



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

Date: Wednesday, July 17, 2019
Time: **6:30 – 9:00 p.m.**
Location: Council Chambers, 680 Greenwood Street
Contact: Tere Andrews, 541-998-2153

A G E N D A

1. Open Meeting and Pledge of Allegiance
2. Review Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
 - June 19, 2019
5. Action Items
 - a) Public Hearing: CPA-19-01/RZ-19-01 School District Property
6. Planning Activity Report
7. Planning Commission Agenda Forecaster
8. Commissioner Comments
9. Adjournment

*Next Standing August 21, 2019 – Check with City for changes
Location is wheelchair accessible (WCA)*
THIS MEETING WILL BE RECORDED

I. PUBLIC HEARING PROCESS

Public Hearings will be conducted as follows:

1. Open Public Hearing
2. Staff Report
3. Applicant's Presentation
4. Public Testimony
5. Rebuttal of Testimony
6. Questions from the Planning Commission
7. Staff Summary
8. Close of Public Hearing
9. Deliberation and Recommendation/Decision by the Planning Commission

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

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

Helpful Tips When Speaking Before the Planning Commission

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

Please speak clearly keep in mind the meetings are recorded.

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

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

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

The Junction City Planning Commission met on Wednesday, June 19, 2019 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

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

Absent: Planning Commissioner Patricia Phelan; and Planning Alternate, Jeff Kister

1. OPEN MEETING AND REVIEW AGENDA

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

2. CHANGES TO THE AGENDA

None

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

None.

4. APPROVAL OF MINUTES

- April 17, 2019

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

Vote: Passed by a vote of 7:0:0. Chair Beymer, Commissioners, Hukill, Scalf, Ficek, Haag, Wells, and Sumner voted in favor.

5. PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT AND REZONE OF SCHOOL DISTRICT PROPERTY, FILE #CPA-19-01 & RZ-19-01

Chair Beymer opened the public hearing for a Comprehensive Plan Amendment and Rezone of school district property, File #CPA-19-01 & RZ-19-01. She asked if any Commissioner had a conflict of interest or ex-parte contact.

Commissioner Sumner declared he walked past the property regularly as it was in his neighborhood.

Chair Beymer asked for the staff report.

Planner Cogburn stated the proposed concurrent Comprehensive Plan Map Amendment and Rezone application would re-designate a vacant parcel just south of the intersection of W 13th Avenue and Rose Street, from Public Land to Medium Density Residential and concurrently rezone the site from Public Land to Duplex Family Residential. The process was initiated by the property owner, the Junction City School District. There were no other proposals for land use actions

on the subject site. There were a number of policies relevant to the request. Junction City Municipal Code Chapter 17.145 which stated property owner could initiate the requested amendments. There were also multiple Comprehensive Plan Policies that were relevant to the application. These included Chapters one through four, and six through nine. The applicable Statewide Planning Goals were one through three, and five through 14.

The public hearing was noticed. Four comments were received from the public. Planner Cogburn read the comments into the record. The comments were also included in the staff report. He reviewed each comment and addressed concerns contained within each.

The Lenkers, 1297 Nyssa Street, Junction City Oregon, expressed concern that the fields were used frequently, and removal of the center section would be detrimental to the surrounding neighborhoods.

Planner Cogburn explained the subject site was not in the middle of the fields, rather a dogleg portion to the south of the walking path. The Comprehensive Plan stated a need for medium density residential lands.

The Nebergers, 1250 Oak Street, Junction City Oregon, wrote in opposition to the proposal as it was short-sighted on the part of the school district.

The Eads, 1260 Quince Drive, Junction City Oregon, also wrote in opposition to the proposal. They stated concerns about additional traffic on Rose Street, which was already too busy. In addition, they foresaw increased parking issues in their neighborhood as the subject site was used as overflow parking during sporting events.

Planner Cogburn noted, Rose Street was designated as a collector street in the Junction City Transportation System Plan as such would be sufficient for a potential increase in traffic.

The Stoddards, submitted comment via email. They too wrote in opposition. In addition to issues already raised, such as parking, they objected to 'spot zoning.' The proposed Medium Density designation was not a good fit for the surrounding neighborhoods.

