



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

Date: Wednesday, April 20, 2016
Time: **6:30 – 9:00 p.m.**
Location: Council Chambers, 680 Greenwood Street
Contact: Jordan Cogburn, 541-998-2153

A G E N D A

1. Open Meeting and Pledge of Allegiance
2. Review Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
 - February 17, 2016
5. Action Items (Request action by Planning Commission)
 - a) Public Hearing: CPA-16-01, RZ-16-01 Scandinavian Estates Subdivision
6. Discussion Items
 - a) Enterprise Zone Discussion with Possible Recommendation to Council
 - a) Planning Commission Agenda Forecaster
7. Planning Activity Report
8. Commissioner Comments
9. Adjournment

*Next Standing May 18, 2016 – Check with City for changes
Location is wheelchair accessible (WCA)
THIS MEETING WILL BE RECORDED*

I. PUBLIC HEARING PROCESS

Public Hearings will be conducted as follows:

1. Open Public Hearing
2. Declaration of Conflict of Interest, Bias, Ex Parte Contacts, and Challenges to Impartiality
3. Staff Report
4. Applicant's Presentation
5. Proponents
6. Opponents
7. Neutral Parties
8. Rebuttal of Testimony
9. Questions from the Planning Commission
10. Staff Summary
11. Close of Public Hearing
12. Deliberation and Decision by the Planning Commission

If you provide testimony, please state your name and address for the record. Testimony and evidence must be directed toward the applicable substantive criteria or other criteria believed to apply to the decision.

If you would like an opportunity to present additional evidence, arguments or testimony regarding the application at a later date, you may request during the hearing that the Planning Commission hold the record open.

Helpful Tips When Speaking Before the Planning Commission

Before the meeting begins, give a copy of any written materials to the Planning Secretary.

Please speak clearly keep in mind the meetings are recorded.

Before beginning your statement say your name and address for the record.

Speak to the Commission through the Chairperson. For example, "Mr. /Ms. Chair, members of the Commission ..."

In order to give everyone the opportunity to speak the Planning Commission may set a time limit. Out of courtesy to citizens speaking after you, please respect the time limit.

The Planning Commission for the City of Junction City met on Wednesday, February 17, 2016 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Planning Commissioners, Jason Thiesfeld (Chair), James Hukill, Jeff Haag , Ken Wells, and Sandra Dunn; Planning Commission Alternates, Alicia Beymer, and Patricia Phelan; City Planner, Jordan Cogburn; City Recorder, Kitty Vodrup; and Planning Secretary, Tere Andrews.

ABSENT: Planning Commissioner, Jack Sumner and Stuart Holderby

I. OPEN MEETING AND REVIEW AGENDA

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

II. CHANGES TO THE AGENDA

None

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

None

IV. APPROVAL OF MINUTES

- January 20, 2016

Motion: Commissioner Hukill made a motion to approve the January 20, 2016 minutes as written. Commissioner Dunn seconded the motion.

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

V. STATEMENT OF ECONOMIC INTEREST FILLING UPDATES

Recorder Vodrup explained the State of Oregon Government Ethics Commission now required digital filling of the Statement of Economic Interest. They would no longer accept paper statements. Each Commissioner would receive an invitation to the system and they would need to set up their personal account. She offered to assist any of the Commissioners with the set up and/or filing processes.

Account profiles needed to be set up by March 15, 2016. Communications from the Ethics Commission would be sent to the email address the Commissioner provided during account set up. Once an account was set up, they would receive

a notice to complete and submit the Statement of Economic Interest. The system was 24 hours a day, seven days a week.

(Recorder Vodrup exited the meeting at 6:43 p.m.)

VI. CONDITIONAL USE PERMIT (CUP-16-01), MANUFACTURED HOME IN R4 ZONE

Planner Cogburn explained the O'Connell conditional use permit application, file # CUP-16-01 was withdrawn by the applicant at Staff request. City legal counsel recommended the action because approval would not be legally binding. The proper approach would be through a Comprehensive Plan Amendment. This could be initiated by either the City or the applicant.

The area surrounding the subject property (E. 10th Place and Birch Place) was all designated High Density Residential (HDR), and zoned R4, Multi-Structural Residential. In 1993, Ordinance 968 was approved which allowed Single Family Homes in R4 zones. However, in 2003 a change to the code removed single family homes from the list of permitted uses in the R4. The homes on W 10th Place, and Birch Place became non-conforming uses. Given the change in 2003, the vacant lot owned by the applicant could not have a single family home placed on the property even though it was surrounded by single family homes.

Staff recommended the City initiate the Comprehensive Plan amendment as the change would affect all of E 10th Place, and Birch Place rather than a single vacant lot.

Chair Thiesfeld asked about the timeline for the process.

Planner Cogburn replied it was roughly a four to six month process. The applicant had not purchased a manufactured home and was amenable to waiting.

Commissioner Hukill asked if there were any potential negatives to such a change.

Planner Cogburn responded, if the area were say five acres. The five acres would be removed from the HDR land inventory and added to the Medium Density Residential (MDR) land inventory. That would create a five acre deficit in the HDR inventory. The revised population forecast could mean there not a need for those five acres of HDR land. There was currently a 26 acre deficit of MDR land. The Findings would identify potential issues.

Commissioner Haag asked how there was a 26-acre deficit of MDR.

Planner Cogburn replied he was not sure. He assumed because in the higher density zones allowed for the same uses as the medium density areas.

Commissioner Phelan asked if that would set some kind of precedent.

Planner Cogburn responded spot zoning was not recommended. However in this situation a Comprehensive Plan Amendment would correct a mistake. The original intent for that area was for single family homes.

Consensus: by a unanimous consensus of the Commission a comprehensive plan amendment would be initiated to change the designation and zoning from High Density Residential/R4 to Medium Density Residential/R2.

VII. PLANNING COMMISSION AGENDA FORECASTER

The Commission reviewed items on the forecaster.

Planner Cogburn reviewed pending items:

1. Flood Plain Development Code text updates from the State

Consensus: There was a consensus of the Commission to move forward with these changes.

2. Sign updates, banners and allowable sign area, would be taken to Community Development Committee.
3. Property Line Adjustment – local code as opposed to existing process which used of State code.

The Commission discussed processing updates as a group rather than one at a time.

Consensus: The consensus of the Commission was to move forward with processing updates as a group.

VIII. PLANNING REPORT

Planner Cogburn reviewed the January, 2016 Planning Activity Report. Of note was a directive to Planning staff from the City Administrator to streamline the land use application process.

Planning Commission By-Law updates were approved by the City Council. The By-Laws, ordinance and municipal code were in concert. The Planning Commission Alternates could reside within the 97448 zip code. The seven Planning Commissioner seats were required to abide by the criteria in the Planning Commission By-Laws.

IX. COMMISSIONER COMMENTS

Commissioner Haag liked the Agenda Forecaster format.

VIII. ADJOURNMENT

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

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

The meeting adjourned at 7:24 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday March 16, 2016 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jason Thiesfeld, Planning Commission Chair



JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY

Scandinavian Estates Comprehensive Plan Map Amendment and Rezone

Meeting Date: April 20, 2016
Department: Planning
www.junctioncityoregon.gov

Agenda Item Numbers: 5a
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541-998-4763

ISSUE STATEMENT

The proposed concurrent Comprehensive Plan Map Amendment and Rezone initiated by the Junction City Planning Commission is in response to the non-compliant Subdivision known as Scandinavian Estates, located at the entirety of East 10th Pl, Birch Pl and addresses 420 to 530 along the north side of East 9th Avenue.

BACKGROUND

The City of Junction City is initiating a Comprehensive Plan Map Amendment and concurrent Rezone to bring the entire Scandinavian Estates subdivision into compliance with residential housing standards. Staff research indicated that the present non-conforming status of the single family residential neighborhood is due to a City initiated amendment (2003) as shown in Attachment II of the Staff Report.

The Scandinavian Estates Subdivision, filed December 18, 1979, is currently zoned R4, Multi-structural Residential, and designated as High Density Residential on the Comprehensive Plan Map. Junction City Ordinance 1116, signed June 24, 2003, removed Manufactured Dwellings from the list of Uses Permitted Outright in the R4 Zoning District, ultimately creating Non-Conforming Uses for the entire Subdivision as all developed lots within the subdivision are occupied by Single Family or Manufactured Dwellings.

As part of the Junction City Planning Commission Draft Work Plan, the Commission initiated the amendments at the standing February 17, 2016 meeting in order to bring the entire subdivision into conformance with the Comprehensive Plan, as well as the Junction City Municipal Code.

RELATED CITY POLICIES

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.]

Comprehensive Plan Amendment

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). It goes on to say that, the Comprehensive Plan Committee may initiate amendments deemed necessary for the continued usefulness of the plan. In this case, the amendment is initiated by the City (Planning Commission). The proposal must be in compliance with the adopted Comprehensive Plan. In addition, the proposal must show compliance with the Oregon Statewide Planning Goals.

PLANNING COMMISSION OPTIONS

The Commission may:

- a. Recommend approval of the Comprehensive Plan amendment and Rezone and approve the proposed findings.
- b. Modify the proposal and/or findings.
- c. Deny the proposed amendments based on changes to the proposed findings.
- d. Continue the public hearing to a time and date certain if more information is needed.

SUGGESTED MOTION

I make a motion to (recommend approval/conditional approval/deny/continue) of the Comprehensive Plan amendment and Rezone, files CPA-16-01 and RZ-16-01 based the findings as stated in the Final Order.

ATTACHMENTS

Staff Report

- I. Junction City Comprehensive Plan Designation Map & Junction City Zoning District Map
- II. Ordinance 1116 - Amending the JCMC and removing Manufactured Homes from the list of Uses Permitted Outright.
- III. Proposed area to be redesignated and rezoned
- IV. Lane County Assessor’s Map showing property and site to be redesignated and rezoned
- V. Proposed Final Order CPA-16-01 and RZ-16-01



City of Junction City Planning and Building Department
680 Greenwood Street / P.O. Box 250
Junction City, Oregon 97448
Ph: 541.998.4763 / fax: 541.998.3140
jcplanning@ci.junction-city.or.us
www.junctioncityoregon.com

FINDINGS OF THE JUNCTION CITY PLANNING DEPARTMENT:

STAFF REPORT FOR CITY INITIATED COMPREHENSIVE PLAN MAP AMENDMENT AND CONCURRENT REZONE PROPOSAL (AMD-16-01 & RZ-16-01)

Application Summary:

Comprehensive Plan Map Amendment and concurrent Rezone for the Scandinavian Estates Subdivision.

Lead City Staff:

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

Subject Property/Zoning/Location:

Tax Lots 01000, 01100, 01200, 01300, 01400, 01500, 01600, 01700, 01900, 02100, 02200, 02300, 02400, 02500, 02600, 03000, 03100, 03200, 03400, 03500, 03600, 03700, 03800, 03900, 04000, 04100, 04200, 04300, 04400, & 04500 of Assessor's Map 15-04-32-13, Zoned R4, Multi-structural Residential, located within the Scandinavian Estates Subdivision, for the entirety of E 10th Pl, Birch Pl and addresses 420 to 530 along the north side of E 9th Avenue.

Relevant Dates:

Planning Commission initiated Comprehensive Plan Map Amendment and concurrent Rezone at the standing February 17, 2016 Planning Commission Meeting.

Associated Files:

N/A

REQUEST

The City of Junction City is initiating a Comprehensive Plan Map Amendment and concurrent Rezone to bring the Scandinavian Estates subdivision into compliance with residential housing standards. Staff research indicated that the present non-conforming status of the single family residential neighborhood is due to a City initiated amendment (2003) as shown in Attachment II of this report.

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 March 18, 2016, staff mailed a notice of public hearing to the property owners and residents within 300 feet of the subject site. To date, no public comments have been received. A copy of the notice is included as an attachment.

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

- Clair Co., Junction City Building Official, dated February 4, 2016 - Stated no concerns.

All 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 Non-Conforming and Conditional Use approval criteria and standards in the following evaluation.

General Property Information:

The Scandinavian Estates Subdivision, filed December 18, 1979, is currently zoned R4, Multi-structural Residential, and designated as High Density Residential on the Comprehensive Plan Map. Junction City Ordinance 1116, signed June 24, 2003, removed Manufactured Dwellings from the list of Uses Permitted Outright in the R4 Zoning District, ultimately creating Non-Conforming Uses for the entire Subdivision as all developed lots within the subdivision are occupied by Single Family or Manufactured Dwellings.

As part of the Junction City Planning Commission Draft Work Plan, the Commission initiated the amendments at the standing February 17, 2016 meeting in order to bring the entire subdivision into conformance with the Comprehensive Plan, as well as the Junction City Municipal Code.

Evaluation

The following findings demonstrate that the proposed development will comply with all applicable approval criteria and related standards as set forth in the Junction City Comprehensive Plan. The following evaluation includes findings of compliance with the applicable criteria and related standards as provided in the 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 Planning Commission have initiated a concurrent amendment to the City of Junction City Zoning Map and Comprehensive Plan Map. The Commission has requested to amend the City of Junction City Zoning Map to rezone the subject properties as follows: Tax Lots 01000, 01100, 01200, 01300, 01400, 01500, 01600, 01700, 01900, 02100, 02200, 02300, 02400, 02500, 02600, 03000, 03100, 03200, 03400, 03500, 03600, 03700, 03800 03900, 04000, 04100, 04200, 04300, 04400, & 04500 of Assessor’s Map 15-04-32-13 as Duplex Residential (R2); and the City of Junction City Comprehensive Plan Designation Map to redesignate the subject properties as follows: 01000, 01100, 01200, 01300, 01400, 01500, 01600, 01700, 01900, 02100, 02200, 02300, 02400, 02500, 02600, 03000, 03100, 03200,

03400, 03500, 03600, 03700, 03800 03900, 04000, 04100, 04200, 04300, 04400, & 04500 of Assessor's Map 15-04-32-13 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. Staff has prepared findings and responses to the applicable Junction City Comprehensive Plan Policies and Statewide Planning Goals.

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 April 20, 2016.

FINDING: 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 April 20, 2016 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.

Chapter 2: Environmental Element

FINDING: A Referral Request for Comments was sent to the Department of State Lands on March 22, 2016. No response was received from DSL.

Chapter 3: Land Use Element

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 properties are 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 for residential uses and was not identified as lands needed for addressing long-term employment assumptions. Therefore, Chapter 4 is not applicable.

Chapter 6: Transportation Element

FINDING: The site includes the entirety of West 10th Place and East Birch Place, is directly adjacent to the north of East 9th Avenue between addresses 420 through 590, which are all fully developed local streets under Junction City Jurisdiction. Therefore, there is 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 level in excess of projected demands.” (Chapter 7, p. 1)

FINDING: The subject site is currently one lot short of full build-out. When development is proposed for the one remaining parcel, 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 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 subject site has not been identified as a community facility resource within the Parks and Paths of Junction City Plan or the Community Services Assessment. Therefore, Chapter 8 does not apply.

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: The subject site, Platted as Scandinavian Estates Subdivision (1979), is currently developed at near capacity with single family dwelling units. The site is roughly five (5) acres in size with a total of 30 legal parcels (6 dwelling units per net acre). Table 25 within the Housing Element stated 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. A remaining need of 10 acres has yet to be satisfied through the redesignation of the Oaklea Site (Housing Element, Policy 6). Population projections, housing and employment needs determinations, and the buildable land inventory stated within the Comprehensive Plan all stem from 2010 data. However, the Lane County Population Forecast, presented by Portland State University Population Research Center and acknowledged July 1, 2015 by Department of Land Conservation and Development, is inconsistent with the existing factual basis included in the adopted Comprehensive Plan. In response to these factual inconsistencies, a text amendment to the Comprehensive Plan will be made to show the surplus of residential lands within the City based on the current population forecast, resulting in the current proposal creating an insignificant impact to the overall housing mix.

Moreover, the subject site is nearly at full build-out with one remaining buildable parcel (roughly 6,000 square feet). All of the developed lots are occupied by Single Family Manufactured Homes, which were a use permitted outright in the R4 Zone until Ordinance 1116 removed the use type from the Multi-Structural zoning. It is assumed that the redesignation from Medium Density Residential to High Density Residential during the Comprehensive Plan update of 2012 was simply an oversight based on the zoning at the time, which created nonconforming uses throughout the entire subdivision. As a result of the proposed redesignation and concurrent rezone, the overall density of the entire subdivision would be reduced by a total two (2) dwelling units, as there is only a single undeveloped parcel remaining and is constrained by size and height limitations. This presents an insignificant impact to the overall housing mix within the City and will bring the existing developed parcels into compliance with the Junction City Municipal Code. Therefore, 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 - Zoning: 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.

The subject site was identified in the City's recent Comprehensive Plan Update and UGB Amendment (expansion). When the City of Junction City's Urban Growth Boundary (UGB) was amended through

Periodic Review, the Oregon Department of Land Conservation and Development acknowledged the City of Junction Comprehensive Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCD Order #001840, dated August 9, 2013).

During the periodic review process, the City agreed to designate the subject site on the Plan Designation Map as HDR (High Density Residential) as the R3 and R4 zones were incorrectly designated as Medium Density Residential. On September 18, 2012, The City adopted Ordinance 1212 to amend the Junction City Plan Designation Map to designate the subject site as 'High Density Residential - HDR.'

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, the zone change and redesignation request to Duplex Residential and Medium Density Residential are consistent with the City's DLCD acknowledged Comprehensive Plan.

Goals 3 Agricultural Lands and 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. Because the subject property is designated for Residential uses in 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 is not included in the inventory (Resolution 314).

FINDING: Goal 5 requires local governments to inventory and protect natural resources. The 2012 DLCD acknowledged Comprehensive Plan update includes a Goal 5 inventory. The inventory identified locally significant wetlands. The subject property was not listed in this inventory; 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. 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 AE, areas determined to be inside a 100-year floodplain. 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: The proposed Zone Change does not affect any lands identified as having high recreation resource value; this Goal is not applicable.

Goal 9 Economy of the State

Goal 9 -Economic Development: 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: 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 Residential 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: This proposal does include lands designated for residential uses. Tax lots 01000, 01100, 01200, 01300, 01400, 01500, 01600, 01700, 01900, 02100, 02200, 02300, 02400, 02500, 02600, 03000, 03100, 03200, 03400, 03500, 03600, 03700, 03800 03900, 04000, 04100, 04200, 04300, 04400, & 04500 are designated High Density Residential. Therefore, Goal 10 is applicable.

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. A remaining need of 10 acres has yet to be satisfied through the redesignation of the Oaklea Site (Housing Element, Policy 6). Population projections, housing and employment needs determinations, and the buildable land inventory stated within the Comprehensive Plan all stem from 2010 data. However, the Lane County Population Forecast presented by Portland State University Population Research Center and acknowledged July 1, 2015 by Department of Land Conservation and Development is inconsistent with the existing factual basis included in the Comprehensive Plan. In response to these factual inconsistencies, a text amendment to the Comprehensive Plan will be made to show the surplus of residential lands within the City, resulting in the current proposal creating an insignificant impact to the overall housing mix.

Moreover, the subject site is nearly at full build-out with one remaining buildable parcel (roughly 6,000 square feet). All of the developed lots are occupied by Single Family Manufactured Homes, which were a use permitted outright in the R4 Zone until Ordinance 1116 removed the use type from the Multi-Structural zoning. It is assumed that the redesignation from Medium Density Residential to High Density Residential during the Comprehensive Plan update of 2012 was simply an oversight, as it perpetuated nonconforming uses throughout the entire subdivision. As a result of the proposed redesignation and concurrent rezone, the overall density of the entire subdivision would be reduced by a total of two (2) dwelling units, as there is only a single undeveloped parcel remaining and is constrained by size and height limitations. This presents an insignificant impact to the overall housing mix within the City and will bring the existing developed parcels into compliance with the Junction City Municipal Code.

Any future development on these parcels is required to be in compliance with their respective Plan Designation. 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 DLCD 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 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 Multi-Structural Residential 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

The Planning Department recommends Planning Commission approval of the Comprehensive Plan Map Amendment and concurrent Rezone based on the findings listed above.

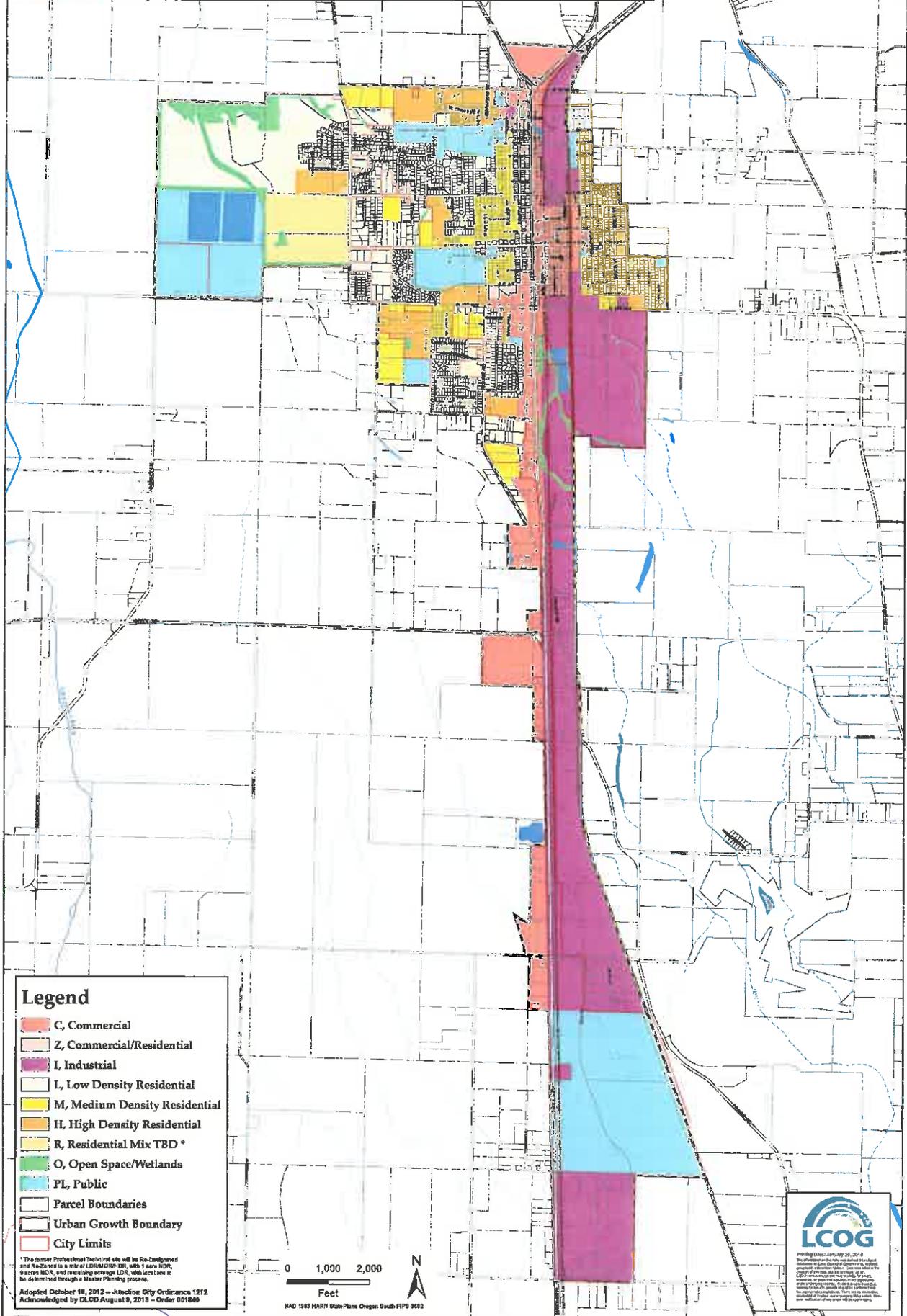
Staff Report Date:

April 12, 2016

Jordan Cogburn, City Planner
Junction City



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

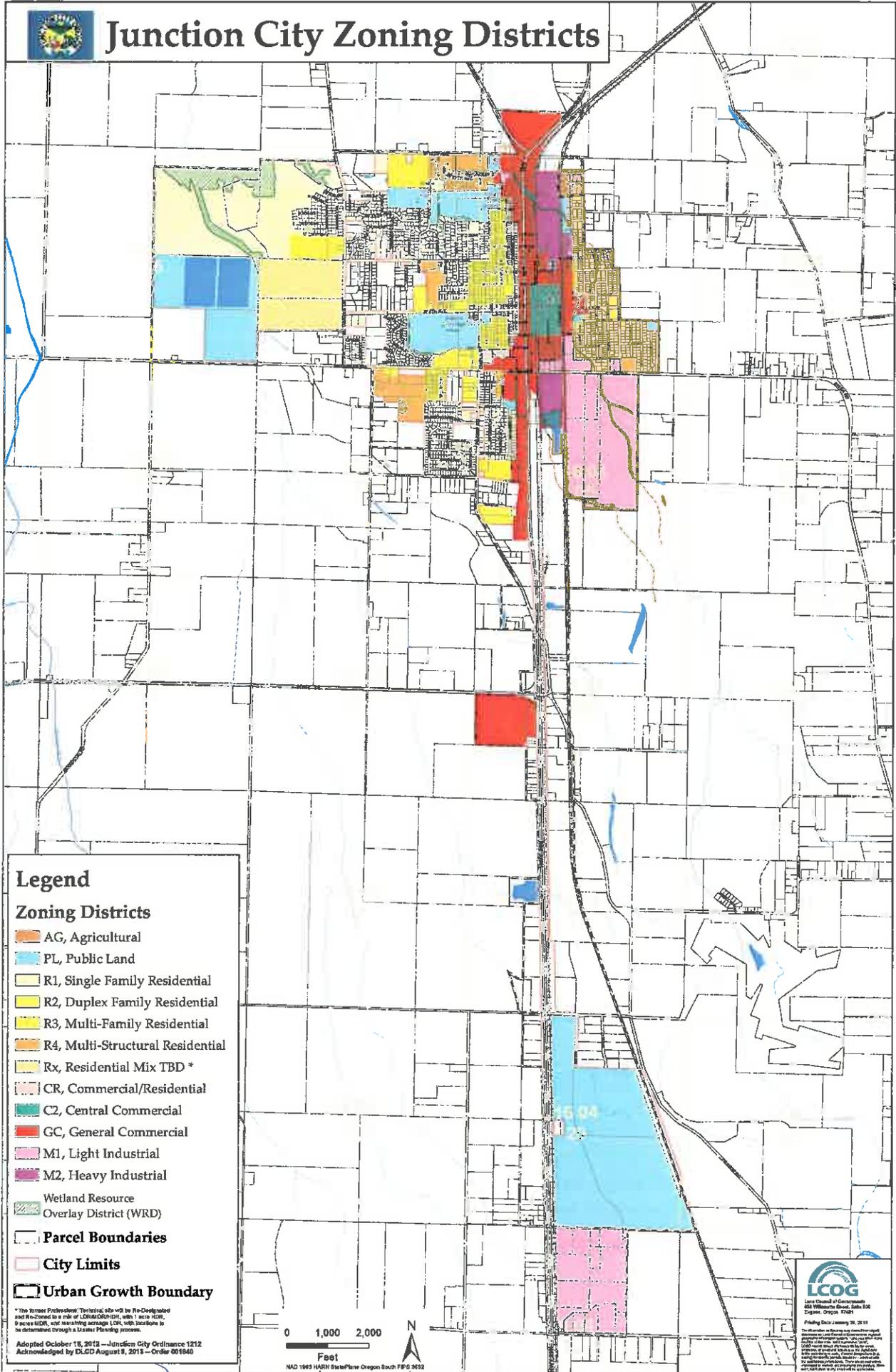
*The Survey Professional Technical site will be Re-Designated and Re-Zoned to a mix of LOW-DENSITY, with 1 acre NDR, 3 acres MDR, and remaining average LDR, with locations to be determined through a future Planning process.

Adopted October 18, 2012 - Junction City Ordinance 1212
 Acknowledged by DLOD August 9, 2013 - Order 001889





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 Survey Professional's Technical site will be Re-Designated and Re-Zoned to a mix of LDRM/DRM/DR, with 1 acre HDL, 3 acre HDL, and remaining acreage LDR, with location to be determined through a future Planning process.

Adopted October 18, 2012 — Junction City Ordinance 1212
Acknowledged by DLCD August 9, 2015 — Order 001840

0 1,000 2,000

Feet



NAD 1983 HARN StatePlane Oregon South FIPS 5002



Lane County Office of Growth Management
200 Millerside Street, Suite 100
Eugene, Oregon 97401

Planning Department
October 18, 2012

The information on this map was prepared from the most current data available. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose.

