



*Planning Commission Meeting
(Possible Quorum of the Council)*

Date: Wednesday, November 20, 2019
Time: **6:30 – 9:00 p.m.**
Location: Council Chambers, 680 Greenwood Street
Contact: Tere Andrews, 541-998-2153

A G E N D A

1. Open Meeting and Pledge of Allegiance
2. Changes to the Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
 - October 16, 2019
5. Public Hearing:
 - a) CPA-19-01/RZ-19-01 Junction City School District
6. Planning Commission Officer Elections
7. Planning Activity Report
8. Planning Commission Agenda Forecaster
9. Commissioner Comments
10. Adjournment

*Next Standing December 18, 2019 – 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. Staff Report
3. Applicant's Presentation
4. Public Testimony
5. Rebuttal of Testimony
6. Questions from the Planning Commission
7. Staff Summary
8. Close of Public Hearing
9. Deliberation and Recommendation/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.

The Junction City Planning Commission met on Wednesday, October 16, 2019 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, Alicia Beymer (Chair), James Hukill, Beverly Ficek, and Jeff Haag (Vice-Chair); Planning Alternate, Jack Sumner; Planning Secretary, Tere Andrews.

Absent: Planning Commissioners Ken Wells, and Shaylor Scalf

1. OPEN MEETING AND REVIEW AGENDA

Chair Beymer opened the meeting at 6:30 pm and led the Pledge of Allegiance.

2. CHANGES TO THE AGENDA

The Planning Commission Training was moved to Agenda Item 5.

3. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)

None.

4. APPROVAL OF MINUTES

- July 17, 2019

Motion: Commissioner Hukill made a motion to approve the July 17, 2019, minutes as written. Commissioner Ficek seconded the motion.

Vote: Passed by a vote of 5:0:0. Chair Beymer, Commissioners, Hukill, Ficek, Haag, and Sumner voted in favor.

5. PLANNING COMMISSION TRAINING

City Attorney, Carrie Connelly presented a training for the Planning Commission which covered State regulations and Planning Goals; local regulations and; Land Use Procedures.

- ◆ Oregon Department of State Lands (DSL) set Planning policy through the nineteen Statewide Planning Goals.
- ◆ Oregon Department of Land Conservation and Development (DLCD) administered processes of the Statewide Planning Goals.
- ◆ Land Use Board of Appeals (LUBA) heard appeals from the local level.
- ◆ Junction City Comprehensive Plan (Comp Plan) set goals and policies for City growth for a 20-year horizon.
 - Updated as needed
 - Updates based on population forecast.

- ◆ Junction City Municipal Code, Titles 16 (Subdivisions), and 17 (Development) set procedures for the City’s Comprehensive Plan.

Land Use Decisions were supported by Findings of Fact. Findings of Fact were based on the Municipal Code and information contained in the applicant’s submittal package.

There were three types of land use decisions:

Administrative/ Staff level – fact-based – met Code or not (no public hearing)

Quasi-Judicial - Required at least one public hearing (Planning Commission)

Court proceeding: Impartial, Fair; Only information on record considered

<u>Bias</u>	<u>Ex-parte Contacts</u> (Newspaper, site visits, etc.)	<u>Conflicts of Interest</u>
must be declared <ul style="list-style-type: none"> ●Rehabilitate – declare bias and ability to render unbiased decision ●Unable to render unbiased decision (or evidence of bias presented) must disclose & leave meeting 	<ul style="list-style-type: none"> ●Ex-parte contacts exists AFTER application submitted ●Can be submitted in writing (i.e. clip newspaper article & submit during meeting) No conflicts of interest 	<ul style="list-style-type: none"> ●Decision result in monetary or other types of gain or loss for Commissioner or family member. ●Family member had broad application ●Person Liability ● Declare and leave the meeting
<p><i>When in doubt, shout it out</i></p> <p><i>If public hearing was continued: Commissioners must disclose new contacts</i></p> <p><i>Staff are not considered ex-parte contacts</i></p> <p><i>If a public hearing record was kept open the above applies</i></p> <p><i>If a public hearing records was re-opened, the above applies</i></p>		

Legislative Required two public hearings (Planning Commission/City Council).
Decisions affect segments of city (i.e. an amendment to the development code)

Order of Public Hearings

Open public hearing

Staff report

Testimony: Proponents; Neutral Parties; Opponents; Rebuttal

Close Testimony

Close Record (Record left open = continued public hearing)

Close Public Hearing

Deliberations (take place AFTER record & Public Hearing closed)

Note: New evidence cannot be offered during deliberation

Decision

Appeals

Administrative/Staff Decision – appealed to Planning Commission

Planning Commission Decision – appealed to City Council

City Council Decision – appealed to LUBA

6. EXTENSION REQUEST FOR TEMPORARY USE PERMIT FILE #TUP-18-01

Motion: Commissioner Haag made a motion to approve the Beer Station extension request for Temporary Use Permit, File # TMP-18-01 with a new expiration date of November 21, 2029. Commission Hukill seconded the motion.

Vote: Passed by a vote of 5:0:0. Chair Beymer, Commissioners, Hukill, Ficek, Haag, and Sumner voted in favor.

7. OFFICER ELECTIONS

There were currently two vacancies; one regular seat on the Commission and one Alternate. The vacancies came about with the resignations of Planning Commissioner Patricia Phelan, and Commission Alternate, Jeff Kister. The vacancies were advertised per Resolution 1013 with a deadline for first review of November 4, 2019. Any applications received would be reviewed at the November 20, 2019 meeting.

MOTION: Commissioner Haag made a motion to table Officer Elections until the November 20, 2019 Planning Commission meeting. Commissioner Ficek seconded the motion.

Vote: Passed by a vote of 5:0:0. Chair Beymer, Commissioners, Hukill, Ficek, Haag, and Sumner voted

8. PLANNING ACTIVITY REPORT

The Commission reviewed the Planning Activity Report.

9. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

10. COMMISSIONER COMMENTS

Commissioner Ficek requested a paper copy of the Comprehensive Plan.

11. ADJOURNMENT

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

Vote: Passed by a vote of 5:0:0. Chair Beymer, Commissioners, Hukill, Ficek, Haag, and Sumner voted in favor.

The meeting adjourned at 8:22 p.m.

The next Standing Planning Commission meeting was Wednesday November 20, 2019 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Alicia Beymer, Planning Commission Chair



JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY

Junction City School District Comprehensive Plan Map Amendment and Rezone

Meeting Date: November 20, 2019
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5a
Staff Contact: Tere Andrews
Contact Telephone Number: 541-998-2153

ISSUE STATEMENT

The proposed concurrent Comprehensive Plan Map Amendment and Rezone application was submitted by the Junction City School District on March 15, 2019. Per applicant request, the public hearing was scheduled for the November 20, 2019 Planning Commission meeting.

BACKGROUND

The Junction City School District initiated a Comprehensive Plan Map Amendment and concurrent Rezone for a District owned 1.44-acre vacant lot. The applicant proposes to re-designate the parcel from Public Land to Medium Density Residential and to concurrently rezone from PL Public Land to R2 Duplex Family Residential. There is no requested change to the existing WRD Water Resource Overlay District along the eastern edge of the subject site. There are currently no development plans for the property.

RELATED CITY POLICIES

The Junction City Comprehensive Plan states, “*Specific applications for changes in land use designation will occur in a timely, expeditious manner through the public hearing process*” (page 2). The proposal must be in compliance with the adopted Comprehensive Plan. In addition, the proposal must show compliance with the Oregon Statewide Planning Goals.

As there are no specific criteria for zone changes in the Junction City Municipal Code, the City must rely on the policies of the Junction City Comprehensive Plan and Map and Statewide Planning Goals.

The following section of the Junction City Municipal Code is relevant to this request.

17.145.010 Authorization to initiate amendments.

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.

The following Chapters of the Junction City Comprehensive Plan are relevant to this request.

Junction City Comprehensive
Chapter 1: Citizen Involvement Element;
Chapter 3: Land Use Element

The following Statewide Planning Goals are relevant to this request.

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 3 Agricultural Lands
- Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 6 Air, Water and Land Resources Quality
- Goal 7 Areas Subject to Natural Hazards
- Goal 8 Recreational Needs
- Goal 9 Economic Development
- Goal 10 Housing
- Goal 11 Public Facilities and Services
- Goal 12 Transportation
- Goal 13 Energy Conservation
- Goal 14 Urbanization

PLANNING COMMISSION OPTIONS

The Commission may:

1. Recommend approval to the City Council of the Comprehensive Plan Amendment and Rezone.
2. Recommend approve to the City Council of the Comprehensive Plan Amendment and Rezone based on modifications to the proposal.
3. Deny the request with justifications
4. Continue the public hearing to a time and date certain if more information is needed

SUGGESTED MOTION

RECOMMEND APPROVAL/APPROVAL WITH MODIFICATION/DENIAL

“I make a motion to recommend to the City Council (approval /approval with modify /denial with justifications) of the Junction City School District Comprehensive Plan Amendment and Rezone, file # CPA-19-01/RZ-19-01 based on the (findings/modified findings) as stated in the Final Order.”

CONTINUE PUBLIC HEARING

“I make a motion to continue the Planning Commission Public Hearing for the Junction City School District Comprehensive Plan Amendment and Rezone, file # CPA-19-01/RZ-19-01 to the (state month of meeting) Planning Commission meeting.”

ATTACHMENTS

- A. Staff Report & Proposed Final Order Dated 11-12-19
- B. Junction City School District Long-Term Facilities Plan Dated 10-28-19
- C. Public Hearing Notice Dated 10-22-19 and Comments Received
- D. Junction City Plan Designation and Zoning Maps
- E. Applicant’s Original Land Use application and associated documents
- F. Public Comments Received prior to June 2019 Public Hearing

FOR MORE INFORMATION

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



November 12, 2019

BRANCH ENGINEERING INC. FINDINGS ON BEHALF OF THE JUNCTION CITY PLANNING DEPARTMENT:

STAFF REPORT FOR A JUNCTION CITY SCHOOL DISTRICT COMPREHENSIVE PLAN MAP AMENDMENT AND CONCURRENT REZONE PROPOSAL (CPA-19-01 & RZ-19-01)

Application Summary:

Comprehensive Plan Map Amendment and concurrent Rezone for the Junction City School District

Applicant:

Junction City School District, Junction City, Oregon (541) 998-6311

Applicant's Representative:

Teresa Bishow, Bishow Consulting, Inc., Eugene, Oregon (541) 514-1029

Report Author:

Jordan Cogburn, Contracted Planner, Branch Engineering Inc., Springfield, Oregon

City Staff Contact:

Tere Andrews, Planning Technician, City of Junction City, (541) 998-2153

Subject Property/Zoning/Location:

Tax Lot 5900 of Assessor's Map 15-04-31-11, Designated P, Public on the Junction City Comprehensive Plan Map and Zoned PL, Public Lands, located at the eastern terminus of 13th Avenue and Rose Street, north of Quince Drive, west of the Laurel Ballfields, and south of 18th Avenue.

Relevant Dates:

The Junction City School District initiated a Comprehensive Plan Map Amendment and concurrent Rezone on March 15, 2019. Deemed complete on March 28, 2019; Staff Report issued on June 10, 2019; Public hearing held before the Planning Commission at the standing June 19, 2019 meeting, continued to the standing November 20, 2019 meeting; New information submitted by the applicant on November 4, 2019; Public Hearing held before the Planning Commission at the standing November 20, 2019 meeting.

Associated Files:

PLA-19-03 - Property Line Adjustment -Approval granted March 6, 2019.

REQUEST

The Junction City School District has initiated a Comprehensive Plan Map Amendment and concurrent Rezone for the District owned 1.44-acre vacant lot to redesignate from Public Land to Medium Density Residential and to concurrently rezone from PL Public Land to R2 Duplex Family Residential. There is no requested change to the existing WRD Water Resource Overlay District along the eastern edge of the subject site. There are currently no development plans for the property.

Public Notice and Referrals:

JCMC 17.150.080 (B) states:

“With the exception of Type IV applications, notice of hearing or contemplated land use action shall be mailed to the applicant and to all owners and abutting property owners, including owners of property which would be abutting if there were not intervening streets, of the property which is the subject of the notice. In addition, notice shall be provided to all owners of record of property on the most recent property tax assessment roll within 300 feet of the subject property. Notice shall be mailed at least 20 days before the date of the hearing or review.”

On May 24, 2019, Junction City staff mailed a notice of public hearing to the property owners and residents within 300 feet of the subject site. To date, four (4) public comments have been received. A copy of the notice is included as an attachment.

- Scott and Cara Lenker, 1297 Nyssa Street, Junction City, dated May 29, 2019 – *“As neighbors to this land we stand against the rezoning this to "Medium density residential lands (R2)" for several reasons.*

Over the time we have lived next to these fields we have witnessed the amount of usage that these fields have and foresee the removal of a middle area of these areas as a detriment to the community as they are highly trafficked and used.

With the installation of a new road and homes this will require the removal of at least one baseball field and soccer field which are already in high demand. Junction City is surrounded by vast fields and new subdivisions keep expanding out leaving undeveloped land within the center of the city a very rare commodity. Allowing the development of this land into more residential housing, the removing already rare public use areas within the towns center, especially around the schools, would be a very bad idea. With the continued growth of Junction City and new families moving to our town the demand for areas around schools, undeveloped field and public park areas will be even more valuable and rare. As our city grows and families move in, more children attend our schools putting land like this essential for future school needs and not more housing. With these city areas already highly trafficked and congested we see the rezoning of this area a step backwards in our city's development.

It would be our recommendation to keep this area zoned as-is and allow the outskirts of our city to continue to grow and expand into adjacent farmland and not remove rare and valuable land from our city's center. Once this area is developed there is no going back”

- Alice Neuberger, 1250 Oak Street, Junction City, dated June 3, 2019 – *“Regarding the attached notice, this is an idea straight out of J.C. “no common sense”. What happens Laurel Elem. has to expand or rebuild? You know it's old. Let's chop up the only walking trail J.C. has “though small’ in this area. And what about the ball field? Let's cut them in half. Our food businesses can't have these (undiscernible). There has to be a better place for this. Tell them to keep looking.”*
- Elvin and Sara Eads, 1260 Quince Drive, Junction City, dated June 7, 2019 – *“My wife and I own 1260 Quince Dr, just around the corner from the land designated for a potential zoning change. Site of proposal change “East side of Rose St., SW of Laurel ballfields”. We are opposed to the zoning change for several reasons. We are concerned that building medium density housing in our neighborhood will decrease our home value and put more traffic on Rose St. which is already too busy. Further, the Laurel Fields are in continuous use and we are concerned that the parking that will be displaced will spill over into our streets. Preservation of public lands within city limits is important too. We need open places. Last item, our schools are already bursting at the seams. Junction City needs to invest in the infrastructure prior to building more homes.”*
- Carole and Lance Stoddard, dated June 7, 2019 – *“In a nutshell, we object to the rezone from Public Lands usage to R2 for the following reasons:*

Parking - at the present time ball field parking is supposed to be on the west side of this property but usually spills into the surrounding side streets making parking difficult for residents. There is a city statute against parking on some of the streets (with appropriate signs) but this is ignored and not enforced by our very busy and overworked police force. Placing a dense housing addition in the middle of the public lands will exacerbate the problem as the west side parking will not be accessible to those who have players in the east side ball fields.

Spot Zoning - while this probably is not applicable it still does not make sense to create an R-2 zone within an already established single family housing area. I note that even though the property to the north of the subject area is zoned R-4 is has no multi-structure homes.

Congestion and noise - Currently Oak street and surrounding area is a sleepy laid-back wonderful area to live. Placing a much denser housing area at the end of this street will absolutely decrease the current resident's standard of living.”

Additionally, Public Hearing notice of the continued hearing was advertised in the Register Guard, October 23, 2019, mailed to surrounding property owners within 300 feet of the subject site on October 22, 2019. The following public comment was received by the November 11 deadline:

- Michael and Lydia Schneider, dated November 1, 2019 - *“My husband and I own the residence at 1280 Rose St. and are submitting our concerns regarding the zoning site located on our street. We have many reservations regarding this situation, and would like our concerns to be taken seriously. The first concern we have is the safety issue; we currently have a lot of traffic on Rose St., especially during school hours, and building duplexes directly across from the middle school will only make things even more congested. Because of the traffic, we have numerous people who run stop signs, don't abide by the laws regarding school buses and school zones, and speed through our residential area; putting up duplexes will only make this a hundred times worse. Another concern is that our property value will diminish. We are in a neighborhood that a lot of Junction City residents refer to as the desirable area of town, but by putting up duplexes that will change and nobody who currently resides here will want to live here anymore (we certainly won't). A third issue is that duplexes, which will be rentals, bring about a certain type of people who tend to not care about abiding by laws or rules, and we do not want to see our neighborhood become like so many of the unsavory parts of this town. Fourth, this particular site in question is part of a field that is used by hundreds of people all year round. This field is one that hosts ball games, where residents walk and play with their dogs, and have school children of all ages passing through to get to school or their homes, or just to go and throw a ball around. If duplexes are erected in this area it will cause a safety issue for anyone who utilizes that field space, and I will certainly not allow my children to play over there anymore. The area around the middle school and Laurel elementary have hundreds of residents who have come to love having a space for their kids, pets and themselves to enjoy without having to worry about their safety, and you will be taking that away from them. And lastly, by building duplexes you are subjecting what will be left of the field to the infestation of garbage and possible drug paraphernalia, which will make us residents concerned for the safety of all of us. These duplexes won't solve any problems, but only bring about safety issues and concerns about property value. This build is something that neither my husband nor I want in our neighborhood, and hope that our concerns will be heard and weighed in the decision process.”*

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

- Sasha Vartanian, Transportation Planning Supervisor, Lane County Public Works, dated May 1, 2019 - Stated no concerns.

- Andrew Martin, Lane Transit District, dated May 1, 2019 – Stated no concerns.
- Gary Kaping, Public Works Director, Junction City Public Works, dated May 1, 2019 – Stated no concerns.

All public and referral comments received by the Planning Department on this application are included in the application file for reference. Additionally, comments are addressed in the context of applicable Amendment approval criteria and standards in the following evaluation.

General Property Information:

The subject site is approximately 1.44-acres of vacant land owned and managed by the Junction City School District. The present configuration is the result of a recently approved property line adjustment, reducing the size of the parcel by relocating the northern boundary line along the southern edge of the existing pedestrian path and stormwater drainage facility.

The site is designated P – Public on the Junction City Comprehensive Plan Map, with the corresponding zoning of PL – Public Lands.

A Wetland Resource Overlay District (WRD) zoning exists along the eastern boundary of the site, covering a local wetland drainage canal. No alterations are proposed for the overlay, nor is development proposed at this time. Therefore, wetland criteria under JCMC 17.60 – Wetland Resource Overlay District (WRD) will not be addressed within this report.

Evaluation

The following findings demonstrate that the proposed development will comply with all applicable approval criteria and related standards. The following evaluation includes findings of compliance with the applicable criteria and related standards as provided in the Junction City Municipal Code, Junction City Comprehensive Plan, and Oregon Statewide Planning Goals, with informational items noted where appropriate. The approval criteria and related standards are listed below in **bold**, with findings addressing each.

TITLE 17—ZONING AND LAND USE

JCMC 17.145 - Amendments

Section 17.145.010. Authorization to Initiate Amendments. An amendment to the text or the zoning map of this ordinance 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.

FINDING: The Junction City School District, the property owner, initiated a consolidated request to amend the City of Junction City Zoning Map and Comprehensive Plan Map. The District has requested to amend the City of Junction City Zoning Map to rezone the subject property from PL - Public Lands as follows: Tax Lot 05900 of Assessor's Map 15-04-31-11 as Duplex Residential (R2); and amend the City of Junction City Comprehensive Plan Designation Map to redesignate the subject property from P - Public as follows: Tax Lot 05900 of Assessor's Map 15-04-31-11 as Medium Density Residential (M). As such, the above stated criterion is satisfied.

Junction City's Municipal Code does not contain specific criteria for addressing proposed changes to the Zoning or Comprehensive Plan Designation Map. Therefore, the criteria to be applied in this case consist of demonstrating compliance with Oregon's Statewide Planning Goals and the Junction City Comprehensive Plan. Branch Engineering, Inc. has prepared findings and responses to the applicable Junction City Comprehensive Plan Policies and Statewide Planning Goals on behalf of the Junction City Planning Department.

JUNCTION CITY COMPREHENSIVE PLAN COMPLIANCE

Chapter 1: Citizen Involvement Element

FINDING: This element of the Comprehensive Plan will be met by compliance with the adopted notification and hearing processes under Junction City Municipal Code Sections 17.145.030, 17.150.070 and 17.150.080

FINDING: The City is processing the Redesignation and concurrent Zone Change as a Type IV Legislative Decision per Section 17.150.070 and scheduled a hearing before the Junction City Planning Commission on June 19, 2019.

FINDING: On May 29, 2019 the public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the public hearing scheduled for June 19, 2019 and on May 24, 2019 the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site per Section 17.150.080 of the City's zoning code. The City posted notice of the scheduled June 19, 2019 Public Hearing in the following locations: City Hall, 680 Greenwood Street; Junction City Library, 726 Greenwood Street; Junction City Community Center, 175 West 7th Avenue; and the Junction City Planning and Building Office, 1171 Elm Street. Notice of the June 19, 2019 Planning Commission Public Hearing was posted in the Junction City Oregon website on May 24, 2019. Additionally, Public Hearing notice of the continued hearing was advertised in the Register Guard, October 23, 2019, mailed to surrounding property owners within 300 feet of the subject site on October 22, 2019

Chapter 2: Environmental Element

FINDING: A Referral Request for Comments was sent to the Department of State Lands on May 1, 2019. No response was received from DSL.

Chapter 3: Land Use Element

FINDING: The City encourages the utilization of existing vacant or partially vacant lots to promote a more compact urban growth form. The City also encourages the compatible integration of different land uses such as single- and multi-family dwellings, and mixed use residential/commercial buildings through the development and use of development standards. The current application to redesignate and rezone the property from Public Lands to Medium Density/Duplex Residential meets the objectives of Chapter 3 by creating a compatible integration of different land uses pursuant to Junction City Municipal Code Chapter 17.15 and associated development standards.

FINDING: Table 3-1 of the Land Use Element specifies that the Duplex Residential Zoning District implements the Medium Density land use designation. The requested zoning, Duplex Residential is consistent with this table.

FINDING: The proposed Duplex Residential zoning for the subject parcel is consistent with Chapter 3 of the Junction City Comprehensive Plan.

Chapter 4: Economic Development Element

FINDING: Policy 4.4.1 of Chapter 4 of the Junction City Comprehensive Plan states “Provide an adequate supply of suitable sites as identified in this chapter and the 2009 EOA to meet long-term employment needs.” The subject site is currently zoned and designated Public uses and was not identified as lands needed for addressing long-term employment assumptions. The proposed redesignation and rezone would maintain the existing assumptions by implementing a residential zoning. Therefore, Chapter 4 is not applicable.

Chapter 6: Transportation Element

FINDING: The site fronts Rose Street at the western boundary. Rose Street is a fully developed street under Junction City Jurisdiction, identified as a Major Collector within the Figure-4 - Road Classification of the 2016-2036 Transportation System Plan. No new development is proposed as part of this application. Therefore, there are no applicable Transportation Polices that relate to this redesignation and zone change request. Statewide Planning Goal Compliance for Transportation is addressed under Goal 12, Transportation Planning Rule, below.

Chapter 7: Public Facilities Element

FINDING: The Junction City Comprehensive Plan states: “It is the goal of this plan to provide public facilities in an efficient and timely manner at a level in excess of projected demands.” (Chapter 7, p. 1)

FINDING: The subject site is currently vacant. Public facilities are currently located within and adjacent to the subject site. Once future development is proposed, key urban facilities and services will either be immediately available or will be able to be extended in an orderly manner. Any future development within the subject site will be required to demonstrate adequate water supply and sewer treatment and disposal capacity are available prior to City approval.

Chapter 8: Parks, Recreation, and Cultural Preservation Element

FINDING: The Junction City Comprehensive Plan states: “It is the goal of the City of Junction City to continue to operate and construct park and recreation facilities that can be used by the entire community.” (Chapter 8, Goal 2)

FINDING: The Junction City Parks and Paths Plan (2010) identifies the site as Laurel School Park, locally known as the Laurel Ballfields or Laurel Sports Complex, which are owned by the Junction City School District and maintained by the Junction City Athletics organization (nonprofit) through a lease agreement. These facilities are used by the community for softball games and tournaments. While the Laurel Sports Complex certainly provides a public benefit with regard to Chapter 8, the current Redesignation and Rezone will have no impact on the current level of service due to the recent property boundary realignment to the south of the existing off-street path and informal parking areas.

The City currently has no plans to acquire the subject site to meet the future park needs of the community.

Additionally, the Park and Path plan requires that all new subdivisions provide recreational area sufficient in size to support the increased level of development. This plan is implemented through JCMC Chapter 16.05. Approval of the current Redesignation and Rezone request will allow for the parcel to be subdivided for new residential developments, which will be required to meet the minimum recreational area requirements under the above provision, ensuring that park and recreation areas are available for the community at levels respective of the development potential.