Planner Cogburn explained while parking would be a consideration if/when the subject site was developed, it was not a criterion for amendments to either the Plan Designation or Zoning maps. He gave an example of spot zoning as a parcel being rezoned to residential in the midst of industrial property. In the case of the subject property the surrounding zones were residential uses. The

proposed zoning of R2 allowed for single family homes as well as duplexes.

Agency partners received notice of the application. Comments received indicated there were no concerns with the re-designation and rezone request.

Planner Cogburn further reviewed the staff report with the Commission. The proposal would fulfill a portion of the of the Medium Density Residential deficit identified in the Junction City Comprehensive Plan.

Commissioner Haag asked what the motivation was for the applicant to re-designate and rezone. He did not believe that Goal 11 was met with the proposal. Medium Density Residential in an area of mainly single-family homes was not appropriate.

Planner Cogburn stated, in regard to sale of the subject site, Junction City Athletics had first right of refusal should the school district choose to sell.

Commissioner Scalf voiced opposition. He noted the City was growing and asked how the school district would handle that increase without the subject site as an option.

Commissioner Ficek was more inclined toward a low-density residential zoning.

Commissioner Hukill expressed concern about home values in the area.

Proponents

Chair Beymer asked for testimony in favor of the proposal.

Theresa Bishow, 375 W 4th Ave #204 Eugene OR 97401, representative for the applicant, explained that as a public entity the school district was required to review and plan for their future. They were required to be fiscally responsible and look to maximize their assets.

A residential zoning offered a safeguard because under the Junction City Zoning Code, lands zoned Public were allowed a wide range of public uses. The proposed re-designation and rezone limited potential uses to residential.

Commissioner Haag asked when, and or how, the school district purchased the property. He recognized it was not a question relevant to the criteria to be considered for the proposal before the Commission.

Ms. Bishow did not know when or how the school district acquired the property.

Commissioner Ficek asked why the school district proposal was for R2 rather than R1 zoning.

Ms. Bishow responded Junction City valued offering a diversity of housing choices which included affordable housing. The R2 zone allowed slightly smaller lots for single family homes. It was considered good land use planning for there to have a mix of housing options in a neighborhood. There were not many duplexes in the immediate area. She noted the Commission could recommend to Council a zoning of R1(Single Family Residential) rather than R2 (Duplex Residential).

Commissioner Wells reminded those present the decision had to be based on the criteria.

Cheryl Glasser, 770 Spruce Street, Junction City OR 97448, had lived in Junction City for 25 years. In her 35 years with the school district the subject site had not been useable. If there was a big JCA tournament the subject site may be used for overflow parking. There was a potential opportunity for extension of the sidewalk along the east side of Rose Street, which could offer additional safety for children walking to school.

Opponents

Chair Beymer asked for testimony in opposition to the proposal.

Eric Dye 1245 Quince Drive, Junction City OR 97448, expressed concerns about the potential for increased traffic. The JCA tournaments did use the subject site as overflow parking. His main concern was the proposed R2 zoning. He felt it was completely out of character for the neighborhood. He thanked the Commission for the opportunity to speak.

Commission Hukill asked Mr. Dye if a Single Family Residential (R1) zoning was preferable.

Mr. Dye responded his preference was for the zoning to remain Public.

Vanessa Brown, 905 W 17th Avenue, Junction City OR 97448 commented the subject site was currently used as open space. Junction City did not have an abundance of open space and needed all it could get. She indicated the subject site was used a great deal.

Cindy Montgomery, 1215 Oak Street, Junction City, OR 97448, offered some history. Approximately 20 years ago, citizens volunteered their time to develop the ballfields. The loss of the subject site as parking meant more on-street parking. Nearby neighborhoods already experienced parking issues during sporting events.

Dorris McCutcheon, 740 W 17th Avenue, Junction City OR 97448, was concerned about the volume of traffic in the area, particularly with additional growth.

Neutral Parties

Chair Beymer asked for neutral testimony.

There was none.

Rebuttal

Chair Beymer asked if the applicant wished to rebut testimony.

Ms. Bishow declined.

Chair Beymer closed the public hearing for proposed Amendments to the Plan Designation and Zoning Maps, File # CPA-19-01/RZ-19-01.

Deliberations

Commissioner Haag said as a taxpayer his questions had not been answered. Based on the Statewide Planning Goals, he did not feel Goal 1 was met, citizens were overwhelmingly against the proposal. Several years ago, when the City updated its Comprehensive Plan, the school district was contacted about their need for additional land. At that time the school district responded it did not need additional land.

