



JUNCTION CITY PLANNING COMMISSION REQUEST FOR COMMENT

April 25, 2023

The Junction City Planning Commission is requesting written comments regarding land partition applications. These applications are scheduled to go before the Planning Commission on Tuesday, May 16, 2023 at 6:30p.m.

Date: April 24, 2023
From: Tere Andrews, Admin, tandrews@ci.junction-city.or.us
Nature of Application & Proposal: Preliminary minor partitions, eight in total, within Rolling Meadows, Phase 1
Applicant/Owner: Pacific National Development, Inc.
Property Location: See map below
Zoning District: R2 (Duplex Residential)
Comments Due: **Thursday, May 4, 2023, by 5:00p.m.**
Assessor's Map#: 15-04-31-32; Tax Lots: 100, 200, 2300-2600, 4700, & 4800

File Number	Address	Lot	Lot Area
MP-23-10	2387 & 2389 W 10 th Ave.	1	7,247 sq. ft.
MP-23-11	2397 & 2399 W 10 th Ave.	2	8,026 sq. ft.
MP-23-12	2392 & 2396 W 9 th Ave.	23	7,637 sq. ft.
MP-23-13	2382 & 2384 W 9 th Ave.	24	6,838 sq. ft.
MP-23-14	2379 & 2381 W 9 th Ave.	25	6,847 sq. ft.
MP-23-15	2391 & 2393 W 9 th Ave.	26	7,662 sq. ft.
MP-23-16	2394 & 2398 W 8 th Ave.	47	7,662 sq. ft.
MP-23-17	2388 & 2390 W 8 th Ave.	48	6,812 sq. ft.

Written comments may be included in the staff report if received by **5:00 p.m. on Thursday, May 4, 2023**.
 Written comments may be submitted:

- at City Hall, 680 Greenwood St., weekdays between 8:00am and 5:00pm.
- by mail to Planning, City of Junction City, PO Box 250, Junction City OR, 97448
- by email to jcplanning@ci.junction-city.or.us

Your comments are important and will improve the decision making process, but please note, 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. General land division information is available on the City website at: [Title 16 SUBDIVISIONS \(codepublishing.com\)](http://www.junctioncityoregon.gov) or by calling 541.393.7089, or emailing jcplanning@ci.junction-city.or.us.

The Planning Commission will review the request for compliance with the approval criteria based upon information in the application, the staff report and comments received. The application is available on the Planning page of the City's website: www.junctioncityoregon.gov or for purchase at the cost of copying. Contact Planning staff at 541-393-7089, or email jcplanning@ci.junction-city.or.us. View the Junction City Municipal code at: www.junctioncityoregon.gov.

An appeal of the Planning Commission’s decision would be to the Junction City, City Council. Failure to raise an issue at this opportunity for comment 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.

JCMC 17.150.070(A)(2)(c). *A public hearing may be requested on a proposed decision by the applicant, a member of the planning commission, or any party entitled to notice or who is affected by the proposal. If, after review of the application, the city administrator or designee determines that the request for a public hearing is necessary for a complete analysis of the application, the city administrator or designee shall schedule a public hearing at the next available planning commission meeting, and shall provide notice of the hearing to all persons entitled to receive the original notice of the application. Procedures at the public hearing shall be the same as for a Type III hearing, as found in this chapter.*