Chapter 9: Housing Element

FINDING: The Junction City Comprehensive Plan states: “Policy 2: The City of Junction City shall plan for and maintain a residential buildable land inventory consistent with the following density and housing mix: For all housing maintain an overall minimum density of at least 5 dwelling units per net acre.”

“Maintain a land base that allows for the following housing mix by plan designation (as measured by the percentage of dwelling units that must be allowed by zoning): 55% low density residential; 25% medium density residential; 20% high-density residential.”

FINDING: Table-25 within the Housing Element states a total UGB deficit of Medium Density Residential at 26 acres. As part of the Comprehensive Plan update (2012), the City's Urban Growth Boundary was expanded to include 16 acres of Medium Density Residential buildable lands based on the projected population over the 20 year planning horizon.

On February 17, 2016 the City initiated a redesignation and rezone to bring the Scandinavian Estates Subdivision into compliance with the existing conditions as the site was near full build out. As a result of the City initiated and approved process (Ordinance No. 1240, July 12, 2016), an additional 5-acres of Medium Density Residential land was added to meet Comprehensive Plan forecasting objectives.

A remaining need of 5-acres has yet to be satisfied through the redesignation of the Oaklea Dr - Rolling Meadows PUD Site (Housing Element, Policy 6).

FINDING: The Junction City Comprehensive Plan states: “Goal 3: To lessen the impact of rising housing costs by requiring a more efficient use of lands available and buildable for new housing.” Further: “Policy 3: The City of Junction City shall designate and zone land for different housing types in appropriate locations. Multi-Family housing types shall be located in areas that are close to major transportation corridors and services.”

FINDING: The subject site is roughly 1.44-acres in size, is currently vacant, is adjacent to existing residential zones and public-school facilities, abuts an existing recreation facility, and is located approximately 1,425 feet from 18th Avenue (Arterial transit corridor). To the greatest extent possible, the proposal will meet this goal and policy by making the most efficient use of the lands available for building new housing in a location that is close to existing major transit corridors and services.

As the findings state above, the proposed redesignation and concurrent rezone are consistent with the Housing Element of the Junction City Comprehensive Plan.

OREGON STATEWIDE PLANNING GOAL COMPLIANCE

Goal 1 Citizen Involvement

Goal 1 - Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: This goal will be met by compliance with the adopted notification and hearing processes under Junction Municipal Code Sections 17.145.030, 17.150.070 and 17.150.080.

Goal 2 Land Use Planning

Goal 2 - Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: Goal 2 (Land Use Planning) outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted.

Multi-Family Residential, Multi-Structural Residential, Duplex Residential and Single Family Residential zonings implement the City's Comprehensive Plan residential land use designations, Chapter 3 Table 3-1. Therefore, as the findings state within subsequent sections of this report, the zone change and redesignation request to Duplex Residential and Medium Density Residential are consistent with the City's DLCDC acknowledged Comprehensive Plan.

Goals 3 Agricultural Lands and Goal 4 Forest Lands

Goal 3 - Agricultural Lands: To preserve and maintain agricultural lands.

Goal 4 - Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING: Goal 3 requires counties to inventory agricultural lands and to maintain and preserve them through EFU zoning. Because the subject property is currently designated for Public uses, proposed to be redesignated for Residential use, within the acknowledged Urban Growth Boundary of the City of Junction City and identified for associated uses, Goals 3 and 4 are not applicable.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural and scenic resources.

FINDING: Goal 5 requires local governments to inventory and protect historic areas. The subject property contains no inventoried resources (Resolution 314), with the exception of locally significant wetlands.

FINDING: The Junction City Local Wetland Inventory and Wetland Protection Program were acknowledged as in compliance with the Goal 5 Administrative Rule (OAR 660-023). The subject property contains a wetland classified as a Central Canal identified as a PEMCx: Palustrine emergent, seasonally flooded, excavated.

To implement the Junction City Comprehensive Plan and to satisfy the requirements of Goal 5, the City adopted the Wetland Resources Overlay District (WRD) to conserve locally protected wetlands and the DSL approved wetland mitigation sites while also ensuring an economically feasible and beneficial use of property.

The proposed Comprehensive Plan amendment will change the plan designation from Public Land to Medium Density Residential, with the Wetland Resource Overlay District (WRD) overlay zone remaining unchanged. There is no change proposed to the Comprehensive Plan Goal 5 program or the regulatory measures; therefore, it is consistent with Goal 5.

Goal 6 Air, Water and Land Resources Quality

Goal 6 - Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

FINDING: Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed Zone Change has no Goal 6 impact, as the WRD zoning and all standards associated with development impacts will remain unchanged. Environmental impacts will be addressed in the subsequent land use review for any future development.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 - Area Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.

FINDING: Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards. The only identified natural hazard in Junction City is flooding. Junction City has an acknowledged floodplain protection ordinance. Land within the floodway is considered unsuitable for urban development. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (#41039C0602F) covering the subject property indicates that the property is in Flood Zones A and X, areas determined to be inside a 100-year floodplain with no elevations determined and areas outside the 500-year floodplain respectively. The proposed Zone Change will not affect Natural

Disaster or Hazard risk area boundaries. Identification of possible flood hazards and their impacts on future proposed development will be addressed during future land use review. Thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING: Junction City complied with Goal 9 thru adoption of the “Parks and Paths of Junction City - An Integrated Parks, Open Space and Trails Master Plan” by Resolution No 1015 on May 11, 2010. The parks plan assessed community needs for parks and open space and provided a set of recommendations for acquisition and improvements.

The Laurel Elementary School is described in the Comprehensive Plan as containing a “School Park” that is owned by the School District and available to residents and/or organized groups during non-school hours. The subject property is vacant and does not contain any park improvements, and was not included in the inventory as either an existing or future City park site. The proposed Plan amendment will not adversely impact the nearby ballfields adjacent to Laurel Elementary School. Therefore, Goal 8 has been adequately addressed.

Goal 9 Economy of the State

Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

FINDING: Goal 9 requires local governments to estimate the amount of commercial and industrial land that will be needed over the planning period.

The proposal to amend the Comprehensive Plan land use designation and zoning of the site is consistent with the overall policy framework and analyses used to generate employment forecasts and estimate future land needs in the recent UGB expansion process. The current Comprehensive Plan Map identifies the site as Public and all recent approvals associated with the site have been in the context of its proposed redesignation. The proposal to amend the land use designation and rezone the property does not change the intended use of the site, nor does it change the anticipated employment opportunities associated with the site. Therefore, Goal 9 has been addressed.

Goal 10 Housing

Goal 10 - Housing: To provide for the housing needs of citizens of the state.

FINDING: Goal 10 requires local governments to estimate the projected population growth and the need for residential land over the planning period. This proposal include lands proposed to be redesignated for residential uses. Therefore, Goal 10 is applicable.

As stated previously under Element 9 of the Junction City Comprehensive Plan findings, the Plan states: “Policy 2: The City of Junction City shall plan for and maintain a residential buildable land inventory consistent with the following density and housing mix: For all housing maintain an overall minimum density of at least 5 dwelling units per net acre.”

“Maintain a land base that allows for the following housing mix by plan designation (as measured by the percentage of dwelling units that must be allowed by zoning): 55% low density residential; 25% medium density residential; 20% high-density residential.”

Table-25 within the Housing Element states a total UGB deficit of Medium Density Residential at 26 acres. As part of the Comprehensive Plan update (2012), the City's urban Growth Boundary was expanded to include 16 acres of Medium Density Residential buildable lands based on the projected population over the 20 year planning horizon.

On February 17, 2016 the City initiated a redesignation and rezone to bring the Scandinavian Estates Subdivision into compliance with the existing conditions as the site was at near full build out. As a result of the City initiated and approved process (Ordinance No. 1240, July 12, 2016), an additional 5-acres of Medium Density Residential land was added to meet Comprehensive Plan forecasting objectives.

A remaining need of 5-acres has yet to be satisfied through the redesignation of the Oaklea Dr - Rolling Meadows PUD Site (Housing Element, Policy 6).

The proposed Plan amendment will provide 1.44 acres of additional MDR land which could be developed either for medium density residential use or parkland consistent with the Plan designation.

As the findings state above, any future development on these parcels is required to be in compliance with their respective Plan Designation and corresponding zoning. Therefore, Goal 10 has been properly addressed.

Goal 11 Public Facilities and Services

Goal 11 - Public Facilities and Services: to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: The DLCDC acknowledged 2012 Comprehensive Plan found compliance with the Statewide Planning Goals, including Goal 11 (Ordinance 1212, Appendix 1, Page 144).

FINDING: The proposed Zone Change poses no impact on provision of public facilities and services. Any future development will be required to demonstrate adequate water supply and sewer treatment and disposal capacity necessary for said development.

Goal 12 Transportation

Goal 12 - Transportation: To provide and encourage a safe, convenient and economic transportation system.

FINDING: Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)).

As stated in OAR 660-012-0060 “Where an amendment to a functional plan, acknowledged comprehensive plan, or land use regulation would significantly affect an existing or planned transportation facility, the local government shall put onto place measures to assure allowed land uses are consistent with the identified function, capacity, and performance standards of the facility.”

FINDING: The rezone and redesignation request from Public Lands zoning to Duplex Residential zoning allows for future development of the site consistent with the identified functional road classifications. The proposed rezoning complies with the City’s Transportation System Plan. Therefore, the proposal complies with Goal 12.

Goal 13 Energy

Goal 13 - Energy Conservation: This goal states: “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

FINDING: Goal 13 requires land and uses developed on the land to be managed and controlled to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed zoning map amendment have been considered. The proposed change in land use zoning does not include a proposed use. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

Goal 14 - Urbanization: To provide for an orderly and efficient transition from rural to urban land use.

FINDING: The proposed zoning map amendment does not involve urbanization of any land not currently within the Junction City UGB. Additionally, the rezone and redesignation requests do not include changes to the functional use type. Therefore, Goal 14 does not apply to this proposal.

Goal 15 through 19

Goal 15 - Willamette River Greenway: To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Goals 16-19; Estuary Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources: These goals are not relevant to this proposed amendment because there is no coastal, estuarine, ocean, or beach and dune resources related to the site.

FINDING: Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and no further analysis is required.

STAFF RECOMMENDATION

Branch Engineering Inc. on behalf of the Junction City Planning Department recommends that the Planning Commission recommend approval of the Comprehensive Plan Map Amendment and concurrent Rezone to the City Council as requested based on the findings listed above.

Staff Report Date: November 12, 2019

MORE INFORMATION

Tere Andrews
Planning Technician
jcplanning@ci.junction-city.or.us

**FINAL ORDER OF THE PLANNING COMMISSION
JUNCTION CITY SCHOOL DISTRICT
COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE
(CPA-19-01 & RZ-19-01)**

GENERAL FINDINGS

1. On March 15, 2019, the Junction City School District initiated the amendments as authorized by JCMC Chapter 17.150.070(4)(D).
2. Public hearing notice of the proposed amendments and policies were advertised in the Register Guard, May 29, 2019, mailed to surrounding property owners, May 24, 2019, and posted to the Junction City website on May 29, 2019 consistent with Chapter 17.145.030(A). Additionally, Public Hearing notice of the continued hearing was advertised in the Register Guard, October 23, 2019, and mailed to surrounding property owners within 300 feet of the subject site on October 22, 2019.
3. The Junction City Planning Commission held a public hearing on June 19, 2019 in accordance with JCMC Chapter 17.150.070(4)(D) and page 2 of the Comprehensive Plan and considered all material relevant to the Plan Designation Map Amendment and Rezone that have been submitted by the applicant, staff, and the general public regarding this matter. The Planning Commission voted to continue the hearing to the standing November 20, 2019 meeting. The Planning Commission reopened the Public Hearing and considered all material relevant to the Plan Designation Map Amendment and Rezone that have been submitted by the applicant, staff, and the general public regarding this matter.
4. The proposed amendments apply a Residential use designation with respect to the Junction City Comprehensive Plan - Element 9: Housing, Goals and Policies.
5. The recommended amendments and rezone are consistent with the Junction City Comprehensive Plan and Statewide Planning Goals as described in the findings below.

STATEWIDE PLANNING GOALS and FINDINGS

Goal 1 Citizen Involvement

Goal 1 - Citizen Involvement. *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

FINDING: Junction City will follow the prescribed procedures for public hearings before the Planning Commission and City Council as required by Title 17, Zoning and Land Use of the Junction City Municipal Code. Specifically, Chapters 17.145.030, 17.150.070, and 17.150.080.

Goal 2 Land Use Planning

Goal 2 - Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

FINDING: Goal 2 (Land Use Planning) outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted.

Multi-Family Residential, Multi-Structural Residential, Duplex Residential and Single Family Residential zonings implement the City's Comprehensive Plan residential land use designations, Chapter 3 Table 3-1. Therefore, as the findings state within subsequent sections of this report, the zone change and redesignation request to Duplex Residential and Medium Density Residential are consistent with the City's DLCDC acknowledged Comprehensive Plan.

Goals 3 Agricultural Lands and Goal 4 Forest Lands

Goal 3 - Agricultural Land: *To preserve and maintain agricultural lands.*

Goal 4 - Forest Lands: *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

FINDING: Goal 3 requires counties to inventory agricultural lands and to maintain and preserve them through EFU zoning. Goal 4 requires counties to inventory forestlands and adopt policies that will conserve forest uses. The

land proposed for redesignation and rezone is within the acknowledged Urban Growth Boundary of the City of Junction City and therefore identified for urban uses, Goals 3 and 4 are not applicable.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: *To conserve open space and protect natural and scenic resources.*

FINDING: Goal 5 requires local governments to inventory and protect historic areas. The subject property contains no inventoried resources (Resolution 314), with the exception of locally significant wetlands.

The Junction City Local Wetland Inventory and Wetland Protection Program were acknowledged as in compliance with the Goal 5 administrative rule (OAR 660-023). The subject property contains a wetland classified as a Central Canal identified as a PEMCx: Palustrine emergent, seasonally flooded, excavated. To implement the Junction City Comprehensive Plan and to satisfy the requirements of Goal 5, the City adopted the Wetland Resources Overlay District (WRD) to conserve locally protected wetlands and the DSL approved wetland mitigation sites while also ensuring an economically feasible and beneficial use of property.

The proposed Comprehensive Plan amendment will change the plan designation from Public Land to Medium Density Residential, with the Wetland Resource Overlay District (WRD) overlay zone remaining unchanged. There is no change proposed to the Comprehensive Plan Goal 5 program or the regulatory measures; therefore, it is consistent with Goal 5.

Goal 6 Air, Water and Land Resources Quality

Goal 6 - Air, Water and Land Resources Quality: *To maintain and improve the quality of the air, water and land resources of the state.*

FINDING: Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed Zone Change has no Goal 6 impact, as the WRD zoning and all standards associated with development impacts will remain unchanged. Environmental impacts will be addressed in the subsequent land use review for any future development.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 - Area Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.

FINDING: Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards. The only identified natural hazard in Junction City is flooding. Junction City has an acknowledged floodplain protection ordinance. Land within the floodway is considered unsuitable for urban development. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (#41039C0602F) covering the subject property indicates that the property is in Flood Zones A and X, areas determined to be inside a 100-year floodplain with no elevations determined and areas outside the 500-year floodplain respectively. The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Identification of possible flood hazards and their impacts on future proposed development will be addressed during future land use review. Thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING: Junction City complied with Goal 8 through adoption of the “Parks and Paths of Junction City - An Integrated Parks, Open Space and Trails Master Plan” by Resolution No 1015 on May 11, 2010. The parks plan assessed community needs for parks and open space and provided a set of recommendations for acquisition and improvements.

The Laurel Elementary School is described in the Comprehensive Plan as containing a “School Park” that is owned by the School District and available to residents and/or organized groups during non-school hours. The subject property is vacant and does not contain any park improvements, and was not included in the inventory as either an existing or future City park site. The proposed Plan amendment will not adversely impact the nearby ballfields adjacent to Laurel Elementary School. Therefore, Goal 8 has been adequately addressed.

Goal 9 Economy of the State

Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING: Goal 9 requires local governments to estimate the amount of commercial and industrial land that will be needed over the planning period.

The proposal to amend the Comprehensive Plan land use designation and zoning of the site is consistent with the overall policy framework and analyses used to generate employment forecasts and estimate future land needs in the recent UGB expansion process. The current Comprehensive Plan Map identifies the site as Public and all recent approvals associated with the site have been in the context of its proposed redesignation. The proposal to amend the land use designation and rezone the property does not change the intended use of the site, nor does it change the anticipated employment opportunities associated with the site. Therefore, Goal 9 has been addressed.

Goal 10 Housing

Goal 10 - Housing: To provide for the housing needs of citizens of the state.

FINDING: Goal 10 requires local governments to estimate the projected population growth and the need for residential land over the planning period. This proposal includes lands proposed to be redesignated for residential uses. Therefore, Goal 10 is applicable.

As stated previously under Element 9 of the Junction City Comprehensive Plan findings, the Plan states: "Policy 2: The City of Junction City shall plan for and maintain a residential buildable land inventory consistent with the following density and housing mix: For all housing maintain an overall minimum density of at least 5 dwelling units per net acre."

"Maintain a land base that allows for the following housing mix by plan designation (as measured by the percentage of dwelling units that must be allowed by zoning): 55% low density residential; 25% medium density residential; 20% high-density residential."

Table-25 within the Housing Element states a total UGB deficit of Medium Density Residential at 26 acres. As part of the Comprehensive Plan update (2012), the City's Urban Growth Boundary was expanded to include 16 acres of Medium Density Residential buildable lands based on the projected population over the 20 year planning horizon.

On February 17, 2016 the City initiated a redesignation and rezone to bring the Scandinavian Estates Subdivision into compliance with the existing conditions as the site was at near full build out. As a result of the City initiated and

approved process (Ordinance No. 1240, July 12, 2016), an additional 5-acres of Medium Density Residential land was added to meet Comprehensive Plan forecasting objectives.

A remaining need of 5-acres has yet to be satisfied through the redesignation of the Oaklea Dr - Rolling Meadows PUD Site (Housing Element, Policy 6).

The proposed Plan amendment will provide 1.44 acres of additional MDR land which could be developed either for medium density residential use or parkland consistent with the Plan designation.

As the findings state above, any future development on these parcels is required to be in compliance with their respective Plan Designation and corresponding zoning. Therefore, Goal 10 has been properly addressed.

Goal 11 Public Facilities and Services

Goal 11 - Public Facilities and Services: to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: The DLCDC acknowledged 2012 Comprehensive Plan found compliance with the Statewide Planning Goals, including Goal 11 (Ordinance 1212, Appendix 1, Page 144).

The proposed Zone Change poses no impact on provision of public facilities and services. Any future development will be required to demonstrate adequate water supply and sewer treatment and disposal capacity necessary for said development.

Goal 12 Transportation

Goal 12 - Transportation: To provide and encourage a safe, convenient and economic transportation system.

FINDING: Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)).

As stated in 660-012-0060 “Where an amendment to a functional plan, acknowledged comprehensive plan, or land use regulation would significantly affect an existing or planned transportation facility, the local government shall put into place measures to assure allowed land uses are consistent with the identified function, capacity, and performance standards of the facility.”

The rezone and redesignation request from Public Lands zoning to Duplex Residential zoning allows for future development of the site consistent with the identified functional road classifications. The proposed rezoning complies with

the City's Transportation System Plan. Therefore, the proposal complies with Goal 12.

Goal 13 Energy

Goal 13 - Energy Conservation: This goal states: "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

FINDING: Goal 13 requires land and uses developed on the land to be managed and controlled to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed zoning map amendment have been considered. The proposed change in land use zoning does not include a proposed use. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

Goal 14 - Urbanization: To provide for an orderly and efficient transition from rural to urban land use.

FINDING: The proposed Comprehensive Plan Map Amendment and Zone Change do not involve urbanization of any land not currently within the Junction City UGB. The proposed Comprehensive Plan Map Amendment and Rezone are consistent with Goal 14.

Goal 15 through 19

Goal 15 - Willamette River Greenway: To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Goals 16-19; Estuary Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources: These goals are not relevant to this

proposed amendment because there is no coastal, estuarine, ocean, or beach and dune resources related to the site.

FINDING: Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject site and no further analysis is required.

Compliance with Junction City Comprehensive Plan

Chapter 1 - Citizen Involvement

FINDING: This element of the Comprehensive Plan will be met by compliance with the adopted notification and hearing processes under Junction City Municipal Code Sections 17.145.030, 17.150.070 and 17.150.080

The City is processing the Redesignation and concurrent Zone Change as a Type IV Legislative Decision per Section 17.150.070 and scheduled a hearing before the Junction City Planning Commission on June 19, 2019.

On April 4, 2016 the public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the public hearing scheduled for June 19, 2019 and on March 18, 2016 the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site per Section 17.150.080 of the City's zoning code. The City posted notice of the scheduled June 19, 2019 Public Hearing in the following locations: City Hall, 680 Greenwood Street; Junction City Library, 726 Greenwood Street; Junction City Community Center, 175 West 7th Avenue; and the Junction City Planning and Building Office, 1171 Elm Street. Notice of the June 19, 2019 Planning Commission Public Hearing was posted in the Junction City Oregon website on May 29, 2019. Additionally, Public Hearing notice of the continued hearing was advertised in the Register Guard, October 23, 2019, and mailed to surrounding property owners within 300 feet of the subject site on October 22, 2019.

Chapter 2: Environmental Element

FINDING: A Referral Request for Comments was sent to the Department of State Lands on May 1, 2019. No response was received from DSL.

Chapter 3 - Land Use

FINDING: The City's Comprehensive Plan includes a Medium Density Residential designation and a corresponding Duplex Residential zoning district. All recent discussions regarding the site have been in the context of the applicant's desired use as a residential subdivision. The proposal to amend the land use designation and zoning does not change the current use of the site, nor does it change the anticipated employment opportunities associated with the site. Redesignating the site to Medium Density Residential and Rezoning the parcels to Duplex Residential is more consistent with the existing and potential future uses.

The City encourages the utilization of existing vacant or partially vacant lots to promote a more compact urban growth form. The City also encourages the compatible integration of different land uses such as single- and multi-family dwellings, and mixed use residential/commercial buildings through the

development and use of development standards. The current application to redesignate and rezone the property from Public Lands to Medium Density/Duplex Residential meets the objectives of Chapter 3 by creating a compatible integration of different land uses pursuant to Junction City Municipal Code Chapter 17.15 and associated development standards.

Table 3-1 of the Land Use Element specifies that the Duplex Residential Zoning District implements the Medium Density land use designation. The requested zoning, Duplex Residential is consistent with this table.

The proposed Duplex Residential zoning for the subject parcel is consistent with Chapter 3 of the Junction City Comprehensive Plan.

Chapter 4: Economic Development Element

FINDING: Policy 4.4.1 of Chapter 4 of the Junction City Comprehensive Plan states “Provide an adequate supply of suitable sites as identified in this chapter and the 2009 EOA to meet long-term employment needs.” The subject site is currently zoned and designated Public uses and was not identified as lands needed for addressing long-term employment assumptions. The proposed redesignation and rezone would maintain the existing assumptions by implement a residential zoning. Therefore, Chapter 4 is not applicable.

Chapter 5: Energy Conservation Element

FINDING: This chapter focuses primarily on City facilities and their energy consumption. There are no specific goals or policies relative to this Comprehensive Plan Map Amendment and Rezone application.

Chapter 6: Transportation Element

FINDING: The site fronts Rose Street at the western boundary. Rose Street is a fully developed street under Junction City Jurisdiction, identified as a Major Collector within Figure 4 - Road Classification of the 2016-2036 Transportation System Plan. No new development is proposed as part of this application. Therefore, there are no applicable Transportation Polices that relate to this redesignation and zone change request. Statewide Planning Goal Compliance for Transportation is addressed under Goal 12, Transportation Planning Rule, above.

Chapter 7: Public Facilities Element

FINDING: The Junction City Comprehensive Plan states: “It is the goal of this plan to provide public facilities in an efficient and timely manner at a level in excess of projected demands.” (Chapter 7, p. 1)

The subject site is currently vacant. Public facilities are currently located within and are adjacent to the subject site. Once future development is proposed, key urban facilities and services will either be immediately available or will be able to be extended in an orderly manner. Any future development within the subject site will be required to demonstrate adequate water supply and sewer treatment and disposal capacity are available prior to City approval.

Chapter 8: Parks, Recreation, and Cultural Preservation Element

FINDING: The Junction City Comprehensive Plan states: “It is the goal of the City of Junction City to continue to operate and construct park and recreation facilities that can be used by the entire community.” (Chapter 8, Goal 2)

The Junction City Parks and Paths Plan (2010) identifies the site as Laurel School Park, locally known as the Laurel Ballfields or Laurel Sports Complex, which are owned by the Junction City School District, and maintained by the Junction City Athletics organization (nonprofit) through a lease agreement. These facilities are used by the community for softball games and tournaments. While the Laurel Sports Complex certainly provides a public benefit with regard to Chapter 8, the current Redesignation and Rezone will have no impact on the current level of service due to the recent property boundary realignment to the south of the existing off-street path and informal parking areas.

The City currently has no plans to acquire the subject site to meet the future park needs of the community.

Additionally, the Park and Path plan requires that all new subdivisions provide recreational area sufficient in size to support the increased level of development. This plan is implemented through JCMC Chapter 16.05. Approval of the current Redesignation and Rezone request will allow for the parcel to be subdivided for new residential developments, which will be required to meet the minimum recreational area requirements under the above provision, ensuring that park and recreation areas are available for the community.