Commissioner Scalf reiterated his opposition of the proposal. He was concerned about the ability of the school district to meet land needs over the next five years.

Chair Beymer clarified the Commission it would make recommendation to the Council not a decision.

Planner Cogburn concurred the suggested motion contained in the agenda item summary was incorrect, it called for a decision when in fact the commission would make recommendation to the City Council.

Commissioner Wells reminded the Commission that subdivision applications were reviewed by the Planning Commission.

Commissioner Sumner said if the school district was looking for money, they owned a 13-acre parcel that would bring more money. He did not feel there was enough information for the Commission to make a recommendation.

Commissioner Wells asked if the Commission planned to specify the information needed or leave it open.

Commissioner Haag did not know how much the school district anticipated receiving from a sale of the property. He questioned if it would make a difference to taxpayers in their property taxes. The school district claimed a land shortage yet wanted to sell the subject site. He wondered how the two could be reconciled.

Chair Beymer noted that Commissioner Haag's question was not part of the criteria.

Commissioner Sumner suggested the Commission forward a modified proposal to the Council.

Commissioner Scalf said the Commission should continue the public hearing to find out if the school district was willing to accept a R1 zoning.

Planner Cogburn explained the Commission could make recommendation to Council for an R1 zoning.

Motion: Commissioner Hukill made a motion to continue the public hearing, to allow for more information, to the next Planning Commission meeting. Commissioner Haag seconded the motion.

Vote: Passed by a vote of 5:2:0. Chair Beymer, Commissioners, Hukill, Haag, Scalf, and Sumner voted in favor; Commissioners Wells, and Ficek, voted against.

6. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity Report with the Commission.

7. COMMISSION AGENDA FORECASTER

Planner Cogburn reviewed the agenda forecaster with the Commission.

8. COMMISSIONER COMMENTS

Commissioners Haag and Sumner asked when the next school board meeting would be held. It would be held on June 24, 2019, 6:00 pm, at 325 Maple Street, Junction City Oregon.

9. ADJOURNMENT

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

Vote: Passed by a vote of 7:0:0. Chair Beymer, Commissioners, Haag, Hukill, Scalf, Ficek, Wells, and Sumner voted in favor.

The meeting adjourned at 7:54 p.m.

The next scheduled Planning Commission meeting would be Wednesday July 17, 2019 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Commission Secretary

Alicia Beymer, Planning Commission Chair



JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY

Junction City School District Comprehensive Plan Map Amendment and Rezone

Meeting Date: July 17, 2019
Department: Public Works
www.junctioncityoregon.gov

Agenda Item Number: 5
Staff Contact: Tere Andrews
Contact Telephone Number: 541-998-3125

ISSUE STATEMENT

The proposed concurrent Comprehensive Plan Map Amendment and Rezone application was submitted by the Junction City School District on March 15, 2019.

BACKGROUND

This agenda item was before the Planning Commission at their June 19, 2019 meeting, no recommendation was made at that time. The Junction City School District initiated a Comprehensive Plan Map Amendment and concurrent Rezone for a District owned 1.44-acre vacant lot. The applicant proposes to re-designate the parcel from Public Land to Medium Density Residential and to concurrently rezone from PL Public Land to R2 Duplex Family Residential. There is no requested change to the existing WRD Water Resource Overlay District along the eastern edge of the subject site. There are currently no development plans for the property.

RELATED CITY POLICIES

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

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

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

17.145.010 Authorization to initiate amendments.

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

The Junction City Comprehensive Plan chapters one through four and; six through nine.

The following Statewide Planning Goals are relevant to this request.