ORDINANCE NO. 1116

AN ORDINANCE AMENDING THE CITY OF JUNCTION CITY ZONING ORDINANCE NO. 950, SECTIONS 9-14, 15-20, 21-26, 27-33, 34-39, 40-44, 45-50, 78-80; 87; 102, AMENDING APPENDIX A, MANUFACTURED DWELLING PARK STANDARDS; AMENDING SUBDIVISION ORDINANCE NO. 809, SECTION 5; AMENDING TREE PLANTING ORDINANCE NO. 965; AMENDING SIGN ORDINANCE NO. 949; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission initiated this amendment package to address certain issues in the zoning ordinance (Ordinance No. 950) and related ordinances, and

WHEREAS, the proposed amendments to the Ordinances are consistent with the Junction City Comprehensive Plan and Ordinance No. 950, and

WHEREAS, the Citizens' Advisory Committee, the Junction City Planning Commission, and the City Council held a series of work sessions to propose amendments to address certain changes to land use application procedures, and

WHEREAS, notice of two public hearings was sent to property owners and published in the *Tri-County News* on May 29, 2003 for the hearing before the Planning Commission, and June 12, 2003 for the hearing before the City Council, and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on June 10, 2003, and recommended to the City Council that Sections 9-14, 15-20, 21-26, 27-33, 34-39, 40-44, 45-50, 78-80, 87, 102, and Appendix A of Ordinance No. 950, Sections 5 of Ordinance No. 809, Ordinance No. 965, and Ordinance No. 949 be amended as presented in the attached Exhibits A through M with proposed revisions as shown, and

WHEREAS, the Junction City City Council held a public hearing on June 24, 2003 and took testimony on this matter at that meeting, taking said testimony into consideration in making its decision; now, therefore

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

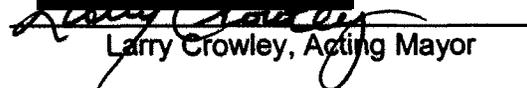
Section 1. The City of Junction City Zoning Ordinance No. 950 Sections 9-14, 15-20, 21-26, 27-33, 34-39, 40-44, 45-50, 78-80, 87, 102, Appendix A, the City of Junction City Subdivision Ordinance No. 809, the Junction City Ordinance No. 965, and the Junction City Ordinance No. 949 shall be amended as shown in Exhibits A through M.

Section 2. Emergency Clause. Inasmuch as this ordinance amends the Junction City Zoning Ordinance, which affects the direction of development in Junction City, an emergency is hereby declared to exist and this ordinance shall be in full force and effect upon its passage by the Council and its approval by the Mayor.

Passed by the Council this 24th day of June, 2003.

Approved by the Mayor this 24th day of June, 2003.

APPROVED:



Larry Crowley, Acting Mayor

ATTEST:



Barbara Scott, City Recorder

Amend Section 9, pertaining to Uses Permitted Outright in Single-family Residential R1, as follows, with additions shown in underline and deletions in strikeout:

Section 9. **Uses Permitted Outright.** In an R1 zone, only the following uses and their accessory uses are permitted outright:

- (1) Single-family dwelling conforming to the Uniform Building Code.
- (2) Residential care home.
- (3) Day care home.
- (4) Home occupations.
- (5) Accessory structures.
- (6) Accessory dwelling units provided they conform to the following:
 - (a) Accessory dwelling unit must comply with the Oregon Uniform Building Code - One and Two Dwelling Specialty Code.
 - (b) The accessory dwelling unit may be a detached cottage, a unit attached to or above a garage, or in a portion of an existing house.
 - (c) The primary residence or accessory dwelling shall be owner-occupied or occupied by a family member. A deed restriction is required, and a copy of the recorded deed shall be submitted to the city administrator or designee prior to issuance of a building permit.
 - (d) A maximum of one accessory dwelling unit is allowed per lot.
 - (e) The floor area of the accessory dwelling unit shall not exceed 800 square feet.
 - (f) The building height of a detached accessory dwelling (i.e., separate cottage or second floor above a detached garage) shall not exceed 25 feet.
 - (g) An accessory dwelling is subject to existing setback requirements, with the exception of the rear setback if the rear lot line borders an alley, in which case the minimum setback shall be 4 feet.
- (67) Manufactured homes provided they conform to the following:
 - (a) ~~¶~~The structure shall be multi-sectional and ienclose a space of no less than 1000 square feet.

- (b) The dwelling shall be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade.
- (c) The dwelling shall have a pitched roof of at least ~~one~~three foot in height for every ~~three~~twelve feet of width.
- (d) Exterior siding and roofing shall be similar ~~in~~ color, material, appearance to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the city building inspector that of surrounding dwellings.
- (e) The exterior thermal envelope shall be certified by the manufacturer to meet the performance standards required of single-family dwellings built under the state building codes.
- (f) The dwelling shall provide on-site covered parking consistent with the predominant construction ~~patterns~~ of immediately surrounding dwellings.

[Subsection (67) added by Ordinance No. 975, passed August 10, 1993.]

(8) Uses similar to those listed above.

Amend Section 10, Conditional Uses Permitted as follows: In the first sentence before the symbol R1, change “a” to “an”. Under number (4), add an “s” to the word “use” in the phrase “commercial amusement use”.

Amend Section 11, Lot Size, as follows: In the first sentence before the symbol R1, change “a” to “an”.

Amend Sections 12, 13, 14, pertaining to Setback Requirements, Heights of Buildings, and Lot Coverage, in Single-family Residential R1, as follows, with additions shown in underline and deletions in strikeout:

Section 12. **Setback Requirements.** Except as provided in Section 86 of this ordinance, in an R1 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of ~~one foot~~three feet into any setback area as defined in Section 14A, shall be as follows:

- (1) The front yard shall be a minimum of 18 feet to the front façade of the house and a minimum of 20 feet to the garage. ~~Covered, but except that a covered, but not unenclosed porches shall be allowed to be a minimum of 10 feet from the property line, as long as it does not encroach into a public utility easement (see Appendix E, Diagram 4).~~

- (2) Each side yard shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet.
- (3) The rear yard shall be a minimum of 15 feet. ~~However, for any structure exceeding 16 feet in height the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 16 feet. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of 4 feet.~~

[Section 12 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 13. **Heights of Buildings.** In an R1 zone, no building shall exceed a height of 30 feet.

Section 14. **Lot Coverage.** In an R1 zone, buildings shall not occupy more than 40 percent of the lot area except where an accessory dwelling unit is constructed, and then buildings shall not occupy more than 50 percent of the lot area.

Add Section 14A pertaining to Setback Exceptions after Section 14 in Single-family Residential R1, as follows (additions in underline):

Section 14A. **Setback Exceptions.** In an R1 zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.

Amend the following sections pertaining to Duplex Residential R2, including Section 15 Uses Permitted Outright, Section 16 Conditional Uses, Section 17 Lot Size, Section 18 Setback Requirements, Section 19 Height of Buildings, and Section 20 Lot Coverage, with additions shown in underline and deletions in ~~strikeout~~, as follows:

Section 15. **Uses Permitted Outright.** In an R2 zone, only the following uses and their accessory uses are permitted outright:

- (1) Single and two-family dwellings (duplexes).
- (2) A use permitted in the R1 zone.
- (3) A use similar to those listed above.

Section 16. **Conditional Uses Permitted.** In an R2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:

- (1) A use permitted as a conditional use in an R1 zone.
- (2) Multiple-family dwelling, which shall comply with the applicable standards- listed in the R3 zone.
- (3) Townhome, which shall comply with applicable standards listed in the R3 zone.
- ~~(3)~~(4) Planned unit development.
- (45) Neighborhood grocery, drug or convenience store commercial use less than 5,000 gross square feet, which serves the immediate neighborhood, and complies with the applicable Neighborhood Commercial standards listed in the R3 zone.
- ~~(56)~~ Beauty salon and barber shop.
- ~~(67)~~ Bed and Breakfast facilities provided that:
 - (a) no other such facilities exist within 400 feet;
 - (b) the facility is owner-occupied or immediately adjacent to the owner's residence; and
 - (c) length of stay for guests shall not exceed three days.

Section 17. **Lot Size.** In an R2 zone, the minimum lot size shall be as follows:

- (1) The minimum lot area for single-family dwellings shall be 5,000 square feet.

Ord. No. 1116 Exhibit B

- (2) The minimum lot area for two-family dwellings (duplexes) shall be 7,000 square feet.
- (3) The minimum lot area for multiple-family dwellings shall be ~~9,000~~ 7,500 square feet.
- (4) The minimum lot depth shall be ~~100~~ 75 feet
- (5) The minimum lot width shall be 50 feet and 35 feet for cul-de-sac lots.

[Section 17 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 18. **Setback Requirements.** Except as provided in Section 86 of this ordinance, in an R2 zone the yards, measured from the property line to the foundation of the building with a maximum projection of ~~one~~ three feet into any setback area as defined in Section 20A, shall be as follows:

- (1) The front yard shall be a minimum of 18 feet to the front façade of the house and a minimum of 20 feet to the garage. Covered, but unenclosed porches shall be allowed to be a minimum of 10 feet from the front property line, as long as it does not encroach into a public utility easement and complies with the vision clearance standards in Section 89 (see Appendix E, Diagram 4).
- (2) Each side yard shall be a minimum of 6 feet, measured from the foundation, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation.
- (3) The rear yard shall be a minimum of 15 feet, measured from the foundation. ~~However, for any structure exceeding 16 feet in height the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot, or fraction thereof, above 16 feet. An exception shall be permitted where an accessory dwelling unit, garage, or other accessory structure is located at the rear lot line abutting an alley, in which case the setback shall be a minimum of 4 feet.~~
- (4) In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street ~~may~~ shall be considered the front yard with appropriate front yard setbacks (20 feet from property line to foundation of building). Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix E, Diagram 2).

[Section 18 amended and subsection (4) added by Ordinance No. 1037, passed August 12, 1997.]

Section 19. **Height of Buildings.** In an R2 zone, no building shall exceed a height of 35 feet.

Section 20. **Lot coverage.** In an R2 zone, buildings shall not occupy more than ~~40~~50 percent of the lot area.

Add Section 20A, pertaining to Setback Exceptions, after Section 20 in Duplex Residential R2, as follows (additions in underline):

Section 20A. **Setback exceptions.** In an R2 zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.

Amend the following sections pertaining to Multi-family Residential R3, including Section 21 Uses Permitted Outright, and Section 22 Conditional Uses, with additions shown in underline and deletions in strikeout, as follows:

Section 21. **Uses Permitted Outright.** In an R3 zone, only the following uses, their accessory uses, and uses determined to be similar are permitted outright. Other uses are expressly prohibited.

- (1) (1) Single, two-family, and multiple~~Multiple~~-family dwellings (3 or more attached units on one lot).
- (2) Townhomes (attached single-family housing or row houses on their own lots with 3 or more units).
- (3) Neighborhood commercial uses as defined in Sections 26E.
- (4) Duplex (two-family attached dwelling on one lot), which shall comply with the standards in R2 zone (Sections 15-20A).
- (5) Accessory structures.
- (6) Residential care homes and residential care facilities (ORS 197.660-.670)
- ~~(2) A use permitted in the R2 zone.~~
- (7) Uses similar to those listed above.

Section 22. **Conditional Uses Permitted.** In a R3 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:

- ~~(1) A conditional use permitted in a R2 zone.~~
- (2) Mobile~~Manufactured~~ home dwelling park meeting requirements of Appendix A.
- ~~(3) Professional office and clinic.~~
- ~~(4) Doctor prescribed medical products sales.~~
- ~~(5) Health studio.~~
- ~~(6) Art, music and photographic studio.~~
- ~~(7) Mini-storage, under the following provisions:~~
 - ~~(1) They be located no closer than 250 feet of any U.S. Highway, and on a recognized collector or arterial street in residential zones.~~

~~(2) All lands fronting any street be fully landscaped with a minimum setback of 10 feet with solid ground cover of grass or bark dust, solid screen of living vegetation reaching a height of at least five feet at maturity, and at least two feet at the time of planting. Such vegetative requirements may be waived or reduced by providing decorative fencing such as wrought iron.~~

~~(3) A residence for security personnel may be provided as an accessory to the use.~~

~~[Subsection (7) added by Ordinance No. 975, passed August 10, 1993.]~~

Add Section 22A pertaining to Development Review, after Section 22 in Multifamily Residential R3, as follows (additions in underline):

Section 22A. Development Review. In an R3 zone, development review by the city administrator or designee shall be required to ensure compliance with the following sections regarding R3 standards: Sections 24, 24A, 25, 26, 26A, 26B, 26C, 26D, 26E, 26F.:

- (1) Uses requiring development review. Development review shall be required for the following uses:
 - A. Townhomes
 - B. Multi-family buildings
 - C. Neighborhood commercial buildings
 - D. Residential care homes and residential care facilities
- (2) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111 A(1) Type I procedures for administrative decisions.
- (3) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:
 - A. Contain all the general information required;
 - B. Address the criteria in sufficient detail for review and action; and
 - C. Be filed with the required fee as established by the city council.
- (4) Development review information. An application for development review shall include a proposed site plan on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:
 1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
 2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.

3. The proposed development site, including boundaries, dimensions, and gross area.
4. Features which are proposed to remain on the site.
5. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
6. Landscape plan if applicable.
7. Location and dimensions of all proposed public and private streets, drives, rights-of way, and easements.
8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
9. Location and dimensions of common and private open spaces if applicable.
10. Location and dimensions of trash receptacles if applicable.
11. Detail drawings of site-obscuring fence if applicable.
12. Architectural drawings.
 - a. Building elevations which illustrate building orientation (Section 26B) and building form design features (Section 26C).
 - b. Building plans which illustrate Townhome supplemental standards (Section 26D) if applicable.
 - c. The name, address, and phone number of the architect.

Amend the following sections pertaining to Multifamily Residential R3, including Section 23 Lot Size, and Section 24 Setback Requirements, with additions shown in underline and deletions in strikeout, as follows:

Section 23. **Lot Size.** In an R3 zone, the lot size shall be as follows:

- ~~(1)~~ The minimum lot area for single-family dwellings shall be 5,000 square feet.
- ~~(2)~~ The minimum lot area for two-family dwellings shall be 6,000 square feet.
- ~~(3)~~ (1) For multiple-family dwellings, residential care homes, and residential care facilities the minimum lot area shall be 7,500 square feet. The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.
- (2) For townhomes (single-family attached or row houses) the minimum lot area shall be 2,500 square feet per unit. The minimum lot width at the front property line shall be 25 feet.
- (3) For neighborhood commercial uses, the minimum lot area shall be 5,000 square feet. The minimum lot width at the front property line shall be 60 feet.
- (4) The minimum lot area for two-family dwellings (duplexes) shall be 5,000 square feet. The minimum lot width at the front property line shall be 50 feet and 35 feet for cul-de-sac streets.

- ~~(4) The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.~~

[Section 23 amended by Ordinance No. 1037, passed August 12, 1997.]

Section 24. **Setback Requirements.** This standard applies to multi-family, townhomes, neighborhood commercial developments, and residential care homes and residential care facilities. Except as provided in Section 86 of this ordinance, in an R-3 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of ~~one three feet~~ feet into any setback area as defined in Section 24A, shall be as follows:

- ~~(1) The front yard shall be a minimum of 20 feet.~~ A minimum front setback of 15 feet is required for multi-family dwellings and townhomes except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for a neighborhood commercial building.
- ~~(2) Each side yard setback shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation.~~ Townhomes shall have no setback requirement where they share common walls.
- ~~(3) The back yard shall be a minimum of 15 feet. However, for any structure exceeding 16 feet in height, the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot or fraction thereof above 16 feet. An exception shall be permitted where a townhome, garage, or other accessory structure is located adjacent to an alley, in which case the back yard (alley facing) setback shall be a minimum of 4 feet.~~
- ~~(4) In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street may shall be considered the front yard with appropriate front yard setbacks (20 feet from property line to foundation of building). Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix E, Diagram 2).~~
- ~~(5) All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (Section 89).~~

[Section 24 amended by and subsection (4) added by Ordinance 1037, passed August 12, 1997.]

Add Section 24A, pertaining to Setback Exceptions, after Section 24 in Multifamily Residential R3, as follows (additions in underline):

Section 24A. **Setback Exceptions.** In an R3 zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.

Amend the following sections pertaining to Multifamily Residential R3, including Section 25 Height of Buildings, and Section 26 Lot Coverage, with additions shown in underline and deletions in strikeout, as follows:

Section 25. **Height of Buildings.** In an R3 zone, no buildings shall exceed a height of 35 feet. Building height may be restricted to less than the maximum when necessary to comply with the building height transition standard in section 26A below.

- (1) Applicability. This standard applies to townhomes, multi-family buildings, and neighborhood commercial buildings.
- (2) Method of Measurement. The vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy.

Section 26. **Lot Coverage.** In a R3 zone, the building(s) shall not occupy more than 40 ~~60~~ percent of the lot area.

Add the following sections in Multifamily Residential R3 after Section 26: Section 26A Building Height Transition, Section 26B Building Orientation, Section 26C Building Form, Section 26D Townhome supplemental standards, Section 26E Neighborhood Commercial supplemental standards, and 26F Multi-family housing supplemental standards (additions in underline):

Section 26A. **Building Height Transition.** In an R3 zone, new buildings, or portions of new buildings exceeding one story in height that abut an existing one-story single-family detached residential or duplex building, shall not exceed a building height greater than one foot for each foot of horizontal distance from the property line.

Section 26B. **Building Orientation** (see Appendix E, Diagram 5). In an R3 zone, all buildings that abut private, local, or collector streets shall have their primary entrance(s) oriented to the street. Multi-family and neighborhood commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances. Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street. This section does not apply to buildings with the sole purpose of housing mechanical equipment.

- (1) All buildings that abut private, local, or collector streets shall be set back a maximum of 25 feet from the front lot line.
- (2) Off-street parking lots and driveways shall not be placed between buildings and streets.

Section 26C. **Building Form.** In an R3 zone, new multi-family, townhomes, residential care homes and residential care facilities, and neighborhood commercial uses shall comply with the following building form standards (see Appendix E, Diagrams 6 and 7):

- (1) Structures shall not have a continuous horizontal distance exceeding 150 feet (measured from end wall to end wall);
- (2) Roofs shall have gable, hip, or gambrel forms, minimum pitch 4 foot in height for every 12 feet in width, with at least a 6-inch overhang (eave), or they may be flat with a decorative cornice;
- (3) Design features. All street facing elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and on each floor shall contain at least two of the following features:
 - (A) Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet;
 - (B) Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
 - (C) Offsets of façade or roof elevation of 2 feet or greater.
- (4) Eyes on the street. All building elevations shall provide doors, porches, balconies, and/or windows. A minimum of 60 percent of the front (i.e. street facing) elevations, and a minimum of 30 percent of side and rear building elevations shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story; and
- (5) Garages and carports attached to living units and accessed from a street (adjacent to the front lot line) shall be recessed behind the front façade of the building or covered front porch by at least 2 feet.

Section 26D. **Townhome (Single-family attached/ rowhouses) supplemental standards** (see Appendix E, Diagram 8). All townhomes shall comply with the following standards:

- (1) The maximum number and width of consecutively attached units shall not exceed 5 or 140 feet (from end wall to end wall), whichever is less.
- (2) Townhomes shall receive vehicle access from a rear alley whenever possible. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when existing development patterns make construction of alleys impractical.
- (3) Townhomes receiving access directly from a public or private street shall comply with all of the following standards in order to minimize interruption of adjacent sidewalks by driveway entrances and improve appearance of the streets:

- (A) The maximum allowable driveway width facing the street is 12 feet per dwelling unit.
- (B) Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet.
- (C) The maximum combined garage width per unit is 50 percent of the total unit width. For example a 26-foot wide unit may have one 13-foot wide recessed garage facing the street.
- (4) "Common areas" (e.g. landscaping in private tracts, shared driveways, private alleys, lawns, play areas, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance and roof replacement. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the City prior to building permit approval.

Section 26E. Neighborhood Commercial supplemental standards. All neighborhood commercial uses shall comply with the following standards:

- (1) Permitted uses. Only the following neighborhood commercial uses are permitted in an R3 zone:
 - (A) Retail goods and services;
 - (B) Child care center (care for more than 12 children);
 - (C) Food services, excluding automobile-oriented uses;
 - (D) Medical and dental offices, clinics, and laboratories;
 - (E) Professional and administrative offices;
 - (F) Repair services, conducted entirely within the building; auto repair and similar services not permitted;
 - (G) Mixed use building (residential with other permitted use);
 - (H) Laundromats and dry cleaners;
 - (I) Art, music, or photography studio;
 - (J) Personal services (barber shops, salons, similar uses); and
 - (K) Other similar uses.
- (2) Floor area standards. The maximum commercial floor area shall not exceed 5,000 square feet total for all uses on one neighborhood commercial site. Floor area is measured by totaling the interior floor area of all building stories, except crawl spaces (i.e. with less than 7 1/2 feet of vertical clearance).
- (3) Hours of operation. Neighborhood commercial land uses shall be limited to the following hours of operation: 7:00 a.m. to 10 p.m.
- (4) Storage. Except for plants and garden supplies, overnight outdoor storage is not permitted. Plants and garden storage must comply with the vision clearance standards in Section 89.
- (5) Parking. Parking lots shall comply with the following standards:
 - (A) Parking lots shall be placed to the side or rear of buildings.

- (B) Off street vehicle parking must comply with the landscaping, size, and pedestrian circulation standards specified in Sections 78-80.

Section 26F- Multi-family housing supplemental standards. In an R3 zone, these supplemental standards apply to new multi-family housing developments. Multi-family is defined as 3 or more attached dwellings on an individual lot (e.g. multi-plexes, apartments, condominiums, etc.). New multi-family developments shall comply with all of the following standards:

1. Common open space.

(A) In all developments with more than 20 units, a minimum area of 15 percent of the total site area (inclusive of required setback areas), shall be designated, and permanently reserved, as usable common open space. The site area is defined as the lot or parcel on which the development is planned, after subtracting the required dedication of street right-of-way and other land for public purposes (e.g. public park). Sensitive lands and historic buildings or landmarks open to the public can be counted toward meeting the common open space requirements.

(B) The development shall designate, within the common open space, a minimum of 250 square feet of active recreation area (e.g. children's play areas, play fields, swim pool, sports courts, etc.) for every 20 units or increments thereof. For example, a 50-unit development shall provide a minimum of 500 square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement, but should not exceed 30 percent of the required common space area.

(2) Private open space. Usable private outdoor space such as patios, balconies, porches, roof gardens, or small yards shall be provided in all newly constructed multi-family developments. Private open space shall comply with the following standards:

(A) Dwelling units located at or below finished grade, or within 5 feet of finished grade, shall have a minimum of 96 square feet of private open space, with no dimension less than 6 feet;

(B) All upper floor dwelling units shall have balconies or porches measuring at least 36 square feet, with no dimension less than 4 feet. Upper-floor dwelling unit means housing units, which are more than 5 feet above finished grade;

(C) All private open space shall have direct access from the dwelling unit by way of a door;

(D) Any excess private open space (above what is required) may be counted toward fulfilling the common open space requirement.

(E) Building masses and screening such as low hedges, fences, walls, arbors, or trellises shall be used to help delineate private outdoor spaces. The screening element must be a minimum of 3 feet in height.

(3). Stairways. Stairways shall be incorporated inside the building where possible to minimize visual impact. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building itself, or

otherwise incorporated into the building architecture. Stairways that are simply hung from the building's exterior are not permitted.

- (4) Vehicular circulation. Multi-family developments shall provide vehicular circulation in accordance with the following standards (see Appendix E, Diagram 9):
- (A) To provide for traffic safety and to minimize the impacts on the public circulation system, where possible, driveways or private streets shall connect to local or collector streets rather than directly onto arterial streets.
 - (B) Multi-family developments 4 acres or larger shall be developed as a series of complete blocks bounded by a connecting network of public streets with sidewalks and street trees to break the development into numerous smaller blocks. The average block size within a multi-family development shall be a maximum of 2 acres in size. City standards for public local residential streets in regard to pavement width, sidewalks, and street trees, shall apply to all internal streets.
- (5) Parking. Multi-family developments shall provide parking designed in accordance with the following standards (see Appendix E, Diagram 9):
- (A) Off street vehicle parking spaces and bicycle parking shall be provided as specified in Section 78. On-street parking along the streets contained within the development can be applied to the off-street parking requirements.
 - (B) Parking lots shall be placed to the side or rear of buildings in accordance with the building orientation standards (Section 26B);
 - (C) Parking on the streets contained within the site shall not include head-in or angle parking. Parking shall be accommodated in parking lots or along the internal street system in the form of parallel parking;
 - (D) Parking lot landscaping shall be provided as specified in Section 80; and
 - (E) Parking lots shall be connected to all building entrances by means of internal pedestrian walkways that meet the standards in subsection 8 below.
- (6) Trash receptacles. Trash receptacles shall be screened on all sides with an evergreen hedge or solid fence or wall of not less than 6 feet in height. No trash receptacle shall be located in any front yard setback, or within 25 feet of property lines abutting other residential zones.
- (7) Utilities. All utilities on the development site shall be placed underground. Ground mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services, shall be placed underground whenever practicable. Where undergrounding of ground mounted equipment is not feasible, equipment shall be screened from view with an evergreen hedge or solid fence or wall a minimum of 4 feet in height and must be sited to comply with the vision clearance standards in Section 89.
- (8) Pedestrian circulation. To ensure safe, direct, and convenient pedestrian circulation, all multi-family developments shall contain a system of pathways designed based on the standards below:

- (A) The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent public parks and commercial uses, and the public sidewalk system;
 - (B) Pathways within the development shall provide safe, reasonably direct, connections between dwelling units and parking areas, recreational facilities, storage areas, and common areas;
 - (C) Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed or separated from the driveway/street by a minimum 5-foot strip with bollards, a landscape berm, or other physical barrier;
 - (D) Pedestrian pathways shall be separated a minimum of 6 feet from all building facades with residential living areas on the ground floor, except at building entrances;
 - (E) Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping; and
 - (F) Pathway surface shall be concrete, asphalt, brick/masonry pavers, or other durable hard surface, at least 5 feet wide, and shall conform to federal Americans with Disabilities Act (ADA) requirements.
- (9) Landscaping. Landscaping shall be installed within the development to provide erosion control, visual interest, buffering, privacy, open space and pathway definition, and shading based on the following standards:
- (A) A minimum of 15 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees. At the time of planting, trees shall be planted a minimum of 2 inches (dbh) in caliper and shrubbery a minimum of 24 inches in height. Bark mulch, rocks and similar non-plant material may be used to compliment the cover requirement, but shall not be considered a sole substitute for the vegetative ground cover requirement; and
 - (B) The use of native and/or drought tolerant landscaping is encouraged. All landscaping shall be irrigated with a permanent irrigation system unless a licensed Landscape Architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.

Amend Section 27 pertaining to Multi-Structural Residential R4, Section 27 Uses Permitted Outright, with additions shown in underline and deletions in strikeout, as follows. Delete Section 28 Manufactured Home Conditions.

Section 27. **Uses Permitted Outright.** In a R4 zone, the following uses and their accessory uses are permitted outright:

- (1) A use permitted in the R3 zone
- ~~(2) Manufactured homes subject to Section 28.~~
- (2) Mobile home~~Manufactured Dwelling Park~~ home park subject to requirements of Appendix A.

~~**Section 28. Manufactured Home Conditions.** Manufactured homes are permitted outright subject to the following conditions:~~

- ~~(1) It shall be multisectional and inclose a space of no less than 1,000 square feet.~~
- ~~(2) The dwelling shall be placed on an excavated and back-filled foundation and inclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade.~~
- ~~(3) The dwelling shall have a pitched roof of at least one foot in height for every three feet of width.~~
- ~~(4) Exterior siding and roofing shall be similar in color, material, and appearance to that of surrounding dwellings.~~
- ~~(5) The exterior thermal envelope which shall meet performance standards required of single family dwellings built under the state building codes.~~
- ~~(6) The dwelling shall provide on-site covered parking consistent with the predominant construction patterns of immediately surrounding dwellings.~~

Add Section 29A after Section 29 in Multi-Structural Residential R4, with additions shown in underline. Section 29 is shown for reference only, do not amend.

Section 29. **Conditional Uses Permitted.** In an R4 zone, a conditional use permitted in a R3 zone is permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance.

Section 29A. All uses and structures in the R4 zone, other than Manufactured Dwelling Parks, shall comply with all of the standards listed in the R3 zone, Sections 21-26F.

Delete the following sections: Section 30 Lot Size, Section 31 Setback Requirements, Section 32 Height of Buildings, and Section 33 Lot Coverage.

