN ZONE 'X' AS SHOWN ON FIRM PANEL NUMBER 41039C0605 F, DATED JUNE 2, 1999. POST FIRM DATE=6/15/82.
ELEVATIONS:	ELEVATIONS BASED UPON LANE COUNTY BENCHMARK (LCBM 177). NGS MONUMENT AT NE CORNER HOLLY ST AND 1ST AVE (325.14' NGVD29).
SOILS:	CONSER SILTY CLAY LOAM (9%): DARK BROWN CLAY LOAM, MOTTLED CLAY AND SILTY CLAY; SLOW PERMEABILITY. MALABON SILTY CLAY LOAM (91%): DARK BROWN SILTY CLAY; MODERATELY SLOW PERMEABILITY. EROSION POTENTIAL IS SLIGHT.
SITE VEGETATION:	GRASS PASTURE

PRELIMINARY PARTITION UTILITY PLAN

SW 1/4 SEC. 31, T.15S., R.4W., W.M.
JUNCTION CITY, LANE COUNTY, OREGON
September 8, 2017
SCALE 1" : 100'

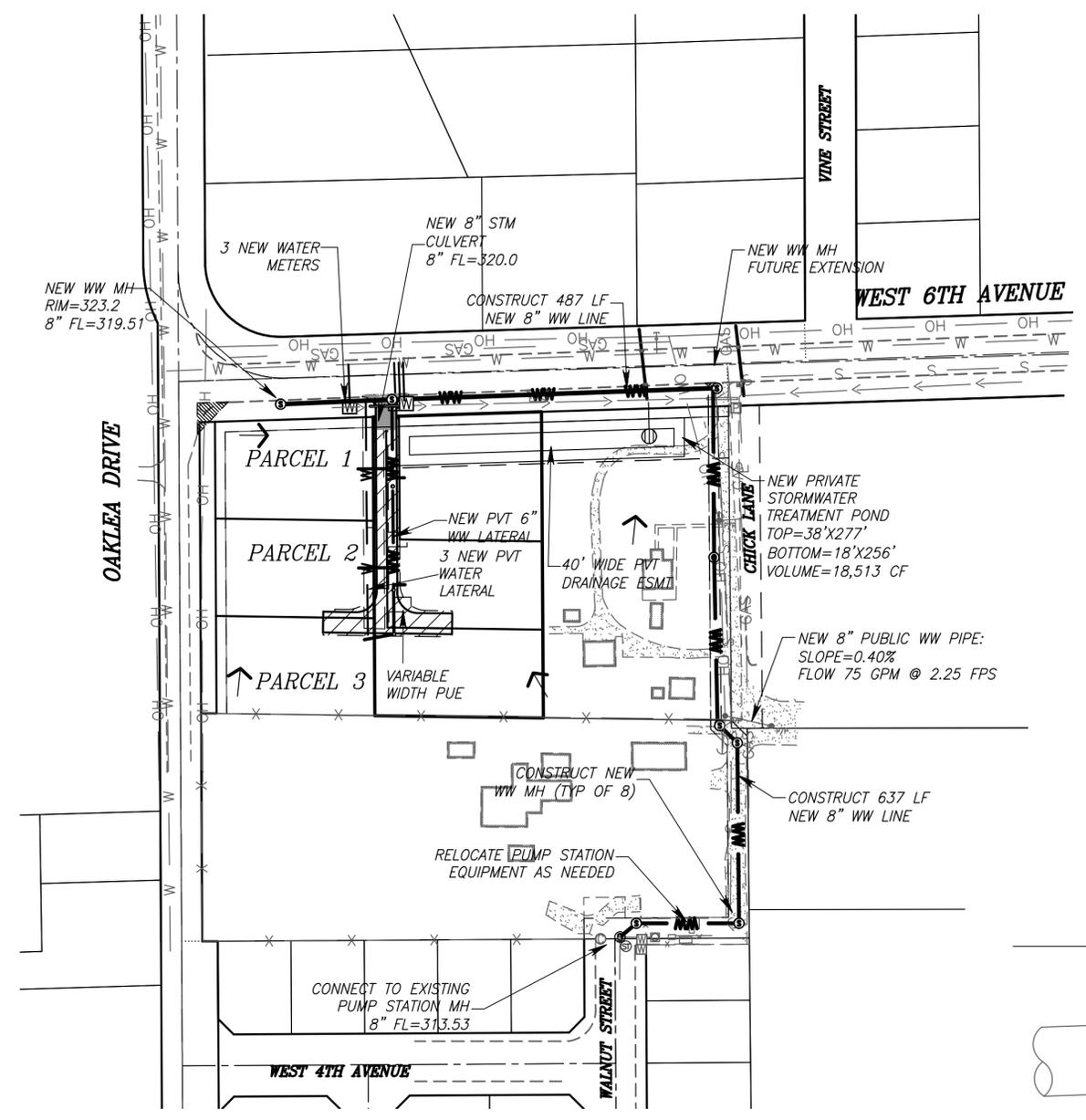
SHEET INDEX

SHEET 1	SITE ASSESSMENT OF EXISTING CONDITIONS
SHEET 2	PRELIMINARY PARTITION
SHEET 3	UTILITY PLAN



LEGEND

	P/P	EXISTING POWER POLE
	F	EXISTING FIRE HYDRANT
	OH	EXISTING OVERHEAD UTILITY LINE
	C	EXISTING CURB
	W	EXISTING WATER LINE
	X	EXISTING FENCE
	G	EXISTING GRAVEL DRIVEWAY
	↑	DRAINAGE FLOW DIRECTION
	S	EXISTING PRESSURE WW
	WW	PROPOSED GRAVITY WW