Goal 1 Citizen Involvement

Goal 2 Land Use Planning

Goal 3 Agricultural Lands

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

Goal 6 Air, Water and Land Resources Quality

Goal 7 Areas Subject to Natural Hazards

Goal 8 Recreational Needs

Goal 9 Economic Development

Goal 10 Housing

Goal 11 Public Facilities and Services

Goal 12 Transportation

Goal 13 Energy Conservation

Goal 14 Urbanization

PLANNING COMMISSION OPTIONS

The Commission may:

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

SUGGESTED MOTION

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

ATTACHMENTS

- A. Staff Report & Proposed Final Order
- B. Junction City Comprehensive Plan Designation Map and Zoning District Map
- C. Public Hearing Notice dated May 24, 2019
- D. Corrected Public Hearing Notice dated May 29, 2019
- E. Comments received to date
- F. Applicant's Land Use application and associated documents

FOR MORE INFORMATION

Staff Contact: Tere Andrews

Telephone: 541-998-2153

Staff E-Mail: jcplanning@ci.junction-city.or.us



June 10, 2019

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

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

Application Summary:

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

Applicant:

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

Applicant's Representative:

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

Lead Planner:

Jordan Cogburn, Branch Engineering Inc., Springfield, Oregon (541) 746-0367

Subject Property/Zoning/Location:

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

Relevant Dates:

The Junction City School District initiated Comprehensive Plan Map Amendment and concurrent Rezone on March 15, 2019. Deemed complete on March 28, 2019; Staff Report issued on June 10, 2019; Public hearing held before the Planning Commission at the standing June 19, 2019 meeting.

Associated Files:

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

REQUEST

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

Public Notice and Referrals:

JCMC 17.150.080 (B) states:

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

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

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

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

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

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

- Alice Neuberger, 1250 Oak Street, Junction City, dated June 3, 2019 – *“Regarding the attached notice, this is an idea straight out of J.C. “no common*

sense”. What happens Laurel Elem. has to expand or rebuild? You know it's old. Let's chop up the only walking trail J.C. has “though small’ in this area. And what about the ball field? Let's cut them in half. Our food businesses can't have these (undiscernible). There has to be a better place for this. Tell them to keep looking.”

- Elvin and Sara Eads, 1260 Quince Drive, Junction City, dated June 7, 2019 – “My wife and I own 1260 Quince Dr, just around the corner from the land designated for a potential zoning change. Site of proposal change “East side of Rose St., SW of Laurel ballfields”. We are opposed to the zoning change for several reasons. We are concerned that building medium density housing in our neighborhood will decrease our home value and put more traffic on Rose St. which is already too busy. Further, the Laurel Fields are in continuous use and we are concerned that the parking that will be displaced will spill over into our streets. Preservation of public lands within city limits is important too. We need open places. Last item, our schools are already bursting at the seams. Junction City needs to invest in the infrastructure prior to building more homes.”

- Carole and Lance Stoddard, dated June 7, 2019 – “In a nutshell, we object to the rezone from Public Lands usage to R2 for the following reasons:

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

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

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

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

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

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

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

General Property Information:

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

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

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

Evaluation

The following findings demonstrate that the proposed development will comply with all applicable approval criteria and related standards 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 School District, the property owner, initiated a concurrent amendment to the City of Junction City Zoning Map and Comprehensive Plan Map. The District has requested to amend the City of Junction City Zoning Map to rezone the subject property from PL – Public Lands as follows: Tax Lot 05900 of Assessor’s Map 15-04-31-11 as Duplex Residential (R2); and the City of Junction City Comprehensive Plan Designation Map to redesignate the subject property from P – Public as follows: Tax Lot 05900 of Assessor’s Map 15-04-31-11 as Medium Density Residential (M). As such, the above stated criterion is satisfied.

Junction City’s Municipal Code does not contain specific criteria for addressing proposed changes to the Zoning or Comprehensive Plan Designation Map. Therefore, the criteria to be applied in this case consist of demonstrating compliance with Oregon’s Statewide Planning Goals and the Junction City Comprehensive Plan. 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 June 19, 2019.

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

Chapter 2: Environmental Element

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

Chapter 3: Land Use Element

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

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

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

Chapter 4: Economic Development Element

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

Chapter 6: Transportation Element

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

Chapter 7: Public Facilities Element

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

FINDING: The subject site is currently vacant. Public facilities are currently located within and adjacent to the subject site. Once future development is proposed, key urban facilities and services will either be immediately available or will be able to be

extended in an orderly manner. Any future development within the subject site will be required to demonstrate adequate water supply and sewer treatment and disposal capacity are available prior to City approval.

Chapter 8: Parks, Recreation, and Cultural Preservation Element

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

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

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

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

Chapter 9: Housing Element

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

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

FINDING: Table-25 within the Housing Element states a total UGB deficit of Medium Density Residential at 26 acres. As part of the Comprehensive Plan update (2012), the City's urban Growth Boundary was expanded to include 16 acres of Medium Density

Residential buildable lands based on the projected population over the 20 year planning horizon.