In Central Commercial C2, add Section 34A, pertaining to Development Review, after Section 34, as follows (additions in underline):

Section 34A. Development Review. In the C2 zone, development review by the city administrator or designee shall be required to ensure compliance with the Section 39A.

- (1) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111A(1) Type I procedures for administrative decisions.
- (2) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:
 - A. Contain all the general information required;
 - B. Address the criteria in sufficient detail for review and action; and
 - C. Be filed with the required fee as established by the city council.
- (3) Development review information. An application for development review shall include a proposed site plan on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:
 1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
 2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
 3. The proposed development site, including boundaries, dimensions, and gross area.
 4. Features that are proposed to remain on the site.
 5. The location and dimensions of all existing and proposed structures, utilities, street lighting, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
 6. Landscape plan, including parking area landscaping if applicable.
 7. Location and dimensions of all proposed public and private streets, drives, rights-of way, alleys and easements.
 8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of vehicular and bicycle parking areas if applicable.
 9. Architectural drawings.
 - a. Building elevations which illustrate building orientation and building form design features including but not limited to building façade(s), entrance(s), windows, roof decoration, awnings and overhangs, building materials and paint colors.
 - b. Building plans that illustrate proposed amenities.
 - c. Signage, if applicable.
 - d. The name, address and phone number of the architect.

Amend the following sections pertaining to Central Commercial C2, including Section 36 Lot Size, Section 37 Setback Requirements, Section 38 Height of Buildings, and

Section 39 Limitations on Use, with additions in underline and deletions in strikeout, as follows:

Section 36. **Lot Requirements.** None. Except where precluded to comply with other sections of the zoning ordinance, 100 percent lot coverage is permitted.

Section 37. **Setback Requirements**— and Yard Regulations. ~~Except as provided in Section 86,~~ ~~in a C2 zone no yard or vision clearance area shall be required except, all properties abutting Ivy Street shall have a 10-foot building setback from that street.~~ All yard regulations are subject to compliance with vision clearance standards. The Planning Commission shall consider setback exceptions for installation of publicly oriented features such as a landscaped courtyard or sculpture display. Drought tolerant, low-water requiring or native landscaping materials are strongly encouraged.

(1) **Front yard setbacks.** A new building shall establish a front yard setback of 0-5 feet. To maintain street-front continuity, the following exception to the yard requirements is authorized: If there are buildings on both abutting lots with yards of more than the required depth for the zone, the yard of the lot may equal but not exceed the average yard of the abutting buildings. If there is a building on one abutting lot with a yard of more than the required depth for the zone, the yard for the lot may equal but not exceed a depth one-half way between the depth of the abutting yard and the required yard depth.

(2) **Side yard setbacks.** A side yard facing a street shall have a setback of 0-5 feet. The setback for a side yard not facing a street and for a rear yard shall be a minimum of 0 feet, with no maximum.

(3) **Rear yard setbacks.** The setback for a rear yard shall be a minimum of 0 feet, with no maximum.

(4) **Allowed Extensions into the Public Right-of-Way.** Eaves, second story bay windows, cornices, canopies, pergolas, and similar architectural features may encroach into a setback by no more than five feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code.

[Section 37 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 38. **Height of Buildings.** In a C2 zone within 100 feet of a residential zone, no building shall exceed three stories or 35 feet in height. A building on a corner lot is encouraged to be at least two stories in height. Multistory buildings with residential uses on the upper floor or floors are encouraged in the C2 zone.

[Section 38 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 39. **Limitations on Use.** In C2 zone, the following conditions and limitations shall apply:

- (1) All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street parking and loading, drive-in windows, island service for motor vehicles and display of merchandise along the outside wall of the building not extending more than 3 feet from the wall once per calendar quarter, unless conducted as part of special event and authorized by the city council.
- (2) All items produced or wares and merchandise handled shall be sold at retail on the premises except in the case of Section 34 (68).
- (3) ~~Residential dwellings shall not be allowed on the ground floor in the C2 zone. However, where existing residential dwellings do exist, they and their accessory uses may be maintained, expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone.~~

(4) Ground floor spaces shall be used for commercial and retail uses. Upper floors of a building shall be used for commercial or residential uses.

[Section 39 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Add Sections 39A Design Standards, and 39B Utilities, after Section 39 in Central Commercial C2, as follows (additions in underline):

Section 39A. Design Standards. In the C2 zone, the following design standards shall apply. Applicants proposing construction or major exterior renovation of structures in the C2 zone will be required to comply with the following standards and shall be subject to site review as part of the development application process.

For purposes of this ordinance, a "Major Exterior Renovation" shall be defined as follows: Where the building shell undergoes any structural repair, reconstruction or improvement and the cost of the repair or renovation equals or exceeds 35 percent of the assessed value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. This includes:

- Changes to the facade of a building;
- Increases or decreases in floor area that result in changes to the exterior of a building;
- Changes to exterior improvements.

Major exterior renovation does not include normal maintenance and repair or total demolition, nor does it include improvement of a structure to comply with existing state or local health, sanitary or safety code specifications, or any alteration of a structure listed on the national register of historic places or a state inventory of historic places. Assessed value is the value shown on the applicable county assessment and taxation records for the current year.

A variance to this requirement may be requested in the event of a casualty (fire, flood, etc.) in which the portion of the building exterior visible from the primary street has not been affected. An applicant seeking a variance to this requirement must provide a description of the casualty and an explanation of why the applicant cannot comply with the standard.

For a major exterior renovation, the applicant shall submit a development schedule indicating the approximate dates when construction of the planned amenities and design elements are expected to be initiated and completed. All improvements required under this section shall be completed within 3 years of the date of approval of the proposed major exterior renovation.

(1) Building Architecture. All new buildings and major exterior renovations shall provide architectural relief and interest to promote and enhance a comfortable pedestrian scale orientation. The use of building materials that require less maintenance and are longer lasting are encouraged.

(a) Facades. Architectural emphasis shall be placed on the facade facing a public street, especially at the building entrance and along sidewalks. Blank walls shall be avoided unless structurally necessary. Any blank wall clearly visible from a public street shall include a combination of architectural elements and features such as offsets, entry treatments, varied materials and colors, division into bays, decorative murals, etc. A decorative mural should reflect the local human and natural history, and should not be used for advertising purposes.

(b) Entrances. The primary entrance to a building, including on a corner lot, shall be located along the primary street, not the parking lot. For a building on a corner lot of two primary streets, the entrance may be oriented toward the intersection. A variance may be

- granted by the Planning Commission if this building orientation is not achievable due to site constraints.
- (c) **Windows.** A new building or major exterior renovation shall include large, regularly spaced and similarly shaped windows with trim. Windows shall cover between 50 to 80 percent of the ground floor façade area on the building side that faces the public street and includes the main building entrance. Windows shall begin 18 to 30 inches above the sidewalk. Second story windows shall continue the vertical and horizontal character of the ground level windows. Transom or clerestory windows are encouraged above the building entrance.
 - (d) **Roof Decoration.** A building with a flat roof shall include a decorative cornice or decorative moldings at the top. A building with a pitched roof shall include eaves.
 - (e) **Awnings and Overhangs.** All new or renovated buildings may include overhangs or awnings. Overhangs and awnings extending into the public right-of-way may project to within two (2) feet of the curb line and must be a minimum of eight (8) feet in height over the sidewalk and/or ground surface. The design, materials, and colors of these features shall complement the architecture of the building. New lighted, plastic, or bubble awnings are not allowed. In the event that a street is widened, an awning or overhang that is not in compliance with this ordinance will need to be removed.
 - (f) **Building Materials.** Building materials should be compatible with the surrounding area and can include masonry, tile, stucco, split face (decorative) concrete block, or wood. A building may not be made of unadorned poured or tilt-up concrete or metal siding.
 - (g) **Paint Colors.** Paint colors should be compatible with the surrounding area. No neon or fluorescent-colored paint shall be allowed.
- (2) **Amenities.** Every new building shall provide one or more of the alternatives listed below for each 4,000 square feet of building. Pedestrian amenities may be provided within a public right-of-way when approved by the Planning Commission. Amenities should be compatible with adjacent downtown development. The use of landscaping and building materials that require less maintenance and are longer lasting are encouraged.
- (a) A plaza, courtyard, or extra-wide sidewalk next to the building entrance
 - (b) Planters or hanging baskets
 - (c) Sitting space (e.g., dining area or benches)
 - (d) Public art (e.g., fountain, sculpture, mural, etc.)
 - (e) Special surfacing such as brick or tile. Surfacing must meet ADA standards.
- (3) **Street Lighting.** When street lighting is required to be installed under the requirements of this or supporting ordinances or standards, street lighting shall be old-fashioned, ornamental, and compatible with street lighting in the C2 zone and along Ivy Street.
- (4) **Parking and Access.** The following requirements for parking in the C2 zone should minimize visual impacts on the downtown area. The use of paving and landscaping materials that require less maintenance and are longer lasting are encouraged.
- (a) **Parking area location.** Off-street parking shall be located to the rear or side of the building. - On corner lots, the parking may not be located adjacent to the street corner. Use of a corner lot for parking is discouraged.
 - (b) **Parking area landscaping.** Provided that minimum parking requirements are met, all parking lots shall include landscaping of not less than 7 percent of the area devoted to outdoor parking facilities. Drought tolerant, low-water requiring or native landscaping materials are strongly encouraged. Said landscaping shall be provided with underground irrigation and protective curbs or raised wood headers.
 - (i) A parking area located adjacent to a road right-of-way shall be buffered by a five-foot landscaped strip between the parking lot and road right-of-way and must include at least one deciduous street tree every 30 feet.

(ii) For a corner lot with four or more off-street parking spaces as required under this code, then off-street parking adjacent to a public street shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage along that street. Such landscaping shall consist of landscaped berms or shrubbery at least two feet in height, which shall be parallel to and adjacent to the street frontage as much as practical. Additionally, one tree, which will provide a canopy of at least three hundred square feet upon maturity, shall be provided for each 50 lineal feet (or fraction thereof) of street frontage along that street. ¹

If minimum parking requirements cannot be met, the highest percentage possible of landscaping shall be required, subject to Planning Commission approval.

- (c) **Bicycle parking.** Bicycle parking shall be in accordance with the Junction City Transportation System Plan. If the bicycle parking requirement cannot be met due to site constraints, the bicycle parking may be located elsewhere in the C2 zone in a location to be determined by the Planning Commission.
- (d) **Alley paving.** In conjunction with a building permit or with a change in use that will take access paved off-street parking from the alley, the developer shall pave the entire alley. This requirement may be waived by the Planning Commission if adjacent to residential development. Subsequent development or change of use will be subject to a latecomer's fee per Ordinance 1001 to reimburse the development cost for the portion of the alley not adjacent to the original development.

Section 39B. Utilities. All utilities on the development site shall be placed underground. Ground mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services, shall be placed underground whenever practicable. Where undergrounding is not practicable, equipment shall be screened from view from adjacent streets, sidewalks, and abutting residentially zoned properties with an evergreen hedge or solid fence or wall at least 4 feet in height and must be sited to comply with the vision clearance standards in Section 89.

Amend the following sections pertaining to General Commercial GC, including Section 40 Uses Permitted Outright, and Section 41 Conditional Uses, with additions in underline and deletions in strikeout, as follows:

Section 40. **Uses Permitted Outright.** In a GC zone, only the following uses and their accessory uses are permitted outright:

- (1) A use permitted outright in a C2 zone.
- (2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when entirely enclosed in a building.
- (3) Auditorium, exhibition hall or other public assembly room or building.
- (4) Automobile, boat or trailer sales, rental, service and repair.
- (5) Automobile service station.
- (5a) Automotive paint shop. [Subsection 5a added by Ordinance No. 982, passed January 25, 1994.]
- (6) Car wash.
- (7) [Deleted] [Subsection (7) deleted by Ordinance No. 1051, passed July 14, 1998.]
- (8) Motel.
- (9) Mortuary, undertaking or funeral parlor.
- (10) Taxidermy shop.
- (11) Tire sales and service shop, including tire recapping.
- (12) [Deleted] [Subsection (12) added by Ordinance No. 975, passed August 10, 1993; and deleted by Ordinance No. 1025, passed October 8, 1996.]
- ~~(13)~~(13) Small animal clinics and small animal hospitals, ~~where that~~ boarding of sick or injured animals is permitted, but do not boarding of healthy animals, is not permitted.
- (14) Uses similar to those listed above.

[Section 40, subsection (13) added by Ordinance No. 986, passed June 14, 1994; Section 40 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 41. **Conditional Uses Permitted.** In a GC zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 of this ordinance:

- (1) Amusement enterprise not enclosed in a building including, but not limited to, "pitch and putt" golf course, archery range, automobile race track and drive-in theater.
- ~~(2) Drive-in establishments offering goods or services to customers waiting in parked motor vehicles, except drive-in theater. [Subsection (2) added by Ordinance No. 984, passed April 12, 1994.]~~

(2) Mobile Home Park (RV Park), subject to requirements of Appendix C.

- (3) Mini-storage, provided that it is not located within 260 feet of the center line of State Highway 99.

[Subsection (3) added by Ordinance No. 1025, passed October 8, 1996; section 41 renumbered by Ordinance No. 1037, passed August 12, 1997.]

- (4) Day Care Home. [Subsection (4) added by Ordinance No. 1051, passed July 14, 1998.]

- (5) Day Care Facility. [Subsection (5) added by Ordinance No. 1051, passed July 14, 1998.]

Add Section 41A, pertaining to Development Review, after Section 41 in General Commercial GC, as follows (additions in underline):

Section 41A. Development Review. In an GC zone, development review by the city administrator or designee shall be required to ensure compliance regarding GC standards.

- (1) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111 A(1) Type I procedures for administrative decisions.
- (2) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:
 - A. Contain all the general information required;
 - B. Address the criteria in sufficient detail for review and action; and
 - C. Be filed with the required fee as established by the city council.
- (3) Development review information. An application for development review shall include a proposed site plan, on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:
 1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
 2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
 3. The proposed development site, including boundaries, dimensions, and gross area.

4. Features which are proposed to remain on the site.
5. The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
6. Landscape plan if applicable.
7. Location and dimensions of all proposed public and private streets, drives, rights-of way, and easements.
8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
9. Architectural drawings:
 - a. Building elevations which illustrate windows and building form design features.
 - b. The name and address of the architect.

Amend the following sections pertaining to General Commercial GC, including Section 42 Restrictions on Use, Section 43 Setback Requirements, and Section 44 Height of Buildings, with additions shown in underline and deletions in strikeout, as follows:

Section 42. Restrictions on Use:

- (1) Residential dwellings shall not be allowed on the ground floor in the GC zone. However, ~~where existing residential dwellings do exist, or buildings constructed as residential dwellings, do exist, they and their accessory uses that were legally established prior to this ordinance~~ may be used for residential purposes, and may be maintained, expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone and non-conforming use standards in sections 92-96. Residential dwellings are encouraged for upper floors in multistory buildings in the GC zone that are located close to the downtown area. [Subsection (1) amended by Ordinance No. 985, passed June 14, 1994.]

~~(2)~~(2) ~~The Any outside storage of junk shall be conducted entirely within a sight-obscuring fence a minimum of 4 feet in height, when adjacent to a property used or zoned for residential use, of property or when directly visible from a public street or sidewalk- and must comply with the vision clearance standards in Section 89.~~

[Section 42 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 43. Setback Requirements. Except as provided in Section 86, in a GC zone, the yards are, measured from the property line to the foundation of the building with a maximum projection of one foot into any setback area, Projections may include eaves, chimneys, bay windows, overhangs, and similar architectural features. Setbacks shall be as follows.

- (1) ~~The setback from any street shall be 20 feet. However, if solid ground cover landscaping is provided and maintained the setback from a street may be reduced to 10 feet. A minimum front (street facing) setback is not required, except as~~

necessary to comply with the vision clearance standards in Section 89. In the case of a corner lot, both street facing sides of the lot shall be considered the front.

- (2) The side yard is not required except where the foundation of a structure abuts a residential zone, in which case it shall be a minimum of 10 feet measured from the foundation where abutting a residential zone.
- (3)(3) The A rear yard is not required, except where the foundation of a structure abuts a residential zone, in which case it shall be a minimum of 15 feet, measured from the foundation where abutting a residential zone.

Add Section 43A Building Orientation Guideline, in General Commercial GC, as follows (additions in underline):

Section 43A. Building Orientation Guideline. In order to create streets, which are attractive to pedestrians, create a sense of enclosure, and provide activity and interest along the street edge of a building, the preferred siting of new commercial buildings is close to the street rather than set back from the street behind large parking lots. Front (street facing) setbacks of between 0 and 25 feet from the front property line are encouraged where site size and configuration permit -(see Appendix E, Diagram 10).

[Section 43 renumbered and amended by Ordinance No. 1037, passed August 12, 1997.]

Section 44. **Height of Buildings.** In a GC zone, no building shall exceed a height of 35 feet. [Section 44 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Add the following sections after Section 44 in General Commercial GC as follows, Section 44A Parking, Section 44B Building Entries, Section 44C Building Form, Section 44D Trash Receptacles, Section 44E Utilities, Section 44F, Delivery and Loading Facilities, and Section 44G, Drive- through facilities (additions in underline):

Section 44A. Parking. In a GC zone, parking lots shall comply with the following standards:

1. Off street vehicle parking must comply with the landscaping, size, and pedestrian circulation standards specified in Sections 78-80.
2. Parking lot siting guideline: To minimize the visual impact of parking areas, new commercial developments are encouraged to site off-street parking lots to the rear or side of the building where site size and configuration permit.

Section 44B. Building Entries. In a GC zone, new commercial buildings shall comply with the following building entry standards:

- (1) All commercial buildings must provide at least one customer entrance within 50 feet of an adjacent public sidewalk. Direct pedestrian access from the public sidewalk to the building entrance shall be provided and must be separated, raised, or protected from vehicular traffic and provide access for disabled persons in a manner that

complies with applicable state and federal law. This standard does not apply to mini-storage; automobile paint shop, or car wash uses (see Appendix E, Diagram 12).

Section 44C. **Building Form.** In a GC zone, new commercial buildings shall comply with the following building form standards:

- (1) **Building Articulation.** Exterior building walls shall not continue along an uninterrupted plane for more than 100 feet measured horizontally. An uninterrupted plane is a wall that has no variation in exterior surface along its length. Wall plane projections or recesses shall be a minimum of two feet in depth to satisfy this standard and shall extend at least a total of 20 percent of the length of the facade. Variations in exterior building materials or colors do not satisfy this standard (see Appendix E, Diagram 12):
- (2) **Windows.** All street facing building facades shall provide windows along a minimum of 50 percent of the length and 20 percent of the ground floor wall area (doorways may be used to help satisfy this standard). On corner lots, the general ground floor window standards must be met on one street frontage only. On the other street(s), the requirement is 1/2 of the general standard. The applicant may choose on which street to apply the general standard. This standard does not apply to mini-storage, automobile paint shop, or car wash uses (see Appendix E, Diagram 12):
- (3) **Front Facade Architectural Detail Guideline.** New large commercial buildings with ground floor facades that face public streets are encouraged to include architectural details such as arcades, colonnades, entry areas, awnings, or other such architectural features that break up the horizontal plane of the building (see Appendix E, Diagram 12).

Section 44D. **Trash receptacles.** Trash receptacles shall be screened on all sides with an evergreen hedge or solid fence or wall of not less than 6 (six) feet in height. No trash receptacle shall be located within required setbacks, or within 25 feet of property lines abutting residential zones.

Section 44E. **Utilities.** All utilities on the development site shall be placed underground. Ground mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services, shall be placed underground whenever practicable. Where undergrounding is not practicable, equipment shall be screened from view from adjacent streets, sidewalks, and abutting residentially zoned properties with an evergreen hedge or solid fence or wall at least 4 feet in height and must be sited to comply with the vision clearance standards in Section 89.

Section 44F. **Delivery and Loading Facilities.** In a GC zone, new commercial buildings shall comply with the following delivery and loading facility standards:

- (1) **Delivery and loading facilities are not permitted in required setback areas.**
- (2) **All loading spaces for commercial buildings and uses shall be off the street, shall be in addition to required off-street parking spaces, and shall be served by service**

drives and maneuvering areas so that no backward movement or other vehicle maneuvering within a street, other than an alley, will be required.

Section 44G. **Drive-through facilities.** Drive-up and drive-through facilities (e.g. associated with restaurants, banks, car washes, and similar uses) shall conform to all of the following standards:

- (1) A stacking lane a minimum of 80 feet in length shall be provided for cars waiting to access a drive-through window. The stacking lane must be contained entirely on private property between the public right-of-way and the drive-through window and shall not interfere with vehicle parking or circulation.

Amend the following sections pertaining to Commercial Residential CR, including Section 45 Uses Permitted Outright, and Section 46 Conditional Uses, Section 47 Lot Size, Section 48 Setback Requirements, Section 49 Height of Buildings, and Section 50 Lot Coverage, with additions in underline and deletions in strikeout, as follows:

Section 45. Uses Permitted Outright. In the CR zone, only the following uses and their accessory uses are permitted outright:

- (1) A use permitted in the R3 zone.
- ~~(2) Bank or financial institution.~~
- ~~(3) General business or professional office.~~
- ~~(4) Barber or beauty shop.~~
- ~~(5) Medical or dental offices.~~
- ~~(6) Clubs, lodges, fraternal and religious associations.~~
- (7) [Deleted]
[Subsection 7 added by Ordinance No. 975, passed August 10, 1993; and deleted by Ordinance No. 1025, passed October 8, 1996; section 45 renumbered by Ordinance No. 1037, passed August 12, 1997.]

(2) Neighborhood commercial uses as follows:

- (A) Retail goods and services;
- (B) Child care center (care for more than 12 children);
- (C) Food services, excluding automobile-oriented uses;
- (D) Medical and dental offices, clinics, and laboratories;
- (E) Professional and administrative offices
- (F) Repair services, conducted entirely within the building; auto repair and similar services not permitted
- (G) Mixed use building (residential with other permitted use);
- (H) Laundromats and dry cleaners;
- (I) Art, music, or photography studio;
- (J) Personal services (barber shops, salons, similar uses); and

(3) Uses similar to those listed above.

Section 46. **Conditional Uses.** In the CR zone uses allowed outright in the C2 zone and their accessory uses are permitted when authorized in accordance with the requirements of Sections 97 through 102 this ordinance:

- (1) Dormitories. [Incorrectly numbered by Ordinance 1021, passed June 11, 1996.]
[Section 46 amended by Ordinance 1021, passed June 11, 1996, and renumbered by Ordinance No. 1037, passed August 12, 1997.]
- (2) Clubs, lodges, fraternal and religious associations.

Section 47. **Lot Size.** In a CR zone, the lot size shall be as follows:

- (1) The minimum lot area for commercial ~~and single-family dwellings~~ shall be 5,000 square feet.
- (2) The minimum lot area for two-family dwellings (duplexes) shall be 6,000 square feet.
- (3) For multiple-family dwellings, the minimum lot area shall be 7,500 square feet ~~or 1,500 square feet per dwelling unit, whichever is greater.~~
- (4) The minimum lot width at the front building line shall be 50 feet for an interior lot, and ~~25-35~~ feet for cul-de-sac lots.
- (5) ~~The minimum lot depth shall be 100 feet.~~ There is no minimum lot depth.
[Section 47 renumbered by Ordinance No. 1037, passed August 12, 1997.]
- (6) The minimum lot area for townhomes (single-family attached or row houses) shall be 2,500 square feet per unit. The minimum lot width at the building front of the building shall be 30 feet.

Section 48. **Setback Requirements.** Except as provided in Sections 48A and 86 of this ordinance, in a CR zone the yards, measured from the property line to the foundation of the building ~~with a maximum projection of one foot into any setback area,~~ shall be as follows:

- (1) ~~The front yard shall be a minimum of 20 feet.~~ A minimum front setback of 15 feet is required for multi-family dwellings, townhomes, and duplexes, except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for non-residential and mixed use buildings.
- (2) Each side yard ~~setback~~ shall be a minimum of 6 feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet. Townhomes shall have no setback requirement where they share common walls.
- (3) The back yard shall be a minimum of 15 feet. ~~However, for any structure exceeding 16 feet in height, the rear yard shall be increased one (1) foot, up to a maximum of 25 feet, for every foot or fraction thereof above 16 feet.~~
[Section 48 renumbered and amended by Ordinance No. 1037, passed August 12, 1997.]
- (4) In the case of a two-family (duplex) residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard. Setbacks for back yards are measured separately for each residential dwelling opposite the front yard (see Appendix E, Diagram 2).

(5) No building shall encroach into a public utility easement or vision clearance area (Section 89).

Add Section 48A, pertaining to Setback Exceptions, after Section 48 in General Commercial GC, as follows (additions in underline):

Section 48A. **Setback Exceptions.** In a CR zone, the following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by up to 3 feet, provided that State fire code is met. Walls and fences may be placed on property lines, subject to the standards in Section 82. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 89.

Section 49. **Height of Buildings.** No buildings shall exceed a height of 35 feet. Building height may be restricted according to requirements in Sections 25 and 26A (see R3 Multi-Family Residential) and 50B.
[Section 49 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Section 50. **Lot Coverage.** In a CR zone, the buildings shall not occupy more than 40 60 percent of the lot area.
[Section 50 renumbered by Ordinance No. 1037, passed August 12, 1997.]

Add the following sections after Section 50 in General Commercial GC as follows, Section 50A Residential Standards, and Section 50B Non-Residential Standards (additions in underline):

50 A. **Residential Standards.** All new residential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in sections 22A, 26A — 26D and, 26F.

50B. **Non-Residential Standards.** All new non-residential buildings in the CR zone shall comply with the development review, building height transition, building orientation, building form, and other standards listed in the R3 zone in Sections 22A, 26A-26C and 26E with the following exceptions:

- (A) Hours of operation are not limited.
- (B) There is no maximum floor area standard.

Amend Subsections 1, 5, 6, 7, and 8 in Section 78, Off-Street Parking, as follows, with additions shown in underline, and deletions in ~~strikeout~~. (*Subsections 2, 3, and 4 are shown in italics for reference only and are NOT to be amended.*)

Section 78. **Off-Street Parking.**

(1) Off Street Parking Spaces Required. At the time of erection of a new structure, ~~or at the time of enlargement of an existing structure's floor area by more than 20 percent, or at the time of change in use of an existing structure within any zone in the City, off-street parking spaces shall be provided in accordance with the requirements of this section, unless greater requirements are otherwise established.~~

(2) Exceptions to Off-Street Parking Requirements. *Properties are exempt from the requirement for off-street parking if such properties:*

- (a) *are or have been assessed for public off-street parking facilities;*
- (b) *have a commercial use and are bounded by 4th Avenue to the south, 7th Avenue to the north, West Front Street to the east, and western edge of the Central Commercial zone; or*
- (c) *have a commercial use, are located within 900 feet of a City of Junction City parking lot, and are located in an existing residential structure located in the area bounded by W. 4th Avenue to the north, W 2nd Avenue to the south, Holly Street to the west, and Front Street to the east, including abutting properties to the alleys*

(3) Elimination of Parking Spaces. *If a parking space has been provided in connection with an existing use, the parking space shall not be eliminated if it would result in less parking than required by this ordinance.*

(4) Measurement of Required Parking Spaces. *Where square feet are specified the area measured shall be the gross floor area of the functional use of the building, but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.*

(5) Off-street Parking Spaces. The minimum number of off-street parking spaces shall be provided as follows:

Use	Standard
(A) Residential	
(a) One and two family dwellings	Two spaces per dwelling unit, located in driveway or garage, and one of which may be located within any required yard, with both paved in accordance with design requirements in Section 80 (9).
(b) Multi-family dwellings	Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per <u>dwelling</u> unit with less than three bedrooms
(c) Residential hotel, rooming or boarding house	Spaces equal to 80% of the number of guest accommodations plus one additional space for the owner or manager. <u>Two spaces for each three guest rooms, or one per three beds, whichever is more.</u>
(d) <u>Townhomes</u>	<u>Two spaces per unit for dwelling units with three or more</u>

- bedrooms and 1.5 spaces per unit for dwelling units with fewer than three bedrooms.
- (e) Studio units or one bedroom units less than 800 sq. ft. One space per unit
 - (B) Commercial Residential
 - (a) ~~Hotel~~ Motel, Hotel 1.25 spaces per guest room
 - ~~a)~~ Club, lodge One space per guest room or suite plus one additional space for the owner or manager.
 - ~~b)~~ Club, lodge Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
 - (C) Institutional
 - (a) Welfare or correctional institution One space per five beds for patients or inmates
 - (b) Convalescent hospital, nursing home, sanitarium, rest home, home for the aged One space per ~~two~~ three beds for patients or residents
 - (c) Rest home, home for the aged, assisted living One space per two patient beds or one space per apartment unit
 - (e) Hospital Spaces equal to 1.5 times the number of beds
 - ~~d)~~
 - (D) Place of Public Assembly
 - (a) Church One space per four seats or eight feet of bench length in the main auditorium
 - (b) Library, reading room One space per 400 square feet of floor area plus one space per two employees.
 - (c) Kindergarten Child care centers having 13 or more children One space per 400 square feet of floor area plus one space per two employees.
 - (d) Kindergarten, elementary or junior high school 1.5 spaces per classroom or one space per four seats or eight feet of bench length in the auditorium or assembly room, whichever is greater.
 - (e) High school 1.5 spaces per classroom plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater.
 - (E) Commercial Amusement
 - (a) Stadium, arena, theater One space per four seats or eight feet of bench length.
 - (b) Bowling alley Five spaces per alley plus one space per two employees.
 - (c) Dance hall, skating rink One space per 100 square feet of floor area plus one space per two employees.
 - (F) Commercial
 - (a) Retail store except as provided in subsection (b) of this section One space per ~~200~~ 350 square feet of floor area

Ord. No.1116 Exhibit H

- (b) Service or repair shop, retail store handling exclusively bulky merchandise such as automobiles and furniture One space per 600 square feet of floor area. Floor area calculation does not include canopied or unenclosed structures.
- (c) Bank, office (except medical and dental) One space per ~~333~~ 400 square feet of floor area
- (d) Medical and dental clinic One space per ~~200~~ 350 square feet of floor area
- (e) Eating or drinking establishment One space per 100 square feet of floor area
- (f) Mortuaries One space per four seats or eight feet of bench length in chapels
- (G) Industrial
 - (a) Storage warehouse, manufacturing establishment, rail or trucking freight terminal, or wholesale establishment One space per 1,000 square feet of floor space, plus one space per company vehicle
- (H) Unspecified Uses—Where a use is not specifically listed in this table, parking requirements shall be determined by finding that a use is similar to those listed in terms of parking needs.