Chapter 9: Housing Element

FINDING: The Junction City Comprehensive Plan states: “Policy 2: The City of Junction City shall plan for and maintain a residential buildable land inventory consistent with the following density and housing mix: For all housing maintain an overall minimum density of at least 5 dwelling units per net acre.”

“Maintain a land base that allows for the following housing mix by plan designation (as measured by the percentage of dwelling units that must be allowed by zoning): 55% low density residential; 25% medium density residential; 20% high-density residential.”

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A remaining need of 5-acres has yet to be satisfied through the redesignation of the Oaklea Dr - Rolling Meadows PUD Site (Housing Element, Policy 6).

The Junction City Comprehensive Plan states: “Goal 3: To lessen the impact of rising housing costs by requiring a more efficient use of lands available and buildable for new housing.” Further: “Policy 3: The City of Junction City shall designate and zone land for different housing types in appropriate locations. Multi-Family housing types shall be located in areas that are close to major transportation corridors and services.”

The subject site is roughly 1.44-acres in size, is currently vacant, is adjacent to existing residential zones and public school facilities, abuts an existing recreation facility, and is located approximately 1,425 feet from 18th Avenue (Arterial transit corridor). To the greatest extent possible, the proposal will meet this goal and policy by making the most efficient use of the lands available for building new housing in a location that is close to existing major transit corridors and services.

As the findings state above, the proposed redesignation and concurrent rezone are consistent with the Housing Element of the Junction City Comprehensive Plan.

SUMMARY AND CONCLUSION

For all the reasons set forth above, the proposed amendments comply with the Oregon Statewide Planning Goals, the Junction City Comprehensive Plan and relevant Junction City Municipal Codes.

DECISION

IT IS HEREBY ORDERED that the Junction City Planning Commission recommends that the City Council approve amendments to the Comprehensive Plan Map and Zoning Map, based on the findings stated in this report.

Signature:

Alicia Beymer, Chairperson
Junction City Planning Commission

Approval Date:



PLANNING & DEVELOPMENT SERVICES

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P.O. Box 50721
Eugene, OR 97405
Office phone: 541-514-1029
teresa@bishowconsulting.com

November 4, 2019

Junction City Planning Commission
1171 Elm Street / P.O. Box 250
Junction City, OR 97448

RE: COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA-19-01/RZ-19-01

On behalf of the Junction City School District, please accept as supplemental information, the attached Long-Term Facilities Plan approved by the Junction City School District Board on October 28, 2019.

This updated Long-Term Facilities Plan provides better support for the district's requested plan amendment and zone change concerning "surplus" property and addresses other concerns raised at the Planning Commission public hearing held June 19th.

Sincerely,

Teresa Bishow

Teresa Bishow, AICP

cc: Kathleen Rodden-Nord, Superintendent
Scott Gibson, School Board
Jordan Cogburn, Branch Engineering
Tere Andrews, Junction City Planning Office

Attachment: Junction City School District Long-Term Facilities Plan 2019

JUNCTION CITY SCHOOL DISTRICT #69

LONG-TERM FACILITIES PLAN

**Presented to the Junction City School District
Board of Directors
October 28, 2019**



**Kathleen Rodden-Nord, Ph.D.
Superintendent**

**Chris Meyer
Facilities Director**

PLAN ADOPTION
Junction City School District Board
October 28, 2019

- Position #1 Tina Nash, Vice Chair
- Position #2 Scott Gibson
- Position #3 Mark Christensen
- Position #4 Daniel Allred
- Position #5 Vacant
- Position #6 Jacque Gerdes
- Position #7 Wendy Waddell, Chair



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Introduction

Purpose

The overall goal of the Junction City School District is to maintain a coordinated K-12 program designed to improve student achievement.

This plan updates the Junction City School District Long-Term Facilities Plan last revised by the Board on February 22, 2016. This plan implements the School Board's Facilities Planning Policy that states:

The Board will gather and analyze appropriate data to evaluate the District's facilities needs on a long-range basis. Such data will include, but not be limited to, enrollment projections, anticipated changes in the instructional program, analysis of community building plans, analysis of sites and evaluation of present facilities.¹

School facilities do affect student learning. Spatial configuration, light, noise, and temperature and air quality clearly impact students' and teachers' ability to perform.² While other factors such as curriculum, access to instructional technology, teacher quality, and parental involvement have a substantial impact, school facilities also have been proven to influence the educational success of students. The quality of school facilities also impacts the ability to recruit and retain licensed and classified staff and volunteers, and can contribute to community engagement and pride.

Goals

The Junction City School District Board's Goal for facilities is to:

"Maintain and advance district facilities to support district educational goals, enhance safety, and promote community involvement."³

The 2019 Long-Term Facilities Plan goals are as follows:

Safety

- Create a safe and motivating school environment so that students are comfortable and engaged in the learning process.
- Improve school sites and buildings to meet accessibility needs of students while also providing safe entrances and controlling motor vehicle traffic in and around the sites.
- Comply with legally mandated requirements governing school facilities and fire safety.
- Increase staff and visitor parking at Oaklea and at Laurel (if relocated to a new site), and improve the gravel parking area at the Laurel ball fields.

¹ Policy Code: FB adopted by the Board on June 22, 2015

² Schneider, 2002

³ District goals adopted by the Board on October 24, 2011

Learning Opportunities

- Enhance school buildings to support new learning modalities such as technology in the classroom, flexible classroom layouts, and facilities for special programs.
- Improve site amenities, such as playgrounds, basketball courts, and athletic fields, to promote physical fitness, outdoor learning, and socializing spaces for students.
- Provide adequately sized- and an adequate number of- classrooms, gyms, cafeterias, playgrounds, playing fields and other spaces to address capacity concerns and to plan for anticipated future growth in student enrollment.

Sustainable and Cost Effective

- Prioritize building improvements that address the most significant maintenance problems and help achieve long-term cost efficiencies.
- Increase use of energy efficient light fixtures, use of natural light, and modern HVAC systems.
- Acquire and maintain land in reserve to accommodate future school district facilities.
- Identify school district properties no longer needed and establish a strategy to sell, repurpose, or transfer surplus property.
- Identify school district assets that can provide a sustainable revenue source such as sustainable timber harvesting or on-site recycling.

Community Engagement and Use

- Promote community involvement in the preparation and adoption of the Long-Term Facilities Plan.
- Use school district and taxpayer money in a fiscally responsible manner.
- Promote community use of school buildings and grounds that support the district's primary goal of providing a safe learning environment for students.

Planning Context and Process

The Junction City School District owns and maintains 5 school buildings (Laurel Elementary, Territorial Elementary, Oaklea Middle School, and the West and East Wings of Junction City High School) that served approximately 1707 students during the 2018-19 academic year. The District's school buildings range in age from the original section of the East Wing of Junction City High School constructed in 1934 to Oaklea Middle School constructed in 1977, to the new Junction City High School Addition completed in 2019.

With respect to bond and facilities history, in 1994 Junction City's voters approved a \$5.9 million, 10-year bond measure. Those bond funds were used to build a new high school cafeteria, construct 4 new science classrooms (which required replacing the district office) at the high school, a new kindergarten complex at Laurel Elementary School, a multipurpose space at Territorial, and to complete various technology upgrades throughout the district; this bond work was completed by 1997.

Between September 2006 and September 2013, the School District conducted extensive work to engage the community in examining district facilities, identifying capital improvements and major maintenance projects considered the most critical to the educational program and community needs. A comprehensive facilities assessment completed by gLAs Architecture in 2008 found that \$21,688,975 in corrective work and facilities improvements were necessary. More than five years later, on August 26, 2013, the Board approved the Facility Steering Committee's recommendation to submit a 20-year general obligation bond package for approximately \$32.4 million to voters for the November 2013 ballot.

The 1994 bond was assessed at a rate of \$1.62 per thousand, and was paid off in 2004. From 2004 until passage of the May 2016 bond, Junction City taxpayers had the lowest tax rate in the County with respect to school district General Obligation (GO) bonds and operating levies, as they were not paying any taxes towards those types of debts. Junction City School District had been debt-free since 2004; with the 2013 bond measure, voters were asked to go from paying nothing to support school facility improvements to a proposed rate of \$2.26 per thousand.

The bond measure on the November 2013 ballot was defeated by a 64.32% NO vote. Informal exit polling indicated that while the cost of the bond was a factor for voters, so too was uncertainty about the location of the replacement of Laurel Elementary School. A new site for the replacement of Laurel had not been identified and replacement on the same site would adversely impact the community-built Laurel ballfield complex. In addition, voters were influenced by sentiment regarding the costs and benefits of the future new replacement school as well as the tax burden associated with the project.⁴

⁴ Source for voter sentiments: 2016 Long-Term Facilities Plan

Following the defeat of the November 2013 General Obligation (GO) ballot measure, the School District undertook a community engagement process, led by consultants from DLR Architecture, to further examine district needs, develop a facilities vision, and adjust the long range plan.

Information about community priorities for the District's educational programs and facilities was gathered via an engagement tool and process called "Thoughtstream" (now known as "Thoughtexchange"). The community input garnered through the "Thoughtstream" process was invaluable and is archived on the District's website, along with all facilities assessments, meeting notes, RFPs, facilities photos and more at:

https://www.junctioncity.k12.or.us/apps/pages/index.jsp?uREC_ID=1254223&type=d&pREC_ID=1478256

For two decades- between 1997 (when the 1994 bond work was completed) and 2017 (when the 2016 bond work began)- there were very few significant facilities improvements made in the district since there were no GO bond funds available. Smaller-scale projects such as replacing the bleachers in the high school gym and addressing ongoing maintenance of existing facilities and aging systems had to be funded through either the district's general fund or through the receipt of Construction Excise Tax (CET) revenue, which is a one-time fee collected when permits for new construction are issued. Adverse economic conditions in the late 90's, early 2000's and the Great Recession of 2008 negatively impacted District finances and made it even more challenging to address deferred maintenance and school facilities needs.

On February 22, 2016, the School District Board approved revisions to the Junction City School District Long-Term Facilities Plan. The 2016 Plan was the result of extensive community involvement, thorough assessment of the conditions of School District facilities, and a review of updated population projections. The 2016 Plan listed: 1) major capital improvement projects, 2) regular facility maintenance/upgrade projects, 3) potential surplus property, 4) need to acquire land for future replacement of Laurel Elementary School, and 5) potential funding sources.

With respect to replacing Laurel Elementary School, the 2016 Plan identified the most suitable land as an undeveloped parcel adjacent to Oaklea Middle School, at W 18th Avenue and Rose Street. On January 31st, 2017- this parcel consisting of approximately 18 acres- was purchased by the School District for \$1,550,000 and is being held in reserve. As of June 30, 2019, the School District's outstanding balance on the parcel was \$1,150,000. This debt is being repaid through several funding sources, including transfers from the District's general fund into a "land acquisition" special fund and receipts from the collection of Construction Excise Tax fees. The sale of surplus property or other district assets such as timber at Territorial Elementary also could serve as a source of funding to pay down the debt remaining on the seller-financed loan.

Funding Sources and Facility Improvements 2016-2019

Funding Sources

Since the adoption of the 2016 Plan, the School District successfully achieved several of the funding strategies for capital projects and major maintenance/upgrades, including:

- **Passed \$14.6 Million General Obligation Bond Measure in May 2016** at rate of \$1.61/thousand- very close to the \$1.62/thousand that Junction City Voters approved in 1994.
- **Secured \$2.9 Million in “Bond Premiums”** when the bonds were sold in August 2016
- **Awarded a \$4 Million “Capital Matching Grant”** from the State of Oregon
- **Awarded a \$1.5 Million “Seismic Safety” grant** from the State of Oregon
- **Awarded a Federal ESCO loan & state energy efficiency grants totaling \$1.8 Million**
- **Awarded a \$336K State CTE grant** which was combined with Measure 98 funds to create a **\$590K Culinary Arts program classroom**

The funding sources and facilities projects accomplished in implementing the 2016 Facilities Plan are depicted on the chart found in Appendix A (attached).

With respect to other funding sources for facilities improvements over the past 5 years, the District also was awarded a \$495K CTE grant in 2014 to create a state-of-the art Construction, Trades, Engineering facility at JCHS. A sizable donation from the Evans and Feres families allowed for the replacement of the high school’s weight room equipment in 2014, and in 2017 Oaklea Middle School was one of only three schools in Oregon to receive a \$100K grant from the National Foundation for Governors’ Physical Fitness Council and the Body by Jake Foundation to create a Fitness Center at Oaklea. Grants, donations, fund-raising, and the District’s Athletics Facilities fund (transferred from the general fund) were accessed to complete a \$246K replacement of the high school track in the summer of 2018. (The JCHS track renovation budget, with a list of major donors included, is attached as Appendix B).

Facilities Improvements Completed 2016-2019

The various funding sources described in the list above totaled more than \$24 Million and allowed for the accomplishment of a wide range of facilities improvement projects that have positively impacted student and staff safety, improved learning environments at all four schools, increased energy efficiency throughout the district, and promoted community involvement and pride. The projects are described below and more specific information about the projects completed at Junction City High School can be found on the JCHS Open House Tour Map attached as Appendix C.

Safety

At Junction City High School:

- Construction of the JCHS addition- with one secure single point of entry for students and visitors- eliminated the need for our students to travel between separate wings and outbuildings, and eliminated the need to leave 80+ doors unlocked in order for students to access classrooms, the cafeteria, and other places on the high school campus.
- Fire suppression sprinkler system throughout the JCHS West Wing and the addition to Junction City High School.
- New parking lot, student drop-off and pick-up zones, and bus access separation at JCHS decrease pedestrian/vehicle conflicts.
- New sidewalks on West 6th Avenue in front of JCHS promote safe routes to school.
- New voice evacuation system at JCHS.
- Cameras and access control systems at the JC Online program in the Pitney Center.

At other JCSD Schools:

- Secure, electronic-access controlled entry vestibules at Laurel and Oaklea.
- Replacement of plumbing fixtures with detectable levels of lead, district-wide
- Perimeter fencing and electronic-access controlled gates at Territorial Elementary School.
- Seismic safety upgrades at Oaklea Middle School.
- Expanded surveillance camera systems at all four schools.
- Replacement of phone systems district-wide.
- Outdoor lighting improvements district-wide.
- Improvements to and expansion of asphalt driveway, student drop off and staff and visitor parking at Territorial.

Learning Opportunities

At Junction City High School:

- New media center.
- New classrooms for math, foreign language, special education programs.
- Four new science classrooms and labs with shared preparation, storage, and office space.
- Digital arts “green room” for video production.
- New “commons” area, connected to the cafeteria creates increased capacity and offers outdoor spaces for gathering.
- Outdoor amphitheater area for student performances, presentations, and speeches.
- Multiple new computer labs for publications, business, CAD programming and more.
- Two new collaboration spaces in the new addition, and a large, remodeled collaboration area in the old media center.
- Construction of a “coffee shop”/student store for student enterprise activities and work experiences.

- Complete remodel of the old “Home Economics” classroom into a Culinary Arts space that can be used for a student catering business and a range of culinary classes.
- New administration center brings together the athletic department staff, bookkeeping and secretarial staff, health services, district psychologist, parent waiting area, district safety officer, principals, and a huge workroom with updated equipment.
- Remodeled space for counselors, College and Career Center, registrar, and attendance office staff.
- Title IX/accessibility/security improvements to locker rooms.

At other JC Schools:

- Improved lighting throughout the district and new HVAC temperature controls at Laurel, Oaklea and Junction City School District offices.
- Updated technology wiring and new instructional systems such as short-throw projectors, amplification systems, ceiling mounted projectors.
- New, large covered outdoor play area for Territorial Elementary School.
- “Soft” remodel of a limited number of instructional spaces throughout the district.

Sustainable/Cost Effective Measures

- Replacement of plumbing fixtures throughout the district to reduce water consumption.
- Cost-efficient interior and exterior lighting upgrades throughout the district.
- Added back-up boilers to Junction City High School’s East and West Wing pump houses.
- Upgraded HVAC system at Oaklea Middle School.
- Gutter and partial roofing replacement at Laurel.
- Replacement of failing covered walkway behind Laurel Elementary.
- Roof replacement at Oaklea Middle School.

Community Engagement and Use

- New JCHS community room with small kitchen and conference rooms available for community use and/or use by local government or civic groups.
- Culinary arts program can provide catering to the community.
- Shop program’s products are available for purchase or commissioning.
- Classrooms, gyms, cafeterias, fields and other spaces are available for use or for rent.

Student Enrollment History and Projections

A chart depicting the District’s average enrollment, by grade level, from the 2014-15 school year through October of 2019 can be found on the following page. The District’s enrollment has been relatively stable, with some variation from year to year; between 2014-15 and 2015-16 enrollment increased by nearly 40 students. In the 2017-18 school year, enrollment was 35 students fewer than the prior year due to smaller than typical kindergarten and 12th grade classes. For the current 2019-20 school year, the District’s enrollment has grown by 37 students.

STUDENT ENROLLMENT LOOKBACK BY YEAR AND GRADE LEVEL

Grade	14-15	15-16	16-17	17-18	18-19	19-20
K	112.60	118.50	126.00	103.90	115.9	123
1	119.00	120.40	117.70	126.60	118.3	119
2	131.10	125.80	126.70	115.40	137.3	114.5
3	120.10	124.80	127.10	127.40	122.1	136.5
4	140.30	124.30	131.60	122.10	127.7	121.5
5	134.60	149.20	123.10	130.30	133.9	133
6	129.40	133.50	138.10	124.80	124.4	139.5
7	127.20	126.80	123.80	138.70	123.2	129.5
8	112.50	127.00	124.40	124.30	133	118.5
9	137.20	127.50	135.70	128.00	144.6	144.5
10	133.90	135.70	128.90	132.90	130.2	144
11	151.60	129.90	131.90	118.30	141	130
12	107.80	148.80	127.30	117.00	111.5	136
	1,657.30	1,692.20	1,662.30	1,609.70	1,663.10	1,689.50
JC Online / Sped / Alt Placements	39.9	43.4	40.4	57.3	43.6	53.5
All Students	1,697.20	1,735.60	1,702.70	1,667.00	1,706.70	1,743.00

School Capacity and Needed Improvements

In February of 2013, the Junction City School Board of Directors received the results of a School-aged Population Study conducted by Portland State University's Population Research Center. The District commissioned a 10-year population study; the study was based, in part, on an analysis of birth rate data by zip code and by examining information from the City of Junction City's Comprehensive Plan and approved planned developments in both the City and areas of Junction City served by Lane County.

The study offered the following forecasts based on low, medium and high growth models.

FIVE YEAR forecast: Low- 1,648 Medium- 1,717 High- 1,775

TEN YEAR forecast: Low- 1,645 Medium- 1,771 High- 1,950

In 2012-13, student enrollment was 1,678; in the fall of 2012, there were .32 students per single-family dwelling. In the 2019-20 school year, student enrollment is 1,743. The five-year actual enrollment data tracks most closely with the "Medium" model projection. This current school year- 7 years after the 2013 study- tracks most closely with a trajectory to reach at least the Medium growth model projection at the 10-year mark.

As noted above, the 2013 Population Study was based on housing development data available at that time. Since then, however, Junction City has approved a growing number of applications for housing development; such development would be expected to have an eventual impact on District enrollment. The chart that follows is a partial list of proposed developments approved by Junction City's Planning Commission since January 1, 2018.

LARGE RESIDENTIAL PROJECTS APPROVED BY JUNCTION CITY SINCE JANUARY 1, 2018

Data as of 10/17/19

	Single Family Homes	Duplex Units	Townhomes	Apts Units	TOTAL DWELLINGS
Rolling Meadows PUD	278	0	54	20	352
Country Crossroads	0	0	0	148	148
The Reserve Phase 2	108	0	0	0	108
The Reserve Phase 3	0	16	0	128	144
TOTAL	386	16	54	296	752

Percent Detached Single Family 51%

School District Facilities

The District operates four schools, with buildings ranging in age from 42 to nearly 85 years old. Aerial images depicting the boundaries and approximate acreage of each of the school's campuses and district properties are included for reference in Appendix D.

- Laurel Elementary School was built in 1949, with renovations and additions completed in 1950, 1951, 1955, 1960, 1979, 1995, and 1996. It is one of the District's smallest schools at 53,102 square feet in size. 498 students were enrolled at Laurel in 2018-2019.
- Territorial Elementary School was built in 1963, with renovations and additions completed in 1987, 1988, and 1995. It is 15,300 square feet in size. 144 students were enrolled at Territorial in 2018-2019.
- Oaklea Middle School was built in 1977, and at 42 years old was the District's "youngest school" until completion of the JCHS addition in January, 2019. Modest repairs and maintenance projects for the building were completed in 1995, 2000, 2006, and 2007. It is 84,700 square feet in size. 494 students were enrolled at Oaklea in 2018-2019.
- Junction City High School's east wing was built in 1934, making it the District's oldest facility. The west wing was constructed in 1958 and modest repairs and maintenance projects for the school were completed in 1966, 1988, 1995, 2000, 2006, 2007, and 2008. 527 students were enrolled in Junction City High School in 2018-2019.

Currently, each of our Junction City Schools is operating at full capacity and there are no empty classrooms or available, vacant instructional spaces at Laurel, Territorial, or Oaklea Middle School. At Junction City High School, the only vacant classrooms are in the recently-decommissioned East Wing. With the need to improve security for our high school students by having a single campus, those vacant classrooms are not a viable option for daily classroom use by our students. The East Wing classrooms also are in a building that was constructed in 1934 and has been identified as being highly likely to totally collapse in a moderate seismic event; these classrooms also are served by an unreliable HVAC system that is more than 30 years old.

Capacity is of greatest concern at Laurel Elementary School, which serves about 500 kindergarten through 4th grade students each year. The grade level configuration (K-4) is extremely unusual; the more typical- and more desirable- K through 5th grade configuration has not been possible for decades due to the space limitations at Laurel. Space constraints at Laurel have resulted in 5th graders being served at Oaklea Middle School, which is one of only a handful of 5th-8th grade middle schools in Oregon. While the middle school has gone to great lengths to address the concerns of parents about their 5th graders being in a middle school environment, the configuration is less than ideal and creates challenges for students, staff, and parents.

Laurel is not only limited in terms of classroom spaces. The school, built 70 years ago in 1949, has an extremely small gym and a library/media center that has been converted to serve 5 different programmatic needs. The cafeteria is perhaps the area of the school that is most inadequate, particularly for a school where more than 50% of its students qualify for the Free/Reduced Lunch Program. Because the space is so small, lunch times must be broken up into five sessions, with

some students having to eat lunch before 11 AM and others not finishing their lunch time until about an hour before school is dismissed for the day. After making their way through the cafeteria serving line, students often have 10 minutes or less to actually sit down and eat before the next lunch group arrives and they need to leave; understandably, parents have frequently expressed concern about their children being rushed to finish their lunches and leave the cafeteria.

The District's smallest school, Territorial Elementary School located in Cheshire, is experiencing its own growing pains. Student enrollment has increased at the school to the degree that every classroom space is occupied- whereas the school used to "blend" grades to create a classroom full of students, now there is a classroom for each grade level and the class sizes are some of the highest in the district. The school has been in high demand, with transfer requests coming from outside the district and occasionally from within as well.

As noted above, Oaklea Middle School serves 5th through 8th graders; with this year's enrollment increases it was necessary to add a fifth 6th grade classroom in order to reduce class sizes from 36 to 29 students per teacher. Multiple programs had to be relocated throughout the school in order to create an adequate space for the new 6th grade classroom. While Oaklea's cafeteria is much larger than Laurel's, gym space is as inadequate at the middle school as it is at Laurel; these space constraints often mean that more than 60 students are in the gym during the same instructional period for PE, creating supervision and potential student safety concerns given the crowded space.

Our limited gym spaces throughout the District also have created challenges for our community. It has been difficult to meet the needs our local youth recreation program, Junction City Athletics, has for access to gym space- especially in the winter months while our school sports programs have significant needs for these same spaces at the same time.

It is not just our school buildings that are squeezed for space. During the school day, parking at Oaklea is limited to only staff spaces, and at Laurel, the parking lot is not even large enough to accommodate its 75 staff members. Visitors to both schools must find off-street parking in adjacent neighborhoods, often blocks away.

In addition to inadequate parking, the current Laurel site presents tremendous safety and convenience challenges at student drop-off and pick-up times. The school is located at a dead-end of Laurel Street. About 40% of Laurel's buses must either drop-off or pick up students in the gravel parking area behind the school; this gravel lot is also used for overflow staff parking, cafeteria deliveries, garbage and recycling pickup, and student access from the cafeteria to the playground following lunchtime. The conflicts between cars, garbage trucks, delivery trucks, buses and students in this area are frequent and potentially hazardous. In the front of Laurel Elementary, the limited curb space adjacent to the school must be shared between buses dropping off and picking up students, and hundreds of parents who are endeavoring to do the same. While the school has gone to great lengths to develop an orderly "flow" to this process, it continues to be somewhat chaotic despite the assistance of the City of Junction City in approving revised parking regulations to address these concerns, and the Junction City Lions Club's herculean efforts to serve as "Crossing Guards" each day.