HYDROLOGIC DATA:

EXISTING:
 2 YEAR EVENT=0.11 CFS
 5 YEAR EVENT=0.26 CFS
 25 YEAR EVENT=1.04 CFS

POST DEVELOPED:
 2 YEAR=0.11 CSF (HIGH POOL=318.53')
 5 YEAR=0.22 CFS (HIGH POOL=318.56')
 25 YEAR=1.11 CFS (HIGH POOL=318.72')

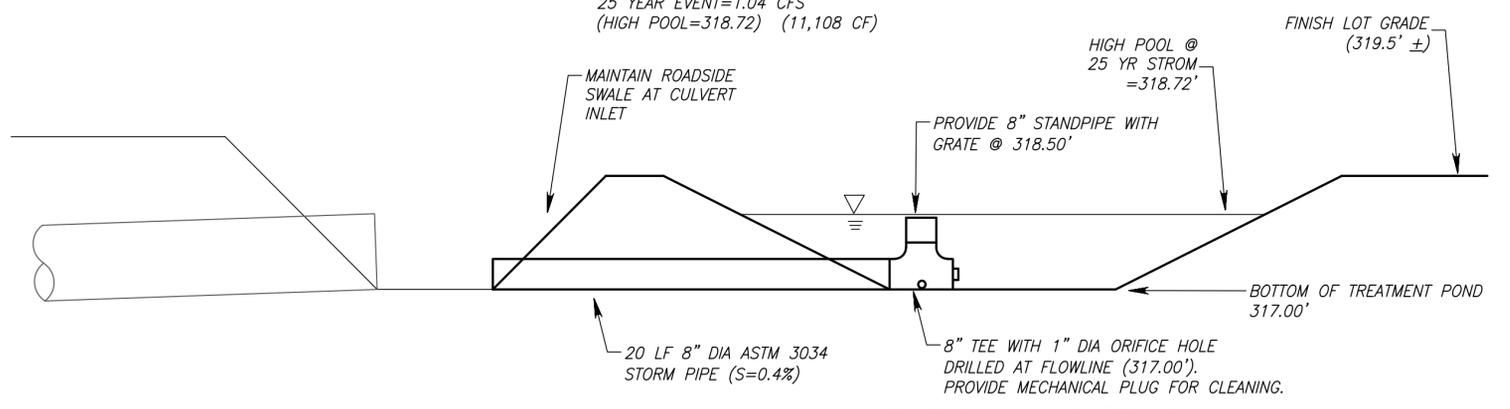
STORM WATER QUALITY EVENT=0.03 CSF
 (HIGH POOL=317.35') (1,700 CF)

25 YEAR EVENT=1.04 CFS
 (HIGH POOL=318.72) (11,108 CF)

IMPERVIOUS AREAS

EXISTING:
 CONCRETE WALKS/DRIVEWAYS=1,185 SF
 BUILDING=3,791 SF

POST DEVELOPED (FULLY):
 WALKS/DRIVEWAYS=25,000 SF
 BUILDINGS=70,316 SF



STORMWATER POND

NOT TO SCALE



JUNCTION CITY PLANNING COMMISSION AGENDA ITEM SUMMARY

Planning Commission Vacancies and Term Expiration

Meeting Date: October 25, 2017
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 6.a
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541.998.4763

ISSUE STATEMENT

Provide recommendation to the Mayor and City Council on filling two (2) Planning Commission Regular Seat vacancies, and one (1) Planning Commission Regular Seat term expiration.