~~(2 5-6)~~ Bicycle parking facilities shall be provided as part of new multi-family developments of ~~four~~ three units or more, new retail, office and institutional developments, and all transit transfer stations and park and ride lots. Bicycle parking requirements shall apply to new development, changes of use, and building expansions and remodels where either the floor area of the building ~~or its value~~ is being increased by 50% or more. Bicycle parking spaces shall provide a convenient place to lock a bicycle and shall be at least six feet long, two feet wide, and shall provide at least seven feet of vertical clearance. Bicycle parking shall not interfere with pedestrian circulation. For any use where bicycle parking ~~is~~ is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio. Bicycle parking spaces shall be provided as indicated below:

- (A) Multi-family dwellings of 3 or more dwelling units At least 1 covered bicycle space for each dwelling unit.
- (B) Parking lots – All public, commercial, and institutional parking lots 1 bicycle space for every 10 motor vehicle parking spaces.

~~(6) Multi-family residences for four or more housing units shall provide at least one bicycle parking space per unit.~~

Ord. No.1116 Exhibit H

- (7) ~~For new retail, office and institutional developments, and all transit transfer stations and park and ride lots, bicycle parking shall be required at one space per seven required vehicle parking space. In calculating the number of required spaces fractions shall be rounded up to the nearest whole number.~~
- (8) For existing buildings in the Commercial Zone in the downtown area where space is restricted and bicycle parking cannot be provided safely, the ~~Community Development Director~~ Planning Commission may waive the bicycle parking requirements.
(v 78 amended by Ordinance No. 1021, passed June 11, 1996; renumbered by Ordinance No. 1037, passed August 12, 1997; amended by Ordinance No. 1051, passed July 14, 1998; by Ordinance 1103, passed January 8, 2002, and by Ordinance 1111, passed February 11, 2003.

Amend Subsection 8 of Section 80, General Provisions—Off-street Parking and Loading, as follows, with additions shown in underline, and deletions in strikethrough.

Section 80. General Provisions—Off-street Parking and Loading.

- (8) Design Requirements. Design requirements for parking lots and spaces, with the exception of single family and duplex dwelling units:
- (a) ~~(a)~~ Areas used for parking, standing, and maneuvering of vehicles shall have a hard surface of asphalt or concrete and be maintained adequately for all-weather use and so drained as to avoid flow of water onto adjacent property. Lots may be paved with a permeable surface, subject to approval by the city administrator or -designee. Permeable pavement parking lots -may be sited anywhere, but are subject to the requirements listed below, Section 80 (109) (a) and (109) (c) – (f). Gravel lots may be approved as a conditional use as outlined in Section 80 (10). Size of standing and maneuvering areas, in addition to the required number of parking spaces, shall be as follows: comply with the areas illustrated in Appendix E, Diagram 14.

Delete diagram – add to Appendix E

- (b) Except for parking to serve single-family detached, townhome, or duplex residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than four feet in height except where vision clearance is required by this code.
- (c) Parking spaces within a parking lot shall be designed and constructed so that no portion of a parked vehicle, including an opened door, will extend beyond the property line.
- (d) Artificial lighting which may be provided shall be so arranged as to not produce direct glare on any abutting or adjacent residential zone or on any adjacent dwelling.
- (e) Access aisles shall comply with ~~be of sufficient width for all vehicle turning and maneuvering~~ the aisle widths illustrated in Appendix E, Diagram 14.
- (f) All parking spaces, except single-family detached, townhomes, and duplex residential, shall be served by a driveway designed so that no backing movements or other maneuvering within a street, other than an alley, will be required.
- (g) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum

safety of pedestrians and vehicular traffic on the site. In no case shall two-way and one-way driveways be less than 20 feet wide and 12 feet wide respectively. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls or other barriers or markers on frontage not occupied by service drives. Service drives are also subject to the requirements of Appendix H: Access Management.

(h) If four or more off-street parking spaces are required under this code, then off-street parking adjacent to a public street shall provide a minimum of two square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least two feet in height upon maturity, which shall be parallel to and adjacent to the street frontage as much as practical. -Additionally, one tree, which will provide a canopy of at least three hundred square feet upon maturity, shall be provided for each 100-30 lineal feet of street frontage or fraction thereof. For list of trees that shall be allowed, see Appendix 4J. Said landscaping shall be provided with irrigation facilities and protective curbs or raised wood headers.

(i) Parking lots with 20 or more spaces shall comply with the following interior landscaping standards (see Appendix E, Diagram 13):

- (1) There shall be one planter island for every 10 parking spaces. Planter islands shall be a minimum of 6 feet in width (exclusive of the curb) and a full parking space in length and contain one deciduous shade tree (a minimum 2-inches in caliper at planting). Tree species shall be limited to those species specified in Appendix J. The parking islands shall be fully landscaped with shrubs and groundcover, which will not exceed 3' in height at maturity. Bark mulch shall not be an acceptable substitute for vegetation. Parking areas with fewer than 10 spaces are not required to have a planter island.
- (2) A minimum 6-foot wide planter area shall separate and visually screen parking from building facades with living area windows. The planting area shall include a mix of groundcover, shrub, and/or tree species of appropriate size and growth habit. -At least one small tree or large shrub with mature canopy no larger than 10 ft. in diameter shall be provided for each 50 lineal feet of building.
- (3) The property owner shall be responsible for maintaining the landscaped areas to the specified standards.

-(ij) Lots containing more than 3 parking spaces shall have all spaces permanently and clearly marked.

(k) Parking lots with 80 spaces or more shall be divided into separate areas by landscaped areas or walkways at least 10 feet in width, or by a building or group of buildings (see Appendix E, Diagram 13).

(l) Commercial, industrial, multi-family, and mixed use developments with two or more buildings shall provide safe, reasonably direct and convenient pedestrian connections between primary building entrances and between building entrances and all adjacent streets. Where walkways cross a driveway or street, they shall be clearly marked with contrasting paving materials, painted striping ("crosswalk"), or humps/raised crossings (see Appendix E, Diagram 13).

(m) New off-street parking lots located in R3, R4, CR, and C2 zones shall be placed to the rear or side of the building in accordance with Section-26B (R3 zone) and Section 39A (C2 zone). In the GC zone, new development is encouraged to site parking lots to the rear or side of the building where site size and configuration permit.

Amend Section 87 General Exception to Building Height Limitations as follows, with additions shown as underline and deletions in strikeout:

Section 87. General Exception to Building Height Limitations. The following types of structures or structural parts are not subject to the building height limitations of this ordinance except in residentially zoned areas unless otherwise restricted: chimneys, cupolas, tanks, ~~church spires, belfries, domes, derricks, monuments,~~ fire and hose towers, observation towers, smokestacks, flagpoles, radio and television towers, masts, aerials, cooling towers, water towers, elevator shafts, windmills, conveyors and other similar projections. Churches and church spires, belfries, domes, and similar monuments are not subject to the building height limitations of this ordinance.

Amend Section 102 Standards Governing Conditional Uses, Subsection (1) Height Exception, by deleting the words “*church or*” at the beginning of the first sentence.

Amend Appendix A Manufactured Dwelling Park Standards as follows, with additions shown in underline and deletions in strikeouts.

~~Because a mobile home park can have significant impacts on the surrounding community, special standards governing development of these uses have been established.~~

1. **Area.** Minimum area – ~~five one~~ acres.
2. **Access.** ~~Mobile home Manufactured dwelling parks shall abut and have direct access to a public street outside of the park boundaries. No individual space within the manufactured dwelling park shall have direct access to a public street outside the park boundaries.~~
3. ~~Asphalt access drives, 20 feet in width, shall be provided to each mobile home space, shall be unobstructed, open to traffic and continuous unless provided with adequate turn-around area or cul-de-sac. If the owner or operator permits parking on the access drive, the owner or operator shall construct the access drives at least 30 feet in width. Each park shall have a principal access drive of not less than 36 feet.~~ **Streets.** All streets within the manufactured dwelling park shall be constructed to City street standards for paving, gutters, and sidewalks unless otherwise approved by the planning commission.
4. **Walkways.** ~~not less than three feet in width, shall be provided from each mobile home space and service buildings to access drives and along both sides of all access drives. Walkways within the manufactured dwelling park shall provide safe, reasonably direct, connections between dwelling units and parking areas, recreational facilities, storage areas, and common areas. All walkways must be separated, raised, or protected from vehicular traffic and provide access for disabled persons in a manner that complies with applicable state and federal law.~~
5. **Screening.** Except as required for vision clearance, the outer perimeter of each park shall be improved with one of the following:
 - (a) ~~Sight-obscuring fence or wall not less than six five feet in height nor greater than six feet in height; except next to public streets where a fence no less than three and one half feet nor greater than four feet in height shall be provided, unless otherwise approved by the planning commission when found to conform to the purpose of this ordinance; or~~

[Subsection 5(a) amended by Ordinance No. 969, Section 1, passed March 23, 1993.]

 - (b) ~~Maintained evergreen landscaping that is at least five feet in depth, will mature within three years, and reach at least five feet height at maturity, and conform with provision 9(c) below; or;~~
 - (c) ~~Combination of (a) and (b) above, when required by the commission to blend the proposed development in with that of surrounding property.~~
 - (d) All walls and fences must conform to the vision clearance standards in Section 89.
6. **Setbacks and Building Separation.** ~~All mobile homes and accessory structures shall be setback a minimum of 10 feet from any property line, except for the front~~

- ~~property line which shall be 200 feet, and 10 feet from another mobile home. The minimum setback between park structures and abutting properties is 10 feet. The minimum setback between park structures and public right-of-way is 15 feet. At least a 10-foot separation shall be provided between all dwellings except where a carport, garage, or storage structure is shared by adjoining spaces in which case the shared facilities may be attached at the space dividing line. Dwellings shall be placed a minimum of 14 feet apart where flammable or combustible fuel is stored between units. Park structures shall be placed no closer than 5 feet from a street, sidewalk, or walkway contained within the manufactured home park. An accessory structure shall not be located closer than 6 feet to any other structure or dwelling.~~
7. **Space.** ~~The minimum size of a space for each home is 2,500 square feet, provided that the overall (gross) density of the park does not exceed 12 units per acre. Each mobile home space shall be a minimum of 30 feet wide and 40 feet long.~~
 8. **Pads.** ~~All areas covered by mobile homes~~manufactured dwellings and accessory buildings shall be paved with asphalt or concrete, or covered with permanently contained crushed rock.
 9. **Landscaping.** ~~All open areas, except as otherwise specified herein, shall be suitably landscaped according to plans and specifications presented to and approved by the Planning Commission. Such areas shall be continuously maintained. Landscaping shall be installed within the development to provide erosion control, visual interest, buffering, privacy, open space and pathway definition, and shading based on the following standards:~~
 - (a) ~~All shared/common open space areas shall be landscaped with a mix vegetative ground cover, shrubbery, and trees. Trees, shrubs, and groundcover (other than turf) shall cover a minimum of 15 percent of the total shared/common open space area within the manufactured dwelling park. At the time of planting, trees shall be planted a minimum of 2 inches (dbh) in caliper and shrubbery a minimum of 18 inches in height. Bark mulch, rocks, and similar non-plant material may be used to complement the cover requirement, but shall not exceed 20 percent of the total planting area;~~
 - (b) ~~All manufactured dwelling spaces shall be landscaped within six months of legal occupancy. The installation and maintenance of such landscaping shall be the responsibility of the park owner unless, under terms of the space rental agreement, grading and materials are supplied by the park owner and labor is furnished by the renter or other arrangement approved by the City.~~
 - (c) ~~The use of native and/or drought tolerant landscaping is encouraged. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation.~~
 - (d) ~~The park owner shall be responsible for the maintenance all landscaping.~~
 10. **Patio.** ~~Each mobile home~~manufactured dwelling space shall be improved with one patio of concrete, brick pavers, or other similar hard surface or other suitable impervious material, having a minimum area of 150 square feet. ~~Asphalt paving is prohibited.~~
 11. **Development Fee.** ~~A park's development fee per dwelling unit, as established by the City Council to be the same as established for other single family dwelling units, shall be paid to the City upon issuance of a siting permit. In lieu of this fee the City may, however, accept a minimum of 200 square feet of recreation area for each mobile home space; the recreation areas are to be provided in one or more~~

locations within the mobile home park. The minimum size of each required recreation area shall be 5,000 square feet.

[Item #11 amended by Ordinance No. 982, passed January 25, 1994.]

12. **Common Open Space.** Manufactured dwelling parks with more than 20 spaces shall provide shared open space within the park as follows:

- (a) A minimum area of 15 percent of the total site area (inclusive of required setback areas), shall be designated, and permanently reserved, as usable common open space. It may be located in more than one area within the park if each such area meets all City requirements. "Usable" means that no single common open space area shall be less than 200 square feet and shall have no outer dimension that is less than 10 feet. The site area is defined as the lot or parcel on which the development is planned, after subtracting the required dedication of street right-of-way and other land for public purposes (e.g. public park). Lands that the City has designated as sensitive or natural, and jurisdictional wetlands identified by the Division of State Lands, may be counted toward this requirement, but can not be counted toward the active recreational requirement listed in subsection (b) below.
- (b) The owner shall permanently designate and demarcate within the common open space, a minimum of 250 square feet of active recreation area (e.g. children's play areas, play fields, swim pool, sports courts, etc.) for every 20 units or increments thereof. For example, a 50-unit development shall provide a minimum of 500 square feet for active recreation. Indoor or covered recreation space may be counted toward this requirement, but should not exceed 30 percent of the required common space area. It may be located in more than one area within the park if each such area meets all City requirements, is no less than 200 square feet, and has no outer dimension that is less than 10 feet. Designated sensitive lands and natural areas may not be counted toward this requirement.

- 13. **Storage - Common.** A centralized storage location area for boats, campers, camping trailers, other recreational vehicles, motorcycles, and automobiles, and other similar items owned by residents of the park shall be provided in each mobile home park/manufactured home park. Such storage area shall contain a minimum of 160 square feet for each mobile home/manufactured dwelling space and be enclosed by a sight-obscuring fence or wall a minimum of six feet in height that has a lockable gate.
- 14. **Storage - Individual.** A storage building and carport/garage shall be provided on each mobile home/manufactured home space. Storage buildings shall have a minimum floor area of 32 square feet. Carports/garages shall not exceed 600 square feet in area unless designed to serve two adjacent mobile-manufactured home dwelling spaces, in which case they maximum area is may be 1,200 square feet in area. All such structures shall be constructed in conformance to the Uniform Building Code/applicable building codes.
- 15. **Mailboxes.** Mailboxes shall be provided, whether centrally or individually, for each mobile-manufactured dwelling home-space. Three off-street parking spaces shall be provided for all centralized mailbox areas unless on-street parking is provided adjacent to the mailboxes.
- 16. **Utilities.** All manufactured dwelling parks shall provide each lot or space with storm drainage, public sanitary sewer, electric, telephone, and public water, with easements dedicated where necessary to provide such services. All utilities, i.e.

sewer, water, natural gas, electricity, telephone, and television cable, shall be underground in locations approved by ~~the city engineer~~ the City Community Development Director or designee.

17. **Construction and Safety Standards.** Prior to location of a ~~mobile home~~ manufactured dwelling in a ~~mobile home~~ manufactured dwelling park, the owner or occupant shall establish to the satisfaction of the building inspector that the ~~mobile home~~ manufactured dwelling is in a condition that conforms to ~~mobile home~~ manufactured dwelling construction and safety standards as established under Oregon Revised Statutes and Administrative Rules.
- ~~18. Recreational vehicle spaces may be provided, however, such uses of land shall be separated and distinct from the mobile home park.~~
18. All ~~mobile homes~~ shall be skirted. **Perimeter Enclosures.** All manufactured dwellings shall be installed with an approved foundation siding/skirting enclosing the entire perimeter of the dwelling. Foundation siding/skirting and backup framing shall be weather-resistant materials, which blend with the exterior siding of the dwelling. Below-grade level and for a minimum distance of eight (8) inches above finish grade, the materials shall be resistant to decay or oxidation. The siding must be installed in accordance with the manufacturer's recommendations.
- ~~20. A minimum on one public pay telephone shall be provided.~~
19. **Fire Hydrants.** Hydrants must be provided within 250 feet, measured along a vehicular way, of any space or permanent structure within the park. Each hydrant within the park must be located on a vehicular way and conform in design and capacity to the public hydrants in the city.
20. **Accessory structures and uses.** Manufactured Dwelling Parks may contain community laundry, recreation facilities, and other common buildings for the exclusive use of park residents and their visitors.
21. **Park Caretaker or Manager's Residence.** The park may contain one residence, which may be other than a manufactured dwelling, for the use of a caretaker or manager responsible for maintaining or operating the property.
22. **Development Review.** Development review by the city administrator or designee shall be required to ensure compliance with Appendix A of this code.
 - (a) Procedure. Development review is a non-discretionary, administrative review conducted by the city administrator or designee. Development review shall follow Section 111 A(1) Type I procedures for administrative decisions.
 - (b) General submission requirements. The applicant shall submit an application on forms provided by the city administrator that shall:
 - (1) Contain all the general information required;
 - (2) Address the criteria in sufficient detail for review and action;

and

 - (3) Be filed with the required fee as established by the city council.
 - (c) Development review information. An application for development review shall include a proposed site plan, on a page size of 11 inches x 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:
 - (1) North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.

- (2) Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
- (3) The proposed development site, including boundaries, dimensions, and gross area.
- (4) Features which are proposed to remain on the site.
- (5) The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
- (6) Landscape plan if applicable.
- (7) Location and dimensions of all proposed public and private streets, drives, rights-of way, and easements.
- (8) Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of parking areas if applicable.
- (9) Location and dimensions of common and private open spaces if applicable.
- (10) Location and dimensions of trash receptacles if applicable.
- (11) Detail drawings of site-obscuring fence.

Amend Ordinance 809 Subdivisions and Partitions, Section 5 Platting and Mapping Standards, Subsection C as follows, with additions shown in underline and deletions in strikeout:

(C) Blocks

- (1) **Block length.** Block length shall not exceed 1,200 600 feet. In residential and commercial zones, maximum block perimeter shall be 1,600 ft. The planning commission may allow exceptions where pedestrian pathways are utilized as mid-block connections between streets.
- (2) **Street Connectivity.** In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and developments greater than two acres in size shall produce complete blocks bounded by a connecting network of public and /or private streets, in accordance with the following standards:
 - a. The proposed development shall include street connections in the direction of all existing or planned streets within 1/4 mile of the development site. The proposed development shall also include street connections to any streets that abut, are adjacent to, or terminate at the development site.
 - b. The proposed development shall include streets that extend to undeveloped or partially developed land that is adjacent to the development site.
 - c. The requirements of subparagraphs (a) and (b) of this subsection do not apply if it is demonstrated that the connections cannot be made due to impact of natural resource areas such as wetlands, streams, or upland wildlife habitat area or where existing development on adjacent lands, including previously subdivided vacant parcels, preclude a connection now or in the future.

Amend Ordinance 809 Subdivisions and Partitions, Section 5 Platting and Mapping Standards, by adding Subsection C1 Perimeter Fences after Subsection C and before Subsection D as follows: (additions shown in underline)

(C1) Perimeter Fences. Perimeter fences shall be required where rear yards abut an existing or planned street. The perimeter fence shall be sight-obscuring and at least 5 feet in height, and shall be setback at least 3 feet from the sidewalk or right-of-way. At least one deciduous shade tree (a minimum 2-inches in caliper at planting) shall be provided for each 50 lineal feet of street frontage. At the time of application review, the Planning Commission may also require additional subdivision perimeter fencing, retaining walls, or other perimeter treatment in order to address privacy, stormwater runoff, or other issues relating to compatibility with adjacent properties.

Amend Ordinance 809 Subdivisions and Partitions, Section 5 Platting and Mapping Standards, Subsection D Lots (6)(a), (6)(b), and (6)(l) as follows, with additions shown in underline, and deletions in strikeout.

(D) Lots

- (6) **Panhandle lots.** Panhandle lot configurations shall not be utilized in new subdivisions. The Planning Commission may authorize exceptions from frontage requirements for panhandle lots in the R1 and R2 zones, only, in established neighborhoods, provided that the following standards, applicable to all panhandle lots, are met.
 - a. Minimum lot sizes for panhandle lots shall be as follows, unless the zoning ordinance requires larger minimum lot sizes:

Ord. No.1116 Exhibit K

1. All rear lots and parcels in an R1 zone must be at least 6,000 square feet, exclusive of the panhandle; and
 2. All lots and parcels in an R2 zone must be at least 5,000 square feet, exclusive of the panhandle.
~~2. All front lots must be at least 5000 square feet.;~~
- b. Minimum panhandle width shall be as follows, whether or not the panhandle is used for access: One rear lot or parcel - 15 feet; two or more rear lots or parcels - 25 feet;
- I. Each rear lot or parcel shall have four two parking spaces (~~only two may be enclosed~~) with and shall have sufficient turn-around area to eliminate the necessity for a vehicle to back out onto the street. The ~~four two~~ spaces shall not be located in the panhandle portion of the driveways.

Amend ORDINANCE NO. 965 Section 10 Tree Planting Practices by adding subsection (b) after subsection (a) as follows. Additions to the text of the ordinance are shown in underline.

Section 10. Tree Planting Practices.

- (a) The planting practices shall be carried out as specified within the City of Junction City Right-of-Way Tree Program and shall be reviewed on an annual basis.
- (b) The city shall consider the use of native or drought-tolerant, low water-requiring trees and landscaping materials. The city shall maintain and periodically update a list of street trees and plants fitting this description.

Amend the sign ordinance ORDINANCE NO. 949 Section 6 Commercial – Industrial – Technological (4) Limitations in C2 Zone. Add subsection (5) Special Signs. Subsections (1-3) are shown in italics for reference only and are NOT to be amended. Additions are shown in underline and deletions in strikeout.

Section 6. Commercial - Industrial - Technological.

- (1) ***General.** This section of the sign ordinance shall apply to all commercial, industrial, and technological districts.*
- (2) ***Size.** The size of allowable area of signs shall be as follows:*
 - (a) *A total sign area of 12 square feet for each lineal foot of building frontage or one square foot for each lineal foot of lot frontage, whichever results in the larger sign area.*
 - (b) *Free-standing or projecting signs shall be limited to 150 square feet per face. Such signs shall not exceed 30 feet in height from grade to the highest element of such signs unless otherwise restricted.*
 - (c) *One daily display signs per business, for which the maximum permitted area shall be 8 square feet per display surface and 16 square feet overall, with a maximum height limit of 6 feet above ground level.*
- (3) ***Location.** Except as otherwise provided, permitted signs may be located anywhere on the premises.*
 - (a) *Where frontage is on more than one street, only the signs computed with the frontage of that street shall be located on that street.*
- (4) ~~**Limitations in C2 Zone.** Signs in the Central Commercial C2 zone shall be designed and constructed in such a manner so as to conform to a Scandinavian motif. As such all signs shall:~~
 - ~~(a) Be constructed of wood, metal, or materials promoting a look of such natural material.~~
 - (b) All lighting shall be indirect lighting and no internal lit signs shall be allowed. Signage in the C2 zone shall be pedestrian-scaled and located so as to be legible to pedestrians on the sidewalks. C2 signage shall conform to the following standards:
 - (a) Wood, metal, or other natural material is the recommended material for the sign.
 - (b) Whenever possible, sign graphics shall be carved, applied, painted, or stained.
 - (c) Sign graphics shall be simple and bold, keeping with the historic theme of downtown Junction City.
 - (d) The number of colors used on a sign shall be minimized for maximum effect. A maximum of four colors, including the background color, is permitted. Fluorescent colors are not allowed.

(e) Sign illumination shall be subdued and indirect, with the exception of internally lit signs that shall be a maximum of 8 square feet.

(f) Projecting (blade) signs are encouraged, especially along 6th Street, preferably suspended from an awning, and should not exceed 10 square feet per face. No projecting signs should be used above the first story.

(g) Wall-mounted signs are encouraged, but shall not exceed an area of 10 percent of the wall to which the sign is attached or 32 square feet in size.

(5) Special Signs.

(a) **Downtown Entrance Signs.** The appearance of any sign used as an entrance marker to the Central Commercial District shall be consistent with the Junction City welcoming sign along Highway 99 near the south edge of town and any other signs serving a similar purpose, and with the limitations for signs in the C2 zone as described in Section 6(4) of this ordinance. A downtown entrance sign shall be designed with attractive landscaping to serve as a visual anchor. The landscaping and maintenance plan shall be subject to approval by the Planning Commission approval, and ODOT if applicable.

(b) **Community Readerboard.** A community readerboard may be maintained along Highway 99 and/or in the downtown area to post notice of local news and events. A community readerboard shall be visually pleasing and updated regularly. Landscaping associated with the readerboard shall be maintained in good condition. The landscaping and maintenance plan shall be subject to approval by the Planning Commission approval, and ODOT if applicable.

[Section 6 amended by Ordinance No. 1053, passed September 8, 1998.]

Amend ORDINANCE NO. 965 Section 10 Tree Planting Practices by adding subsection (b) after subsection (a) as follows. Additions to the text of the ordinance are shown in underline.

Section 10. **Tree Planting Practices.**

- (a) The planting practices shall be carried out as specified within the City of Junction City Right-of-Way Tree Program and shall be reviewed on an annual basis.
- (b) The city shall consider the use of native or drought-tolerant, low water-requiring trees and landscaping materials. The city shall maintain and periodically update a list of street trees and plants fitting this description.

Amend the sign ordinance ORDINANCE NO. 949 Section 6 Commercial – Industrial – Technological (4) Limitations in C2 Zone. Add subsection (5) Special Signs. Subsections (1-3) are shown in italics for reference only and are NOT to be amended. Additions are shown in underline and deletions in strikeout.

Section 6. **Commercial - Industrial - Technological.**

- (1) *General. This section of the sign ordinance shall apply to all commercial, industrial, and technological districts.*
- (2) *Size. The size of allowable area of signs shall be as follows:*
 - (a) *A total sign area of 12 square feet for each lineal foot of building frontage or one square foot for each lineal foot of lot frontage, whichever results in the larger sign area.*
 - (b) *Free-standing or projecting signs shall be limited to 150 square feet per face. Such signs shall not exceed 30 feet in height from grade to the highest element of such signs unless otherwise restricted.*
 - (c) *One daily display signs per business, for which the maximum permitted area shall be 8 square feet per display surface and 16 square feet overall, with a maximum height limit of 6 feet above ground level.*
- (3) *Location. Except as otherwise provided, permitted signs may be located anywhere on the premises.*
 - (a) *Where frontage is on more than one street, only the signs computed with the frontage of that street shall be located on that street.*
- (4) **Limitations in C2 Zone.** ~~Signs in the Central Commercial C2 zone shall be designed and constructed in such a manner so as to conform to a Scandinavian motif. As such all signs shall:~~
 - ~~(a) Be constructed of wood, metal, or materials promoting a look of such natural material.~~
 - (b) All lighting shall be indirect lighting and no internal lit signs shall be allowed. Signage in the C2 zone shall be pedestrian-scaled and located so as to be legible to pedestrians on the sidewalks. C2 signage shall conform to the following standards:
 - (a) Wood, metal, or other natural material is the recommended material for the sign.
 - (b) Whenever possible, sign graphics shall be carved, applied, painted, or stained.
 - (c) Sign graphics shall be simple and bold, keeping with the historic theme of downtown Junction City.
 - (d) The number of colors used on a sign shall be minimized for maximum effect. A maximum of four colors, including the background color, is permitted. Fluorescent colors are not allowed.