For special school events, such as student awards assemblies, parents at Oaklea must sometimes utilize the gravel (or mud, depending upon the season) district-owned parking area across Rose Street from the middle school. While eliminating a small (1.4 acre) section of this piece of district property may create some event parking challenges in the short term, one of the District's shorter-term plans would be to improve the condition of the gravel lot north of the area the District has identified as surplus by doing limited leveling work and adding and compacting gravel for the lot. This should allow for increased parking in this north area by more efficiently and explicitly identifying parking spaces. It also may be necessary to reconfigure both the vehicle and pedestrian gates for the gravel lot to reduce potential conflicts between cars and pedestrians who wish to access the path and bridge at the Laurel ballfields. Also in the short-term, the District may partner with Junction City Athletics and other community groups to jointly develop a gravel parking area at the southeast corner of the District's property at 18th and Rose. A longer term plan- and in conjunction with the development of the District's property at 18 and Rose- would be to vastly expand paved parking and establish shared visitor parking between Oaklea Middle School and a new elementary school.

School District Land Reserves and Surplus Properties

Territorial Elementary School - Forest Land

The 2016 Long Term Facilities Plan identified the forest land on the Territorial Elementary site as potential surplus property. In January of 2017, the school district contracted with Consulting Forrester, Marc E. Setchko, to conduct a timber cruise of the forest land. The timber cruise indicated that approximately 15.6 acres of merchantable Douglas fir and Ponderosa pine could be harvested and would yield about 384 board feet with an estimated value of \$134,751 after deducting costs and risks. Based on the timber cruise, the board may consider harvesting the trees instead of declaring the property as surplus. If the district also replants trees it could create a sustainable revenue stream and offer educational opportunities for students. This 2019 Long Range Facilities Plan has not identified the Territorial Elementary forest land as surplus property.

Laurel Elementary School - 1.44 Acre Vacant Lot

On November 26, 2018, the School District Board approved contracting with land use specialists (Teresa Bishow and attorney Bill Kloos) to advise the board with respect to declaring vacant land at the southwest corner of the Laurel Elementary School site as surplus and obtaining the required city planning approvals to allow the surplus land to be sold for medium density residential development. The Board acknowledged there were no plans for the District to develop the property and stated that proceeds from the sale of this property to a developer would be used to pay down the debt on the School District's future school site at 18th and Rose. The School District

Superintendent covered the issue in the November 2018 JC Schools Update distributed to patrons via e-mail and posted on the District website.

On December 11, 2018 the School District's staff and land use consultant held a pre-application meeting with city staff to discuss the surplus land at the Laurel Elementary School site. On January 24, 2019, the School District submitted a property line adjustment application to align with the boundaries of the 1.44 acres of surplus land. On March 6, 2019, the city conditionally approved the property line adjustment (city file PLA-19-03).⁵

On March 15, 2019, the School District submitted applications to the city to change the Comprehensive Plan Designation of the surplus land from Public Land to Medium Density Residential and to concurrently rezone the surplus lot from PL Public Land to R2 Duplex Family Residential. There was no change requested to the existing WRD Water Resource Overlay District along the eastern edge of the lot. On March 28, 2019, city staff deemed the applications complete.⁶

On April 2, 2019, the Property Line Adjustment deed was recorded at Lane County and on April 22nd the School District Board declared the land included in the deed as surplus property. On June 19, 2019, the Junction City Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendment and Rezone. The public hearing was continued to July 17, 2019, and at the request of the School District further continued to the November Planning Commission meeting.

The additional time provided the School District Board the opportunity to update the district's long-term facilities plan in order to provide additional support for the School District's intention to sell the 1.44-acre surplus land. Following the sale of the property, it is anticipated that the future development will include installation of the sidewalk on Rose Street adjacent to the site. The District also plans to work with the City to apply for "Safe Routes to School" grant funding to support continuation of that future sidewalk fronting Rose Street, from the new development site to the sidewalk located in front of the LDS Church. This will improve safety for students and those using the ballfields.

East Wing of Junction City High School

As noted earlier in this plan, the only vacant classrooms in the District are located in the circa 1934 East Wing of the High School. The classrooms in the old section of the East Wing were in use through December of 2018 and then were decommissioned when the new addition was opened in January 2019 and all classroom spaces were moved to the consolidated campus comprised of the West Wing and the new addition. The "lower section" of the East Wing was demolished during construction in order to create space for a new practice field as the previous football practice field was displaced by construction of the new addition.

Currently, there are 7 vacant classrooms and 5 vacant offices/workrooms of various sizes in the old section of the East Wing (roughly the section between the vacant science classrooms to the

⁵ Property Line Adjustment Deed Recorded April 2, 2019, Record No 2019-012231

⁶ City files CPA-19-01 & RZ-19-01

south, and the Pitney Center to the north.) This section also includes 3 restrooms and access to the East Wing gym. Two of the four old science classrooms have been repurposed into two large spaces for records and surplus property and equipment storage. The remaining two old science classrooms have been repurposed for use by the District's technology department and for staff development meetings and technology trainings. The East Wing gym continues to be used for both high school and youth sports activities. The LCC/Pitney Center's 2 classrooms, meeting room, restrooms, and offices are currently being used by the District's JC Online Program and for LCC's evening GED and adult education classes.

Earlier (2016) Long-Range Facilities Visioning work anticipated the possible future repurposing of the old East Wing for a variety of purposes including a Visual and Performing Arts Center and/or a hub for new CTE programs. Another possible repurpose- after replacing the East Wing gym and/or constructing new gymnasiums elsewhere in the District- would be to remodel the East Wing gym into an auditorium or performing arts space.

In the shorter term, the District will be entering into a utility-cost only lease with EC Cares to host an Early Childhood Special Education Preschool in the old East Wing. The District also is having preliminary discussions with the Lane Early Learning Alliance a non-profit organization that has expressed interest in leasing some of the classroom spaces in order to expand Junction City's Head Start and Preschool Promise programs to increase the number of free or low-cost preschool spots for Junction City families.

18th and Rose Street Future Elementary School Site

As previously described, the District has purchased a parcel of property located at 18th and Rose, adjacent to Oaklea Middle School. This possible future school site would address many, many of the concerns with the current Laurel site- including improving school traffic patterns, better managing bus, car, and pedestrian access at drop-off and pick-up times, and also would reduce the current high-traffic volume through the residential streets around Laurel at those times.

The 18th and Rose site would also be able to offer vastly expanded paved parking for both staff and visitors; such parking could be shared between Oaklea and the new school. Siting a future school at this property- rather than at the current Laurel Elementary property behind the existing school- would not adversely impact the community ball fields and would likely be viewed more positively by the community than displacing some of the ball fields as was a potential option posed during the failed 2013 bond to replace Laurel. New paved parking between Oaklea Middle School and a new school also could be accessible to patrons of the ball fields.

In addition to creation of shared parking between the two schools, the site is large enough to allow for shared facilities such as gyms and cafeterias and could allow for different grade level configurations between the district's schools depending upon enrollment patterns. For example, the new school could serve students in grades K-5, or K-6. The middle school could then serve students in grades 6-8, or 7-8, or possibly even include 9th graders if enrollment growth ultimately leads to capacity concerns at Junction City High School.

After developing the property at 18th and Rose, any remaining undeveloped property at the site could be held in reserve for other district purposes or could be identified for surplus and potentially sold for development consistent with the City of Junction City's development vision and needs.

RECOMMENDATIONS

The Junction City School District's Board of Directors has a long and distinguished history of providing a compelling vision and clear, aspirational goals designed to advance student achievement, student and staff safety, and the maintenance and improvement of district facilities and grounds. The board has proven, time and again, to be responsible stewards of district resources and the community's investments in our schools. The foresight demonstrated by the Board through creating transfer funds for maintenance, technology, PERS reserves, land acquisition and athletic facilities projects has provided staff with the tools necessary to addressing a variety of on-going and/or larger-scale needs. In keeping with the District's practice of careful budgeting and strategic planning, the following short- and long-term recommendations are offered for consideration.

Managing and maintaining existing facilities and grounds:

At this time, the 2016 bond work has been almost entirely completed and much has been accomplished (see pages 7-10 of this report), especially with respect to addressing facilities improvements at Junction City High School. However, there are needed improvements that could not be addressed within the scope of the 2016 bond (e.g., replacement of Laurel Elementary). Additionally, new maintenance issues have emerged as the rest of the district's buildings and infrastructure continue to age and systems reach the end of their useful life despite regular maintenance.

While many of the larger-scale facilities improvements cannot be addressed until a new bond measure is approved, several pressing maintenance concerns are being addressed in the short-term, including replacing a heat pump at Laurel, resolving 80+ leaks related to Laurel's aging HVAC system, and reroofing the District Office and sections of the East Wing. There are plans to replace some failing siding at Territorial Elementary, and to complete several smaller exterior painting projects throughout the district in order to protect the buildings' "envelopes". Such projects are able to be addressed by accessing the District's general-funded maintenance budget as well as the special maintenance fund.

With respect to the District's grounds and playing fields, the District has contracted for regular pest and weed management services to keep our fields playable for our student-athletes. The Board also recently approved a contract with Upward Landscaping of Junction City in order to address seasonal landscaping cleanup and maintenance needs throughout the District. Tree maintenance issues, some of which were creating safety hazards, have been addressed by M.R. Trees of Junction City.

With respect to the District's gravel parking lots, we've been extremely grateful to volunteers from Project Hope and donations from Rexius and other local businesses for periodically assisting with regrading and re-graveling these lots- especially the one in front of Peden Stadium. As noted previously, it may be desirable for the District to partner with JCA and/or local volunteers to regrade and reconfigure the gravel overflow parking area across from Oaklea Middle School and potentially to create a new gravel lot at the southeast corner of the 18th and Rose Property.

As previously described, the Board has created a special fund for Athletic Facilities. The fund was accessed to help complete the recent JCHS track renovation; it is anticipated that the Jack Adams tennis courts will need to be resurfaced soon and the lighting at Peden Field needs to be replaced. It will be important for the Athletic Department to work with parents and patrons to revise the long-range plan for the District's athletic facilities so that these needs can be funded.

Managing reserve and surplus properties

With respect to the **timber land at Territorial Elementary School**, the board could consider conducting another timber cruise should the timber market become more favorable.

The District expects that by working with the City of Junction City there will soon be a satisfactory resolution leading to the rezoning of **the Laurel surplus property** so that it can be sold to a developer in order to pay down the debt for the property at 18th and Rose. Prior to selling this surplus property, the Board could create developer requirements and recommendations in response to neighborhood interests and concerns.

With respect to the vacant section of the **East Wing of Junction City High School**, the Board should consider partnering with the Lane County Early Learning Alliance and/or other community-based non-profits to maximize use of this space for the benefit of children in our community. Should the space ultimately be used for preschool classrooms, the District should work with the partnering agencies to apply for seismic rehabilitation grant funding to improve the safety of the building. Leasing partners would be expected to address any other aesthetic or safety issues of concern- such as possible asbestos and/or lead in the paint- before the spaces are used to serve small children.

In terms of the **18th and Rose property**, the District could consider ways to make short-term improvements, such as the addition of some gravel parking and/or developing a student-run garden or tree farm.

Planning for enrollment increases

Given the very real potential for the development of almost 800 new units as described in the chart on page 12, it seems reasonable to expect that District enrollment will continue to grow in the foreseeable future. It will be imperative that the District plan for this growth so that increases in student enrollment are managed effectively in the short term and the long term.

To that end, it is recommended that the Board **commission a new Population Projection Study** in order to more accurately predict enrollment trends and inform the District's response to capacity concerns. Such a study would ideally be conducted by the end of the 2020-21 school year.

Depending upon the results of such a study, as well as by carefully tracking the pace and progress of the planned developments referenced on page 12, the District may need to **consider short-term responses to enrollment increases**, such as the lease or purchase of modular classrooms and identifying additional ways to mitigate space constraints such as those that exist with respect to the Laurel cafeteria, gym, and media center.

Again, depending upon the pace of enrollment increases, the Board also may wish to **engage the services of Piper-Jaffrey** to determine if the existing 2016 bond debt should be restructured in order to advance a new bond measure in such a way as to not increase the amount (\$1.61 per thousand in 2016-17) that Junction City's tax payers are paying for the current General Obligation bond.

Before deciding on timing and scope of a future bond measure, however, it would be prudent for the Board to **contract for an updated Facilities Assessment**. A new facilities assessment should examine current District facilities, consider enrollment projections, and provide an inventory of current property and anticipate the need, if any, to secure additional property for future school sites.

Following completion of an updated facilities assessment, the Board should embark on a **Community Engagement Process** to develop an updated vision for Junction City School District Facilities. In addition to conducting community listening sessions, focus groups and surveys of parents and students use of a process such as "Thoughtexchange" and/or survey work by a firm such as the "Nelson Report" might also help inform the District's Visioning work.

FACILITIES PLANNING SUPPORTING DOCUMENTS

The following documents are available for review at the Junction City School District office at 325 Maple Street in Junction City, Oregon. Items with an * are also available on the District's website at junctioncity.k12.or.us

- School District Board Agendas*, Meeting Materials*
- School District Board Minutes*
- Facility Steering Committee Minutes*
- Territorial Timber Cruise Report (January, 2017)
- 2016 Long-Term Facilities Plan*
- 2008 Facilities Assessment
- Facility Assessment Conducted Prior to 2008
- Safe School Design Inspections
- Energy Reviews
- 2007 Population Study
- 2013 Population Study
- 2016 Complete List of Potential Projects Developed by Facilities Steering Committee

Junction City School District Bond Sources

	Amount of Funds	Source of Funds	Payback Source	Projects Included
Bond Projects	\$14,635,000	General Obligation Bonds	Taxpayer Assessed Taxes	- High School Addition & Remodel - Security & Safety upgrades
	\$4,000,000	State Matching Grant	NO PAYBACK	(vestibules, phone system LES, TES, OMS)
	\$2,898,499	Bond Premiums	NO PAYBACK	- Mechanical System Upgrades - OMS - Covered Play Structure - TES - Driveway - TES
	\$21,533,499	SUBTOTAL		- Partial Roof/Gutter Replacement & Exterior Painting - LES
Energy Efficiency Upgrades	\$1,217,680	District Loan	Repayment by District Energy Savings	
	\$550,000	(Included Above in General Obligation Funds)	(Included Above in Taxpayer Assessed Taxes)	- Lighting Upgrades (All Schools) - Plumbing upgrades (All Schools)
	\$546,875	State Grant	NO PAYBACK	
	\$69,303	Energy Grant	NO PAYBACK	
	\$1,833,858	SUBTOTAL		(not including \$550k from above)
Seismic Upgrade	\$1,499,565	State Grant	NO PAYBACK	- Gymnasium at Oaklea Middle School
	\$1,499,565	SUBTOTAL		
Culinary Arts	\$496,286	State Grant	NO PAYBACK	- Commercial-Grade Renovation of Culinary Arts Classroom at High School
	\$496,286	SUBTOTAL		
Metal and Wood Shops	\$150,000	State Grant	NO PAYBACK	- Outdoor Concrete Shop Pad & Cover
	\$150,000	SUBTOTAL		
\$25,479,709		TOTAL		(\$14,635,000 to be paid by taxpayers)

Junction City Track Renovation Project Budget

Expenses:	
Beynon BSS-100 on 8 lane track	\$190,008
Excavation, drainage & asphalt work	\$30,000.00
Concrete for Pole Vault Pit/LJ Pits	\$541.00
Beynon BSS-100 on end zone	\$23,928.00
Sand for Jump Pits	\$1,500.00
Total Expenses for Phase 1	\$245,977.00

Income:	
Junction City School District	\$150,000.00
Autzen Foundation Grant	\$5,000.00
Garage Sale Fundraiser (JC Track)	\$2,500.00
Advertising	\$4,775.00
Donations	\$6,175.00
Oregon Track Club Grant	\$2,000.00
NW Farm Credit Services Grant	\$2,500.00
AllState Foundation Grant	\$1,500.00
Valley South Athletic Club	\$10,000.00
Daffodil Festival (JC Track)	\$4,000.00
Pacific Power Foundation	\$2,500.00
Ford Family Foundation	\$25,000.00
Tiger Club	\$1,450.00
Education Together	\$500.00
Cow Creek Foundation	\$5,000.00
Junction City Track	\$10,000.00
Total Income	\$232,900.00

Remaining funding need:	\$13,077.00
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Donated Products Total	\$4,040.75
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Pending:	
JC Invitational	\$1,500.00

Total **\$1,500.00**

JUNCTION CITY HIGH SCHOOL TOUR MAP

FIRST FLOOR

SECOND FLOOR



1 NEW FRONT ENTRY

Provides enhanced safety and security in addition to bringing staff together to improve collaboration.



2 COMMUNITY ROOM

A warm and inviting visitor space available to service organizations, community groups, and business partners.



3 MEDIA CENTER

A state-of-the-art digital arts space designed for video production and school-wide computer lab use.

4 CULINARY CLASSROOM

Completely transformed with new appliances and equipment, the new Culinary Arts classroom was funded by a state grant totaling nearly \$500k.

5 COLLABORATION SPACE

Used throughout the day by staff and students, the Collaboration Space also features the Coffee Bar & Student Store.

6 STAFF ROOM & COUNSELING CENTER

Providing essential resources, the newly remodeled staff room and counseling center bring school faculty together.

7 NEW CLASSROOMS

Utilized by math and foreign language, the new classrooms offer bright, daylight instructional spaces.

8 NEW SCIENCE CLASSROOMS

Featuring new equipment, technology, and furniture, the new science classrooms also include shared prep space.

9 COMMONS

Tying into the existing cafeteria, the new student commons provides space for study or socializing, and includes garage doors for warm weather use.



Future School Site

W 18th Ave & Rose Street

Approximately 18 Acres



Laurel Elementary School

1401 Laurel Street

22.86 Acres



Yellow boundary lines are approximate.
*There is no on-site parent/visitor parking.

 Surplus Property
1.4 Acres

Laurel Elementary School

Surplus Property

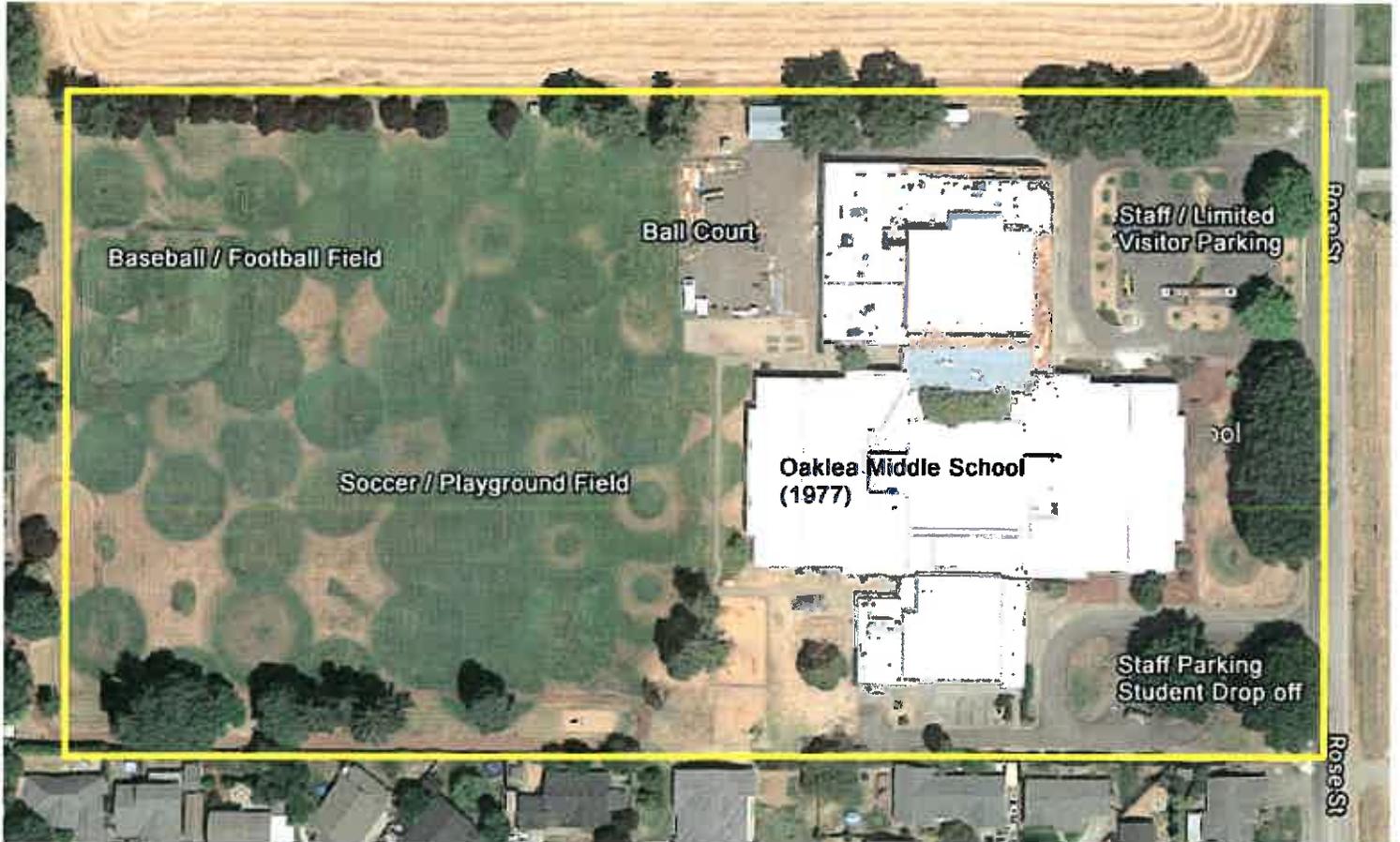
1.4 Acres



Oaklea Middle School

1515 Rose Street

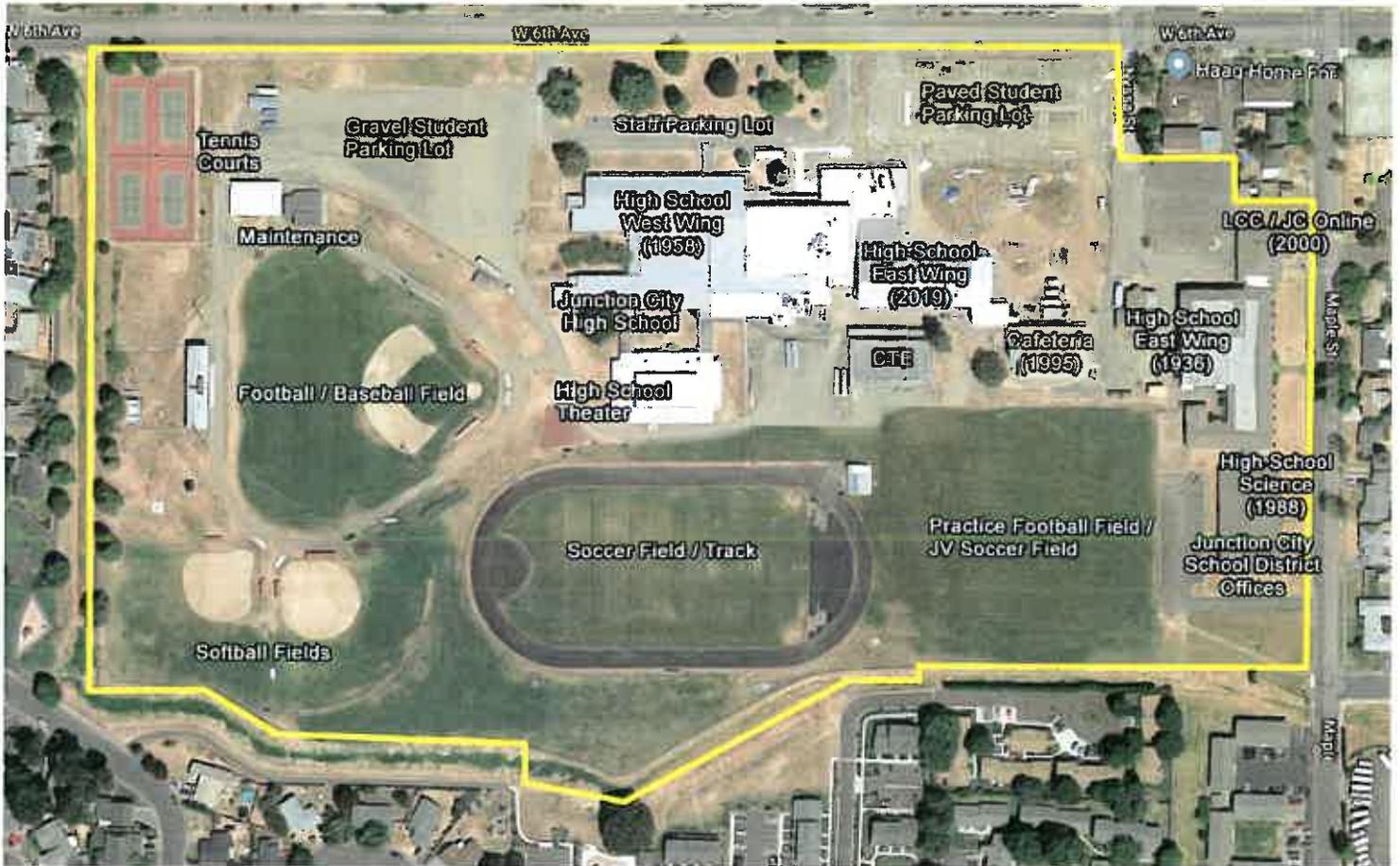
11.88 Acres



Junction City High School

1135 West 6th Avenue

35.49 Acres



Territorial Elementary School

92609 Territorial Road

28.5 Acres





**CITY OF JUNCTION CITY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
AND OPPORTUNITY TO COMMENT**

The Junction City Planning Commission will hold a public hearing on **Wednesday, November 20, 2019 at 6:30 pm, in the Council Chambers at City Hall, 680 Greenwood St.** to take testimony on the following land use application.