BACKGROUND

Commissioner Jeff Haag's Planning Commission term of office expired October 1, 2017. Additionally, Planning Commission Chair Jason Thiesfeld resigned due to residency requirements, and Commissioner Jack Sumner resigned due to appointment to the Junction City Council.

The table below lists current Planning Commission members, their terms of office and where they reside; inside or outside City Limits or the Urban Growth Boundary. All Commission members reside in the 97448 zip code.

Current Planning Commission & Alternates

First Name	Last Name	City Limits	UGB	97448 Zip	Term of Office
Vacant	Vacant	N/A	N/A	N/A	10/16-10/20
Sandi	Dunn	No	No	Yes	10/14-10/18
Jeff	Haag	No	No	Yes	10/17-10/21
James	Hukill	Yes	Yes	Yes	10/14-10/18
Vacant	Vacant	N/A	N/A	N/A	10/14-10/18
Kenneth	Wells	Yes	Yes	Yes	10/16-10/20
Stuart	Holderby (Vice-Chair)	Yes	Yes	Yes	10/16-10/20
Alicia	Beymer (Alternate)	No	No	Yes	10/16-10/20
Patricia	Phelan (Alternate)	Yes	Yes	Yes	10/16-10/20

- At least three (3) Commissioners must reside within the City Limits
- Two (2) Commissioners may reside anywhere inside the UGB (that includes City Limits)
- Two (2) Commissioners may reside anywhere inside the 97448 Zip Code
- Alternates may reside anywhere within the 97448 Zip Code

PLANNING COMMISSION OPTIONS

1. Make recommendations to the Mayor and City Council.
2. Other options proposed by the Planning Commission.
3. No Action.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Planning Commission make recommendation to the City Council.

SUGGESTED MOTIONS

“I move to recommend, to the Mayor and City Council that (names of applicants) be appointed to fill the two Planning Commission Regular Member vacant seats, and (name of applicant) be appointed to fill the Planning Commission Regular Seat term expiration.”

ATTACHMENTS

- A. Planning Commission vacancy announcement
- B. Completed applications in order received

FOR MORE INFORMATION

Staff Contact: Jordan Cogburn
Telephone: 541-998-2153
Staff E-Mail: jcplanning@ci.junction-city.or.us

NOTICE OF JUNCTION CITY

PLANNING COMMISSION VACANCIES - Three (3) Openings

NOTICE is hereby given that the City of Junction City is accepting applications for 3 Planning Commission regular member positions. One position will fill an unexpired term through 10-31-18; one position will fill an unexpired term through 10-31-20; and one position will serve a four year term through 10-31-21.

The Planning Commission is made up of seven regular members and two alternates. All nine positions are citizen volunteers, appointed by the Mayor and Council. The Planning Commission meets monthly on the third Wednesday at 6:30 p.m. You must live in the 97448 zip code to apply.

The Planning Commission is charged with making recommendations to the Council on updates to the Junction City Comprehensive Plan, functional plans, and refinement plans for the City, which are adopted by the Council as the official guides to public and private uses of land. The Commission prepares and makes recommendations to the Council on City legislation that will implement the purposes of the Comp Plan and keep zoning, subdivision, and sign code ordinances current. The Commission may also hold hearings on minor partitions, major partitions, and subdivisions.

Applications may be obtained at City Hall, 680 Greenwood Street, Junction City, from 8 a.m. to 5 p.m. or downloaded from the City's website at www.junctioncityoregon.gov. Please submit applications to City Recorder Kitty Vodrup at the above address. 1st deadline for submission is **September 26, 2017 at 5:00 p.m.** Positions are open until filled.

Contact: 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

Time Commitment: Appointments will be for a four-year term, or in the case of a mid-term vacancy, for the remainder of that term. The Planning Commission meets regularly on the third Wednesday of the month at 6:30 p.m. in the Council Chambers. Special meetings are scheduled as needed.

Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone: _____ Evening Phone: _____

E-mail Address: _____

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): _____

Signature

Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: _____

Appointed: _____

The Junction City Planning Commission was established in 1939 (Junction City Municipal Code Chapter 2.50). Its members are appointed by the Mayor with the approval of the Council upon receiving recommendations from Planning Commission.