(e) Sign illumination shall be subdued and indirect, with the exception of internally lit signs that shall be a maximum of 8 square feet.

(f) Projecting (blade) signs are encouraged, especially along 6th Street, preferably suspended from an awning, and should not exceed 10 square feet per face. No projecting signs should be used above the first story.

(g) Wall-mounted signs are encouraged, but shall not exceed an area of 10 percent of the wall to which the sign is attached or 32 square feet in size.

(5) Special Signs.

(a) **Downtown Entrance Signs.** The appearance of any sign used as an entrance marker to the Central Commercial District shall be consistent with the Junction City welcoming sign along Highway 99 near the south edge of town and any other signs serving a similar purpose, and with the limitations for signs in the C2 zone as described in Section 6(4) of this ordinance. A downtown entrance sign shall be designed with attractive landscaping to serve as a visual anchor. The landscaping and maintenance plan shall be subject to approval by the Planning Commission approval, and ODOT if applicable.

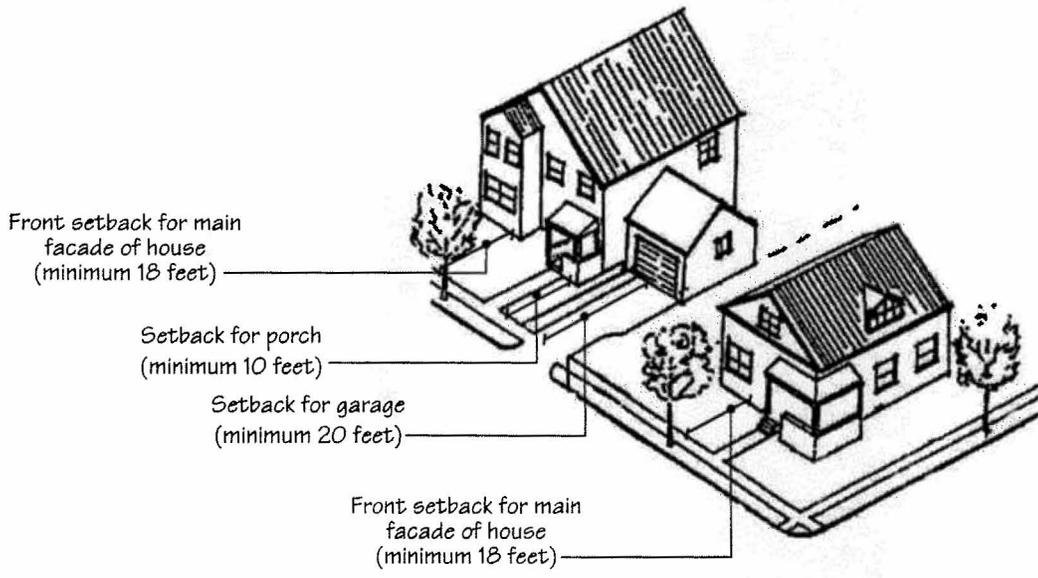
(b) **Community Readerboard.** A community readerboard may be maintained along Highway 99 and/or in the downtown area to post notice of local news and events. A community readerboard shall be visually pleasing and updated regularly. Landscaping associated with the readerboard shall be maintained in good condition. The landscaping and maintenance plan shall be subject to approval by the Planning Commission approval, and ODOT if applicable.

[Section 6 amended by Ordinance No. 1053, passed September 8, 1998.]

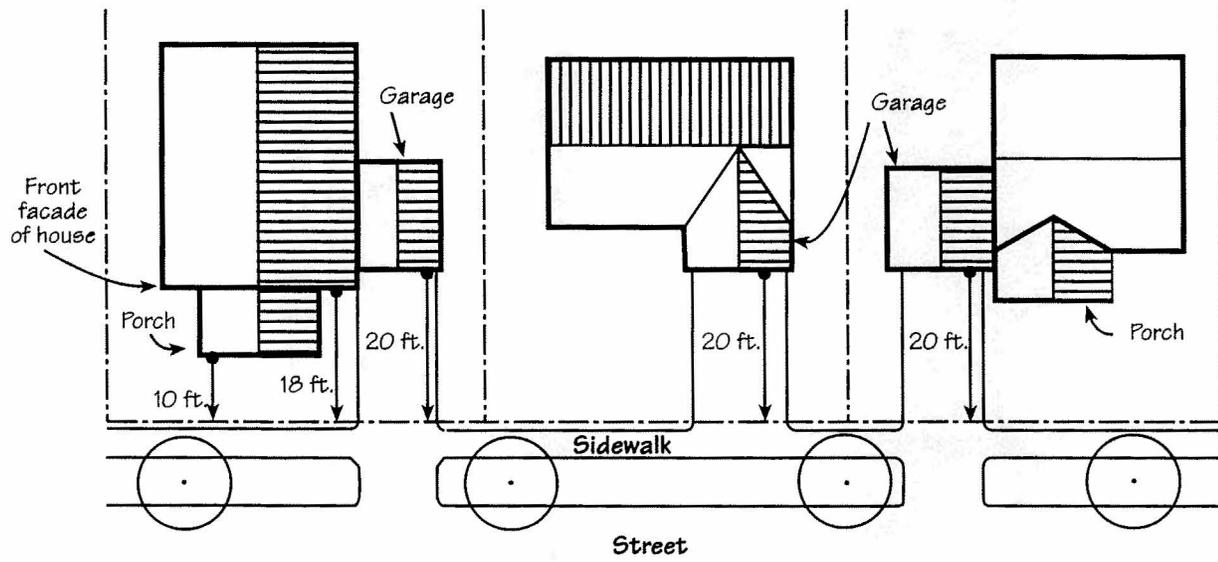
Front Setback Requirements for Residential R1 & R2 Zones

Diagram 4

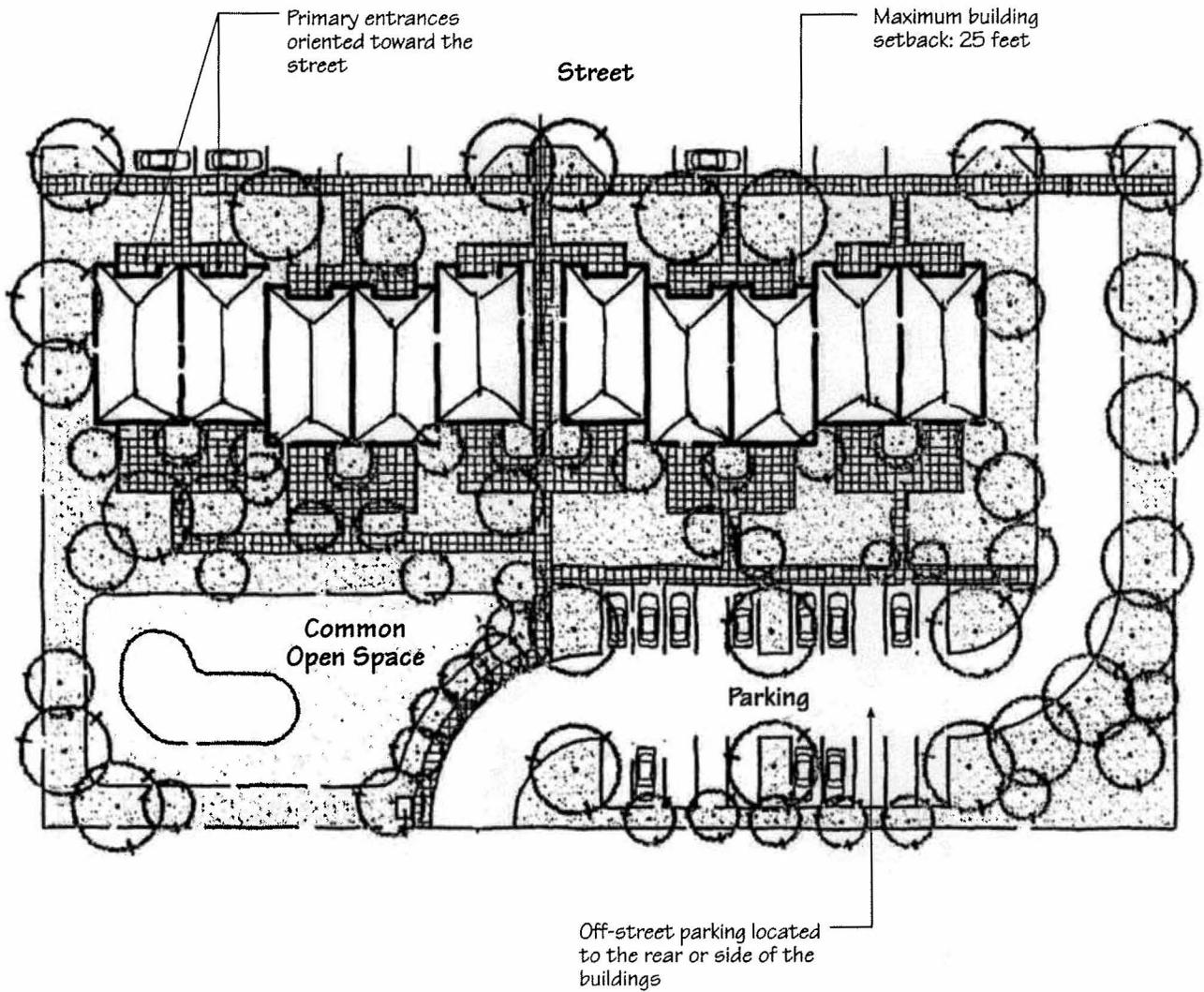
See Sections 12 and 18



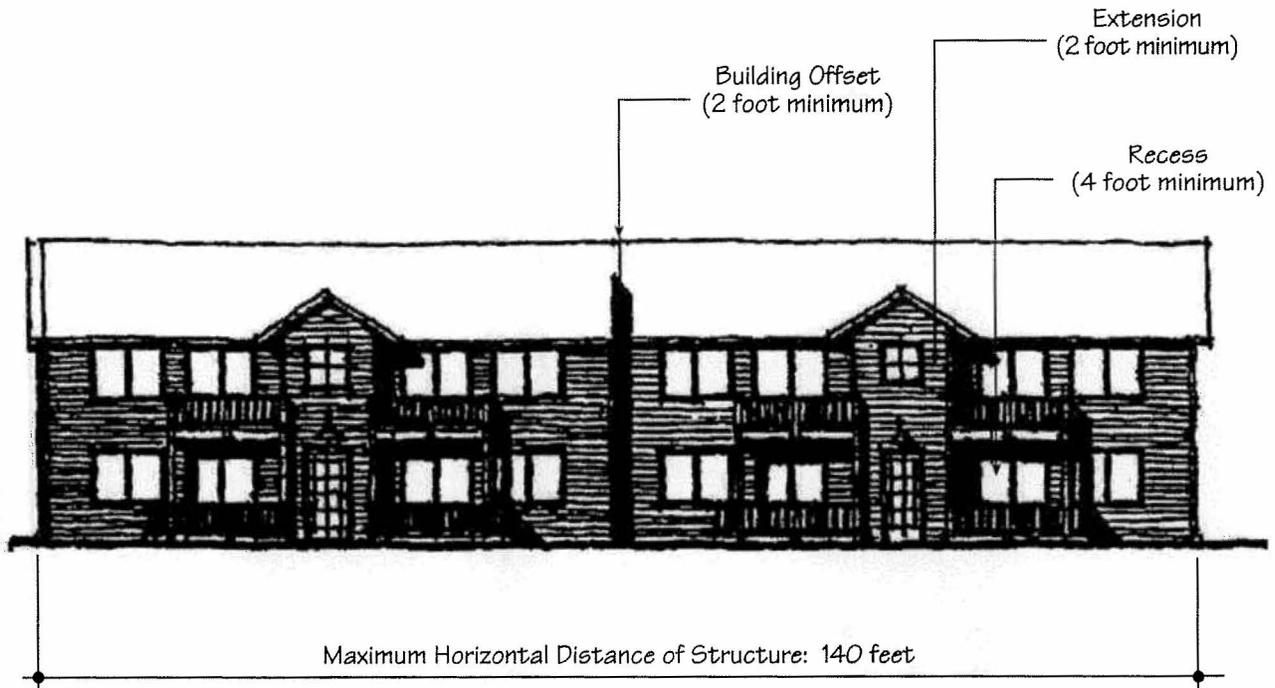
Minimum setbacks



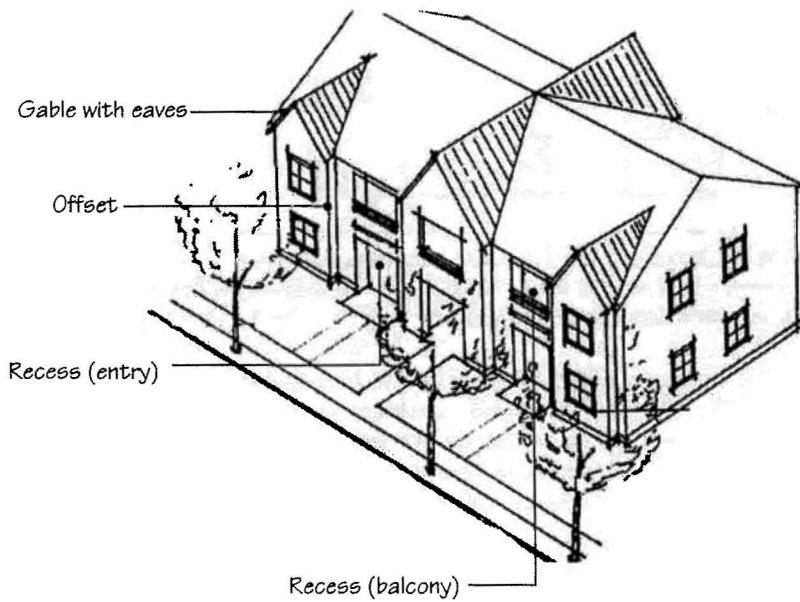
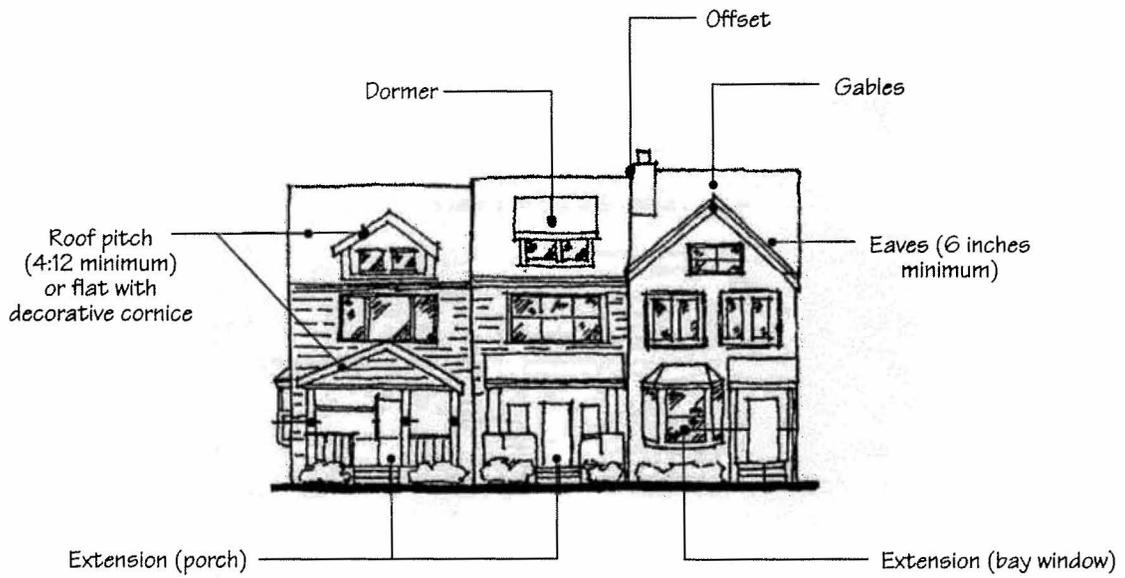
Building Orientation
Diagram 5
See Section 26B



Multi-family Residential Building Form
Diagram 6
See Section 26C

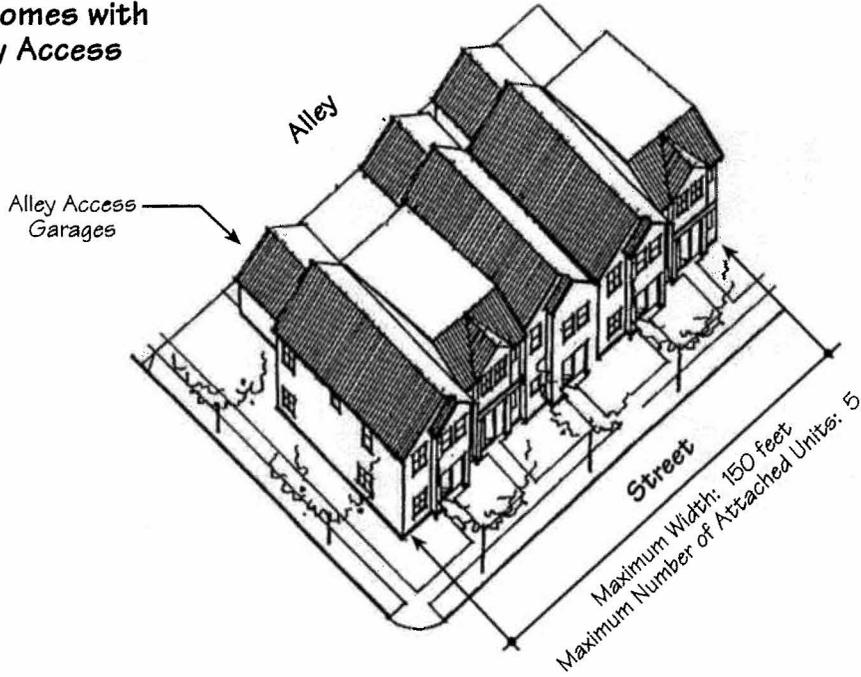


Multi-family Residential Building Form
Diagram 7
See Section 26C

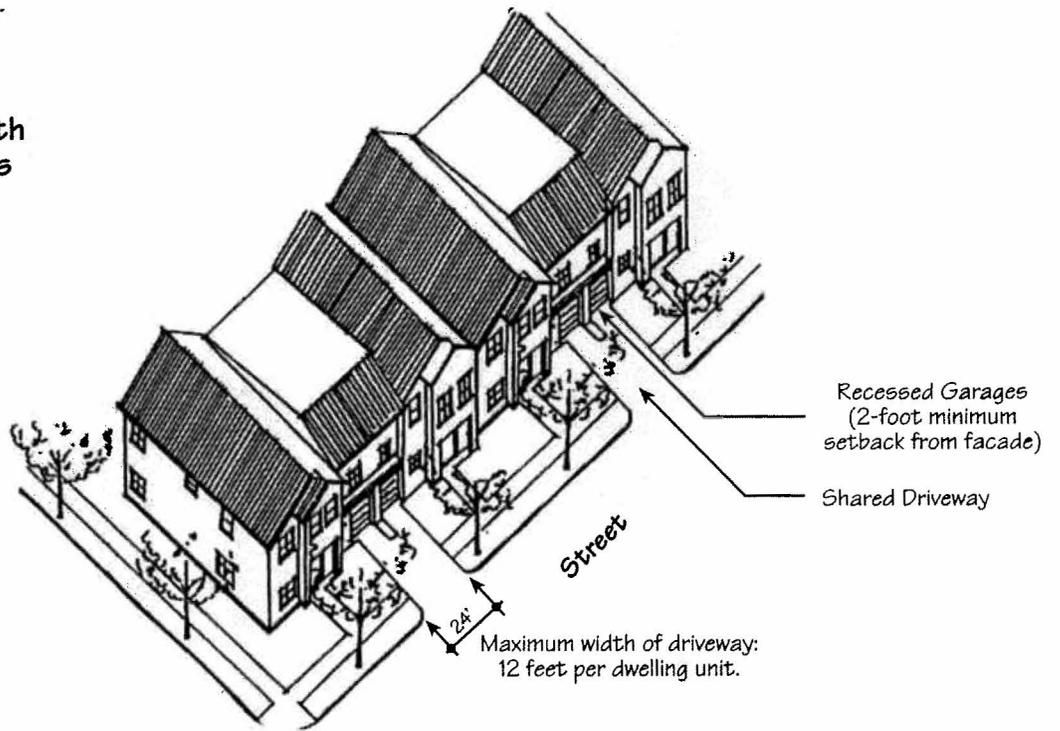


Townhomes
Diagram 8
See Section 26D

Townhomes with Alley Access



Townhomes with Street Access

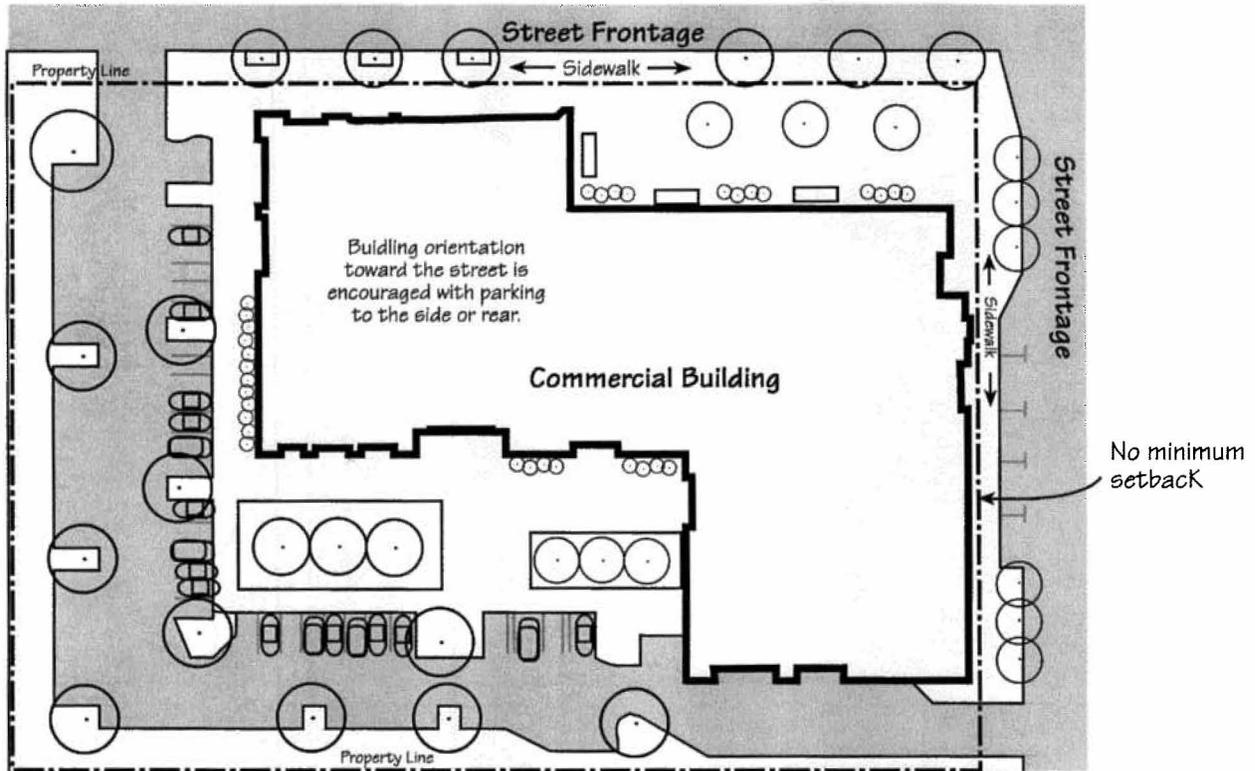


General Commercial - Building Setbacks

Diagram 10

See Sections 43 and 43A

Building Orientation Guideline (Section 43A). In order to create streets, which are attractive to pedestrians, create a sense of enclosure, and provide activity and interest along the street edge of a building, the preferred siting of new commercial buildings is close to the street rather than set back from the street behind large parking lots. Front (street facing) setbacks of between 0 and 25 feet are encouraged where site size and configuration permit.

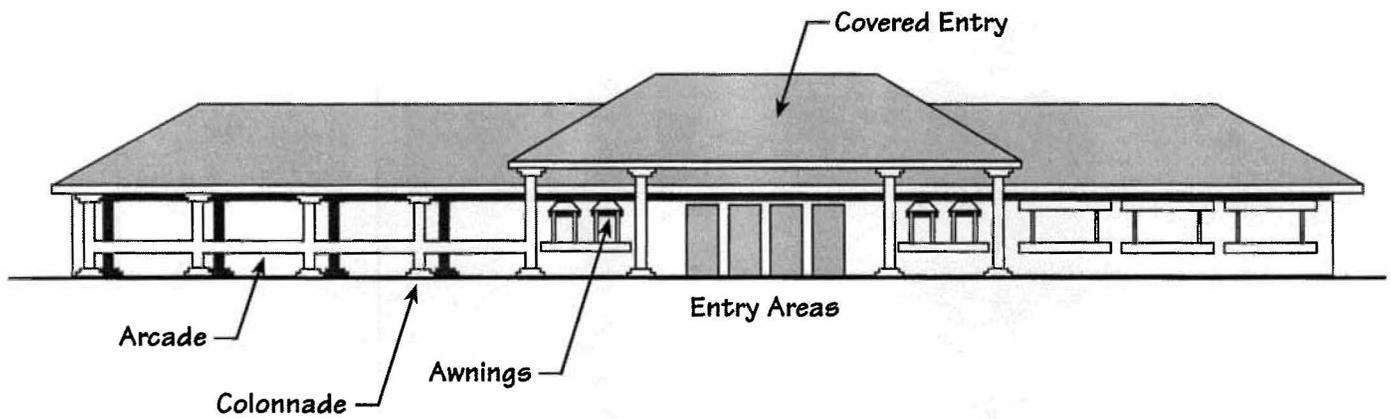


Commercial Facade Architectural Detail Guideline

Diagram 11

See Sections 44C(3)

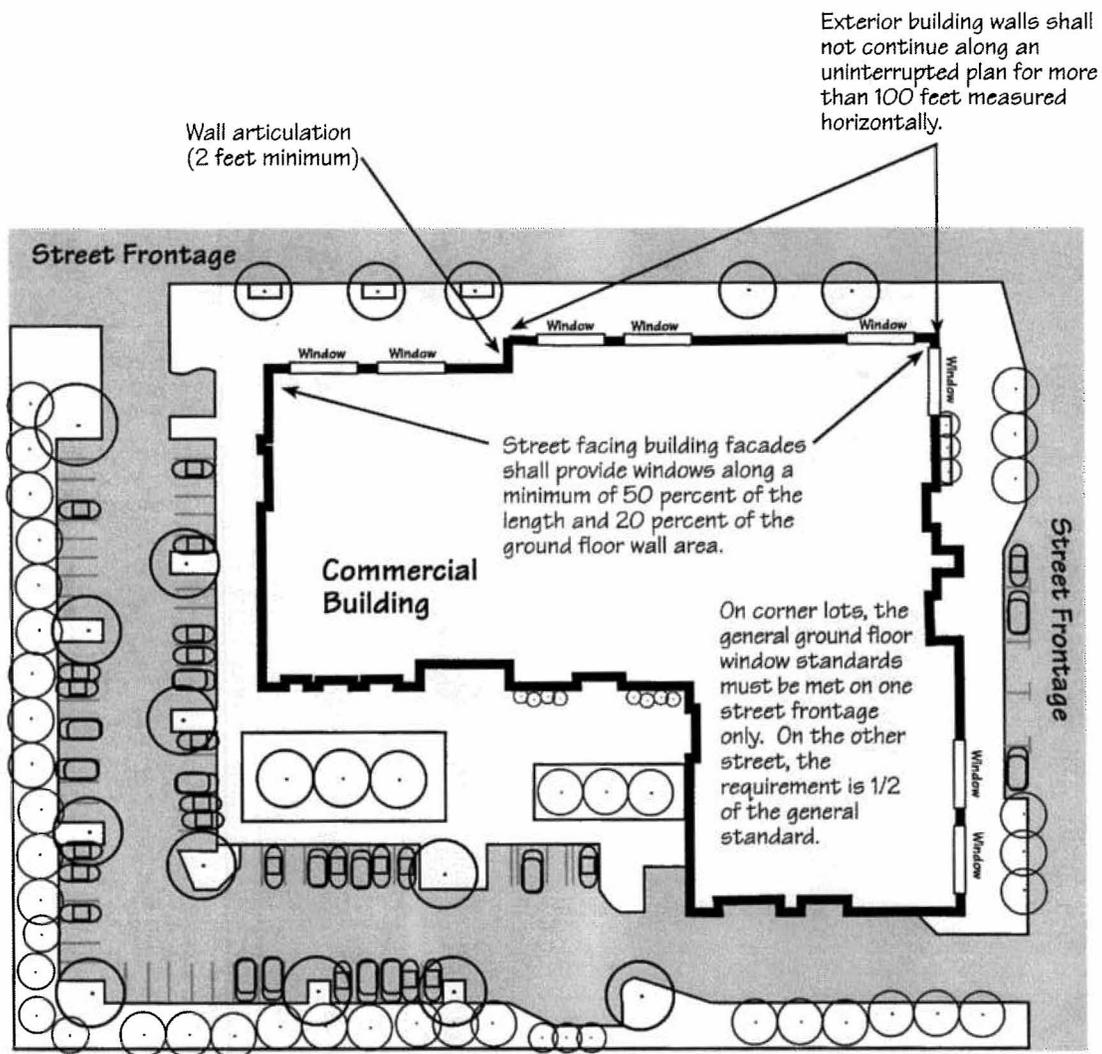
New large commercial buildings with ground floor facades that face public streets are encouraged to include architectural details such as arcades, colonnades, entry areas, awnings, or other such architectural features that break up horizontal plane of the building.