NATURE OF APPLICATION	Comprehensive Plan Amendment & Concurrent Rezone
APPLICABLE CRITERIA	Junction City Comprehensive Plan & Municipal Code Chapters 17.145, 17.150
APPLICANT/OWNER	Junction City School District
LOCATION (site)	East side of Rose St., south of the intersection with West 13 th Avenue
ASSESSORS MAP & TAX LOT	15-04-31-11-05902
ZONING	PL (Public Land)
FILE NUMBER	CPA-19-01/RZ-19-01
PROPOSAL	Proposed amendment to the Junction City Comprehensive Plan Designation Map from Public to Medium Density Residential; and an amendment to the Junction City Zoning Map from a zoning of Public Land to R2 (Duplex Residential)
STAFF CONTACT	Tere Andrews, Planning Technician, jcplanning@ci.junction-city.or.us or 541.998.2153

The purpose of this notice is to provide an opportunity to comment and express concerns you may have related to the approval criteria, prior to the Planning Commission's decision to recommend approval or denial of the proposal to the City Council.

Citizens may present testimony for or against the proposal by submitting written comments or by testifying at a public hearing on **Wednesday, November 20, 2019 at 6:30 p.m.**

In order that your written comments may be included in the staff report, please submit by **5:00 p.m. on Friday, November 1, 2019.** Written comments may be submitted:

- in person at 1171 Elm Street weekdays, 8:00am to 3:30 pm;
- by mail to: Junction City Planning Office, PO Box 250, Junction City OR, 97448;
- by fax to (541) 998-3140; or
- by e-mail to jcplanning@ci.junction-city.or.us

Your comments are important and will greatly improve the decision making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered.

The Planning Commission will review the request for compliance with applicable criteria based upon information in the application, the staff report and comments received and make recommendation to the City Council. Approval must include affirmative findings that are consistent with the Zoning Code and provisions of the Comprehensive Plan.



The staff report will be available for review in the Planning Office seven days before the public hearing. Copies of the applicable municipal code, the staff report, and related documents can be reviewed in the Planning Office or purchased for the cost of copying. The Junction City Municipal Code is available on the city's website at www.junctioncityoregon.gov. The public hearing will follow the city's land use hearing rules of procedure.

Failure to raise an issue at this opportunity for comment or hearing, in person or by letter, or failure to provide statements or evidence related to an issue sufficient to afford the decision maker an opportunity to respond to the issue, precludes reliance on that issue in any later appeal of the decision that will be made after consideration of the statements and evidence submitted, including an appeal to the Oregon Land Use Board of Appeals based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in circuit court.

Notice to mortgagee, lienholder, vendor, or seller: the Junction City Development code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.



Tere Andrews

From: Lydia Barnes [REDACTED]
Sent: Friday, November 01, 2019 2:12 PM
To: JCPlanning
Subject: Planning Commission Public Hearing

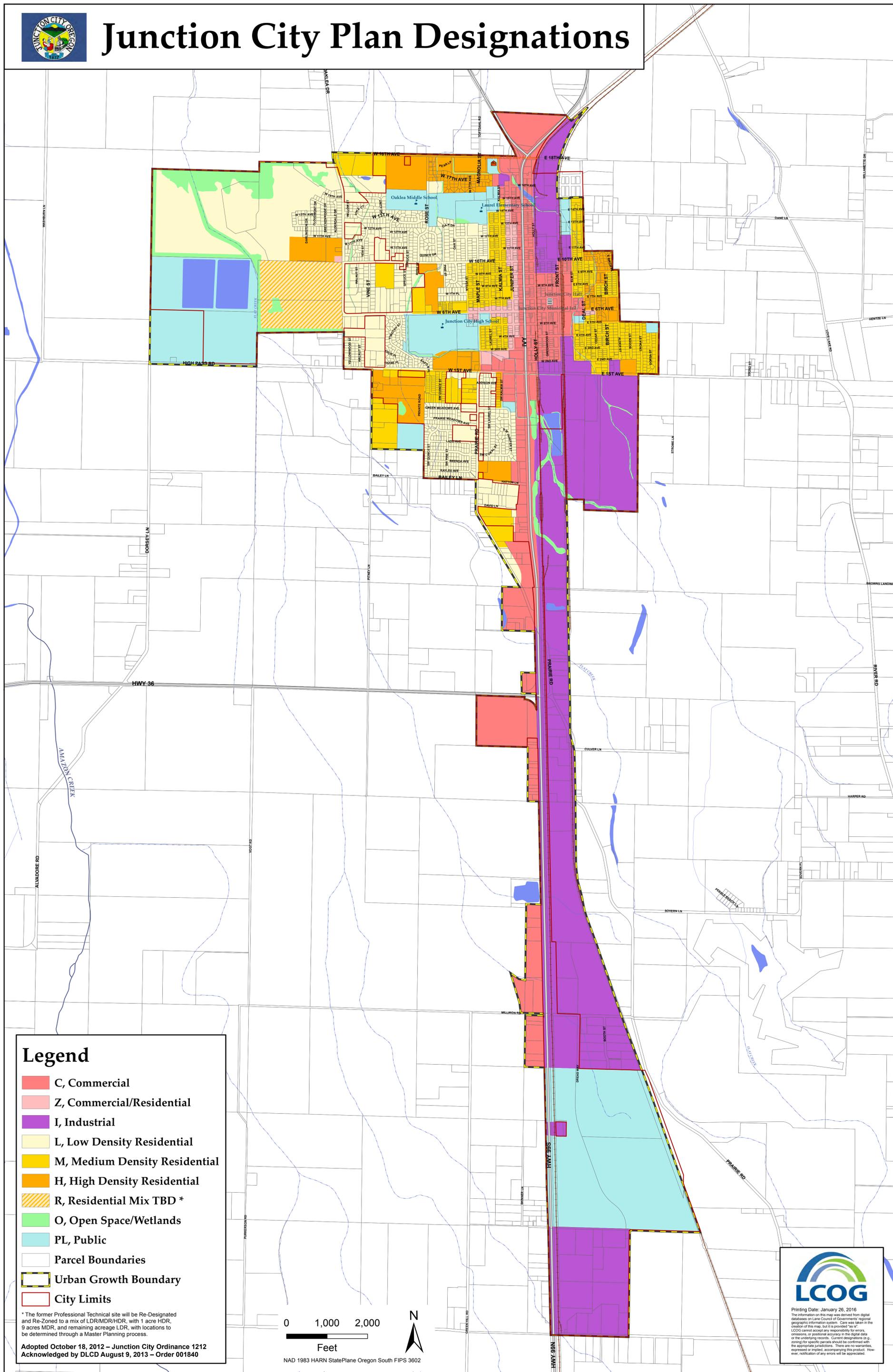
Dear City Council:

My husband and I own the residence at 1280 Rose St. and are submitting our concerns regarding the zoning site located on our street. We have many reservations regarding this situation, and would like our concerns to be taken seriously. The first concern we have is the safety issue; we currently have a lot of traffic on Rose St., especially during school hours, and building duplexes directly across from the middle school will only make things even more congested. Because of the traffic, we have numerous people who run stop signs, don't abide by the laws regarding school buses and school zones, and speed through our residential area; putting up duplexes will only make this a hundred times worse. Another concern is that our property value will diminish. We are in a neighborhood that a lot of Junction City residents refer to as the desirable area of town, but by putting up duplexes that will change and nobody who currently resides here will want to live here anymore (we certainly won't). A third issue is that duplexes, which will be rentals, bring about a certain type of people who tend to not care about abiding by laws or rules, and we do not want to see our neighborhood become like so many of the unsavory parts of this town. Fourth, this particular site in question is part of a field that is used by hundreds of people all year round. This field is one that hosts ball games, where residents walk and play with their dogs, and have school children of all ages passing through to get to school or their homes, or just to go and throw a ball around. If duplexes are erected in this area it will cause a safety issue for anyone who utilizes that field space, and I will certainly not allow my children to play over there anymore. The area around the middle school and Laurel elementary have hundreds of residents who have come to love having a space for their kids, pets and themselves to enjoy without having to worry about their safety, and you will be taking that away from them. And lastly, by building duplexes you are subjecting what will be left of the field to the infestation of garbage and possible drug paraphernalia, which will make us residents concerned for the safety of all of us. These duplexes won't solve any problems, but only bring about safety issues and concerns about property value. This build is something that neither my husband nor I want in our neighborhood, and hope that our concerns will be heard and weighed in the decision process.

Regards,
Michael and Lydia Schneider



Junction City Plan Designations

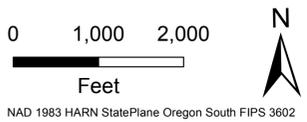


Legend

- C, Commercial
- Z, Commercial/Residential
- I, Industrial
- L, Low Density Residential
- M, Medium Density Residential
- H, High Density Residential
- R, Residential Mix TBD *
- O, Open Space/Wetlands
- PL, Public
- Parcel Boundaries
- Urban Growth Boundary
- City Limits

* The former Professional Technical site will be Re-Designated and Re-Zoned to a mix of LDR/MDR/HDR, with 1 acre HDR, 9 acres MDR, and remaining acreage LDR, with locations to be determined through a Master Planning process.

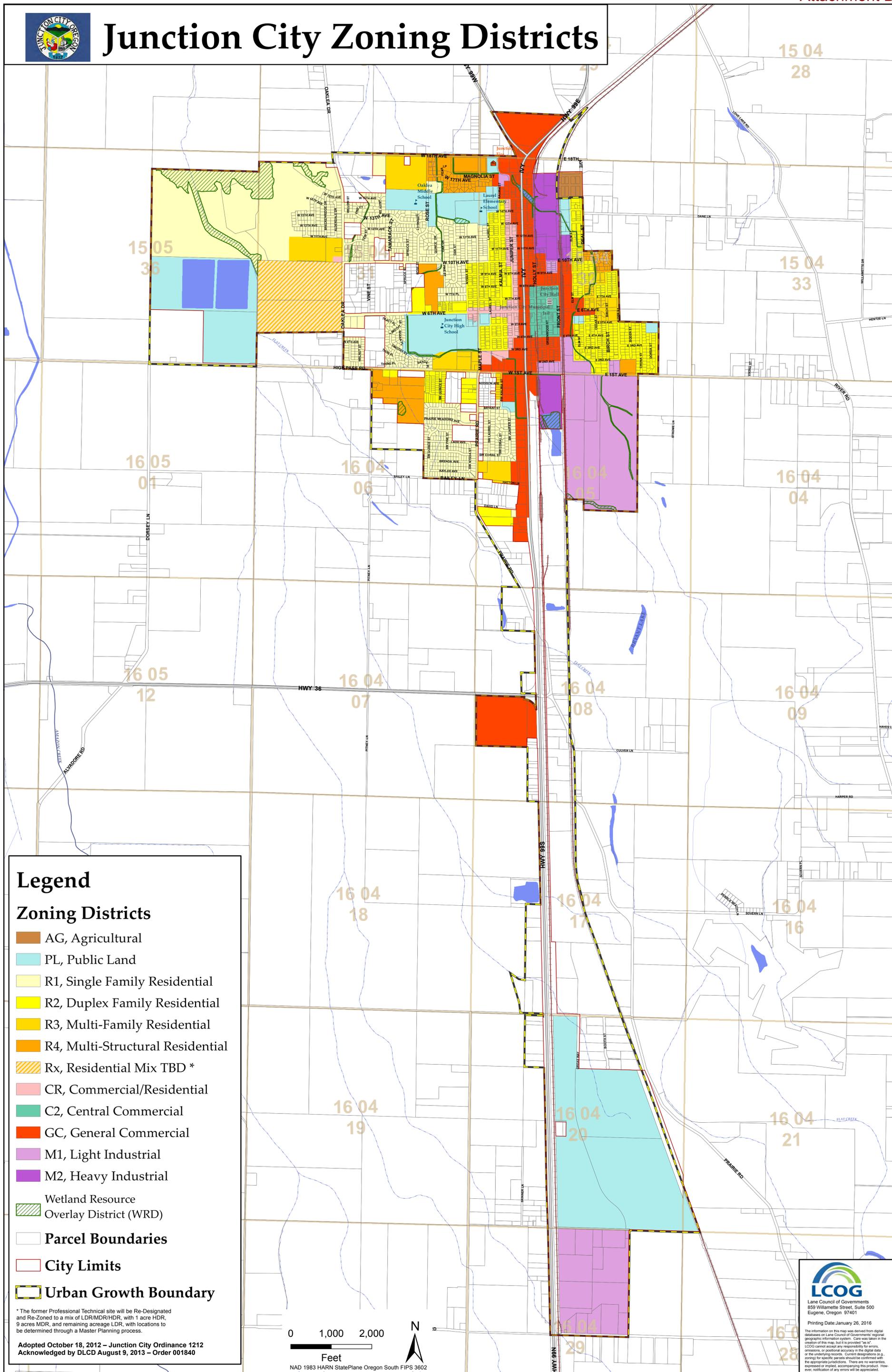
Adopted October 18, 2012 – Junction City Ordinance 1212
 Acknowledged by DLCD August 9, 2013 – Order 001840



Printing Date: January 26, 2016
 The information on this map was derived from digital databases on Lane County of Government's regional geographic information system. Care was taken in the creation of this map, but it is provided "as is". LCOG cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. Current designations (e.g. zoning) for specific parcels should be confirmed with the appropriate jurisdictions. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Junction City Zoning Districts



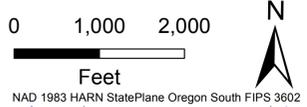
Legend

Zoning Districts

- AG, Agricultural
- PL, Public Land
- R1, Single Family Residential
- R2, Duplex Family Residential
- R3, Multi-Family Residential
- R4, Multi-Structural Residential
- Rx, Residential Mix TBD *
- CR, Commercial/Residential
- C2, Central Commercial
- GC, General Commercial
- M1, Light Industrial
- M2, Heavy Industrial
- Wetland Resource
- Overlay District (WRD)
- Parcel Boundaries
- City Limits
- Urban Growth Boundary

* The former Professional Technical site will be Re-Designated and Re-Zoned to a mix of LDR/MDR/HDR, with 1 acre HDR, 9 acres MDR, and remaining acreage LDR, with locations to be determined through a Master Planning process.

Adopted October 18, 2012 – Junction City Ordinance 1212
Acknowledged by DLCDD August 9, 2013 – Order 001840



LCOG
Lane Council of Governments
859 Willamette Street, Suite 500
Eugene, Oregon 97401
Printing Date: January 26, 2016

The information on this map was derived from digital databases on Lane Council of Governments' regional geographic information system. Care was taken in the creation of this map, but it is provided "as is". LCOG cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. Current designations (e.g., zoning) for specific parcels should be confirmed with the appropriate jurisdictions. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



**CITY OF JUNCTION CITY
Planning & Building Department
LAND USE APPLICATION**

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-4763 ■ Fax 541-998-2773 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Date Submitted:	Received By:	Fee Paid: \$	Supplemental Application:
------------------------	---------------------	---------------------	----------------------------------

Section 1

LAND USE ACTION (SEE TABLE 1):
Request to amend Junction City Comprehensive plan.

Section 2

Site Address: None	Location Description: East side of Rose Street, southwest of the Laurel ballfields and south of a portion of the bike/pedestrian trail.
Property Size: 1.41 Acres	Assessor's Map & Tax Lot #: 15-04-31-11 TL 5900
Present Use: Vacant	Proposed Use: None. No development plans at this time.
Brief Summary of Action Requested: A request to amend the Comprehensive Plan designation from Public Land to Medium-Density Residential.	
Are there other permit applications associated with this application? Yes If yes, list: See related zone change application.	

Section 3

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

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

Written authorization from the owner to act as his/her agent must be provided if not the owner of record

Section 4

Applicant: Junction City School District	
Address: 325 Maple Street, Junction City OR 97448	
Phone: 541-998-6311	E-Mail: kroddenord@junctioncity.k12.or.us
Property Owner: Junction City School District	
Address: 325 Maple Street, Junction City, OR 97448	
Phone: 541-998-6311	E-Mail: swhite@junctioncity.k12.or.us



**CITY OF JUNCTION CITY
Planning & Building Department
LAND USE APPLICATION**

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-4763 ■ Fax 541-998-2773 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Date Submitted:	Received By:	Fee Paid: \$	Supplemental Application:
------------------------	---------------------	---------------------	----------------------------------

Section 1

LAND USE ACTION (SEE TABLE 1):

Request to amend Junction City Zoning Map.

Section 2

Site Address: Not applicable.	Location Description: East side of Rose Street, south of a portion of the bike/pedestrian trail connecting Rose Street to Laurel Street.
Property Size: 1.41 Acres	Assessor's Map & Tax Lot #: 15-04-31-11 TL 5900
Present Use: Vacant	Proposed Use: None at this time.
Brief Summary of Action Requested: A request to amend City of Junction City Zoning Map to change the zoning from PL Public Land to R2 Duplex Family Residential.	
Are there other permit applications associated with this application? Yes If yes, list: See related Comprehensive Plan Amendment application.	

Section 3

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

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

Written authorization from the owner to act as his/her agent must be provided if not the owner of record

Section 4

Applicant: Junction City School District	
Address: 325 Maple Street, Junction City, OR 97448	
Phone: 541-998-6311	E-Mail: kroddenord@junctioncity.k12.or.us
Property Owner: Junction City School District	
Address: 325 Maple Street, Junction City, OR 97448	
Phone: 541-998-6311	E-Mail: swhite@junctioncity.k12.or.us

Contact: Teresa Bishow		Bishow Consulting LLC
Address: P.O. Box 50721		
Phone: 541-514-1029	E-Mail: teresa@bishowconsulting.com	

**City of Junction City
LAND USE APPLICATION**

Section 5	
Required Information	
	Written statement describing proposal in detail
	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
	Three (3) paper copies of application packet including any plan sets
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

Section 6		
Supplemental Application:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Attachment(S):	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Section 7	
Your signature below acknowledges the following:	
<ol style="list-style-type: none"> 1. Payment of the base fee may not cover the City's costs associated with processing the Application. Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City. 2. The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief. 3. Signer agrees to pay all direct costs associated with processing this land use application. 	
Applicant Signature:	
Date:	3/4/19

Contact: Teresa Bishow, Bishow Consulting LLC	
Address: P.O. Box 50721, Eugene OR 97405	
Phone: 541-514-1029	E-Mail: teresa@bishowconsulting.com

**City of Junction City
LAND USE APPLICATION**

Section 5	
Required Information	
	Written statement describing proposal in detail
	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
	Three (3) paper copies of application packet including any plan sets
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

Section 6		
Supplemental Application:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Attachment(S):	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Section 7
<p>Your signature below acknowledges the following:</p> <ol style="list-style-type: none"> 1. Payment of the base fee may not cover the City's costs associated with processing the Application. Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City. 2. The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief. 3. Signer agrees to pay all direct costs associated with processing this land use application. <p>Applicant Signature: </p> <p>Date: 3/4/19</p>

JUNCTION CITY SCHOOL DISTRICT

- **Comprehensive Plan Amendment**
 - **Zoning Map Amendment**

Submitted to:

**City of Junction City
1171 Elm Street
Junction City, OR 97448**

Submitted for:

**Junction City School District
325 Maple Street
Junction City, OR 97448**

Prepared by:



**P.O. Box 50721
Eugene, OR 97405**

March 6, 2019

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SUMMARY

DEVELOPMENT OBJECTIVE

The objective is to change the Junction City Plan Designation for a 1.41 acre vacant lot from Public Land to Medium Density Residential and to concurrently change the Zoning designation from PL Public Land to R2 Duplex Family Residential. There is no requested change to the WRD Water Resource Overlay District along the ditch on the eastern edge of the site. There are currently no development plans for the property.

PROPERTY HIGHLIGHTS

Property Owner: Junction City School District

Location: East side of Rose Street across from 13th Street and south of the gravel bike/pedestrian path. Please refer to [Exhibit A – Vicinity Map](#).



View of subject property looking northeast from Rose Street.

Site Address: None

Tax Lot: Lane County Assessor's Map 15-04-31-11, Tax Lot 5900 (as adjusted per City approved Property Line Adjustment (PLA-19-03))

Acreage: 1.41 Acres

Existing Junction City Plan Designation: Public Land

Existing Zoning: PL Public Land with WRD Water Resources District along drainage ditch.

Existing Land Use: Vacant

Adjacent Land Uses: To the north and northeast of the subject property is a small parking area and ballfields. To the west, south, and east of the subject property are single family homes. To the northwest of the subject property is the Oaklea Middle School. Refer to Exhibit A – Vicinity Map and Exhibit B – Aerial Photo.



View looking west towards Rose Street. Subject Property located south of gravel path.

PLANNING APPLICATION OVERVIEW

The applicant requests concurrent review of the following applications:

- Comprehensive Plan Amendment to change the designation of the property from Public to Medium Density Residential. Refer to Exhibit C – Plan Designations Map.
- Zoning Map amendment to change the zoning from PL Public Land to R2 Duplex Residential. Refer to Exhibit D – Zoning Map.

APPLICATION FILING

The applications to amend the Junction City Comprehensive Plan and Zoning Map are filed in accordance with the Junction City Municipal Code (JCMC) Section 17.145.

PRIOR RELATED LAND USE APPLICATION

Property Line Adjustment (PLA-19-03)

On January 24, 2019, the Junction City School District submitted a Property Line Adjustment application. The Assessor's Map and survey map are attached hereto as Exhibit E – Assessor's Map and Exhibit F – Survey Map. On February 19, 2019, the City deemed the application "complete" for processing. On March 6, 2019 the City Planner approved the application resulting in the new lot configuration for the subject property.

APPROVAL CRITERIA & SUPPORTING EVIDENCE

COMPLIANCE WITH COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA

The Junction City Comprehensive Plan contains guidance for reviewing plan amendments. Key sections are listed below in *italics*.

Comprehensive Plan Organization

Under Oregon's land use system, the Comprehensive Plan is the controlling land use document. The Junction City Comprehensive Plan includes:

- *Goals, objectives and policies that serve as a guide for both public officials and the general public to define the direction, quality and quantity of future development and to evaluate decisions and weigh the possible effects on the future of the community;*
- *Functional plans (such as the Transportation System Plan, Public Facilities Plan, Parks and Open Space Plan, and Refinement Plans); and*
- *Background documents (such as the City's population projection, Economic Opportunities Analysis, Residential Buildable Lands Inventory, Local Wetlands Inventory and Commercial Building Inventory). Background documents do not include mandatory plan policies, but inform the text and policy direction found in the Comprehensive Plan.*

In addition to functional plans, the primary means of carrying out the Comprehensive Plan area land use regulations such as zoning, annexation and subdivision ordinances...(JCCP page 4)

Oversight by the Land Conservation and Development Commission

Once a plan or code document is "acknowledged" by LCDC, the City can rely on the document when making land use decisions. The Department of Land Conservation and Development (DLCD) is responsible for reviewing amendments to acknowledged plans and land use regulations. Amendments to Junction City's adopted and acknowledged Comprehensive Plan, functional plans, background documents, and implementing land use regulations,

- *Must be adopted by ordinance; and*
- *Require notification to the Department of Land Conservation and Development. (JCCP page 4)*

Periodic Review of the Planning Process

Bi-yearly review of the comprehensive plan text and map will occur...Specific applications for changes in land use designations will occur in a timely, expeditious manner through the public hearing process. (JCCP page 6)

CONSISTENCY WITH STATEWIDE GOALS

Under Oregon's land use system, amendments to comprehensive plans shall be consistent with Statewide goals. Statewide goals are listed below in ***bold italics***, followed by findings demonstrating the proposed Comprehensive Plan amendment is consistent with the goals.

Goal 1: Citizen Involvement – “To develop a citizen involvement program to insure the opportunity for citizens to be involved in all phases of the planning process.”

Response. The City of Junction City has a citizen involvement program that is acknowledged by the State as in compliance with Goal 1. This Plan amendment and related land use applications are being reviewed as a Type IV procedure. This procedure includes opportunities for citizens to be involved including two public hearings. Requirements under Goal 1 are met by adherence to the citizen involvement processes required by the Junction City Comprehensive Plan and implemented by the Junction City Municipal Code, Chapter 17, Type IV land use application review procedures. This application complies with the JCMC Type IV procedures and thus complies with Goal 1.

Goal 2: Land Use Planning – “To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.”

Response. Goal 2 requires local plans and regulatory measures to be consistent with statewide goals and land use decisions to be supported by an adequate factual basis. Goal 2 also requires that comprehensive plan amendments be adopted after a public hearing by the governing body that provides citizens an opportunity to comment on the proposed amendment. The JCMC implements Goal 2 by providing state-acknowledged procedures and criteria governing land use decisions. This Comprehensive Plan amendment and related applications will be considered by the Planning Commission and City Council following two public hearings. This application complies with the requirements of the JCMC and thus complies with Goal 2.