Planning Commission ~ Purpose and Objectives

- a. To keep current the Junction City Comprehensive Plan, functional plans and refinement plans for the City adopted by the Council as official guides to public and private uses of land.
- b. To prepare city legislation that will implement the purposes of the Junction City Comprehensive Plan.
- c. To keep current zoning, subdivision and sign code ordinances and to make amendments consistent with required findings and the purposes of the Junction City Comprehensive Plan.
- d. To hold hearings pertaining to minor partitions, major partitions, and subdivisions, and to approve or deny them on the basis of their consistency with the provisions set forth in the Junction City Subdivision Ordinance.
- e. To recommend and make suggestions to the council and to all other public authorities concerning laying out, widening, extending and locating of streets and parking areas, sidewalks, bikeways and boulevards, and for relief of traffic congestion, betterment of housing and sanitation conditions and establishment of zones or districts limiting use, height, area and bulk of buildings and structures (ORS 227.090).
- f. To recommend to the council and all other public authorities plans for regulation of the future growth, development, and beautification of the municipality in respect to its public and private buildings and works, streets, parks, grounds and vacant lots, and plans consistent with future growth and development of the city in order to secure to the city and its inhabitants sanitation, proper service of all public utilities, and transportation facilities (ORS 227.090).
- g. To study and propose in general such measures as may be advisable for promotion of environmental quality as well as the public interest, health, morals, safety, comfort, convenience, and welfare of the city and of the area of influence (ORS 227.090).

AUG - 7 2017

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

Time Commitment: Appointments will be for a four-year term, or in the case of a mid-term vacancy, for the remainder of that term. The Planning Commission meets regularly on the third Wednesday of the month at 6:30 p.m. in the Council Chambers. Special meetings are scheduled as needed.

Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: Austin Lee

Mailing Address: 435 Crown Street

City, State, Zip: Junction City, OR 97448

Daytime Phone: [REDACTED] Evening Phone: [REDACTED]

E-mail Address: [REDACTED]

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): Bouncers/Bar-Back/Cook

[Signature]
Signature

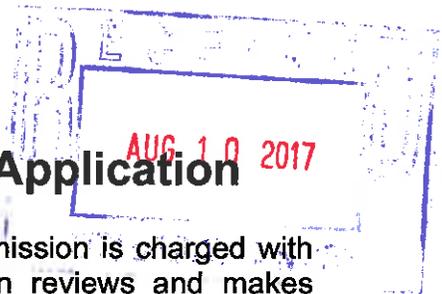
7 Aug 2017
Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: _____

Appointed: _____



Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

Time Commitment: Appointments will be for a four-year term, or in the case of a mid-term vacancy, for the remainder of that term. The Planning Commission meets regularly on the third Wednesday of the month at 6:30 p.m. in the Council Chambers. Special meetings are scheduled as needed.

Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: [Signature]

Mailing Address: 920 W 1st Ave Apt 28#

City, State, Zip: OR

Daytime Phone: [Redacted] Evening Phone: _____

E-mail Address: _____

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: [Signature]

Occupation (current or former if retired): _____

[Signature]
Signature

8/10/17
Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: 8/10/17

Appointed: _____

Junction City Planning Commission Application

OCT - 6 2017

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

Time Commitment: Appointments will be for a four-year term, or in the case of a mid-term vacancy, for the remainder of that term. The Planning Commission meets regularly on the third Wednesday of the month at 6:30 p.m. in the Council Chambers. Special meetings are scheduled as needed.

Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: SHAYLOR M. SCALE

Mailing Address: 1594 W 11th AVENUE

City, State, Zip: JUNCTION CITY, OR 97448

Daytime Phone: [REDACTED] Evening Phone: [REDACTED]

E-mail Address: [REDACTED]

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): RETIRED / PASTOR / DIRECTOR OF PUBLIC WORK

[Signature]
Signature

OCT. 06, 2017
Date

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: _____

Appointed: _____

RECEIVED
OCT 11 2017
City of Junction City
Planning Commission

Junction City Planning Commission Application

Planning Commission Responsibilities: The Planning Commission is charged with Junction City's land use planning process. The Commission reviews and makes decisions on specific land use applications such as subdivisions, conditional use permits, and variances. It also recommends amendments to the Comprehensive Plan and land use ordinances to maintain their effectiveness. (See reverse for more information.)