General Commercial -- Building Form

Diagram 12

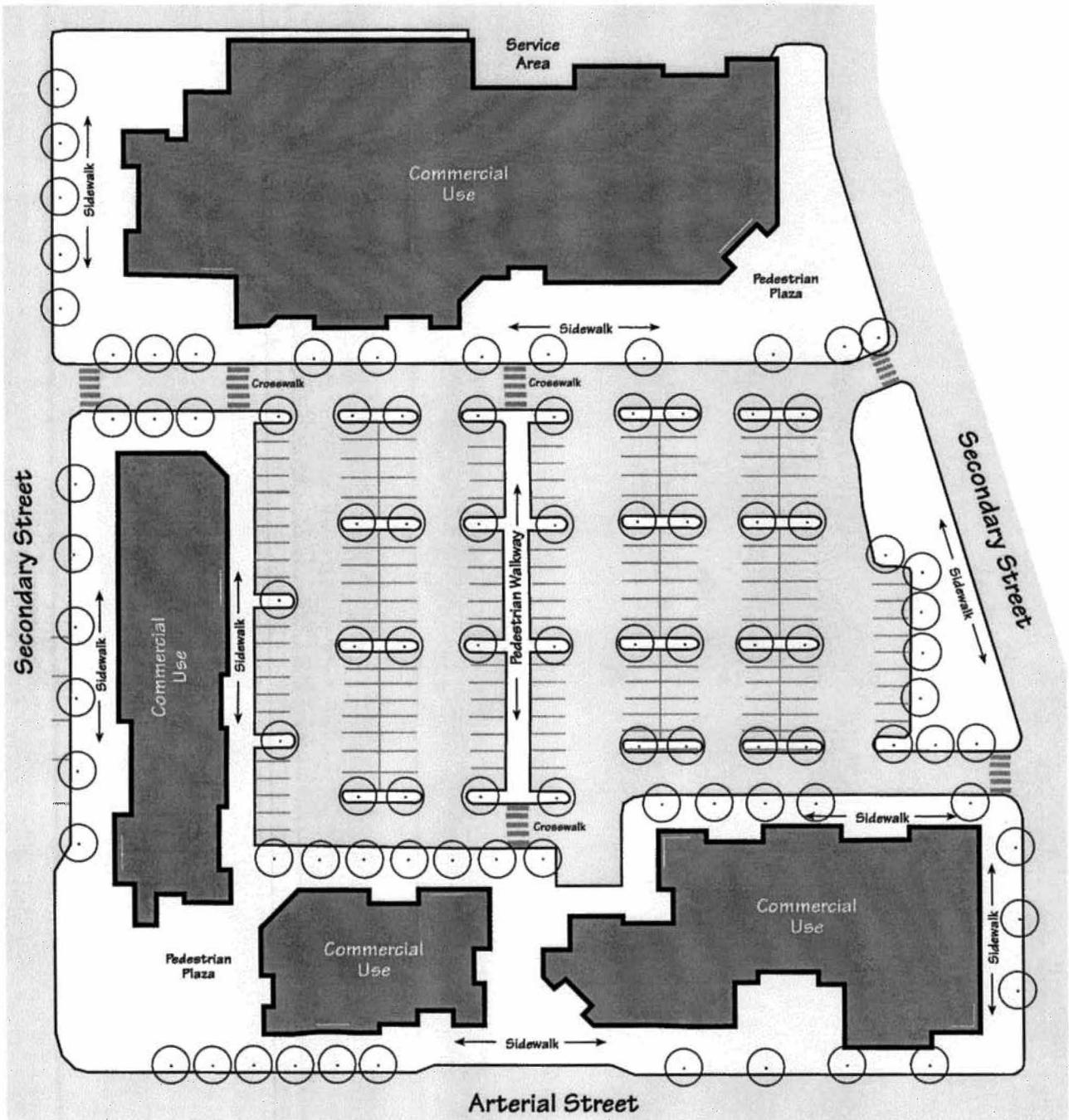
See Section 44C(1-2)



Off-street Parking

Diagram 13

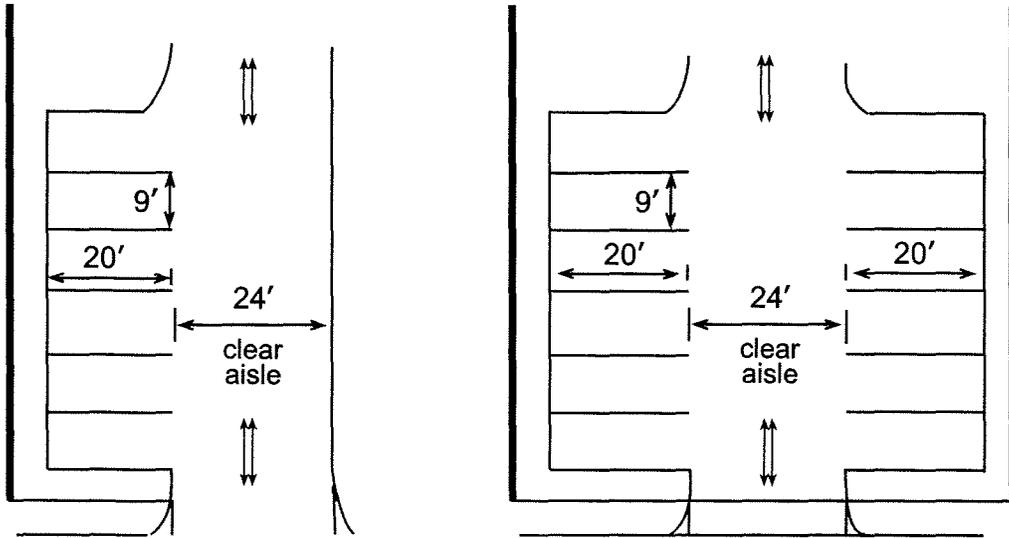
See Section 80 (8i, 8k, and 8l)



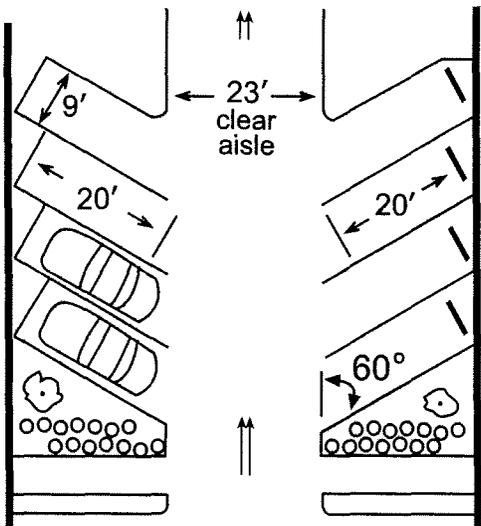
- One planter island is required for every ten parking spaces (lots with 20 or more spaces).
- Parking lots with 80 or more parking spaces shall be divided into separate areas by landscaped planters or walkways a minimum of 10 feet in width.
- Where walkways cross a driveway or street, they shall be clearly marked.
- Developments with two or more buildings shall provide safe, reasonably direct, and convenient pedestrian connections between primary building entrances and between building entrances and all adjacent streets.

Parking Lot Requirements: access and maneuvering dimensions
Diagram 14
See Section 80(8)(j)

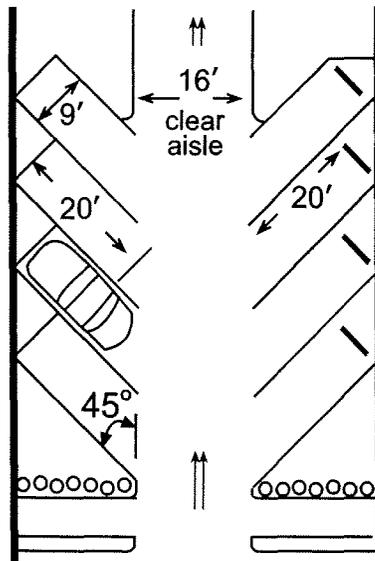
90° angle parking



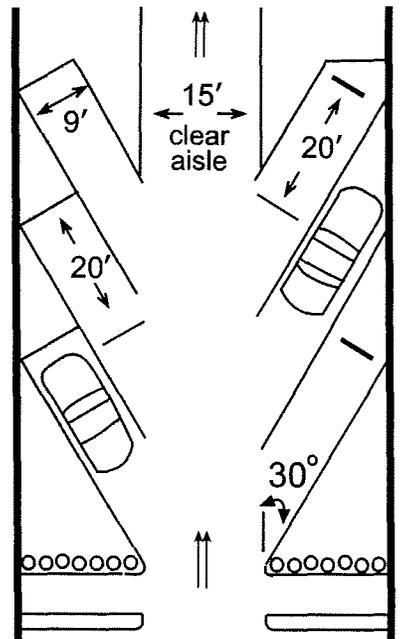
60° angle parking



45° angle parking



30° angle parking



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

The Junction City Planning Commission will hold a public hearing on **Wednesday, April 20, 2016 at 6:30 pm, at City Hall, 680 Greenwood Street** to take testimony on the following land use application.

PROPOSAL	Re-designate and rezone Scandinavian Estates Subdivision from High Density Residential/R4 (Multi-Structural Residential) to Medium Density Residential/R2 (Duplex Family Residential). Existing Single Family Homes in R4 are a non-conforming use. Home remodels/additions require a variance. Single Family Homes are a permitted use in R2 zones. No variance is required.
NATURE OF APPLICATION	Comprehensive Plan Amendment
APPLICABLE CRITERIA	Junction City Municipal Code Chapter 17.145
APPLICANT	City of Junction City
LOCATION (Site)	Scandinavian Estates (E 10 th Pl, Birch Pl and 420 to 530 E 9 th Ave)
ASSESSORS MAP & TAX LOTS	15-04-32-13-01000, 01100, 01200, 01300, 01400, 01500, 01600, 01700, 01900, 02100, 02200, 02300, 02400, 02500, 02600, 03000, 03100, 03200, 03300, 03400, 03500, 03600, 03700, 03800 03900, 04000, 04100, 04200, 04300, 04400, & 04500
ZONING	R4 (Multi-Structural Residential)
FILE NUMBER	CPA-16-01
STAFF CONTACT	Jordan Cogburn, City Planner, jcplanning@ci.junction-city.or.us or 541.998.4763

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 recommendation to City Council to approve or deny the proposal.

Citizens may present testimony for or against the proposal by submitting written comments or by giving oral testimony at a public hearing on **Wednesday, April 20, 2016 at 6:30 p.m.**

If you would like your written comments to be included in the staff report, please submit them by **5:00 p.m. on Wednesday, April 6, 2016.** Written comments may be submitted:

- in person at City Hall, 680 Greenwood Street weekdays from 8:00am to 5:00pm;
- by mail to City Planner, City of Junction City, PO Box 250, Junction City OR, 97448;
- by fax to (541) 998-3140; or
- by email 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 a recommendation to the City Council. Approval of the

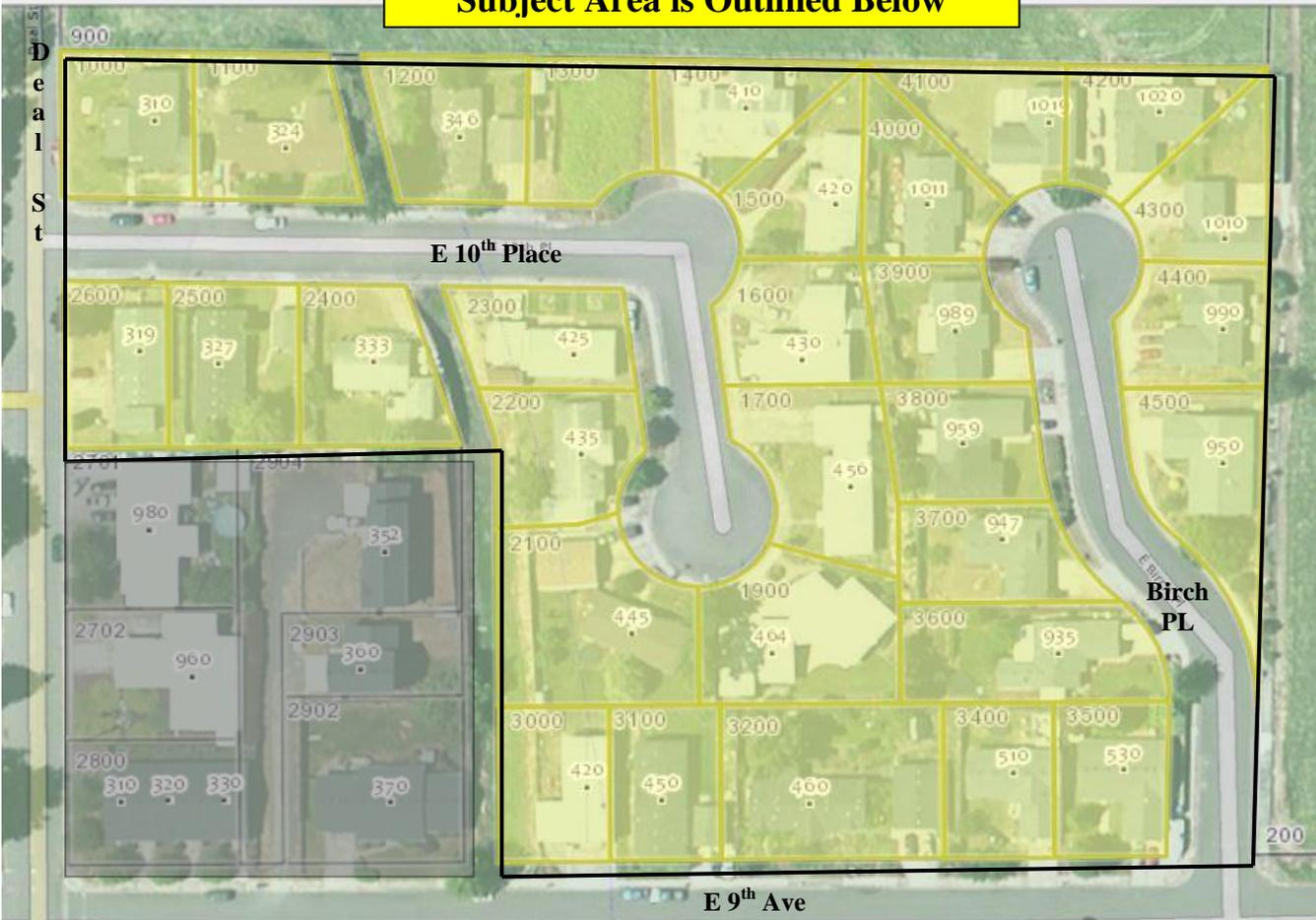
proposal must include affirmative findings that are consistent with the Zoning Code and provisions of the Comprehensive Plan.

The staff report will be available for review at City Hall seven (7) days prior to the public hearing. Copies of the applicable municipal code, the staff report, and related documents can be reviewed at City Hall 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.

Subject Area is Outlined Below



Current Zoning

Uses Permitted in Current Zoning - R4 (Multi-Structural Residential)

17.25.010 Uses permitted outright.

In an R4 zone, the following uses and their accessory uses are permitted outright:

- A. A use permitted in the R3 zone
- B. Manufactured dwelling park subject to requirements of Chapter [17.100](#) JCMC. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 27, 1991.]

- Permitted Uses in R3 zone
- A. Multiple-family dwellings (3 or more attached units on 1 lot).
 - B. Townhomes (attached single-family housing on their own lots, 3 or more units).
 - C. Neighborhood commercial (see JCMC [17.20.130](#)).
 - D. Duplexes
 - E. Accessory structures
 - F. Residential care homes or care facilities
 - G. Uses similar to above

Proposed Zoning

Uses Permitted in Proposed Zoning – R2 (Duplex Family Residential)

17.15.010 Uses permitted outright.

In an R2 zone, only the following uses and their accessory uses are permitted outright:

- A. Single and two-family dwellings (duplexes).
- B. A use permitted in the R1 zone.
- C. A use similar to those listed above. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 15, 1991.]

- Permitted Uses in R1 zone
- A. Single family dwelling
 - B. Residential care home.
 - C. Day care home.
 - D. Home occupations.
 - E. Accessory structures.
 - F. Accessory dwelling units
 - G. Manufactured homes
 - H. Uses similar to those listed above

**PROPOSED FINAL ORDER OF THE PLANNING COMMISSION
SCANDINAVIAN ESTATES SUBDIVISION
COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE
(CPA-16-01 & RZ-16-01)**

GENERAL FINDINGS

1. On February 17, 2016, the Junction City Planning Commission initiated the amendments as authorized by JCMC Chapter 17.150.070(4)(D) and page 2 of the Comprehensive Plan.
2. Public hearing notice of the proposed amendments and policies were advertised in the Register Guard, April 4, 2016, mailed to surrounding property owners, March 18, 2016, and posted to the Junction City website on April 12, 2016 consistent with Chapter 17.145.030(A)
3. The Junction City Planning Commission held a public hearing on April 20th, 2016 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 staff and the general public regarding this matter.
4. The proposed amendments apply a Residential use designation that is more appropriate for the current uses of the site than the current High Density Residential designation.
5. The recommended amendments and rezone are consistent with the Junction City Comprehensive Plan and Statewide Planning Goals as described below.

STATEWIDE PLANNING GOALS and PROPOSED 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.

Goal 2 Land Use Planning

Goal 2 - Zoning: 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.

The subject site was identified in the City's recent Comprehensive Plan Update and UGB Amendment (expansion). When the City of Junction City's Urban Growth Boundary (UGB) was amended through Periodic Review, the Oregon Department of Land Conservation and Development acknowledged the City of Junction City Comprehensive Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCD Order #001840, dated August 9, 2013).

During the periodic review process, the City agreed to designate the subject site on the Plan Designation Map as HDR (High Density Residential) as the R3 and R4 zones were instead designated as Medium Density Residential. On September 18, 2012, The City adopted Ordinance 1212 to amend the Junction City Plan Designation Map to designate the subject site as 'High Density Residential - HDR.'

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, the zone change and redesignation request to Duplex Residential and Medium Density Residential are consistent with the City's DLCD acknowledged Comprehensive Plan.

Goals 3 Agricultural Lands and 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 natural resources. There are no inventoried significant Goal 5 resources located on the parcel and therefore Goal 5 is not applicable.

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. By complying with applicable air, water and land resource quality policies in the Junction City Comprehensive Plan, Goal 6 will be properly addressed. The proposed Comprehensive Plan Map Amendment and Rezone have no Goal 6 impact.

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 AE, areas determined to be inside a 100-year floodplain. 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 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: The proposed Comprehensive Plan Map Amendment and Rezone does not affect any lands identified as having high recreation resource value; this Goal is not applicable.

Goal 9 Economy of the State

Goal 9 -Economic Development: 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: 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 Residential, 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, the proposed Comprehensive Plan Map Amendment furthers Goal 9.

Goal 10 Housing

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

FINDING: This proposal does include lands designated for residential uses. Tax lots 01000, 01100, 01200, 01300, 01400, 01500, 01600, 01700, 01900, 02100, 02200, 02300, 02400, 02500, 02600, 03000, 03100, 03200, 03400, 03500, 03600, 03700, 03800 03900, 04000, 04100, 04200, 04300, 04400, & 04500 are designated High Density Residential. Therefore, Goal 10 is applicable.

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. A remaining need of 10 acres has yet to be satisfied through the redesignation of the Oaklea Site (Housing Element, Policy 6). Population projections, housing and employment needs determinations, and the buildable land inventory stated within the Comprehensive Plan all stem from 2010 data. However, the Lane County Population Forecast presented by Portland State University Population Research Center and acknowledged July 1, 2015 by Department of Land Conservation and Development is inconsistent with the existing factual basis included in the Comprehensive Plan. In response to these factual inconsistencies, a text amendment to the Comprehensive Plan will be made to show the surplus of residential lands within the City, resulting in the current proposal creating an insignificant impact to the overall housing mix.

Moreover, the subject site is nearly at full build-out with one remaining buildable parcel (roughly 6,000 square feet). All of the developed lots are occupied by Single Family Manufactured Homes, which were a use permitted outright in the R4 Zone until Ordinance 1116 removed the use type from the Multi-Structural zoning. It is assumed that the redesignation from Medium Density Residential to High Density Residential during the Comprehensive Plan update of 2012 was simply an oversight, as it created nonconforming uses throughout the entire subdivision. As a result of the proposed redesignation and concurrent rezone, the overall density of the entire subdivision would be reduced by a total of two (2) dwelling units, as there is only a single undeveloped parcel remaining and is constrained by size and height limitations. This presents an insignificant impact to the overall housing mix within the City and will bring the existing developed parcels into compliance with the Junction City Municipal Code.

Any future development on these parcels is required to be in compliance with their respective Plan Designation. Therefore, Goal 10 has been 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 proposed Zone Change and Redesignation 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. The water, sanitary sewer, and stormwater impacts and requirements for the site are fully consistent with previously adopted studies and plans.

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 onto 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 Multi-Structural Residential 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, Goal 12 has been adequately addressed.

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

so as to maximize the conservation of all forms of energy, based upon sound economic principles. The proposed change in land use designation and zoning of the site does not affect the actual use, its location, or its energy impacts. 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: 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). It goes on to say that, the Comprehensive Plan Committee may initiate amendments deemed necessary for the continued usefulness of the plan. In this case, the amendment is initiated by the City (Planning Commission) and is being considered in two public hearings, one with the Planning Commission and one with City Council, consistent with JCMC Chapter 17.150.070.4.D

Chapter 3 - Land Use

The City’s Comprehensive Plan includes a Medium Density Residential designation and a corresponding Duplex Residential zoning district. All recent discussions of the site have been in the context of its current use as a single family home 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.

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 approves amendments to the Comprehensive Plan Map and Zoning Map, based on the findings stated in this report.

Signature: _____

Jason Thiesfeld, Chairperson
Junction City Planning Commission

Approval Date: _____



JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY

Harrisburg Enterprise Zone Discussion

Meeting Date: April 20, 2016
Department: Planning
www.junctioncityoregon.gov

Agenda Item Numbers: 6a
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541-998-4763

ISSUE STATEMENT

This is a discussion on the Enterprise Zone Renewal, with a possible Planning Commission recommendation to City Council regarding a potential modification of the Zone boundary.

BACKGROUND

At the February 23, 2016 Council Work Session, the City Administrator of Harrisburg presented the Council with a request to renew and modify the existing Enterprise Zone. Staff is currently working with Harrisburg as directed by Council.

Administrator Knope presented the Enterprise Zone information to the City Council at the standing March 8, 2016 meeting to determine if there is any City interest in expanding or moving the zone as it stands today.

Council direction was to forward the information to the Planning Commission for review and possible recommendation.

RELATED CITY POLICIES

N/A

PLANNING COMMISSION OPTIONS

The Commission may:

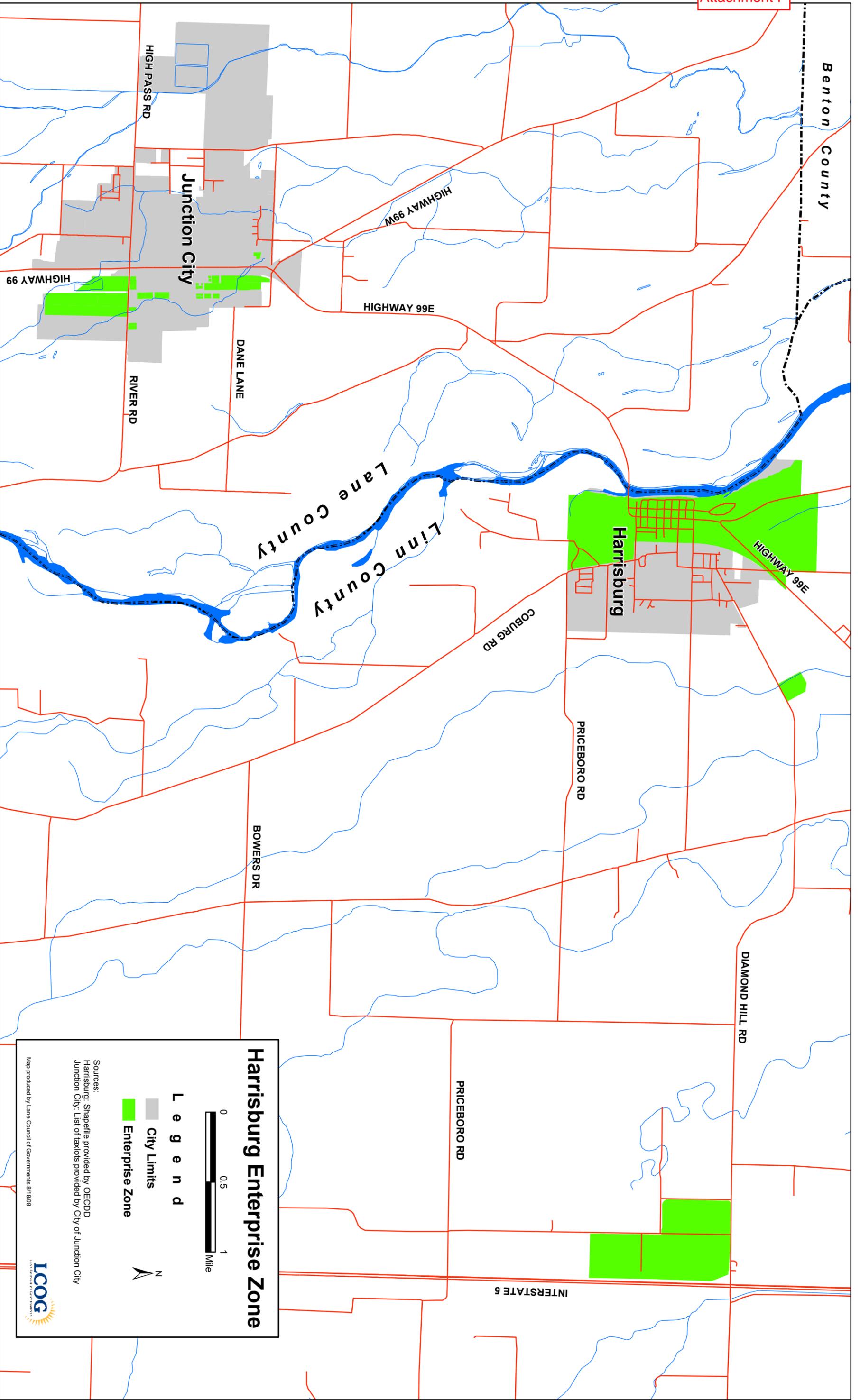
- a. Recommend (expansion/modification/reduction/or other direction as desired) of the Harrisburg Enterprise Zone to City Council.
- b. Continue the discussion and direct Staff to bring back additional information.
- c. Do nothing.

SUGGESTED MOTION

No motion need. A consensus recommendation is requested, but not required.