Goal 3: Agricultural Lands

Response. The property does not contain agricultural lands. Goal 3 is not applicable.

Goal 4: Forest Lands

Response. The property does not contain forest lands. Goal 4 is not applicable.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces- “To protect natural resources and conserve scenic and historic areas and open spaces.”

Response. Goal 5 requires local governments to inventory natural resources and assess the consequences of allowing, prohibiting, or limiting conflicting uses. There are no inventoried significant Goal 5 resources in Junction City, with the exception of wetlands.

The Junction City Local Wetland Inventory and Wetland Protection Program were acknowledged as in compliance with the Goal 5 administrative rule (OAR 660-023). The subject property contains a wetland classified as a Central Canal identified as a PEMCx: Palustrine emergent, seasonally flooded, excavated. Please refer to Exhibit G- Junction City Wetland Inventory.



View of wetland along the eastern edge of the subject property. View looking south following moderate rainfall. The base of the mature large trees are located near the top of the bank.

To implement the Junction City Comprehensive Plan and to satisfy the requirements of Goal 5, the City adopted the Wetland Resources Overlay District (WRD) to conserve locally protected wetlands and the DSL approved wetland mitigation sites while also ensuring an economically feasible and beneficial use of property.

The proposed Comprehensive Plan amendment will change the plan designation from Public Land to Medium Density Residential. There is no change proposed to the Comprehensive Plan Goal 5 program or the regulatory measures.

Goal 6: Air, Water and Land Resources Quality – “To maintain and improve the quality of the air, water and land resources of the state.”

Response. Goal 6 requires local governments to establish programs to maintain and improve air, water and land resources. The Junction City Comprehensive Plan and local regulations effecting environmental resources was acknowledged as in compliance with Goal 6. The proposed Plan amendment will not result in a change to the overlay zone or any of the City regulations intended to protect the environment.

Goal 7: Areas Subject to Natural Disasters and Hazards

Response. The subject property is not identified by the City as subject to natural disasters or natural hazards. Goal 7 is not applicable.

Goal 8: Recreation Needs

Response. Goal 8 requires local governments to assess the recreational needs of the community and ensure there is sufficient park and open space areas to meet projected growth.

Junction City complied with Goal 9 thru adoption of the “Parks and Paths of Junction City – An Integrated Parks, Open Space and Trails Master Plan” by Resolution No 1015 on May 11, 2010. The parks plan assessed community needs for parks and open space and provided a set of recommendations for acquisition and improvements.

The Laurel Elementary School is described in the Comprehensive Plan as containing a “School Park” that is owned by the School District and available to residents and/or organized groups during non-school hours. (See Plan page 67.) The subject property is vacant and does not contain any park improvements. It was not included in the inventory as either an existing or future City park site. The proposed Plan amendment will not adversely impact the nearby ballfields adjacent to Laurel Elementary School.

Goal 9: Economy of the State

Goal 9 requires local governments to estimate the amount of commercial and industrial land that will be needed over the planning period. The subject property was not identified as part of the Junction City buildable land inventory for future commercial or industrial development. The proposed Plan amendment will not effect the City’s compliance with Goal 9.

Goal 10: Housing – “At a minimum, local comprehensive plans and policies that address housing must meet the requirements of Statewide Planning Goal 10. Goals: (1) describe characteristics of the existing mix and density of housing in Junction City; (2) Describe recent residential development trends in the City; (3) Evaluate housing affordability; and (4) Project future need for housing in Junction.”

Goal 10 requires local governments to estimate the projected population growth and the need for residential land over the planning period. The Housing Chapter of the Comprehensive Plan identifies housing and land needs for the 2011- 2031 planning period. In 2012, during review of the Junction City Comprehensive Plan Amendments related to expansion of the Urban Growth Boundary, the findings concluded that Junction City had a deficit of 26 acres of medium density residential land. To address the deficit, Junction City added 16 acres of MDR land and 10 acres of parkland. The proposed Plan amendment will provide 1.42 acres of additional MDR land which could be developed either for medium density residential use or parkland consistent with the Plan designation.

Goal 11: Public Facilities and Services – “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Response. The Junction City School District has determined the property to be excess land and not needed by the school district. The change in plan designation to Medium Density Residential will still allow certain types of public facilities and services. The property is located within Junction City and currently is provided the full range of urban public facilities and services. The proposal will not affect the City or other service providers’ ability to provide public services. The Comprehensive Plan amendment and related application complies with Goal 11.

Goal 12: Transportation – “To provide and encourage a safe, convenient and economic transportation system.”

Response. The Comprehensive Plan designates the subject property as Public Land. This designation is intended to provide land for a broad range of public uses such as schools, parks, and government offices. The proposed Plan amendment to change to the designation to Medium Density Residential does not include a specific development proposal. The proposed Plan amendment will not have a significant transportation impact.

The Comprehensive Plan contains the following applicable policy and proposed improvements:

TSP-1c – “Streets, bikeways, and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient non-motorized circulation within the community . . . [a]ll new streets shall provide bicycle and pedestrian facilities.”

SW-4 – Proposed Pedestrian Improvements – “Rose St: W 18th Ave to W 13th Ave – Sidewalk infill

BL-1 – Proposed Bicycle Improvements – “Rose St: W 18th Ave to W 13th Ave: Bike Lanes – Roadway

The proposed Plan amendment will not adversely effect the bike/pedestrian path to the west of the subject property or the bridge over the drainage ditch. The proposed Plan amendment will also not change any City requirements for public improvements on the north side of Rose Street at such time as the property is developed.

Goal 13: Energy Conservation

Response. There are no non-renewable resources on the property. All new development will be required to comply with local, state and federal codes related to energy conservation.

Goal 14: Urbanization – “To provide an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

Response. This Comprehensive Plan amendment does not propose to expand the Urban Growth Boundary thus does not require a review of the transition of rural to urban land uses. Therefore, the provisions of Goal 14 and OAR Chapter 660, Division 24 (Urban Growth Boundaries) are not applicable.

Goal 15: Willamette River Greenway

Response. The property is not in the Willamette River Greenway. Goal 15 is not applicable.

Goals 16 thru 19 – Coastal Goals

Response. The property is not located on the coast. Goals 16 thru 19 are not applicable.

COMPLIANCE WITH ZONE CHANGE APPROVAL CRITERIA

The Junction City Municipal Code (JCMC) contains provisions related to amendments to the zoning map as shown below in *bold italics*.

17.145.010 Authorization to initiate amendments.

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.

17.145.020 Application and fee.

An application for amendment by a property owner or his authorized agent shall be filed with the city. The application shall be accompanied by a fee equal to the average cost of such applications as established by the city council.

Response. The property owner initiated this application and paid the required fee in compliance with JCMC Sections 17.145.010 and 17.145.040 above.

17.145.030 Public hearing on amendment.

A. Notice of Hearing. Notice of time and place of the public hearing before the planning commission and of the purpose of the proposed amendment shall be given by the city in accordance with JCMC 17.150.070 and 17.150.080.

B. Recess of Hearing. The planning commission may recess a hearing in order to obtain additional information or to serve further notice upon other property owners or persons it decides may be interested in the proposed amendment. Upon recessing for this purpose, the commission shall announce the time and date where the hearing will be resumed.

C. Notice and Hearing Before City Council. After the hearing and recommendations have been made by the planning commission, the city councils shall hold a public hearing on the proposed amendment. Notices of the hearing shall be by one publication in a newspaper of general circulation in the city not less than five days nor more than 20 days prior to the date of hearing.

Response. Upon approval of the Comprehensive Plan amendment, the proposed zone change to R2 Duplex Family Residential will be consistent with the Medium Density Residential plan designation. The proposed Zoning Map amendment is also consistent with the following Comprehensive Plan policies:

Environmental

E. Junction City shall apply the Wetland Resources Overlay District (WRD) to wetlands identified for local protection in the 2012 ESEE Analysis and to wetland mitigation sites approved by the Division of State Lands. (Plan page 13)

Response: The City implemented the above policy by adopting and applying the Water Resource Overlay District. The proposed zone change will not alter the location of the WRD

overlay zone along the drainage ditch on the eastern edge of the subject property. The WRD will continue to provide local protection for the drainage ditch on the subject property.

Urbanization – Residential Land Use

The City has a mix of residential land densities and types to meet the varying needs for different housing. The City encourages the utilization of existing vacant and partially vacant lots to promote a more compact urban growth form. The City also encourages the compatible integration of different land uses such as single- and multi-family dwellings, and mixed use residential/commercial buildings through the development and use of development standards... (Plan page 17)

Response: The proposed zone change will stimulate use of an existing vacant lot in an area already served by public facilities versus expanding outward onto farm land. The R2 zoning will allow a mix of housing types compatible with surrounding properties.

Transportation

TSP-1c – “Streets, bikeways, and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient non-motorized circulation within the community . . . [a]ll new streets shall provide bicycle and pedestrian facilities.” (Plan page 43)

SW-4 – Proposed Pedestrian Improvements – “Rose St: W 18th Ave to W 13th Ave – Sidewalk infill (Plan page 47

BL-1 – Proposed Bicycle Improvements – “Rose St: W 18th Ave to W 13th Ave: Bike Lanes – Roadway (Plan page 52)

Response: As stated previously, the proposed zone change will not adversely impact the Plan policy and transportation improvements listed above. The existing bike/pedestrian path to the west of the subject property is not part of the pending applications. The proposed pedestrian and bicycle improvements to Rose Street will not be impacted by the change to the Comprehensive Plan or Zoning Map.

Public Facilities

It is the goal of this plan to provide public facilities in an efficient and timely manner at levels in excess of projected demands. (Plan page 55)

Response: The subject property is located within the City limits and can be provided the full range of public facilities and services. The size of the subject property will not strain public resources nor hinder the ability and location of the site do not conflict with any specific public facility plan policies.

Parks and Recreation (Excerpt from Comprehensive Plan page 67)

School Park – These are parks owned by the School District and residents and/or organized groups are allowed to use the school grounds during non-school hours.

There are three school parks within Junction City in 2010. These include:

- ***Junction City High School***
- ***Oaklea Middle School***
- ***Laurel Elementary School***

Trails and Connectors – These parks provide a system of open spaces that use public dedications, easements, and right of ways to provide for pedestrians and bicyclists. The city has established a Bike Path Reserve Fund used specifically for funding the construction of additional bike paths. A portion of these funds come from the state gasoline tax.

There are four dedicated off street trail connections within the City.

- A. West of the High School connecting 6th Avenue with Timothy Land.***
- B. Extension of 5th Street to Bergstrom Park.***
- C. Extension of 13th Street to Laurel Elementary and Rose Street.***
- D. East-west from 18th Street to West Juniper.***

Response: The proposed zone change will not impact the ballfields next to Laurel Elementary or the off street trail connection between Laurel Elementary School and Rose Street.

Developers of new subdivisions shall be required to provide for the recreational needs of their residents as defined in the Subdivision Ordinance. (Plan page 69)

Response: Approval of the proposed zone change would allow the property to be subdivided for new single-family homes or duplexes. Any new subdivision will be required to comply with City standards including minimum open space for residents.

Housing

The City of Junction City shall periodically assess the housing needs and desires of Junction City residents to formulate or refine specific action programs to meet those needs... (Policy 1, page 123)

The City of Junction City shall plan for an maintain a residential buildable land inventory consistent with the following density and housing mix:

For all housing maintain an overall minimum density of at least 5 dwelling units per net acre.

Maintain a land base that allows for the following housing mix by plan designation (as measured by the percentage of dwelling units that must be allowed by zoning): 55% low density residential; 25% medium density residential; 20% high-density residential. (Policy 2, page 123)

The City of Junction City shall coordinate planning for housing with provision of infrastructure. The Planning Department shall coordinate with other city departments and state agencies to ensure the provision of adequate and cost-effective infrastructure to support housing development. (Policy 7, page 12)

Response: The housing policies above are directives to the City to monitor and maintain residential buildable land to meet projected growth. The proposed zone change will increase the supply of buildable land for medium density housing. The proposed R2 zone will limit the type of dwellings to single-family homes and duplexes to ensure development will be compatible with the nearby homes and schools.

CONCLUSION

In conclusion, there is clear and compelling evidence that the Junction City School District applications can be approved.

Please contact me if you have any questions or need further information. I can be reached at 541-514-1029 or teresa@bishowconsulting.com.

Sincerely,

Teresa Bishow

Teresa Bishow, AICP
Bishow Consulting LLC



END OF WRITTEN STATEMENT.



Subject Property



Junction City School District

Exhibit A

Vicinity Map

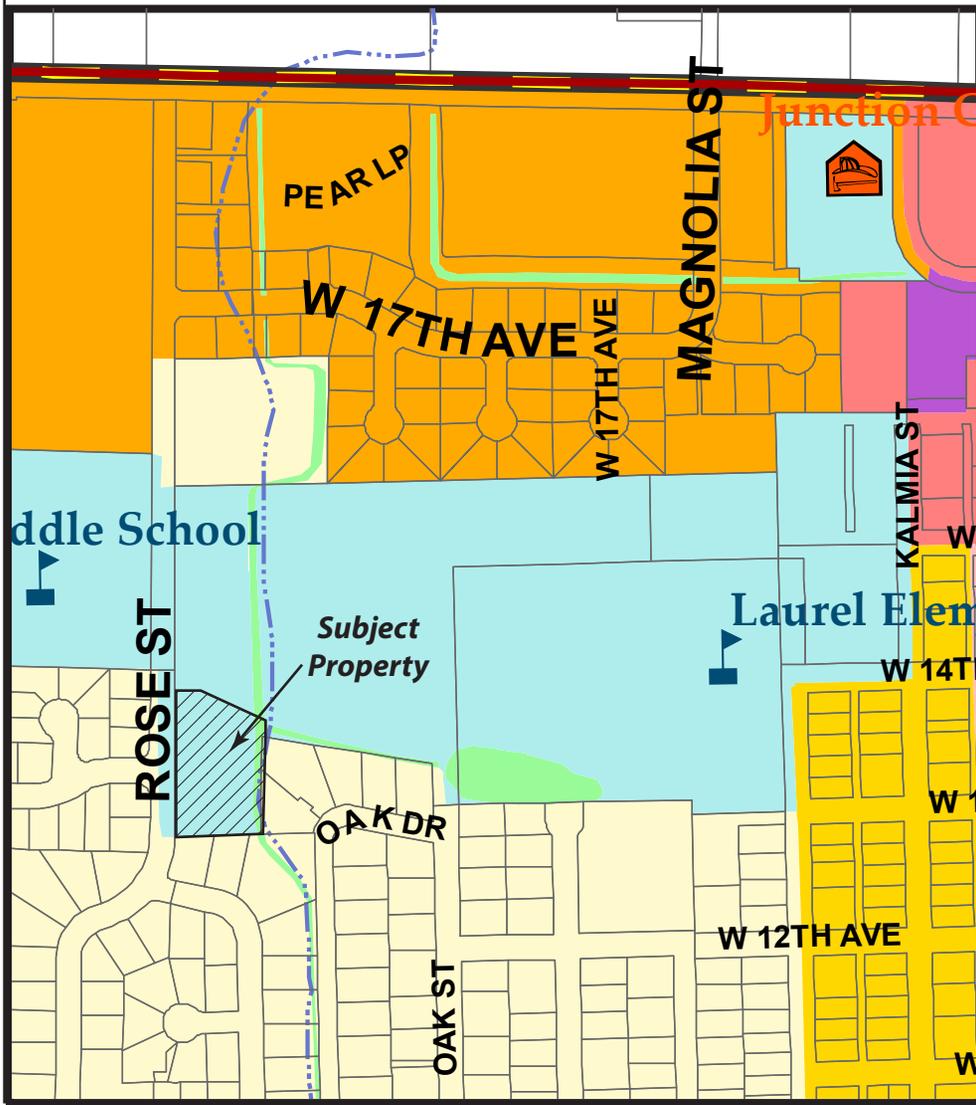


scale 1" = 200'
0 50 100 200 Feet

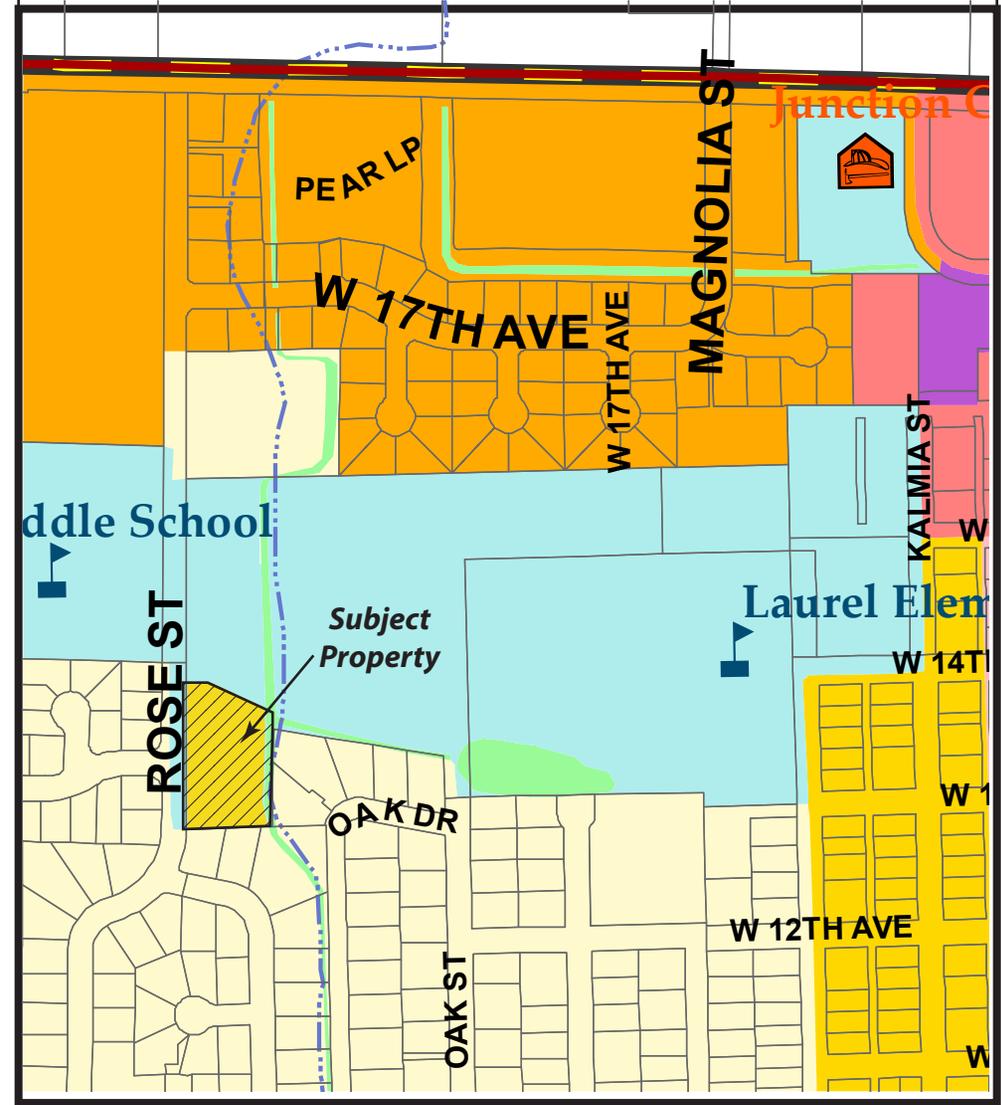
Junction City School District

Exhibit B
Aerial Photo

EXISTING PLAN



PROPOSED PLAN



Legend

- C, Commercial
- Z, Commercial/Residential
- I, Industrial

- L, Low Density Residential
- M, Medium Density Residential
- H, High Density Residential
- R, Residential Mix TBD *
- O, Open Space/Wetlands
- PL, Public
- Parcel Boundaries
- Urban Growth Boundary
- City Limits

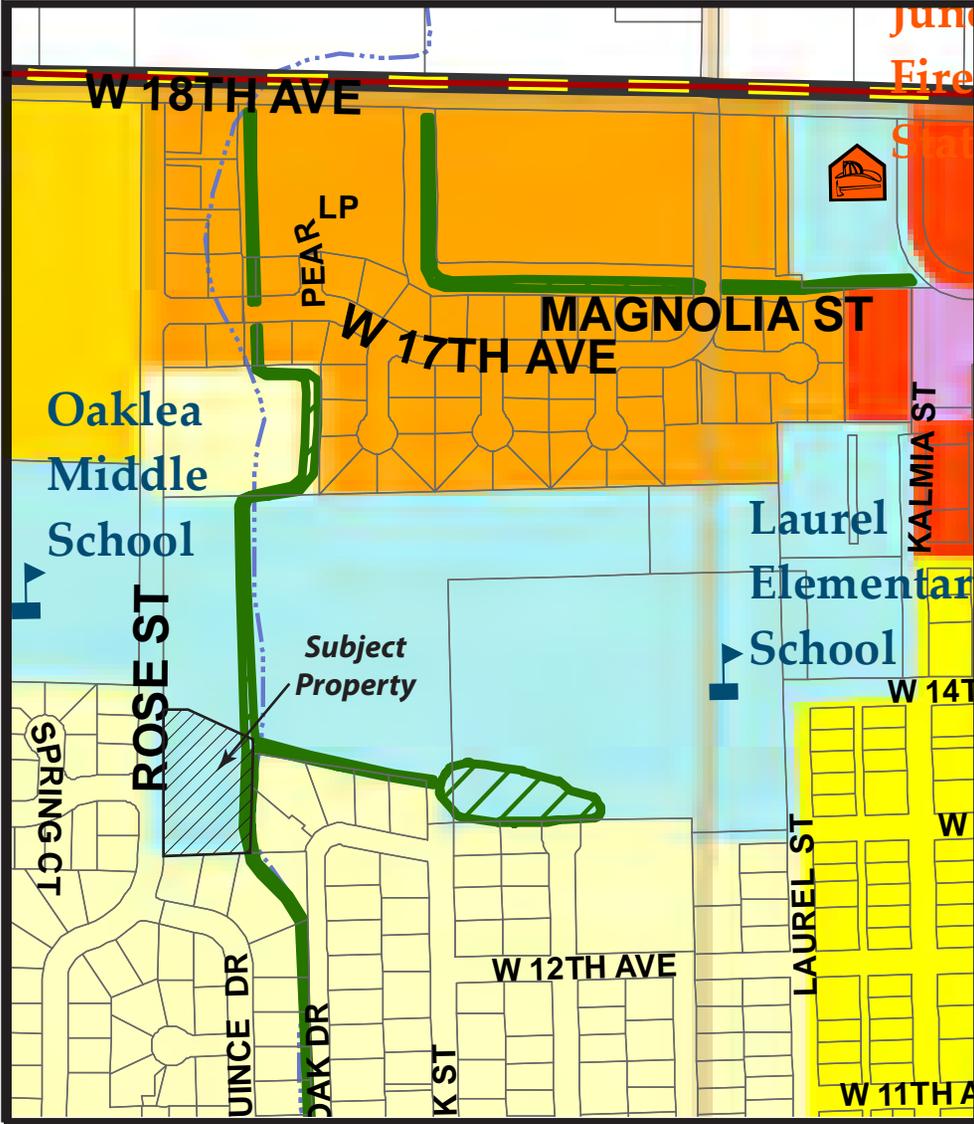
Adopted October 18, 2012 – Junction City Ordinance 1212
 Acknowledged by DLCD August 9, 2013 – Order 001840

**Junction City
 School District**

**Exhibit C
 Plan
 Designations
 Map**
 1" = 400'



EXISTING ZONING



PROPOSED ZONING



Attachment E

Legend

- | | | |
|-------------------------------|----------------------------------|------------------------|
| AG, Agricultural | R4, Multi-Structural Residential | M1, Light Industrial |
| PL, Public Land | Rx, Residential Mix TBD * | M2, Heavy Industrial |
| R1, Single Family Residential | CR, Commercial/Residential | Wetland Resource |
| R2, Duplex Family Residential | C2, Central Commercial | Overlay District (WRD) |
| R3, Multi-Family Residential | GC, General Commercial | |

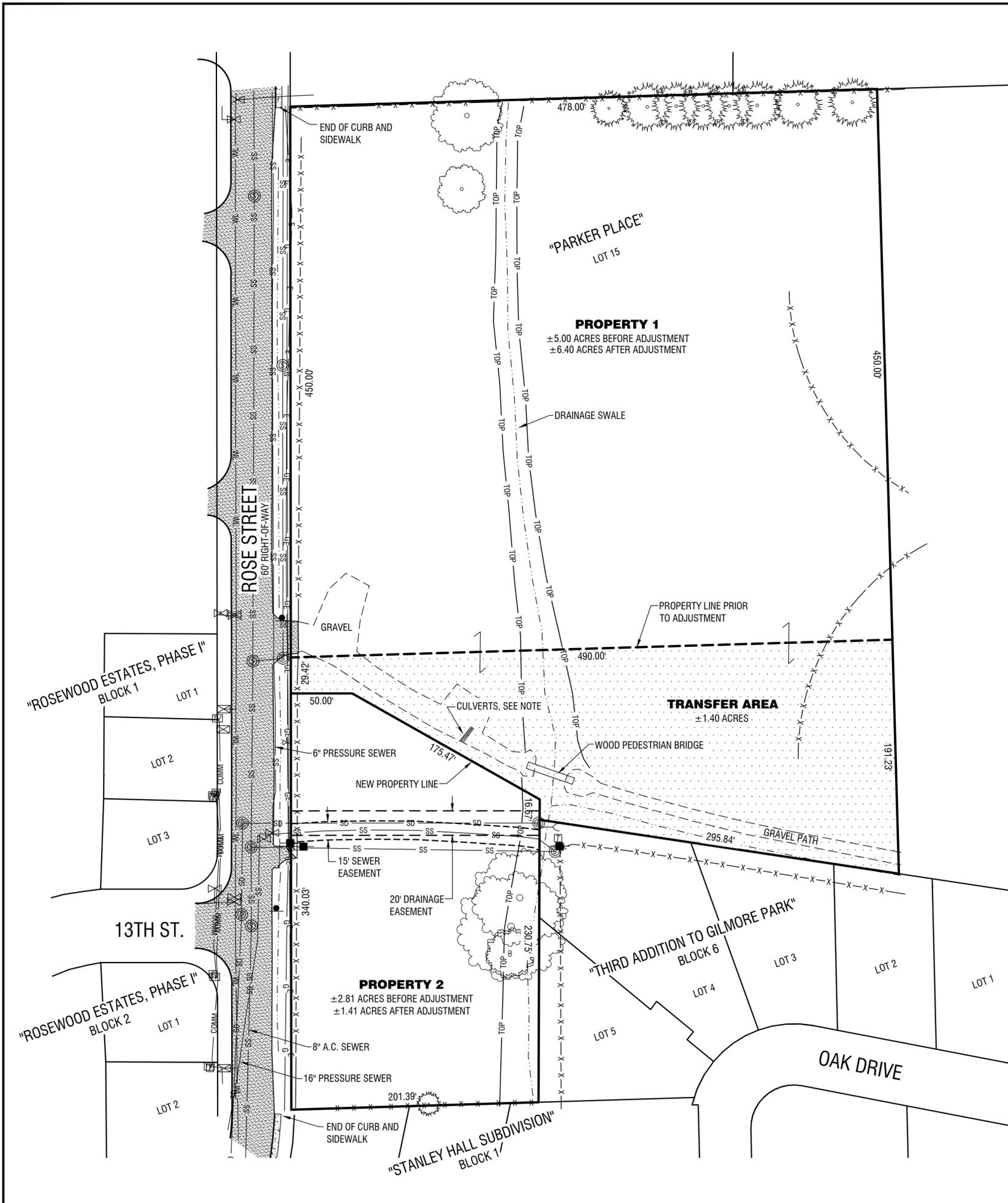
Adopted October 18, 2012 – Junction City Ordinance 1212
 Acknowledged by DLCD August 9, 2013 – Order 001840

**Junction City
 School District**

Exhibit D
Zoning Map
 1" = 400'



TENTATIVE PROPERTY LINE ADJUSTMENT FOR JUNCTION CITY SCHOOL DISTRICT LYING IN NE 1/4 SEC 31, T 15S, R 4W, W.M. LANE COUNTY, OREGON JANUARY 22, 2019



NOTES:
THE PURPOSE OF THIS SURVEY IS TO ADJUST A COMMON PROPERTY LINE BETWEEN PROPERTY 1 AND PROPERTY 2 AS SHOWN.