Time Commitment: Appointments will be for a four-year term, or in the case of a mid-term vacancy, for the remainder of that term. The Planning Commission meets regularly on the third Wednesday of the month at 6:30 p.m. in the Council Chambers. Special meetings are scheduled as needed.

Qualifications: Applications will be considered from people who reside inside the area defined by the 97448 zip code.

Application Procedures: To apply for the Planning Commission, complete the information below and submit to City Hall in Junction City. Questions? Call City Recorder Kitty Vodrup at 541-998-2153 or at kvodrup@ci.junction-city.or.us.

Name: Jeffrey Haag

Mailing Address: 27430 8th St.

City, State, Zip: Junction City Or 97448

Daytime Phone: [REDACTED] Evening Phone: Same

E-mail Address: [REDACTED]

If your street address is different than your mailing address, please list your street address so we know where you reside.

Street Address: _____

Occupation (current or former if retired): Entrepreneur Extra Ordinaire
auto painter, Real estate, Boys Home operator.

Signature: [Handwritten Signature]

Date: 9/16 2017

Please attach a separate letter briefly describing your primary interests in being on the Planning Commission and any experience you think would be helpful in this position.

For Office Use Only

Date Received: _____

Appointed: _____

JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY



Boarding, Lodging, or Rooming House in Central Commercial Zone

Meeting Date: October 25, 2017
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 7.a
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541-998-4763

ISSUE STATEMENT

The City Council has received a citizen request, and subsequently, has asked the Planning Commission to review the Junction City Municipal Code (JCMC), Chapter 17.30, and the Boarding, Lodging, or Rooming House type use defined within the JCMC as it relates to the Central Commercial Zoning District.

BACKGROUND

The item is regarding a request made by Mr. Corey Walker for a City initiated Code Text Amendment to allow a Boarding, Lodging, or Rooming House use type in the Central Commercial Zoning District.

Currently, the use type is not listed as an Outright Permitted Use, nor a Conditional Use, under JCMC 17.30, but is clearly defined under JCMC 17.05 as "Boarding, lodging or rooming house means a building where lodging with or without meals is provided for compensation for not less than five or more than 10 guests."

The Code provides a mechanism for amending the use types for any zoning district subject to the requirements at JCMC 17.145.010, which states;

"An amendment to the text of this title or the zoning map may be initiated by the city council, by the planning commission or by application of a property owner or his authorized agent. The planning commission shall, within 40 days after a hearing, recommend to the city council approval, denial, or modification of the proposed amendment. An amendment to the text or the zoning map may be consolidated with a related amendment to the comprehensive plan text or map. [Ord. 1170 § 6, 2007; Ord. 950 § 107, 1991.]"

An application for an Amendment to the Junction City Municipal Code has not been received by the property owner or his/her authorized agent. However, Mr. Walker is interested in converting a specific Commercial property in the Central Commercial (C2) Zoning District to a Boarding, Lodging, or Rooming House.

RELATED CITY POLICIES

17.145.010 - Authorization to initiate amendments

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

In considering the proposed amendments, the City Council may take the following actions after the closing of the record:

1. Move to initiate an amendment to the Zoning Code allowing Boarding, Lodging, or Rooming House as an Outright Permitted Use.
2. Move to initiate an amendment to the Zoning Code allowing Boarding, Lodging, or Rooming House as a Conditional Use.
3. Direct Staff to return at a future date with more information on the subject.
4. Deny the request of initiating an amendment to the Zoning Code.
5. Do nothing.

FOR MORE INFORMATION

Staff Contact: Jordan Cogburn
Telephone: 541-998-2153
Staff E-Mail: jcplanning@ci.junction-city.or.us

TO: Planning Commission
FROM: Planning Department
RE: October Planning Activities