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

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

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

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

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

OREGON STATEWIDE PLANNING GOAL COMPLIANCE

Goal 1 Citizen Involvement

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

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

Goal 2 Land Use Planning

Goal 2 - 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.

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

Goals 3 Agricultural Lands and 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 currently designated for Public uses, proposed to be redesignated for Residential use, and within the acknowledged Urban Growth Boundary of the City of Junction City and identified for associated uses, Goals 3 and 4 are not applicable.

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

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

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

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

To implement the Junction City Comprehensive Plan and to satisfy the requirements of Goal 5, the City adopted the Wetland Resources Overlay District (WRD) to conserve

locally protected wetlands and the DSL approved wetland mitigation sites while also ensuring an economically feasible and beneficial use of property.

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

Goal 6 Air, Water and Land Resources Quality

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

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

Goal 7 Areas Subject to Natural Disasters and Hazards

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

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

Goal 8 Recreation Needs

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

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

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

Goal 9 Economy of the State

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

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

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

Goal 10 Housing

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

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

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

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

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

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

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

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

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

Goal 11 Public Facilities and Services

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

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

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

Goal 12 Transportation

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

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

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

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

Goal 13 Energy

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

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

Goal 14 Urbanization

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

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

Goal 15 through 19

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

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

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

STAFF RECOMMENDATION

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

Staff Report Date: June 10, 2019

MORE INFORMATION

Jordan Cogburn
Contract Planner/Project Manager
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jordanc@branchengineering.com
(541) 746-0367

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

GENERAL FINDINGS

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

STATEWIDE PLANNING GOALS and 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. Specifically, Chapters 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.

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

Goals 3 Agricultural Lands and 4 Forest Lands

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

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

FINDING: Goal 3 requires counties to inventory agricultural lands and to maintain and preserve them through EFU zoning. Goal 4 requires counties to inventory forestlands and adopt policies that will conserve forest uses. The land proposed for redesignation and rezone is within the acknowledged Urban Growth Boundary of the City of Junction City and therefore identified for urban uses, Goals 3 and 4 are not applicable.

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

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

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

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

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

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

Goal 6 Air, Water and Land Resources Quality

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

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

Goal 7 Areas Subject to Natural Disasters and Hazards

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

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

Goal 8 Recreation Needs

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

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

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

Goal 9 Economy of the State

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

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

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

Goal 10 Housing

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

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

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

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

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

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

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

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

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

Goal 11 Public Facilities and Services

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

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

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

Goal 12 Transportation

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

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

As stated in 660-012-0060 “Where an amendment to a functional plan, acknowledged comprehensive plan, or land use regulation would significantly affect an existing or planned transportation facility, the local government shall put 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 Public Lands zoning to Duplex Residential zoning allows for future development of the site consistent with the identified functional road classifications. The proposed rezoning complies with the City’s Transportation System Plan. Therefore, the proposal complies with Goal 12.

Goal 13 Energy

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

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

Goal 14 Urbanization

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

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

Goal 15 through 19

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

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

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

Compliance with Junction City Comprehensive Plan

Chapter 1 - Citizen Involvement

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

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

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

Chapter 2: Environmental Element

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

Chapter 3 - Land Use

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.

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

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

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

Chapter 4: Economic Development Element

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

Chapter 5: Energy Conservation Element

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

Chapter 6: Transportation Element

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

Chapter 7: Public Facilities Element

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)

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

Chapter 8: Parks, Recreation, and Cultural Preservation Element

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

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

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

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

Chapter 9: Housing Element

The Junction City Comprehensive Plan states: “Policy 2: The City of Junction City shall plan for and maintain a residential buildable land inventory consistent with the following density and housing mix: For all housing maintain an overall minimum density of at least 5 dwelling units per net acre.” “Maintain a land base that allows for the following housing mix by plan designation (as measured by the percentage of dwelling units that must be allowed by zoning): 55% low density residential; 25% medium density residential; 20% high-density residential.”