PROPERTY 1 IS ALSO KNOWN AS LOT 15 OF "PARKER PLACE" SUBDIVISION. PROPERTY 2 IS ALSO KNOWN AS THE REMAINDER OF LOT 16 OF "PARKER PLACE".

CULVERTS SHOWN ARE 8" PVC. THESE CULVERTS ARE FULL OF GRAVEL AND ARE BROKEN AT THE ENDS.

THERE WAS VERY LITTLE WATER IN THE DRAINAGE SWALE AT THE TIME OF THE SURVEY. THE BOTTOM OF THIS SWALE IS VERY FLAT AND THE DIRECTION OF FLOW COULD NOT BE DETERMINED.

THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY.

THERE ARE SIDEWALKS ON THE WEST SIDE OF ROSE STREET. THE TOPOGRAPHY STOPS AT THE CURB EXCEPT FOR UTILITIES SHOWN.

THE 15' SEWER EASEMENT SHOWN IS CENTERED ON THE EXISTING SEWER FORCE MAIN AS RECORDED AUGUST 30, 1967 AS RECEPTION NO. 96554.

THE 20' DRAINAGE EASEMENT WAS RECORDED AUGUST 05, 1976 AS RECEPTION NO. 7640036.

PROPERTY 1 INFO:

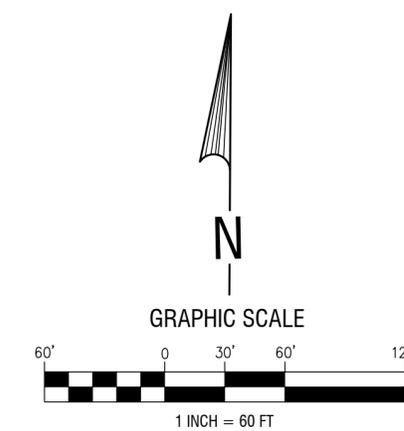
OWNERS: JUNCTION CITY SCHOOL DISTRICT
DEED: R1216 / 8232128
ZONE: PL - PUBLIC LAND & WRD - WETLAND RESOURCE OVERLAY DISTRICT
TAX MAP: 15-04-31-11
TAX LOT: 5900 (A PORTION THEREOF)
AREA: ±5.00 ACRES BEFORE ADJUSTMENT
±6.40 ACRES AFTER ADJUSTMENT

LEGEND:

- BOUNDARY LINE
- SANITARY SEWER
- STORM DRAIN LINE
- WATER LINE
- APPROXIMATE TOP OF BANK
- DITCH LINE
- FENCE LINE
- NATURAL GAS LINE
- COMMUNICATIONS LINE
- HATCH INDICATES ASPHALT
- HATCH INDICATES TRANSFER AREA
- UTILITY POLE
- DOWN GUY
- WATER METER
- WATER VALVE
- SIGN
- STORM MANHOLE
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC RISER
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPERTY 2 INFO:

OWNERS: JUNCTION CITY SCHOOL DISTRICT
DEED: R1216 / 8232128
ZONE: PL - PUBLIC LAND & WRD - WETLAND RESOURCE OVERLAY DISTRICT
TAX MAP: 15-04-31-11
TAX LOT: 5900 (A PORTION THEREOF)
AREA: ±2.81 ACRES BEFORE ADJUSTMENT
±1.41 ACRES AFTER ADJUSTMENT



REGISTERED
PROFESSIONAL
LAND SURVEYOR
DIGITAL COPY
OREGON
JAN. 9, 2007
JAMEY S. MONTOYA
#78508
EXPIRES: 12/31/2020

M

ONTOYA

LAND SURVEYING LLC

P.O. BOX 250
BROWNSVILLE, OR. 97327
(541)-221-2427

City of Junction City LOCAL WETLAND INVENTORY

LOCAL WETLAND INVENTORY
Junction City - Northeast

Attachment



- UGB / Study Area
- City Limits
- Tax Lots
- Township (PLSS)
- Range (PLSS)
- Highways
- Railroads
- Streams
- Ponds
- ★ Probable Wetland (PW)
- ▲ Offsite Observation Point
- × Sample Plot
- Wetlands
- Wetlands with DSL delineation
- Hydric Soils Outside UGB
- Floodplain
- Watershed Boundary

0 250 500 1,000 Feet

Cowardin Codes
 PEM: Palustrine emergent
 PEMF: Palustrine emergent, farmed
 PEMC: Palustrine emergent, forested, broad leaved deciduous
 PFO: Palustrine forested, broad leaved deciduous
 PUB: Palustrine unconsolidated bottom
 PUBF: Palustrine unconsolidated bottom, excavated
 PUBH: Palustrine unconsolidated bottom, semi-permanently flooded, impounded
 PABF: Palustrine aquatic bed, semi-permanently flooded, excavated

Wetland Codes
 BC: Bergstrom Canal
 CC: Central Canal
 EC: Eastern Canal
 FC: Flat Creek
 WC: Western Canal

Prepared By: Winterbrook Planning, June 2011
 Projection: Oregon Lambert conformal conic
 Datum: NAD 83; Units: International feet: 3.28084;
 Spheroid: GRS1980
 Absolute Scale: 1:2,400
 Map Scale: 1 inch = 200 feet (36" x 48")

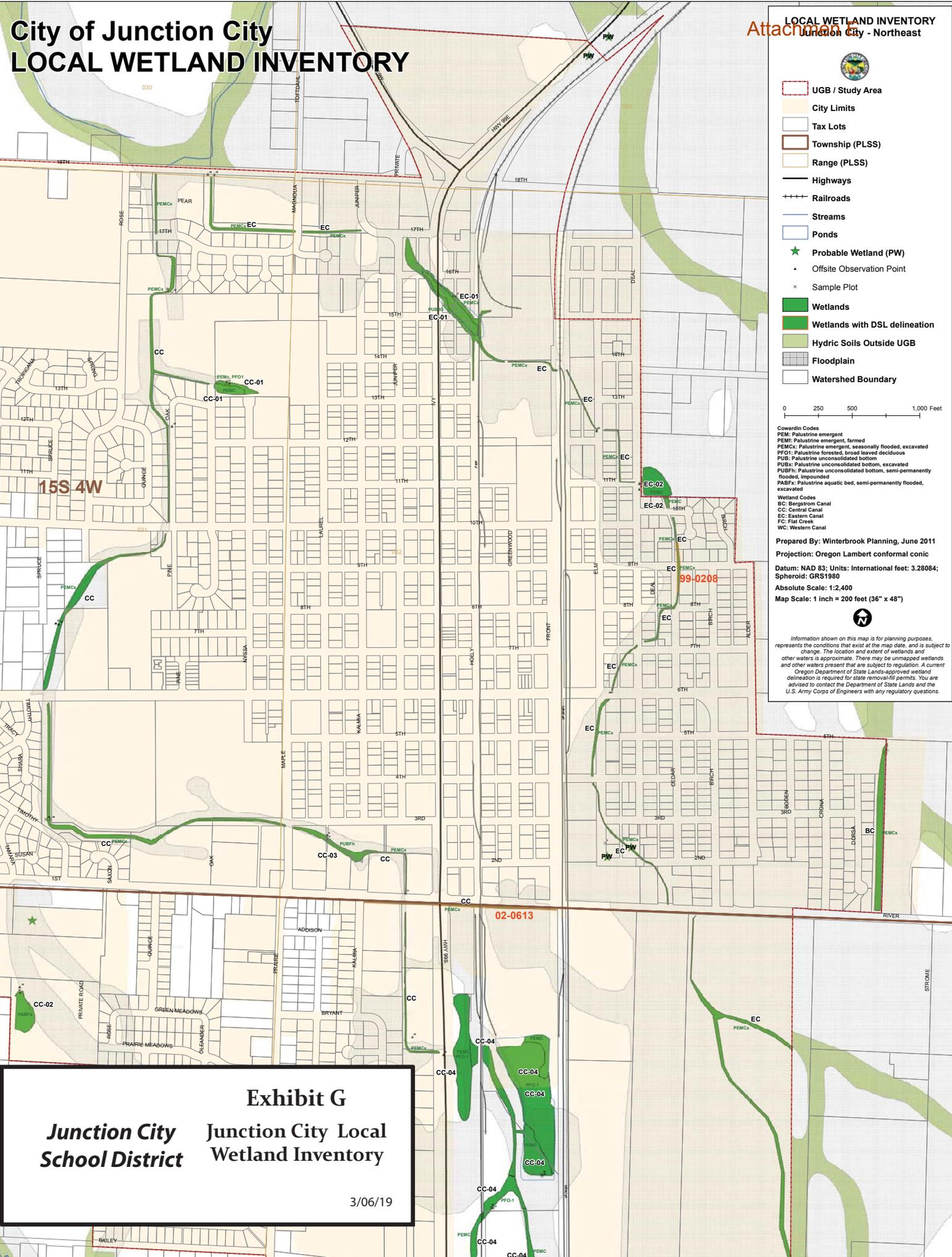


Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

Exhibit G

Junction City School District Junction City Local Wetland Inventory

3/06/19



Lane County Clerk
Lane County Deeds and Records

2019-012231



01775792201900122310020021

\$92.00

04/02/2019 03:34:19 PM

RPR-DEED Cnt=1 Pgs=2 Stn=15 CASHIER 05
\$10.00 \$11.00 \$61.00 \$10.00

After recording return to:

Junction School District
325 Maple Street
Junction City, OR 97448

PROPERTY LINE ADJUSTMENT DEED

Junction City School District (Grantor) is the owner of two adjoining properties and wishes to adjust a common line between them to meet the approved requirements of the City of Junction City (Planning No. PLA-19-13). These properties were conveyed to the Grantor by warranty deed recorded on October 26, 1982 in Reel 1216, as reception number 8232128, Lane County Official Records.

The true consideration for this conveyance is other than monetary.

For the purpose of this document, the properties involved with the adjustment will be known as Property 1 and Property 2.

EXISTING CONFIGURATION

Property 1:

- 1. The description of Property 1 prior to the property line adjustment.**

Lot 15, *Parker Place*, as platted and recorded in Book 4, Page 66, Lane County Oregon Plat Records, in Lane County, Oregon.

Property 2:

- 2. The description of Property 2 prior to the property line adjustment.**

Lot 16, *Parker Place*, as platted and recorded in Book 4, Page 66, Lane County Oregon Plat Records, in Lane County, Oregon.

Except therefrom any portion of *Third Addition to Gilmore Park*, as platted and recorded in Book 34, Page 10, Lane County Oregon Plat Records, in Lane County, Oregon.

Also excepting therefrom any portion of Stanley Hall Subdivision, as platted and recorded in Book 42, Page 19, Lane County Oregon Plat Records, in Lane County, Oregon.

FINAL CONFIGURATION

Property 1:

- 1. Following this Property Line Adjustment, the description of Property 1 will be as follows:**

Lot 15, *Parker Place*, as platted and recorded in Book 4, Page 66, Lane County Oregon Plat Records, in Lane County, Oregon.

TOGETHER WITH:

Beginning at the northwest corner of Lot 16, *Parker Place*, as platted and recorded in Book 4, Page 66, Lane County Oregon Plat Records; thence North 88°04'05" East 490.00 feet to the northeast corner

thereof; thence South 01°49'41" East, on the east boundary line of said lot, 191.23 feet to the north boundary line of Third Addition to Gilmore Park, as platted and recorded in Book 34, Page 10, Lane County Oregon Plat Records; thence North 81°39'54" West, on said north boundary line, a distance of 295.84 feet to the northwest corner of said subdivision; thence North 00°01'27" West 16.57 feet; thence North 60°38'58" West 175.47'; thence North 89°42'00" East 50.00 feet to the east right-of-way line of Rose Street; thence North 00°18'00" West 29.42 feet to the point of beginning.

Property 2:

2. Following this Property Line Adjustment, the description of Property 2 will be as follows:

Lot 16, Parker Place, as platted and recorded in Book 4, Page 66, Lane County Oregon Plat Records, in Lane County, Oregon.

Except therefrom any portion of Third Addition to Gilmore Park, as platted and recorded in Book 34, Page 10, Lane County Oregon Plat Records, in Lane County, Oregon.

Also excepting therefrom any portion of Stanley Hall Subdivision, as platted and recorded in Book 42, Page 19, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPTING THEREFROM:

Beginning at the northwest corner of Lot 16, Parker Place, as platted and recorded in Book 4, Page 66, Lane County Oregon Plat Records; thence North 88°04'05" East 490.00 feet to the northeast corner thereof; thence South 01°49'41" East, on the east boundary line of said lot, 191.23 feet to the north boundary line of Third Addition to Gilmore Park, as platted and recorded in Book 34, Page 10, Lane County Oregon Plat Records; thence North 81°39'54" West, on said north boundary line, a distance of 295.84 feet to the northwest corner of said subdivision; thence North 00°01'27" West 16.57 feet; thence North 60°38'58" West 175.47'; thence North 89°42'00" East 50.00 feet to the east right-of-way line of Rose Street; thence North 00°18'00" West 29.42 feet to the point of beginning.

Dated this 15th day of April 2019


Kathleen Rodden-Nord

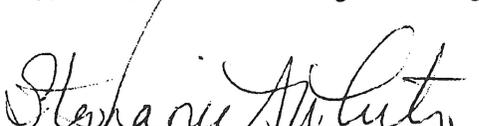
Superintendent, Junction City School District

STATE OF OREGON

County of Lane

On this 1st day of April, 2019, personally appeared before me the aforementioned Kathleen Rodden-Nord and acknowledged the foregoing instrument to be her voluntary act and deed.

as Superintendent of the Junction City School District.


Notary Public for Oregon



My Commission Expires: October 15, 2019



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

March 6, 2019

Teresa Bishow, AICP
Bishow Consulting
P.O. Box 50721
Eugene, OR 97405

Kathleen Rodden-Nord, Superintendent
Junction City School District
325 Maple Street
Junction City, OR 97448

NOTICE OF APPROVED APPLICATION

Paddock - Property Line Adjustment (PLA-19-01) ³ Assessor's Map # 15-04-31-11, Tax Lot # 5900

Ms. Bishow,

Thank you for your submittal of materials for the Property Line Adjustment (PLA-19-03), regarding the property located at Map # 15-04-31-11, Tax Lot 5900. Your completed submission materials, including a signed application, were received by the City of Junction City on January 14, 2019.

After reviewing the submitted materials, the application has been Conditionally Approved. A copy of the Staff Report is included for your records.

If you have any questions, please feel free to contact me at jcplanning@ci.junction-city.or.us or at 541-998-4763.

Sincerely,

Jordan Cogburn
City Planner
Junction City, OR

File: PLA-19-03

2019-012231



PLANNING DEPARTMENT STAFF REPORT AND FINDINGS:

Junction City School District - Property Line Adjustment (PLA-19-03)

Application Summary:

Property Line Adjustment proposal at Map # 15-04-31-11, Tax Lot # 5900

Owner(s):

Junction City School District, 325 Maple Street, Junction City, Oregon, 97448

Applicant(s)

Junction City School District, 325 Maple Street, Junction City, Oregon, 97448

Applicant's Representative:

Teresa Bishow, Bishow Consulting, P.O. Box 50721, Eugene, Oregon, 97405

Lead City Staff:

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

Subject Property/Zoning/Location:

Tax Lot #5900 of Assessor's Map 15-04-31-11, zoned Public Lands (PL), located west of Rose Street, directly adjacent to the east terminus of West 13th Avenue.

Relevant Dates:

Application originally submitted on January 24, 2019; deemed complete on February 19, 2019;
Conditional Approval Staff Report issued on March 6, 2019.

Present Request:

This application is for the adjustment of legal lot lines between two existing lots (Lot 15 and 16 of Assessor's Map 15-04-31-11, Lot# 5900). The adjustment will decrease the size of Lot 16 by approximately 1.40 Acres to a total of 1.41 Acres, with Lot 15 increasing in size respectively to a total of 6.40 Acres.

General Property Information:

The subject property consists of two legally established lots. Parcel 1 consists of all of Parker Place Lot 15 created on March 6, 1911. Parcel 2 consists of the remainder portion of Parker Place Lot 16 after Stanley Hall Plat and Third Add to Gilmore Park Plat.

The subject site is currently undeveloped and has been utilized as overflow parking for the Junction City Athletics events at Laurel Ballfields.

The current designation is PL, Public Lands, with a corresponding Zoning of PL, Public Lands and WRD, Wetland Resource Overlay District as there are wetland facilities along the eastern portion of the subject site. No development is proposed as part of this application. Therefore, no wetland criterion will be addressed as part of this report.

Additional details of the proposal are included in the applicant’s Property Line Adjustment application, and further addressed in the applicant’s Burden of Proof statement and supporting documentation, all of which are included as part of the public record and located in the application file for reference. The following evaluation addresses details of the proposal in the context of compliance with the applicable approval criteria and related standards.

Evaluation:

The following findings demonstrate that the proposed Property Line Adjustment application will comply with the applicable preliminary approval criteria and related standards as set forth in the Junction City Municipal Code (JCMC) and Oregon Revised Statutes (ORS). The approval criteria and related standards applicable at this time are listed below in **bold**, with findings addressing each.

JCMC CHAPTER 16.05 SUBDIVISIONS

16.05.050(E) Platting and Mapping Standards, Lots

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: The applicant has submitted a site plan in compliance with the criterion listed above. After the property line adjustment, Lot 15 will have an average width of 560.32 feet. After the property line adjustment, Lot 16 will have an average width of 293.67 feet. Therefore, this criterion has been met

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.

Finding: Post adjustment, Lots 15 will have an average depth of 386.92 feet. Post adjustment, Lots 16 will have an average depth of 125.50 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: The PL zone does not contain a minimum lot size. Therefore, this criterion is not applicable.

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: Lot 15 will have 279.42 feet of frontage on Rose Street, and Lot 16 will have 340.03 feet of frontage on Rose Street, with both parcels exceeding the required minimum post-adjustment. Therefore, this standard has been met.

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.

Finding: Lots 15 and 16 do not have frontages on more than one street. Therefore, this criterion is not applicable.

(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: No residential subdivision is proposed as part of this application. Therefore, this criterion does not apply.

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.

Finding: A partition or subdivision is not proposed. Therefore, this criterion is not applicable.

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.

Finding: The site is Zoned for Public Lands uses. No Commercial or Industrial Lands are included in this application. Therefore, this criterion is not applicable.

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: No frontage adjustments are requested as part of this application. Therefore, this criterion is not applicable.

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.

Finding: No Key or Butt Lots are proposed. Therefore, this criterion is not applicable.

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: Both before and after the adjustment, all side lines are perpendicular or nearly perpendicular to the right-of-way lines they intersect. Therefore, this criterion has been satisfied.

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.

Finding: The property owner has proposed the adjustments to make the configuration more suitable for its use.

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 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.

Finding: A partition or subdivision is not proposed at this time. Therefore, this criterion 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: A panhandle lot is not being created with the approval of this request. This request is for a Property Line Adjustment. No new Subdivision is being created. Therefore, this criterion is not applicable to the current proposal.

OREGON REVISED STATUTES ORS 92.180-92.192 REPLATTING

Junction City Ordinances do not specify additional Property Line Adjustment application requirements, other than an application form and fee. Therefore, the proposal will also be reviewed under the provisions contained in Oregon Revised Statute (ORS) 92.180-92.192, which are addressed as follows:

92.180 Authority to review replats. (1) Each agency or body authorized to approve subdivision or partition plats under ORS 92.040 shall have the same review and approval authority over any proposed replat of a recorded plat.

(2) Nothing in this section regarding replatting shall be construed to allow subdividing or partitioning of land without complying with all the applicable provisions of this chapter. [1985 c.369 §2; 1991 c.763 §18]

Finding: Under the provisions of ORS 92.040, the city has jurisdiction to review the proposed property line adjustment. This property line adjustment is a re-configuration of two existing lots and no additional lots will be created; thus the adjustment is not considered a subdivision or partition. The adjustment will comply with all provisions of ORS.

92.185 Reconfiguration of lots or parcels and public easements; vacation; notice; utility easements. The act of replatting shall allow the reconfiguration of lots or parcels and public easements within a recorded plat. Except as provided in subsection (5) of this section, upon approval by the reviewing agency or body as defined in ORS 92.180, replats will act to vacate the platted lots or parcels and easements within the replat area with the following conditions:

(1) A replat, as defined in ORS 92.010 shall apply only to a recorded plat.

Finding: This application is for a property line adjustment between lots not established through a land partition or subdivision. The application does not involve a subdivision plat. Based on this fact, this application is considered a property line adjustment and not a replat. Therefore, this criterion is not applicable to the current proposal.

(2) Notice shall be provided as described in ORS 92.225 (4) when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.

Finding: The proposed property line adjustment will not involve the adjustment of all of the original Land Partition Plat; thus notice should not be necessary.

(3) Notice, consistent with the governing body of a city or county approval of a tentative plan of a subdivision plat, shall be provided by the governing body to the owners of property adjacent to the exterior boundaries of the tentative subdivision replat.

Finding: This application is for a property line adjustment between lots not established through a land partition or subdivision. The application does not involve a subdivision plat; thus notice is not required. However, the applicant acknowledges that the City may still provide notice of the application.

(4) When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the governing body in writing within 14 days of the mailing or other service of the notice.

Finding: This property line adjustment does not propose the realignment or vacation of any public utility easements. Therefore, this criterion is not applicable to the current proposal.

(5) A replat shall not serve to vacate any public street or road.

Finding: All public right-of-way facilities will not be impacted in anyway by this property line adjustment.

(6) A replat shall comply with all subdivision provisions of this chapter and all applicable ordinances and regulations adopted under this chapter. [1985 c.369 §3; 1991 c.763 §19; 1993 c.702 §9]

Finding: This property line adjustment application is in compliance with all provisions of ORS and will be filed with the Lane County Surveyor's Office.

- The applicant shall record the plat with Lane County Deeds and Records and the County Surveyor.

92.190 Effect of replat; operation of other statutes; use of alternate procedures.

(1) The replat of a portion of a recorded plat shall not act to vacate any recorded covenants or restrictions.

Finding: There are no known covenants or restrictions that encumber the subject property; thus this approval criterion is not applicable to this application.