ATTACHMENTS

- I. Harrisburg Enterprise Zone Boundary Map
- II. Enterprise Zone Authorization Application and Program Description
- III. Junction City Parcel Data and RLID Information



Harrisburg Enterprise Zone

Legend

- City Limits
- Enterprise Zone

Sources:
 Harrisburg: Shapefile provided by OECD
 Junction City: List of taxlots provided by City of Junction City

Map produced by Lane Council of Governments 8/1/2008

LCOG
 LANE COUNCIL OF GOVERNMENTS

Scale: 0, 0.5, 1 Mile

North Arrow

OREGON ENTERPRISE ZONE AUTHORIZATION APPLICATION

• Complete form and submit to the local enterprise zone manager **before** breaking ground or beginning work at the site. • Please type or print neatly.

APPLICANT

Enterprise Zone or Rural Renewal Energy Development Zone (where business firm and property will be located)		County	
Name of Business Firm		Telephone Number ()	
Mailing Address	City	State	ZIP Code
Location of Property (street address if different from above)	City	State	ZIP Code
Map and Tax Lot Number of Site	Contact Person	Title	

My firm expects to first claim the standard property tax exemption in the following year(s): _____

- Check here if your firm has or has had another exemption in this enterprise zone. Note the first year of such exemption: _____
- Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
- Check here if you are requesting an **extended abatement** of one or two additional years of exemption. This is subject to minimum average annual "compensation" for employees and written agreement with local zone sponsor. Sponsor may request additional requirements.

Zone Manager Use Only (after written agreement but before authorizing firm):

County Average Annual Wage: \$ _____ For Year _____ Total Exemption Period: 4 or 5 Consecutive Years (check one)

BUSINESS ELIGIBILITY

Eligible Activity—Check all activities that apply to proposed investment within the enterprise zone:

- Manufacturing Fabrication Bulk Printing Shipping Agricultural Production Energy Generation
- Assembly Processing Software Publishing Storage Back-office Systems
- Other**—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm): _____

Check here if your business firm does or will engage in **ineligible activities** within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities" checked above: _____

Special Cases—Check all that apply:

- Check here if a **hotel, motel, or destination resort** in an applicable enterprise zone.
- Check here if a **retail/financial call center**. Indicate expected percent of customers in local calling area: _____%.
- Check here if a **"headquarters" facility**. (Zone sponsor must find that operations are statewide or regional in scope and locally significant.)
- Check here if an **electronic commerce investment** in an e-commerce enterprise zone. (This also provides for an income tax credit.)

EMPLOYMENT IN THE ENTERPRISE ZONE (see worksheets on last page)

Do **not** count temporary, seasonal, construction, FTE, part-time jobs (32 hours or less per week), or employees working at ineligible operations.

Existing Employment—My business firm's average employment in the zone over the past 12 months is _____ jobs.

- New Employees**—
- Hiring is expected to begin on (date or month and year): _____
 - Hiring is expected to be completed by (month and year): _____
 - Estimated total number of new employees to be hired with this investment is: _____

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:

- By April 1 of the first year of exemption on the proposed investment in qualified property, I will increase existing employment within the zone by one new employee or by 10 percent, whichever is greater.
- My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
- When the exemption claim is also filed by April 1 following each calendar year of exemption, total employment in the zone will not have shrunk by 85 percent at one time or by 50 percent twice in a row, compared to any previous year's figure.
- My firm will comply with local additional requirements as contained in: (1) a written agreement for an extended agreement, (2) zone sponsor resolution(s) waiving required employment increase, or (3) an **urban** enterprise zone's adopted policy, if applicable.
- My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
- My firm will enter into a **first-source hiring agreement** before hiring new eligible employees. (This **mandatory** agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

OREGON EMPLOYMENT OUTSIDE THE ENTERPRISE ZONE

Check only those that apply:

- Check here if your firm or a commonly controlled firm is, or will be, closing or curtailing operations in the state **beyond 30 miles of the zone's boundary**. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment:

- Check here if you are transferring any operations into the zone from site(s) **within 30 miles of the zone boundary** (existing businesses only): My firm's average employment at the site(s) over the past 12 months is _____ jobs.
- Check here if your firm commits to increase the combined employment at the site(s) (within 30 miles) and in the zone to 110 percent of the existing combined level by April 1 and on average during the first year of exemption.

PROPOSED INVESTMENT IN QUALIFIED PROPERTY

Anticipated Timing— Enter dates or months/years

Action	Site and Building & Structures			Machinery and Equipment		
	Preparation	Construction*	Placed in Service	Procurement**	Installation	Placed in Service
To commence or begin on						
To be completed on						

* And/or new reconstruction, additions to, or modifications of existing building(s) or structure(s).
 ** May precede application by up to three months.

Special Issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents).
- Check here for **Work-in-Progress** tax exemption for qualified property that is not yet placed in service and is located on site as of January 1. (Attach description and list of such probable property. See "Special Issues Worksheet," on the last page.)

Qualifying Property: Estimates of cost (please attach a preliminary list of machinery and equipment).

Type of Property		Number of Each/Item	Expected Estimated Value	Check if any Item will be Leased
Real Property	Building or structure to be newly constructed		\$	<input type="checkbox"/>
	New addition to or modification of an existing building/structure		\$	<input type="checkbox"/>
	Heavy or affixed machinery and equipment		\$	<input type="checkbox"/>
Personal Property Item(s) Costing:	\$50,000 or more		\$	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for tangible production)		\$	<input type="checkbox"/>
Total Estimated Value of Investment			\$	

Additional Description: In addition to what is explained elsewhere, briefly comment below (or in an attachment) on the scope of your investment, the particular operations and output that are planned, and the intended uses of the qualifying property.

DECLARATION

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 285C) and complies with all local, Oregon, and federal laws that are applicable to my business.

MUST BE SIGNED BY AN OWNER, COMPANY EXECUTIVE, OR AUTHORIZED REPRESENTATIVE OF THE BUSINESS FIRM

Signature X	Date
Title (if not an owner or executive, attach letter attesting to appropriate contractual authority)	

Local enterprise zone manager and county assessor must approve this application (with Enterprise Zone Authorization Approval, form 150-303-082)

OREGON ENTERPRISE ZONE AUTHORIZATION APPLICATION INSTRUCTIONS

For More Information

Visit www.oregon4biz.com.

Applicant

This application form serves to authorize your business firm to receive a standard three-year exemption on qualified property that you will own or lease at the specified site in the enterprise zone. The local zone manager and the county assessor's office authorize your firm (not the proposed investment) using an *Enterprise Zone Authorization Approval* form (150-303-082).

Mandatory Timing in Being Authorized:

- Complete and submit this form to the local zone manager before beginning physical project work (construction, installations, etc.) or hiring new employees. Work may then proceed even before approval.
- See "Proposed Investment in Qualified Property" for exceptions—work that might normally precede application.
- No exemption is allowed on property for which work began prior to the **effective date** of the zone's designation or amendment to include the site, or for any property already assessed by that date.
- After submitting this application but before being authorized, you and the zone manager will hold a **pre-authorization conference**, at which the assessor's office might participate, to formally address special issues or contingencies for qualification.
- If seeking an **extended abatement** of four or five years in total, a written agreement with the zone sponsor must be executed when your firm is approved for authorization.

First Year Claiming Exemption from Property Taxes:

- The first year of exemption is the year following the year in which the qualified property is "placed in service." This means when the property is first used or occupied, or is ready for use or occupancy, for intended commercial purposes.
- To claim the exemption, you must file with the county assessor after January 1, but on or before April 1, of that first year. Attach a schedule of the property to be exempted.
- Submit the exemption claim (without property schedule) after each year of exemption, in order to confirm ongoing compliance.

Keeping Authorization Active:

- This application needs to be renewed after two full years between January 1 and April 1, if your firm is not ready to claim an exemption. Submit a letter with the zone manager and assessor stating your continuing interest and intent.
- Failure to submit such a statement every two years (while the zone exists) classifies your authorization as "inactive." A fee is then required in order to claim the exemption.

Business Eligibility

A key function of authorization is to ascertain and assure a business firm's eligibility for exemption.

- The program is primarily limited to for-profit organizations that provide goods or services to other business operations.
- **Ineligible operations** include: tourism, retail food service, entertainment, childcare, financial services, property management, housing or construction, retail sales or goods or services, health care, or professional services.
- An eligible **call center** may receive customer requests and orders by various means, but at least 90 percent must originate from areas that would entail a long-distance charge if performed by telephone.
- **E-commerce** investments receive special treatment in certain enterprise zones and in the city of North Plains.

- **Central facilities** for management, marketing, design, etc., are eligible if serving statewide or wider operations of a company. (Investment needs to conform to authorized description.)
- More than 70 percent of the enterprise zones have elected to make **hotels, motels, and destination resorts** eligible. The choice may differ among a zone's sponsoring jurisdictions.

Employment in the Enterprise Zone

To be authorized, the eligible business firm must commit to satisfy job-creation requirements:

- The number of jobs in the zone must rise and be maintained during the exemption at a minimum of 110 percent of the average level from the time of the authorization application.
- Failure to reach this level precludes the exemption.
- Failure to maintain this level represents "substantial curtailment," as would a big drop in total employment.
- Your firm must enter into a **first-source hiring agreement** before hiring new employees. The local zone manager will direct you to the contact agency.
- Your firm and the zone sponsor are solely responsible for compliance/verification of local additional requirements.
- Also see "Special Issues Worksheet" on the last page.

Employment Outside the Enterprise Zone

The business firm is disqualified if:

- The transfer of operations into the enterprise zone results in Oregon job losses more than 30 miles from the zone boundary.
- The movement of employees into the zone from within 30 miles of its boundary results in less than a 10 percent increase of the overall employment level in the zone and outside the zone.

Proposed Investment in Qualified Property

To assist eligible business firms in understanding the property tax benefit they may receive for investing in an enterprise zone, the authorization application asks for the best available information on the cost, extent, and timing of planned investments. It is critical for communication between the firm, the local zone manager, and the county assessor.

Pre-application Activity at Site:

In general, physical investment including site preparation must begin after this application is submitted. Exceptions include, but are not limited to, the following:

- A project started and abandoned at least six months earlier.
- Demolition, hazard removal, or environmental cleanup.
- Property acquired from another authorized business firm.
- Purchase or lease from a third party of a newly constructed or newly improved building. In this case, work may already be underway or completed, but approval of this application must include a copy of the sale/lease agreement and must happen before any use or occupancy of the building.

Work-in-progress: Qualified non-utility property, on-site as of January 1, may be exempt for up to two years before being placed in service. File the regular *Application for Construction-in-Process Enterprise Zone Exemption form* (150-310-021) with the county assessor on or before April 1, if work is still underway on January 1.

Property Criteria:

- For a significant building or structure to be exempt, the authorization must include some description of it. Also, if no machinery and equipment is indicated, then no such property qualifies.

- All property needs to be new, meaning it was not used or occupied in the zone more than one year before exemption begins.
- Machinery and equipment must be newly acquired or newly transferred from outside of the county (except for major retrofit or refurbishment of real property idle for 18 months).
- Any or all property may be leased from any party, if your firm (the lessee) is obligated to pay the property taxes.
- All real property—buildings, structures, and heavy/affixed machinery and equipment—listed on the exemption claim property schedule must **cost** \$50,000 or more in total.
- Personal property machinery and equipment is readily movable and qualifies based on **per-item cost** minimum. An integrated system consisting of various components may be treated as a single item for these purposes.
- Land, vehicles, motorized/self-propelled devices, rolling stock, non-inventory supplies, and idle or ineligibly used property do **not** qualify.

- The investment in property needs to be for the furtherance of income. For example, it may not be for personal use.

Additional Property and Future Projects:

- With an ongoing investment, subsequent property that is not placed in service until the first or second year of exemption on the initial property may be exempted as well.
- In other words, property schedules may be filed with up to three consecutive claims, pursuant to a single authorization.
- Any major change of plans should be amended into the application, in writing to both the zone manager and the county assessor, before January 1 of the first year of an initial exemption.
- Another authorization application is necessary for qualified property at a different location in the same or another zone.

APPLICABLE PROPERTY TAX RETURNS MUST STILL BE FILED ANNUALLY

Please complete the following worksheets either before or during the pre-authorization consultation with the local zone manager

Employment Worksheet

Use this worksheet to determine your business firm’s annual average employment over the 12 months preceding the date on which you submit the authorization application, and as required during the period of the enterprise zone exemption:

1. Identify those employees or positions within the zone that are: (a) working a majority of their time in “eligible” activities or in direct support of those activities; (b) paid on average for more than 32 hours per week; (c) **not** employed solely to construct property; (d) **not** seasonal; and (e) **not** temporary—not hired, leased, or contracted for less than one year or on an as-needed/ad hoc basis. **Don’t** use “full-time equivalents” (FTE).
2. Determine the number of the above employees at the end of each pay period, calendar month, or quarter over the prior 12 months.
3. Total the number of employees from each period and divide this sum by the number of periods. If not using **months**, include a suitable attachment in place of the following with your application:

$$\begin{aligned} & \text{_____}(1) + \text{_____}(2) + \text{_____}(3) + \text{_____}(4) + \\ & \text{_____}(5) + \text{_____}(6) + \text{_____}(7) + \text{_____}(8) + \\ & \text{_____}(9) + \text{_____}(10) + \text{_____}(11) + \text{_____}(12) = \\ & \text{_____} \div 12 = \text{_____} \text{ *Average Annual Existing Jobs} \end{aligned}$$

4. If your Average Annual Existing Jobs* (from number 3, above) is:
 - a) Five or more, multiply by 1.1, as follows:
* _____ × 1.1 = _____, **or**
 - b) Less than five, add one, as follows:
* _____ + 1 = _____.
5. Round the total from 4a or 4b to the nearest whole number (for example, 25.49 becomes 25 and 25.50 becomes 26). Your rounded figure is the level of employment required by April 1 of the first year of exemption.

For purposes of compliance, repeat steps 1–3 and 5 above for each year that qualified property is exempt.

Special Issues Worksheet

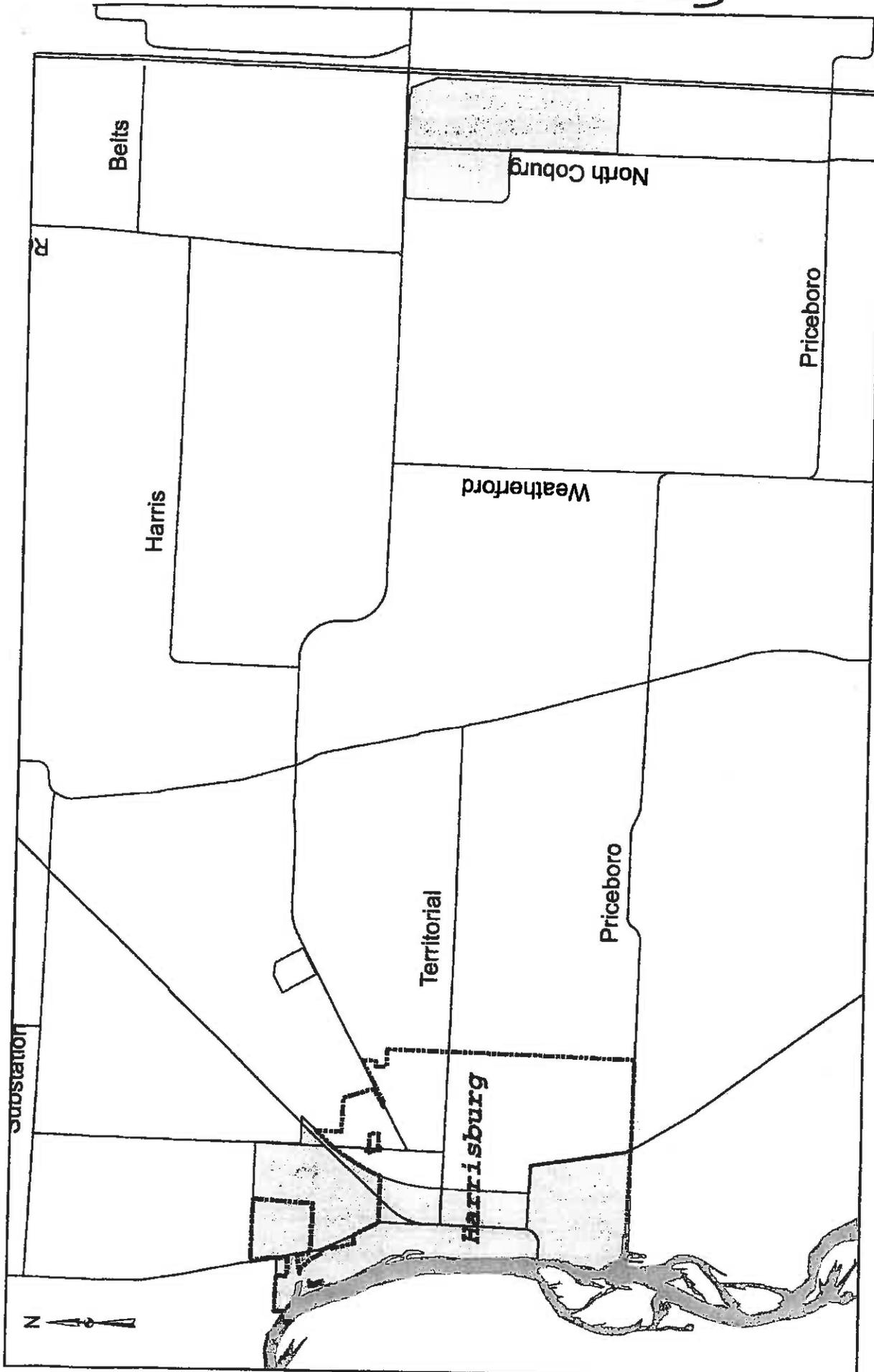
This worksheet is simply a checklist to guide you through certain issues that may need to be addressed as soon as possible. Check if the answer is “yes” or “maybe.”

- Will the requisite increase of enterprise zone employment be difficult to achieve, even with the new investment? Or could it be somewhat unapparent? In any case, work out verification options with local zone manager. Copies of unemployment insurance reports or other records should be kept on file to assure manager and assessor.
- If the number of jobs will likely not grow by 10 percent, do you want local waiver by resolution(s) adopted by zone sponsor with authorization? Waiver allowed if investment costs \$25 million or more, or with a 10 percent rise in productivity combined with workforce training fund.
- Do you anticipate any January 1 **work-in-progress** property? File by April 1 with the county assessor’s office using the *Application for Construction-in-Process Enterprise Zone Exemption* form (150-310-021). (Not available for centrally assessed/utility property.)
- Are you interested in publicly owned and otherwise available real estate that might exist in the zone and that an authorized business firm generally has a right to buy or lease if promptly developed for authorized use?

- Would you like to know about local incentives that city/county sponsor may offer to authorized businesses, such as fee waiver, regulatory expedition, and so forth?
- Will a qualified building be partially occupied by another business/tenant or used for ineligible operations? In such cases, work with the local zone manager to determine the units or proportion of space for the assessor to exempt.
- Would you like your enterprise zone employment to be combined with the job figure for (100 percent) commonly owned firm/corporation(s)? If so, attach a statement with the name of the other company(s). Without such election, even subsidiaries of the same parent corporation are treated as distinct business firms within an enterprise zone.
- Is investment pending the site’s inclusion in the zone? This application may be approved under such conditions, but make arrangements with the local zone manager to ensure that site work does not begin until on or after the effective date of the boundary change. (Same applies to designation of a new enterprise zone.)
- Is the enterprise zone terminated? This normally precludes authorization or qualification, but an already authorized/qualified firm can “grandfather” and may be authorized up to 10 years after the termination of the zone.

Enterprise Zone

Address	Property Owner	Business Name	Acres	Zoning	Assessors Map #	Tax Lot #	Taxing District
216 E 16th Ave	Del Corp	Eagle Veneer	13.71	M2	15-04-32-21	700, 800 & 2800	Lane ESD, JC School
1667 Ivy St	Brohrl-Leupold Investments	Discount Windows	1.21	M1	15-04-32-22	700	LCC
1171 Elm St	City of Junction City	Public Works	0.64	M2	15-04-32-24	3600	EPUD
150 E 10TH Ave	Davis Family Trust	Davis Cabinets	1.18	M2	15-04-32-24	3700 & 4600	Lane County
			0.18	GC	15-04-32-24	3800 & 3900	Lane County
			0.18	GC	15-04-32-24	4000 & 4100	Lane County
			0.09	GC	15-04-32-24	4200	Lane County
121 & 199 E 10th Ave	American Legion Tri County Post 61	American Legion Tri County Post 61	0.45	GC	15-04-32-24	4300, 4400 & 4500	Lane County
291 W 12th Ave	Eagle Veneer Inc	Eagle Veneer	7.38	M2	15-04-32-24	4900	Lane County
190 W 10th Ave	Greenhoot Properties	n/a	3.34	M2	15-04-32-24	5100	Lane County
937 Front St	Padd Enterprises LLC	n/a	0.45	M1	15-04-32-24	5200, 5300, 5400, 5500	Lane County
			0.11	M1	15-04-32-24	5600	Lane County
			0.34	M1	15-04-32-24	5700, 5800 & 6000 (does NOT include	Lane County
5900)							
	PacificCorp	Pacific Power (PP & L)	0.22	M2	15-04-32-24	6700 & 6800	Lane County
1120 Ivy St	Lochmead Dairy	Lochmead Dairy	2.01	M2	15-04-32-24	6900 & 7000	Lane County
Corporate Office LLC	125 E 6th Ave	Dart-Mart Headquarters	3.09	GC	15-04-32-31	2600	Lane County
Lee Joint Trust	125 E 4th Ave	n/a	2.62	M1	15-04-32-34	2000	Lane County
		Cosmos Creations	0.64	M1	15-04-32-34	2300	Lane County
			0.68	M1	15-04-32-34	4400	Lane County
222 W 1st Ave	Dickman Family LLC	Les Scwab Tires	0.74	M1	15-04-32-34	4500	Lane County
201 W 1st Ave	Dickman Family LLC	Les Scwab Tires	0.36	M1	15-04-32-34	6600	Lane County
260 W 1st Ave	Dickman Family LLC	Les Scwab Tires	0.29	M1	15-04-32-34	6700	Lane County
			1.08	M1	15-04-32-43	3500	Lane County
			0.25	M1	15-04-32-43	6200	Lane County
			0.44	M1	15-04-32-43	3500	Lane County
325 E 1st Ave	G & L Holdings	n/a	27.22	M1	16-04-05-00	102	Lane County
			20.95	M1	16-04-05-00	200	Lane County
			12.65	M1	16-04-05-00	202	Lane County
283 W 1st Ave	Cascade Warehouse Co Inc	n/a	21.04	M2	16-04-05-00	309	Lane County



Legend

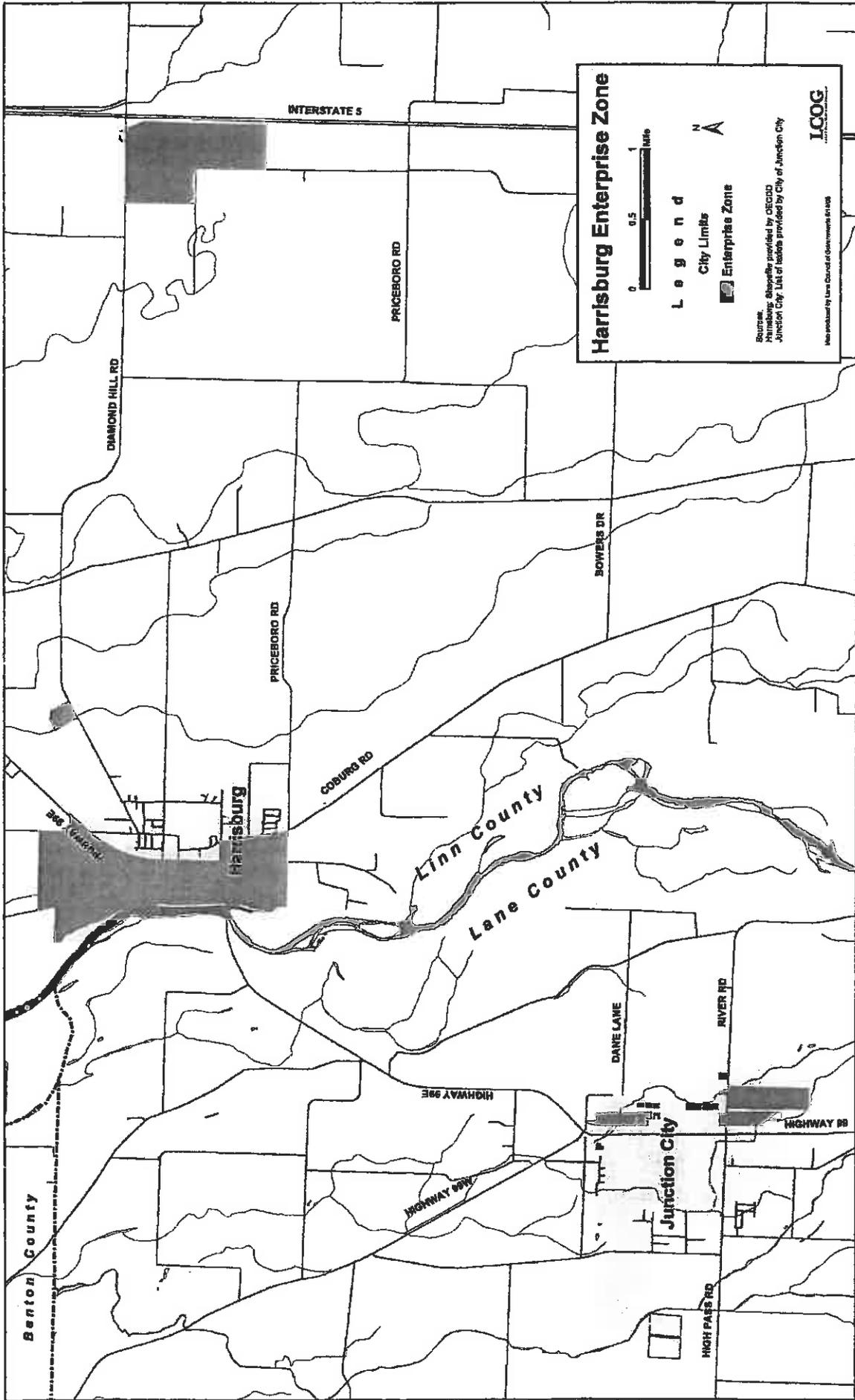
-  HarrisburgEntiZone
-  Citylimits
-  Rivers
-  Roads

Harrisburg Enterprise Zone - Linn County, Or



Linn County Disclaimer

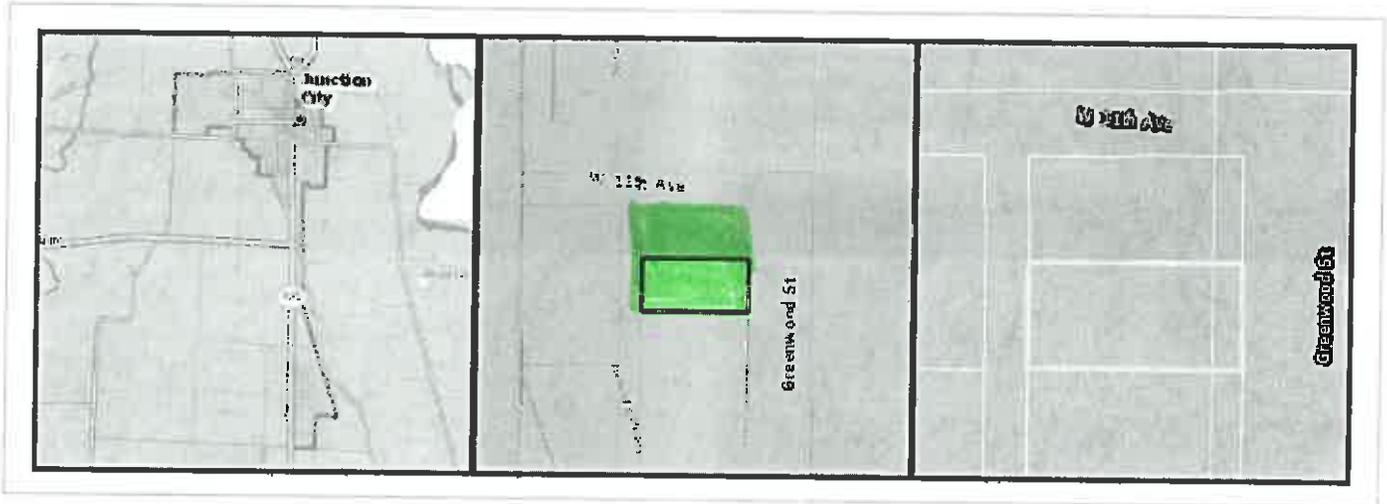
This map was created for display purposes only. The map plus the Linn County digital data used to produce the map are subject to errors and/or omissions. Linn County disclaims any liability as to the completeness or accuracy of the map and data displayed. 8/19/08