Land Use Application and Planning Project Status

- Current Planning related projects include:
 - The Planning and Building office has received an Appeal Application for The Reserve Phase-III, submitted by the applicant's legal representative. The appeal is regarding the County imposed conditions associated with improvements to Oaklea Drive. The applicant claims the City has no legal basis to impose such conditions, as well as not being roughly proportional to the subdivision as presented. The item will go before the Council at the earliest convenience.
 - Eric Hall, Grain Millers representative, has submitted a Code Text Amendment regarding Off-Street Parking Requirement Reductions citywide. The Amendment application is looking to provide a mechanism for a 25% reduction in required parking spaces as a right of development. It goes further to define floor area requirements, and the association with Industrial Uses. Essentially, they are seeking to reduce the floor area ratio for Industrial developments, as a large majority of Industrial Use interiors are occupied by racking, machinery, etc. that would not create an additional need for parking facilities. After speaking with Director Kaping, Staff can support the proposed language, and may provide additional studies to determine if further reductions or exemptions are warranted within the JCMC. (e.g. reductions based on parking studies, deed restrictions, company policies, etc). Additionally, Staff anticipates the submittal of a Development Review application from Mr. Hall in the coming week regarding the 300,000sf Industrial Facility to be located at the Grain Millers site. The proposed amendment will come before the Commission at the standing November 15 meeting.
 - Planning and Public Works Staff met with the representative of a potential developer for the parcel north of the Y-Property to discuss design constraints and infrastructure needs for a 20,000sf commercial building at the north end of the UGB. They are hoping to dovetail into the permitting process for the recently approved commercial shopping center adjacent to the south. It's my understanding that both developments are working at a solid pace and have pending ODOT approvals for the eastern ingress/egress, and a Grant application for access to the west. Staff anticipates a building permit submittal coming very soon for the larger shopping center, with Development Review, Building Permits, and a Partition Application coming from the northern developer nearly simultaneously.

City Council Update

- The City Council has requested Planning Commission review of the Boarding, Lodging, and Rooming House type use in the C2 – Central Commercial Zone.

Future Action Items

- AMD-17-01 – Off Street Parking Reductions.

Planning Commission

- Nothing further at this time.

Building Activities:

- The year to date building report will be included in the October Planning Activity Report.



PLANNING COMMISSION

AGENDA FORECASTER

TABLE OF CONTENTS

Contents

Current Business Items _____	1
Pending Business Items _____	3
Future Business Items _____	4
2017 Planning Commission Meeting Calendar _____	5

CURRENT BUSINESS ITEMS

Current Business Items

<u>Item</u>	MP-17-04 – Paddock Preliminary Partition
<u>Requested By</u>	Applicant
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	N/A
<u>Current Agenda Item Number</u>	5.a

Item Description

This is a new request for the creation of a 3-parcel Minor Partition adjacent to West 6th Avenue and Oaklea Drive.

Current Status/Update

This is a new review item.

<u>Item</u>	Planning Commission Vacancies and Term Expiration
<u>Requested By</u>	Staff
<u>Date Last at Committee</u>	9/16
<u>Current Agenda Item Number</u>	6.a

Item Description

Before the Commission are 3 applications for review regarding the 2 vacant Commission regular seats, and 1 term expiration on the Planning Commission.

Current Status/Update

This is a new request

CURRENT BUSINESS ITEMS

Item Planning Commission Officer Elections

Requested By Staff

Date Last at Commission 10/16

Current Agenda Item Number 6.b

Item Description

Annual officer elections for the Chair and Vice Chair positions

Current Status/Update

This is an annual election.

Item Boarding, Lodging, Rooming House in C2 – Central
Commercial Zone

Requested By City Council

Date Last at Commission N/A

Current Agenda Item Number 7.a

Item Description

The City Council has referred discussion regarding the Boarding, Lodging, Rooming House type use in the Central Commercial Zone to the Planning Commission for further review and analysis.

Current Status/Update

A citizen has requested that the Council initiate a Code Text Amendment to allow for Boarding, Lodging, and Rooming Houses in the Central Commercial Zone, as the use is currently not a permitted use. The Council reviewed the request at the July 11, 2017 and October 10, 2017 meetings, and determined that the issue needs further analysis by the Planning Commission. Pursuant to JCMC 17.145, an amendment to the text of JCMC Title 17 or the zoning map may be initiated by the city council, by the planning commission or by application of a property owner or his authorized agent

PENDING BUSINESS ITEMS

Pending Business Items

Item

Nothing at this time

FUTURE BUSINESS ITEMS

Future Business Items

Item Zoning Inconsistencies - Chapel Creek (West 17th)

Requested By Planning Commission

Item Description

Review of the High Density zoning designation at the Chapel Creek Subdivision.

2017

Calendar Key

- Packets Available Date
- Regular Meeting Date
- Holiday Observed

January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

February

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	1	2	3	4
5	6	7	8	9	10	11

March

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

April

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

June

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1
2	3	4	5	6	7	8

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

October

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

November

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

December

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6