(2) Nothing in ORS 92.180 to 92.190 is intended to prevent the operation of vacation actions by statutes in ORS chapter 271 or 368.

Finding: This property line adjustment does not propose to vacate any parcel lines or easements.

(3) The governing body of a city or county may use procedures other than replatting procedures in ORS 92.180 and 92.185 to adjust property lines as described in ORS 92.010 (12), as long as those procedures include the recording, with the county clerk, of conveyances conforming to the approved property line adjustment as surveyed in accordance with ORS 92.060 (7).

Finding: The City of Junction City does not have additional procedures that govern property line adjustments. In compliance with ORS, the adjustment will be finalized by recording a declaration of property line adjustment with Lane County Deeds and Records as well as filing a survey map with the Lane County Surveyor's Office.

(4) A property line adjustment deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment. [1985 c.369 §4; 1989 c.772 §24; 1991 c.763 §20; 2007 c.866 §10]

Finding: When the declaration of property line adjustment is recorded it shall contain the property owner name, a description of the adjusted parcels, a reference to the recorded document from the previous partition, all recorded easements, and the signature of the owner with acknowledgement by a notary.

92.192 Property line adjustment; zoning ordinances; lot or parcel size.

(1) Except as provided in this section, a unit of land that is reduced in size by a property line adjustment approved by a city or county must comply with applicable zoning ordinances after the adjustment.

Finding: Compliance with applicable zoning ordinance requirements have been addressed earlier within this report; thus does not need to be discussed as part of this approval criterion.

(2) Subject to subsection (3) of this section, for properties located entirely outside the corporate limits of a city, a county may approve a property line adjustment in which:

(a) One or both of the abutting properties are smaller than the minimum lot or

parcel size for the applicable zone before the property line adjustment and, after the adjustment, one is as large as or larger than the minimum lot or parcel size for the applicable zone; or

(b) Both abutting properties are smaller than the minimum lot or parcel size for the applicable zone before and after the property line adjustment.

Finding: The properties are located inside the city limits of Junction City; thus this approval criterion is not applicable.

(3) On land zoned for exclusive farm use, forest use or mixed farm and forest use, a property line adjustment under subsection (2) of this section may not be used to:

(a) Decrease the size of a lot or parcel that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;

(b) Decrease the size of a lot or parcel that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling; or

(c) Allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify another tract for a dwelling if the land use approval would be based on an acreage standard. [2008 c.12 §2]

Finding: The properties are located inside the city limits of Junction City and are not zoned for farm, forest, or mixed farm/forest uses; thus this approval criterion is not applicable.

Conditions

- The applicant shall record the plat with Lane County Deeds and Records and the County Surveyor.

Staff Findings:

Based upon the available information, Staff Findings, and the Conditions of Approval set forth above, it is concluded that the Property Line Adjustment application will satisfy the applicable criteria set forth within the JCMC and Oregon Revised Statutes. The Type-1 Property Line Adjustment approval will be subject to the relevant Planning Conditions of Approval, and an additional informational item is also included below for the applicant's benefit.

Informational Items:

- All future development and proposed uses shall comply with the provisions set forth under the JCMC.

Approval Date:

March 6, 2019

Approval Granted By:

Jordan Cogburn, City Planner
Junction City Planning Department

Tere Andrews

From: Lance Stoddard <[REDACTED]>
Sent: Friday, June 07, 2019 1:01 PM
To: JCPlanning
Subject: Comprehensive Plan Amendment (CPA-19-01/RZ-19-01)

To whom it may concern,

In a nutshell, we object to the rezone from Public Lands usage to R2 for the following reasons:

Parking - at the present time ball field parking is supposed to be on the west side of this property but usually spills into the surrounding side streets making parking difficult for residents. There is a city statute against parking on some of the streets (with appropriate signs) but this is ignored and not enforced by our very busy and overworked police force. Placing a dense housing addition in the middle of the public lands will exacerbate the problem as the west side parking will not be accessible to those who have players in the east side ball fields.

Spot Zoning - while this probably is not applicable it still does not make sense to create an R-2 zone within an already established single family housing area. I note that even though the property to the north of the subject area is zoned R-4 is has no multi-structure homes.

Congestion and noise - Currently Oak street and surrounding area is a sleepy laid back wonderful area to live. Placing a much denser housing area at the end of this street will absolutely decrease the current resident's standard of living.

Thank you for your consideration and time,

Carole and Lance Stoddard

This email has been checked for viruses by AVG.
<https://www.avg.com>

To whom it may concern,

My wife and I own 1260 Quince Dr, just around the corner from the land designated for a potential zoning change. Site of proposal change "East side of Rose St., SW of Laurel ballfields". We are opposed to the zoning change for several reasons. We are concerned that building medium density housing in our neighborhood will decrease our home value and put more traffic on Rose St. which is already too busy. Further, the Laurel Fields are in continuous use and we are concerned that the parking that will be displaced will spill over into our streets. Preservation of public lands within city limits is important too. We need open places. Last item, our schools are already bursting at the seams. Junction City needs to invest in the infrastructure prior to building more homes.

Thank you,

Elvin and Sara Eads

June 7, 2019

Scott & Cara Lenker

1297 Nyssa Street Junction City, Oregon | [REDACTED]

5-29-19

City Of Junction City
Planning Commission
1171 Elm Street, Junction City, Oregon

Regarding Rezoning of the east side of Rose Street, SW of Laurel ballfields & south of a portion of the bike/pedestrian path.

Dear City Of Junction City:

My wife and I write this letter regarding the potential rezoning of an area of land located in the ball fields between Laurel and Oaklea schools. As neighbors to this land we stand again the rezoning this to "Medium density residential lands (R2)" for several reasons.

Over the time we have lived next to these fields we have witnessed the amount of usage that these fields have and foresee the removal of a middle area of these areas as a detriment to the community as they are highly trafficked and used.

With the installation of a new road and homes this will require the removal of at least one baseball field and soccer field which are already in high demand. Junction City is surrounded by vast fields and new subdivisions keep expanding out leaving undeveloped land within the center of the city a very rare commodity. Allowing the development of this land into more residential housing, the removing already rare public use areas within the towns center, especially around the schools, would be a very bad idea. With the continued growth of Junction City and new families moving to our town the demand for areas around schools, undeveloped field and public park areas will be even more valuable and rare. As our city grows and families move in, more children attend our schools putting land like this essential for future school needs and not more housing. With these city areas already highly trafficked and congested we see the rezoning of this area a step backwards in our city's development.

It would be our recommendation to keep this area zoned as-is and allow the outskirts of our city to continue to grow and expand into adjacent farmland and not remove rare and valuable land from our city's center. Once this area is developed there is no going back.

Sincerely,

[REDACTED]

[REDACTED]

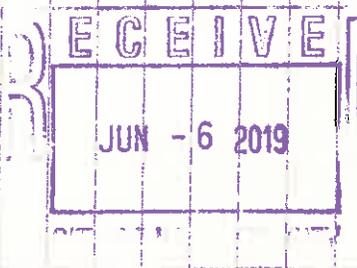
Scott & Cara Lenker

2

Will them to keep looking.

~~After August~~
1250 Oak St

See you at the meeting.



Regarding Attend

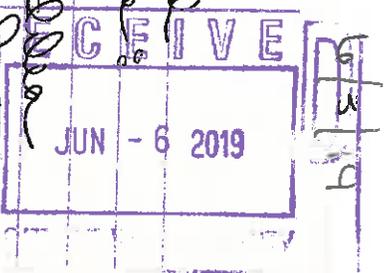
Notice

There are an other
strikes at up D.C.
"No common sense"

What happens when
diesel runs low to
get paid so far Bill?
You know the old.

Just drop up the energy
holding trail D.C. have
through more "for their
credit. And what about
the Ball holder, Just
cut them for half. Our
Food Reimburse cost some
three dollars.

There how to be
a better place for three



JUNCTION CITY PLANNING COMMISSION AGENDA ITEM SUMMARY



Officer Elections

Meeting Date: November 20, 2019
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 6
Staff Contact: Tere Andrews
Contact Telephone Number: 541-998-2153

ISSUE STATEMENT

Annual Election of Planning Commission Chair, and Vice-Chair

BACKGROUND

The Planning Commission Officers are the Chair and Vice-Chair. Elections are held each October per Planning Commission By-Laws, Article III. At the October 16, 2019 meeting, the Commission voted to table officer elections to the November 20, 2019 meeting in order to have an opportunity to review applications for current vacancies. As of the writing of this summary, there have been no applications submitted.

Selection of a Chairperson and Vice-Chairperson would be from holders of Planning Commission seats. Currently the Planning Commissioners are Alicia Beymer, Jeff Haag, James Hukill, Ken Wells, and Beverly Ficek.

COMMITTEE REVIEW AND/OR RECOMMENDATION

Not Applicable

RELATED CITY POLICIES

Article III: Officers

Section 2. *The chair and vice chair shall be elected from the voting membership of the commission at its first regular meeting in October of each year. The term of office shall be one year. In case of vacancy of chair or vice chair occurring in any office, the commission may fill the same by an election at its earliest opportunity.*

PLANNING COMMISSION OPTIONS

1. Elect a Chair and Vice-Chair
2. Table elections to a date certain

PLANNING COMMISSION OPTIONS

CHAIRPERSON NOMINATIONS AND ELECTION – Motion: “I make a motion to nominate Commission _____ as Planning Commission Chairperson.”

VICE-CHAIRPERSON NOMINATIONS AND ELECTION – Motion: “I make a motion to nominate Commission _____ as Planning Commission Vice-Chairperson.”

ATTACHMENTS

A. Planning Commission By-Laws

FOR MORE INFORMATION

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

PROCEDURES AND BY-LAWS OF THE

JUNCTION CITY PLANNING COMMISSION

Adopted by the Planning Commission December 1989

Amended September 21, 1999; October 21, 2009;

October 18, 2011; June 17, 2014; January 20, 2015; September 16, 2015

ARTICLE I: ESTABLISHMENT

The Junction City Planning Commission was established in 1939 (Ordinance No. 220 as amended) and is appointed by the Mayor with Council approval in conformance with ORS 227.010 through 227.300, which sets forth the state requirements for establishing city planning commissions.

ARTICLE II: 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).

ARTICLE III: OFFICERS

Section 1. The officers of this commission shall consist of a chair and vice chair.

Section 2. The chair and vice chair shall be elected from the voting membership of the commission at its first regular meeting in October of each year. The term of office shall be one year. In case of vacancy of chair or vice chair occurring in any office, the commission may fill the same by an election at its earliest opportunity.

Section 3. It shall be the duty of the chair to preside at all meetings of the commission; to enforce observance of the rules of procedure; to sign necessary Planning Commission correspondence and business; to decide all questions of order; offer for consideration all motions regularly made; apportion duties of the members of the commission; call special meetings; appoint all necessary committees; appoint advisory committees with the consent of the commission; and perform such other duties as the Chair's office may require. The chair shall make no motion or amendment.

Section 4. In the absence of the chair the vice chair shall perform the duties of the chair.

Section 5. In the absence of the chair and the vice chair, the commission shall elect a chair Pro Tem for the particular meeting in question.

Section 6. The commission may employ a Secretary of the Planning Commission. The secretary shall be responsible for keeping the records of the commission, arranging for meetings, preparing agendas, and performing such other services for the commission as are customary in that role.

ARTICLE IV: MEMBERSHIP AND VOTING

Section 1. The planning commission shall consist of the mayor and City building official, both of whom shall serve as ex officio nonvoting members; seven other members who shall be appointed by the mayor with the approval of the council; and two alternate members who shall sit as voting members only when there are absent members at a meeting of the commission. At least three of the seven members appointed by the mayor shall reside inside the city limits; an additional two members may reside anywhere in the urban growth boundary, and the remaining two members may reside anywhere in the area defined by the 97448 zip code. These restrictions apply only to the composition of the regular members of the planning commission; they are not intended to apply to the voting membership in attendance at a given meeting.

Section 2. No more than two members shall be engaged principally in buying, selling, or developing of real estate for a profit as individuals or be members of any partnership, or officers or employees of any corporation that is engaged principally in buying, selling, or developing real

estate for a profit. No more than two members shall be engaged in the same kind of business, trade or profession (ORS 227.030).

Section 3. Members shall be appointed for 4-year terms, renewable upon appointment by the Mayor and with the approval by the council.

Section 4. The Planning Commission shall review applications for membership to the commission and make recommendations concerning the filling of vacancies on the commission to the mayor and city council. Any vacancy shall be filled upon appointment by the Mayor for the unexpired term of the predecessor in office.

Section 5. Each voting member of the commission shall be entitled to vote at all regular and special meeting of the commission, except that a member shall not vote or take part in discussion as a member when there is a conflict of interest; i.e., when the action to be taken can confer a significant economic benefit or impose a significant economic loss on the individual member. For example, a member of the commission shall not participate in any commission proceeding or action in which any of the following has a direct or substantial financial interest: the member or his or her spouse, brother, sister, child, parent, father-in-law, mother-in-law, and business in which he or she is then serving or has served within the previous two years, or any business with which he or she is negotiating for or has an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at each meeting of the commission where the action is being taken (ORS 244.135).

Section 6. If a member wishes to abstain in a situation where there is no direct pecuniary conflict of interest, but where the public might construe that such a conflict exists, or if a member has a conflict deriving from a relationship with the person involved or an extreme bias, the member may request the commission to allow that member to abstain. If the commission says "no," the member must vote. This provision is intended to relate to close relatives and to professional relationships, as well as to friendships.

Section 7. Any time a voting member present at a meeting does not record his vote, it is automatically recorded as a vote with the majority; and abstention must be entered as such in the minutes, with the reason recorded.

Section 8. Commission members shall receive no compensation, but shall be reimbursed for duly authorized expenses.

Section 9. Any member who misses more than three consecutive regular meetings without having been given a leave of absence by the commission shall be notified by registered mail of possible removal from the commission for further consecutive unexcused absences. Upon the

fourth consecutive unexcused absence the commission shall recommend the removal of the absent member to the city council. The city council shall appoint another member to complete the unexpired term of any removed member.

Section 10. Alternate members shall sit as voting members only when there are absent members at a meeting of the commission. If members of the commission are late, alternates shall sit as voting members for the duration of the meeting.

ARTICLE V: MEETINGS

Section 1. Regular meetings of the commission shall be held the third Wednesday of each month at 6:30 p.m. in the Council Chambers. Special meetings can be called by the chair or vice chair with 24 hours notice.

Section 2. A majority of the members of the commission, excluding vacant positions, shall constitute a quorum. Except as otherwise provided by law, all actions of the Commission shall require the vote of the majority of those members present not abstaining.

Section 3. An abstention is not considered a position for the purposes of determining a majority vote.

Section 4. If a member of the commission is unable to attend a meeting, said member is expected to notify the chair and/or the secretary to the commission.

Section 5. Commissioners shall prepare for participation at a meeting by fully reviewing the staff report and materials provided by the Director. If a Commissioner is unable to attend a hearing on an application that is continued to another hearing, the Commissioner shall not take part in the continuance hearing unless the Commissioner:

1. Reviews the staff report and materials provided by the Director as well as:
 - a. all materials submitted at the hearing, and
 - b. any additional materials prepared by the planning staff applicable to the application, and
 - c. Listen/view the audio/video recording of the hearing and review the draft minutes of the hearing.
2. Declares on the record at the continuance hearing that they are prepared to participate.

Section 6. All commission members shall be sent advance written notice of regular meetings or special meetings where action is to be taken. Notification for study sessions may be made at regular meetings or by telephone at least 24 hours in advance of the meeting time. The place and/or hour of any meeting may be changed by affirmative vote of the commission, and the hour

of meeting may be changed by the chair; if adequate notice can be given to the public and all interested parties (ORS 192.640).

Section 7. Action may be postponed at the first hearing on any land use application where the applicant (or appellant) or a representative is not present. A written explanation for absence, coupled with a request that action not be delayed, may be honored, if the commission has sufficient information to proceed. If the commission agrees to postpone the application to a subsequent hearing date, at the request of the applicant, the applicant may be responsible for additional costs incurred by the city in meeting public notice requirements. It is the duty of the City Recorder, or such other Person designated by the City, to notify applicants at the time of initial application that they may be responsible for these additional costs.

Section 8. All meetings shall adjourn by 9:00 p.m. unless the commission, by majority vote, decides to extend business beyond that or continue the discussion to a later date. No new public hearing agenda item shall be considered for decision after 9:00 p.m.

Section 9. Public hearings shall begin at 6:30 p.m. in their order of public notice.

Section 10. Except as otherwise provided by the chair, Robert's Rules of Order shall apply to the procedures of all commission meetings. However, the commission has an obligation to be as clear and simple in its procedures as possible, and therefore should avoid the finer points of parliamentary rules, which may only obscure the issues.

Section 11. A planning commission member who attends a meeting of the city council as a representative of the commission should follow the following guidelines:

- a. The representative should answer questions about commission actions if these are addressed to him or her by the council.
- b. The representative should state the commission's majority report and should not present his/her own point of view nor that of the minority, unless specifically asked.

Section 12. The planning commission may hold executive sessions subject to the requirements of ORS 192.610 to 192.690.

ARTICLE VI: PUBLIC HEARINGS

Section 1. The commission may retain a hearings officer to prepare staff reports, conduct public hearings and to create findings of fact documents. All staff reports furnished to the commission shall be considered as part of the record at the meeting and incorporated in the

minutes thereto as if actually included. All staff reports shall be made available to applicants prior to the public hearing.

Section 2. The secretary to the commission shall tape record all public hearings and meetings and retain these records for a period of time not less than two years from the date of that hearing.

Section 3. In the interest of avoiding the appearance of bias, no individual planning commission member will discuss (ex parte contact) with the applicant for a specific land use, or others interested in the application, any request that is to be heard by the commission and on which he or she will vote, except that answering questions relating to time, place, and commission procedures will not be considered as violations of this rule. Any such ex parte contact shall be divulged on the record, by the affected commission member, at the beginning of the public hearing to which the contact pertains. The commission member shall state the name of the party or parties with which he or she had the contact, explain the nature of the pre-hearing discussion and state whether that contact has caused the commission member to become biased in voting upon the matter. A request for abstention shall be determined by the procedures set out in Section 6 of ARTICLE IV of these bylaws.

Section 4. Any interested parties may appear for themselves or be represented by a person of their choosing. Any persons speaking at a public hearing shall first identify themselves by name and address, and, if appearing in a representative capacity, identify whom they represent.

Section 5. Procedure for all matters considered by the commission shall be as follows:

- a. The chair or hearings officer will present the matter, action and considerations required of the commission by law, and any other information deemed necessary to establish appropriate consideration prior to public discussion or hearing.
- b. The chair or hearings officer shall ask for a declaration of ex parte contacts and potential conflicts of interest. Members who are excused from voting because of an ex parte contact or potential or actual conflict of interest shall remove themselves from the dais and refrain from participating as a member of the commission during the public hearing.
- c. The chair or hearings officer shall provide the audience an opportunity to challenge the jurisdiction of the Planning Commission and/or the impartiality of any commission member.
- d. (Open public hearing, if applicable) The proponents of the matter shall, before the commission, present their case.
- e. Opponents of the matter shall present their case.

- f. Proponents shall then have an opportunity to rebut any new matters presented by the opponents.
- g. Staff members and representatives of other public agencies shall, subject to the public's right of rebuttal, be afforded an opportunity to make presentations, furnish information and comment on implications of suggested actions prior to the close of the hearing.
- h. Planning Commission discussion and action.
- i. Persons with lengthy testimony are encouraged to submit it in advance of the public meeting.
- j. The chair or hearings officer may limit testimony to a specific amount of time in order to hear all persons desiring to testify.
- k. Continuance of applications pursued with due course to a later date should be made when:
 - 1. Further deliberation on the item may be necessary, including the request for new information by the commission, or
 - 2. Newly submitted evidence dictates further technical review and analysis, or
 - 3. Preliminary to commission action, staff preparation and review of findings and conditions are necessary.

l. Relevant pertinent information to a commission member should be introduced through the staff or during the testimony portion of the public hearing. All information thus presented is available for rebuttal.

Section 6. Following the rendering of a decision the chair or hearings officer shall advise interested parties as to their appeal rights under the Junction City Zoning Ordinance (Ordinance No. 950).

Section 7. No quasi-judicial decision of the planning commission shall be final until the adoption of supporting findings of fact.

ARTICLE VII: SPECIAL RECORDS

Section 1. Special Reports: All reports made by the hearings officer, the planning staff, planning commission, committees of the commission, individual staff or commission members, or other interested parties, shall be filed and made available to the public.

Section 2. Policy Statements: All policy statements of the commission shall be recorded and shall be made available to the public.

Section 3. Planning Commission Interpretations: When the Planning Commission is required or requested to make a policy interpretation concerning any ordinance, either text or map, such interpretation shall be reduced to writing and placed in a special file entitled "Ordinance Text and Map Interpretations" and shall be made available to the commission at all meetings and to the public. In the case of map interpretations, the official zoning maps shall be changed to reflect such interpretations.

Section 4. All public documents of the commission shall be located in City Hall and shall be available to the public during normal business hours.

ARTICLE VIII: SUBCOMMITTEES

Section 1. The Chair shall appoint subcommittees as needed.

Section 2. The Chair may appoint a chairperson for each subcommittee or may serve in this capacity.

Section 3. The Chair is an ex officio member of all subcommittees.

ARTICLE IX: ADVISORY COMMITTEES

Advisory committees to the commission may be appointed by the chair with the concurrence of the commission members.

ARTICLE X: AMENDMENT TO BYLAWS

These bylaws may be amended by an affirmative vote of a majority of members present at any regular meeting, providing notice of such amendment is given at a preceding regular meeting.

M E M O R A N D U M

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

**Land Use Application and Planning Project Status**

1. Development Review completed for Maple Springs I & II, an apartment complex with a total of 128-units. This is a Type I staff level review.
2. Minor Partition of property at 355 W 3rd Avenue. This is a Type III review. It is anticipated that the application will come before the Commission in January.
3. Condition Use Permit application for 989 Juniper Street for use as a church. This is a Type III review. It is anticipated that the application will come before the Commission in December.

City Council Update

4. None

Future Action Items

1. Please refer to the Planning Commission Agenda Forecaster

Planning Commission

2. As of November 14, 2019, no applications had been reviewed to fill either vacancy (Regular Seat or Alternate).

Building Activities:

1. Staff encourages all Commissioners to visit the Building Office to review the current building activity within Junction City.



PLANNING COMMISSION

AGENDA FORECASTER

Last 10-04-19 by J. Knope

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CURRENT BUSINESS ITEMS

Current Business Items

<u>Item</u>	Public Hearing: CPA-19-01/RZ-19-01
<u>Requested By</u>	Junction City School District
<u>Date Last at Planning Commission</u>	July 17, 2019
<u>Current Agenda Item Number</u>	5a
<u>Item Description.</u>	Request to amend Plan Designation & Zoning maps
<u>Current Status/Update.</u>	Current Temporary Use Permit will expire on November 21, 2019

PENDING BUSINESS ITEMS

Pending Business Items

Item Public Hearing: 19-10-23-CUP
Requested By Applicant
Date Last at Planning Commission This is first appearance before Commission
Item Description Applicant/owner is requesting conditional use permit for 989 Juniper to
Current Status/Update. At the October Planning Commission meeting, the consensus of the Commission was to hold elections once the vacancies had been filled.

Item Planning Commission Officer Elections
Requested By Staff per By-Laws
Date Last at Planning Commission October 2018
Item Description Planning Commission By-laws require officer elections every October
Current Status/Update. At the October Planning Commission meeting, the consensus of the Commission was to hold elections once the vacancies had been filled.

Item Planning Commission Vacancies
Requested By Staff
Date Last at Planning Commission N/A
Item Description Review of applications to fill two Planning Commission vacancies
Current Status/Update. Vacancies being advertised. First review deadline is November 4, 2019.

Item Planning Commission Training Follow-Up
Requested By Staff
Date Last at Planning Commission October 16, 2019
Item Description Question and Answer session as a follow up to training held in October.
Current Status/Update. NA

FUTURE BUSINESS ITEMS

Future Business Items

Item

Zoning Code Updates

Requested By

Staff

Item Description Updates to zoning code related to mobile food carts, and Flood Hazard Areas

DRAFT MEETING AGENDA – DECEMBER 18, 2019

Draft Meeting Agenda – December 18, 2019

AGENDA

PLANNING COMMISSION MEETING

City of Junction City

680 Greenwood Street

Wednesday, December 18, 2019

6:30 P.M.

(*Estimated Time*)

1. Call to Order and Pledge of Allegiance (Mayor Crenshaw)
2. Changes to the Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
5. Planning Commission Training Follow-Up
6. Public Hearing: CPA-19-01/RZ-19-01
7. Planning Commission Vacancies
8. Planning Commission Officer Elections
9. Planning Activity Report
10. Planning Commission Agenda Forecaster
11. Commissioner Comments
12. Adjournment

PLANNING COMMISSION MEETING CALENDAR

Planning Commission Meeting Calendar

-  Meeting Date
-  Packet Delivery Date
-  Holiday

JANUARY

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PLANNING COMMISSION MEETING CALENDAR

2020 Planning Commission Meeting Calendar

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 PC Meeting

 PC Packets Distributed

 City Offices Closed for Holiday

 City Offices Close at Noon for Holiday