Detailed Property Report

Site Address N/A Map & Taxlot# 15-04-32-24-06700  SIC N/A Tax Account# 0011484 ↙ 6800	Property Owner 1 PACIFICORP (PP&L) 825 NE MULTNOMAH ST STE 1900 PORTLAND, OR 97232 Approx. taxlot acreage 0.11 Tax account acreage data not available
---	---

Map & Taxlot # 15-04-32-24-06700



Business Information

RLID does not contain any business data for this address

Improvements

Photos & Sketches for Tax Account

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

<p>▣ Geographic Coordinates X 4212714 Y 943210 (State Plane X,Y) Latitude 44.2232 Longitude -123.2031</p> <hr/> <p>▣ Zoning Zoning Jurisdiction Junction City Junction City Parent Zone M2 LIGHT INDUSTRIAL DISTRICT</p> <hr/> <p>▣ Land Use</p>	<p>Taxlot Characteristics</p> <table border="0"> <tr> <td>Incorporated City Limits</td> <td>JUNCTION CITY</td> </tr> <tr> <td>Urban Growth Boundary</td> <td>Junction City</td> </tr> <tr> <td>Year Annexed</td> <td>N/A</td> </tr> <tr> <td>Annexation #</td> <td>N/A</td> </tr> <tr> <td>Approximate Taxlot Acreage</td> <td>0.11</td> </tr> <tr> <td>Approx Taxlot Sq Footage</td> <td>4,792</td> </tr> <tr> <td>2010 Census Tract</td> <td>0404</td> </tr> <tr> <td>2010 Census Block Group</td> <td>3</td> </tr> <tr> <td>Plan Designation</td> <td>INDUSTRIAL</td> </tr> <tr> <td>Eugene Neighborhood</td> <td>N/A</td> </tr> <tr> <td>Metro Area Nodal Dev Area</td> <td>No</td> </tr> </table>	Incorporated City Limits	JUNCTION CITY	Urban Growth Boundary	Junction City	Year Annexed	N/A	Annexation #	N/A	Approximate Taxlot Acreage	0.11	Approx Taxlot Sq Footage	4,792	2010 Census Tract	0404	2010 Census Block Group	3	Plan Designation	INDUSTRIAL	Eugene Neighborhood	N/A	Metro Area Nodal Dev Area	No
Incorporated City Limits	JUNCTION CITY																						
Urban Growth Boundary	Junction City																						
Year Annexed	N/A																						
Annexation #	N/A																						
Approximate Taxlot Acreage	0.11																						
Approx Taxlot Sq Footage	4,792																						
2010 Census Tract	0404																						
2010 Census Block Group	3																						
Plan Designation	INDUSTRIAL																						
Eugene Neighborhood	N/A																						
Metro Area Nodal Dev Area	No																						

Detailed Property Report

Site Address N/A Map & Taxlot# 15-04-32-24-05700 SIC N/A Tax Account# 0011344	Property Owner 1 [REDACTED] P [REDACTED] 97448 See <u>Owner/Taxpayer section</u> for additional owners <u>Approx. taxlot acreage</u> 0.12 <u>Tax account acreage</u> data not available
--	---

Map & Taxlot # 15-04-32-24-05700



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

□ Geographic Coordinates X 4212877 Y 942750 (State Plane X,Y) Latitude 44.2220 Longitude -123.2024	Taxlot Characteristics Incorporated City Limits JUNCTION CITY Urban Growth Boundary Junction City Year Annexed N/A Annexation # N/A <u>Approximate Taxlot Acreage</u> 0.12 Approx Taxlot Sq Footage 5,227 2010 Census Tract 0404 2010 Census Block Group 3 Plan Designation INDUSTRIAL Eugene Neighborhood N/A Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No
□ Zoning Zoning Jurisdiction Junction City Junction City Parent Zone M1 LIGHT INDUSTRIAL	
□ Land Use <u>General Land Use</u> Code Description V Vacant <u>Detailed Land Use</u> Code Description	

N.W. 1/4 N.W. 1/4 SEC. 32 T.15S. R.4W. W.M.
Lane County
1" = 100'

15043222
JUNCTION CITY

Map# - 201304-19 09-20

- CANCELLED
- 2000
 - 500
 - 600
 - 1100
 - 1800
 - 2201
 - 3200
 - 2800



*Disse.
Windows*

NOTES:
1. LOT 11 - CORNER MARK TO BE PLACED AT THE INTERSECTION OF LOT 11 AND 15TH ST. (SEE MAP 154-4822)
2. LOT 104 - CORNER MARK TO BE PLACED AT THE INTERSECTION OF LOT 104 AND 15TH ST. (SEE MAP 154-4823)
3. LOT 105 - CORNER MARK TO BE PLACED AT THE INTERSECTION OF LOT 105 AND 15TH ST. (SEE MAP 154-4823)

Detailed Property Report

Site Address N/A Map & Taxlot# 15-04-32-24-06900 SIC 901 Tax Account# 1850963 +7000	Property Owner 1 LOCHMEAD DAIRY INC 125 E 6TH AVE JUNCTION CITY, OR 97448 <u>Approx. taxlot acreage</u> 1.77 <u>Tax account acreage</u> data not available
Related Accts 1415478	

Map & Taxlot # 15-04-32-24-06900



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

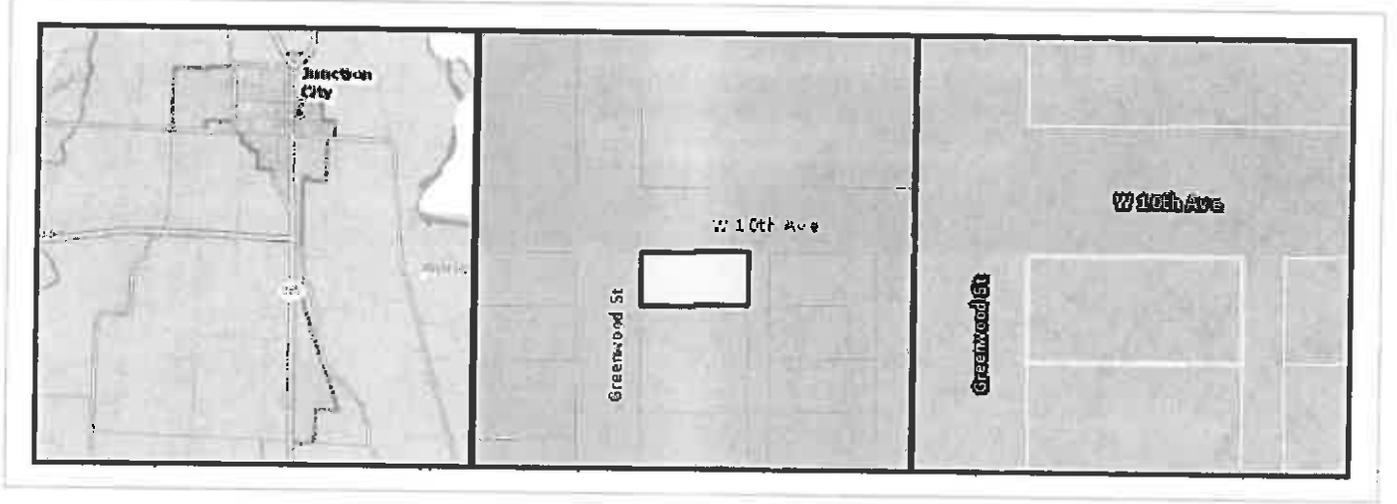
General Taxlot Characteristics

□ Geographic Coordinates X 4212684 Y 943454 (State Plane X,Y) Latitude 44.2239 Longitude -123.2032	Taxlot Characteristics Incorporated City Limits JUNCTION CITY Urban Growth Boundary Junction City Year Annexed N/A Annexation # N/A <u>Approximate Taxlot Acreage</u> 1.77 Approx Taxlot Sq Footage 77,101 2010 Census Tract 0404 2010 Census Block Group 3 Plan Designation INDUSTRIAL Eugene Neighborhood N/A Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No
□ Zoning <hr/> Zoning Jurisdiction Junction City Junction City Parent Zone M2 LIGHT INDUSTRIAL DISTRICT	
□ Land Use General Land Use Code Description I Industrial	
Detailed Land Use Code Description 3999 Other Miscellaneous Manufacturing	

Detailed Property Report

Site Address N/A Map & Taxlot# 15-04-32-24-06000 SIC N/A Tax Account# 0011377	Property Owner [REDACTED] 448 See <u>Owner/Taxpayer section</u> for additional owners Approx. taxlot acreage 0.11 Tax account acreage data not available
--	---

Map & Taxlot # 15-04-32-24-06000



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

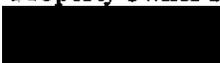
Site Address Information

No site address associated with this tax account number

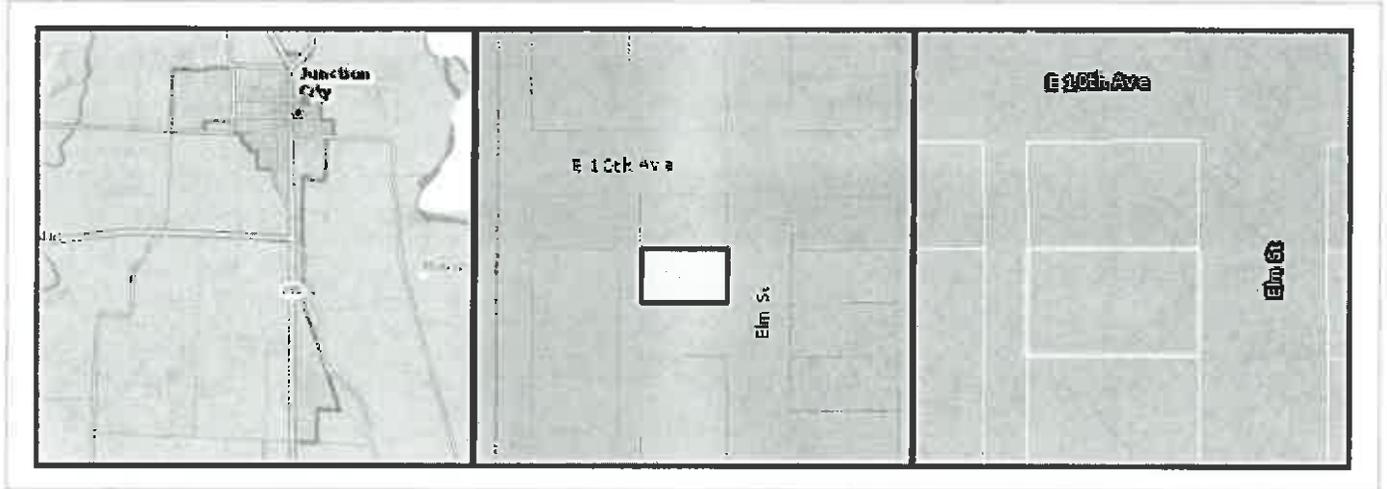
General Taxlot Characteristics

<p>▣ Geographic Coordinates X 4212875 Y 942950 (State Plane X,Y) Latitude 44.2225 Longitude -123.2024</p> <hr/> <p>▣ Zoning Zoning Jurisdiction Junction City Junction City Parent Zone M1 LIGHT INDUSTRIAL</p> <hr/> <p>▣ Land Use <u>General Land Use</u> Code Description V Vacant</p> <hr/> <p><u>Detailed Land Use</u> Code Description</p>	<p>Taxlot Characteristics</p> <table border="0"> <tr><td>Incorporated City Limits</td><td>JUNCTION CITY</td></tr> <tr><td>Urban Growth Boundary</td><td>Junction City</td></tr> <tr><td>Year Annexed</td><td>N/A</td></tr> <tr><td>Annexation #</td><td>N/A</td></tr> <tr><td><u>Approximate Taxlot Acreage</u></td><td>0.11</td></tr> <tr><td>Approx Taxlot Sq Footage</td><td>4,792</td></tr> <tr><td>2010 Census Tract</td><td>0404</td></tr> <tr><td>2010 Census Block Group</td><td>3</td></tr> <tr><td>Plan Designation</td><td>INDUSTRIAL</td></tr> <tr><td>Eugene Neighborhood</td><td>N/A</td></tr> <tr><td>Metro Area Nodal Dev Area</td><td>No</td></tr> <tr><td>Historic Property Name</td><td>N/A</td></tr> <tr><td>City Historic Landmark?</td><td>No</td></tr> <tr><td>National Historical Register?</td><td>No</td></tr> </table>	Incorporated City Limits	JUNCTION CITY	Urban Growth Boundary	Junction City	Year Annexed	N/A	Annexation #	N/A	<u>Approximate Taxlot Acreage</u>	0.11	Approx Taxlot Sq Footage	4,792	2010 Census Tract	0404	2010 Census Block Group	3	Plan Designation	INDUSTRIAL	Eugene Neighborhood	N/A	Metro Area Nodal Dev Area	No	Historic Property Name	N/A	City Historic Landmark?	No	National Historical Register?	No
Incorporated City Limits	JUNCTION CITY																												
Urban Growth Boundary	Junction City																												
Year Annexed	N/A																												
Annexation #	N/A																												
<u>Approximate Taxlot Acreage</u>	0.11																												
Approx Taxlot Sq Footage	4,792																												
2010 Census Tract	0404																												
2010 Census Block Group	3																												
Plan Designation	INDUSTRIAL																												
Eugene Neighborhood	N/A																												
Metro Area Nodal Dev Area	No																												
Historic Property Name	N/A																												
City Historic Landmark?	No																												
National Historical Register?	No																												

Detailed Property Report

Site Address N/A Map & Taxlot# 15-04-32-24-03900 SIC N/A Tax Account# 0011237 	Property Owner 1  BOISE, ID 83700 Approx. taxlot acreage 0.09 Tax account acreage data not available
---	---

Map & Taxlot # 15-04-32-24-03900



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

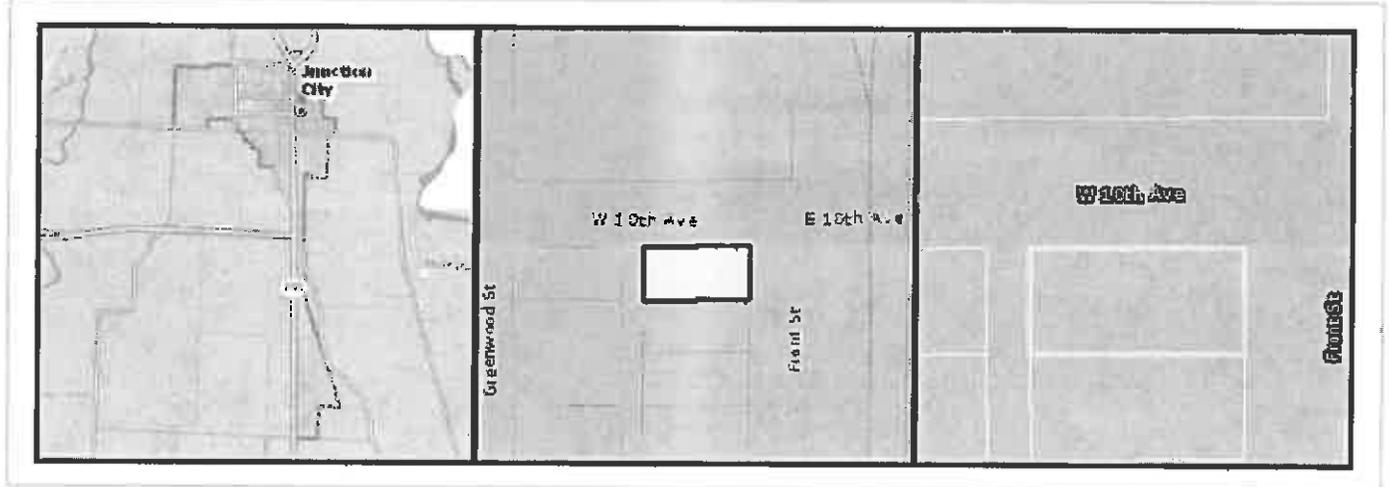
General Taxlot Characteristics

<p>▣ Geographic Coordinates X 4213365 Y 942905 (State Plane X,Y) Latitude 44.2224 Longitude -123.2005</p> <hr/> <p>▣ Zoning Zoning Jurisdiction Junction City Junction City Parent Zone GC GENERAL COMMERCIAL</p> <hr/> <p>▣ Land Use General Land Use Code Description V Vacant</p> <p>Detailed Land Use Code Description 9100 Vacant, Unused, Undeveloped Land</p>	<p>Taxlot Characteristics</p> <table border="0"> <tr> <td>Incorporated City Limits</td> <td>JUNCTION CITY</td> </tr> <tr> <td>Urban Growth Boundary</td> <td>Junction City</td> </tr> <tr> <td>Year Annexed</td> <td>N/A</td> </tr> <tr> <td>Annexation #</td> <td>N/A</td> </tr> <tr> <td>Approximate Taxlot Acreage</td> <td>0.09</td> </tr> <tr> <td>Approx Taxlot Sq Footage</td> <td>3,920</td> </tr> <tr> <td>2010 Census Tract</td> <td>0404</td> </tr> <tr> <td>2010 Census Block Group</td> <td>3</td> </tr> <tr> <td>Plan Designation</td> <td>COMMERCIAL</td> </tr> <tr> <td>Eugene Neighborhood</td> <td>N/A</td> </tr> <tr> <td>Metro Area Nodal Dev Area</td> <td>No</td> </tr> <tr> <td>Historic Property Name</td> <td>N/A</td> </tr> <tr> <td>City Historic Landmark?</td> <td>No</td> </tr> <tr> <td>National Historical Register?</td> <td>No</td> </tr> </table>	Incorporated City Limits	JUNCTION CITY	Urban Growth Boundary	Junction City	Year Annexed	N/A	Annexation #	N/A	Approximate Taxlot Acreage	0.09	Approx Taxlot Sq Footage	3,920	2010 Census Tract	0404	2010 Census Block Group	3	Plan Designation	COMMERCIAL	Eugene Neighborhood	N/A	Metro Area Nodal Dev Area	No	Historic Property Name	N/A	City Historic Landmark?	No	National Historical Register?	No
Incorporated City Limits	JUNCTION CITY																												
Urban Growth Boundary	Junction City																												
Year Annexed	N/A																												
Annexation #	N/A																												
Approximate Taxlot Acreage	0.09																												
Approx Taxlot Sq Footage	3,920																												
2010 Census Tract	0404																												
2010 Census Block Group	3																												
Plan Designation	COMMERCIAL																												
Eugene Neighborhood	N/A																												
Metro Area Nodal Dev Area	No																												
Historic Property Name	N/A																												
City Historic Landmark?	No																												
National Historical Register?	No																												

Detailed Property Report

Site Address N/A Map & Taxlot# 15-04-32-24-05200 SIC N/A Tax Account# 0011294	Property Owner 1 PADD PROPERTIES LLC 12755 LARIAT RD POWELL BUTTE, OR 97753 <u>Approx. taxlot acreage</u> 0.11 <u>Tax account acreage</u> data not available
--	--

Map & Taxlot # 15-04-32-24-05200



Business Information

RLID does not contain any business data for this address

Improvements

Photos & Sketches for Tax Account

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

<ul style="list-style-type: none"> <input type="checkbox"/> Geographic Coordinates X 4212995 Y 942951 (State Plane X,Y) Latitude 44.2225 Longitude -123.2020 <hr/> <input type="checkbox"/> Zoning Zoning Jurisdiction Junction City Junction City Parent Zone M1 LIGHT INDUSTRIAL <hr/> <input type="checkbox"/> Land Use 	Taxlot Characteristics Incorporated City Limits JUNCTION CITY Urban Growth Boundary Junction City Year Annexed N/A Annexation # N/A <u>Approximate Taxlot Acreage</u> 0.11 Approx Taxlot Sq Footage 4,792 2010 Census Tract 0404 2010 Census Block Group 3 Plan Designation INDUSTRIAL Eugene Neighborhood N/A Metro Area Nodal Dev Area No
---	---



PLANNING COMMISSION

AGENDA FORECASTER

TABLE OF CONTENTS

Contents

Current Business Items _____	1
Pending Business Items _____	3
Future Business Items _____	7
2016 Planning Commission Meeting Calendar _____	8

CURRENT BUSINESS ITEMS

Current Business Items

<u>Item</u>	Public Hearing regarding the Scandinavian Estates Subdivision Comprehensive Plan Map Amendment and concurrent Rezone (CPA-16-01 & RZ-16-01)
<u>Requested By</u>	Planning Commission
<u>Date Last at Commission</u>	N/A
<u>Current Agenda Item Number</u>	5.a

Item Description

Comprehensive Plan Map Amendment and concurrent Rezone to replace the High Density Residential Comp Plan Designation and Multi-Structural Residential Zoning with a Medium Density Residential Comp Plan Designation and Duplex Residential Zoning in order to bring the existing developed subdivision into compliance.

Current Status/Update

This is the first of two Public Hearings regarding this matter.

<u>Item</u>	Harrisburg Enterprise Zone Discussion
<u>Requested By</u>	City Council
<u>Date Last at Committee</u>	N/A
<u>Current Agenda Item Number</u>	6.a

Item Description

City Council has requested Planning Commission review and recommendation regarding the Harrisburg Enterprise Zone renewal and possible modification to the Zone boundary.

Current Status/Update

Staff seeks direction in regard to the Enterprise Zone

CURRENT BUSINESS ITEMS

Item Commission Agenda Forecaster Review

Requested By Staff

Date Last at Committee January, 2016

Current Agenda Item Number 6.b

Item Description

Monthly update on the Planning Commission Agenda Forecaster

Current Status/Update

Staff seeks direction in regard to pending/future items

Item January Planning and Building Report

Requested By Staff

Date Last at Committee December, 2015

Current Agenda Item Number 8

Item Description

Monthly update on the Planning Department progress and Building Department permit report

Current Status/Update

All Items are current

PENDING BUSINESS ITEMS

Pending Business Items

<u>Item</u>	Light Industrial (M1) Zoning District Text Amendments
<u>Requested By</u>	Planning Commission
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	02/2016

Item Description

Revisions to allow small scale retail uses in the M1 zone

Current Status/Update

Once CDC review is complete on potential Sign Code amendments, Staff will provide notice to DLCD regarding text amendments to the JCMC and prepare for the Public Hearing process.

<u>Item</u>	35-Day Noticing Requirement
<u>Requested By</u>	Planning Commission
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	02/2016

Item Description

Updating notice requirements (such as the shortened 35 day period now applicable to Dept. of Land Conservation and Development (DLCD) notices and notices under Measure 56)

Current Status/Update

Once CDC review is complete on potential Sign Code amendments, Staff will provide notice to DLCD regarding text amendments to the JCMC and prepare for the Public Hearing process.

PENDING BUSINESS ITEMS

Item Public Hearing Procedure Text Update
Requested By Planning Commission
Staff Contact Planner Cogburn
Date Last at Commission 02/2016

Item Description

Revising the public hearing procedures in JCMC 17.150.090 to clarify the difference between legislative and quasi-judicial hearing processes

Current Status/Update

Once CDC review is complete on potential Sign Code amendments, Staff will provide notice to DLCD regarding text amendments to the JCMC and prepare for the Public Hearing process.

Item Eyes-On-The-Street Amendments
Requested By Staff Lead
Staff Contact Planner Cogburn
Date Last at Commission 02/2016

Item Description

Amend Multi-Family Residential provisions to require a smaller percentage of window area per elevation & floor

Current Status/Update

Once CDC review is complete on potential Sign Code amendments, Staff will provide notice to DLCD regarding text amendments to the JCMC and prepare for the Public Hearing process.

PENDING BUSINESS ITEMS

<u>Item</u>	Floodplain Development Code Text Update
<u>Requested By</u>	Staff Lead
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	02/2016

Item Description

Modify the provisions contained in JCMC 17.80 to include address changes recommended by FEMA for such ordinances (the State issued a new Floodplain model ordinance in 2009, with modifications in 2009 and 2014)

Current Status/Update

St Once CDC review is complete on potential Sign Code amendments, Staff will provide notice to DLCD regarding text amendments to the JCMC and prepare for the Public Hearing process.

<u>Item</u>	Signs Code Text Amendments
<u>Requested By</u>	Staff Lead
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	02/2016

Item Description

At least 1 issue has been discussed for potential amendment relating to the City's provisions for off-premise signs. Community Development Committee has been investigating how to initiate Open Banner sign program similar to those in Corvallis and Springfield. Current sign regulations provide a barrier to implementation and would need to be amended. Additional flexibility on sign regulations has also been discussed.

Current Status/Update

Staff has presented the information to the Community Development Committee. Committee consensus was to bring back proposed changes to the JCMC for review.

PENDING BUSINESS ITEMS

Item Property Line Adjustment and Replat Code Text Amendments

Requested By Staff Lead

Staff Contact Planner Cogburn

Date Last at Commission 02/2016

Item Description

Junction City Ordinances do not address lot line adjustments or replats. These two (2) types of land use actions are reviewed under the provisions contained in Oregon Revised Statute (ORS) 92.180-92.192

Current Status/Update

Once CDC review is complete on potential Sign Code amendments, Staff will provide notice to DLCD regarding text amendments to the JCMC and prepare for the Public Hearing process.

FUTURE BUSINESS ITEMS

Future Business Items

Item Rolling Meadows - Phase 1

Requested By Applicant

Item Description

Phase 1 Final Plat Approval.

Item Land Use Application Review

Requested By Planning Staff

Item Description

Review of new Land Use applications as needed.

Item By-Law/Code Review

Requested By Commission

Item Description

Review Planning Commission By-Laws as needed to remove outdated/incorrect statements and inconsistencies with the JCMC

Item Comprehensive Plan Map & Zoning Map
Discrepancies

Requested By Commission

Item Description

Review and address discrepancies between land uses and the Comprehensive Plan Land Use Map and/or the Zoning Map

2016 COMMITTEE MEETING CALENDAR

2016 Committee Meeting Calendar

Calendar Key

- Packets Available Date
- Regular Meeting Date

JANUARY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
25	26	27	28	29	30	31

MAY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
	1	2	3	4		6
					5	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

JUNE

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

OCTOBER

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
25	26	27	28	29	28	29
30	31					

MARCH

S	M	T	W	T	F	S
		1	2	3	4	5
6	7		9	10	11	12
		8				
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JULY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7		9	10	11	12
		8				
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

APRIL

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

AUGUST

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

MEMORANDUM

TO: Planning Commission
FROM: Planning Department
RE: March/April Planning Activities

**Land Use Application and Planning Project Status**

- Planning Staff held a pre-application meeting with project consultants regarding development of a 2,000 square foot Commercial Development at 9th and Ivy. The proposal indicates a take-away food type business in the newly developed building. The existing parcel is vacant and will require full compliance with the JCMC, including meeting parking requirements.
- Staff has also received an inquiry regarding the large vacant parcel along 10th Avenue, at the south end of Tamarack Street. The parcel is currently available for annexation, and the inquiry suggested potentially annexing and pursuing development of a 30 unit subdivision.
- Staff has developed a new Special Event Permit Application, with four differing application types. The need for a scaled Special Event Permit has been discussed by the Community Development Committee with research and formatting ongoing since 2013. A draft Special Event Permit application packet, including a Resource Guide and FAQ were presented to the CDC at the standing April meeting, with a recommendation to forward the drafts to Council for consideration.

City Council Update

- Administrator Knope presented a Planning and Building Department office relocation proposal to the City Council for review at the standing March 8, 2016 meeting. The proposal included preliminary drawings, showing revisions to the 1117 Elm Public Works building that includes a customer service counter, work area, and two offices as part of a Planning and Building Department expansion. The Council consensus was to have Staff obtain plans and construction bids with various options and bring back for Council review.

Future Action Items

- Planning Commission initiated Code Text Amendments.

TSP Update

- Staff met with the TSP Task Force to review the submitted Draft TSP. A number of questions have yet to be resolved, as Staff is still waiting for delivery of the Appendix. Once received, a second meeting with the TSP Task Force will be scheduled, with a follow up meeting with the consultant to answer any remaining questions regarding methodology. Once the Task Force has sufficient information, a recommendation will be made to the City Council regarding implementation/adoption.

Planning Commission

- Staff presented the Planning Commission's Sign Code work plan item to the Community Development Committee at the standing April meeting. The consensus among the Committee was to recommend the changes back to the Planning Commission for potential amendment initiation.

Building Activities:

- The building reports for February and March 2016 are included as an attachment to this Report.