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

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

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

SUMMARY AND CONCLUSION

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

DECISION

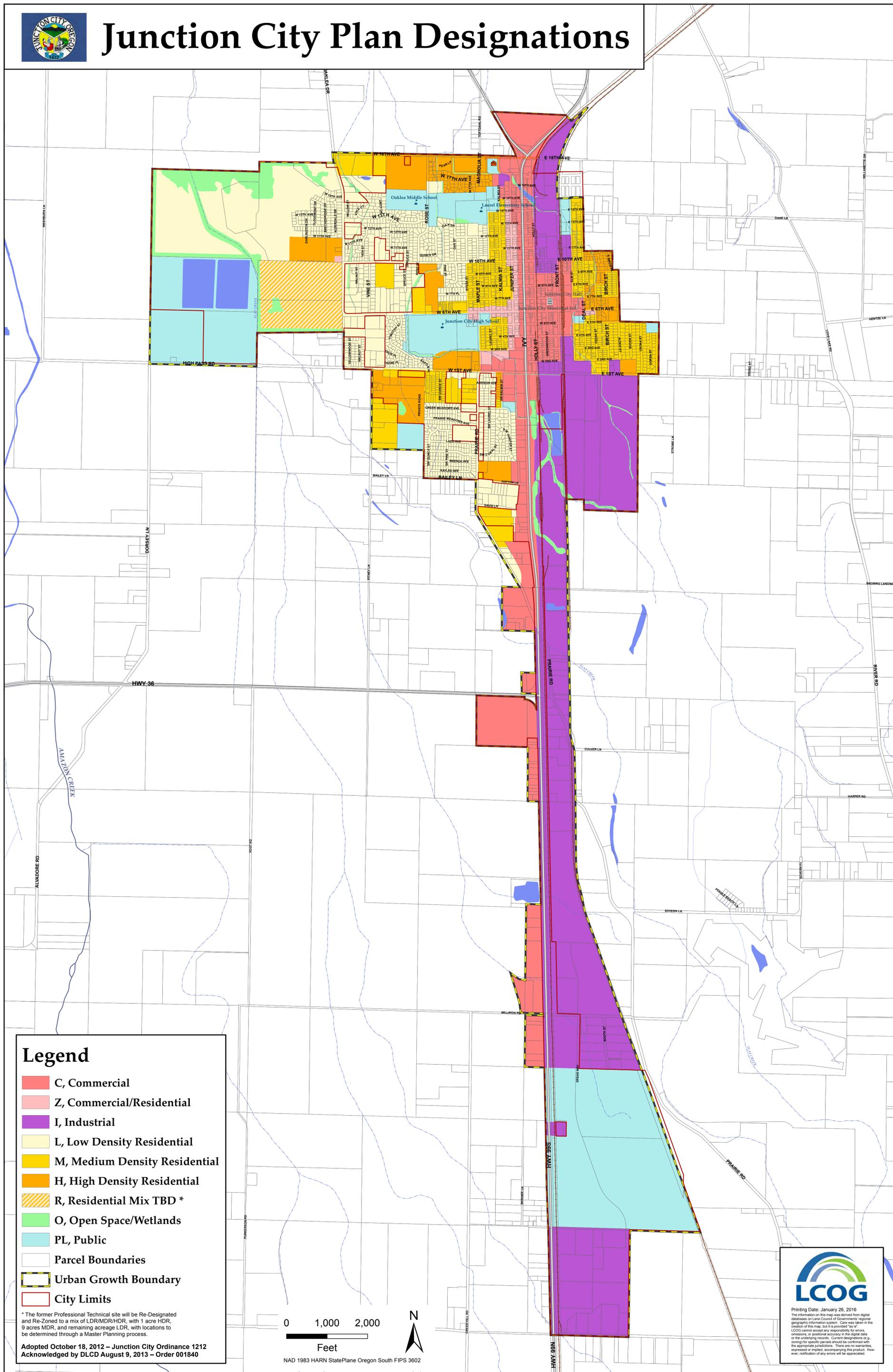
IT IS HEREBY ORDERED that the Junction City Planning Commission recommends that the City Council approves amendments to the Comprehensive Plan Map and Zoning Map, based on the findings stated in this report.

Signature: _____
Alicia Beymer, Chairperson
Junction City Planning Commission

Approval Date: _____



Junction City Plan Designations

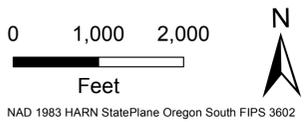


Legend

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

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

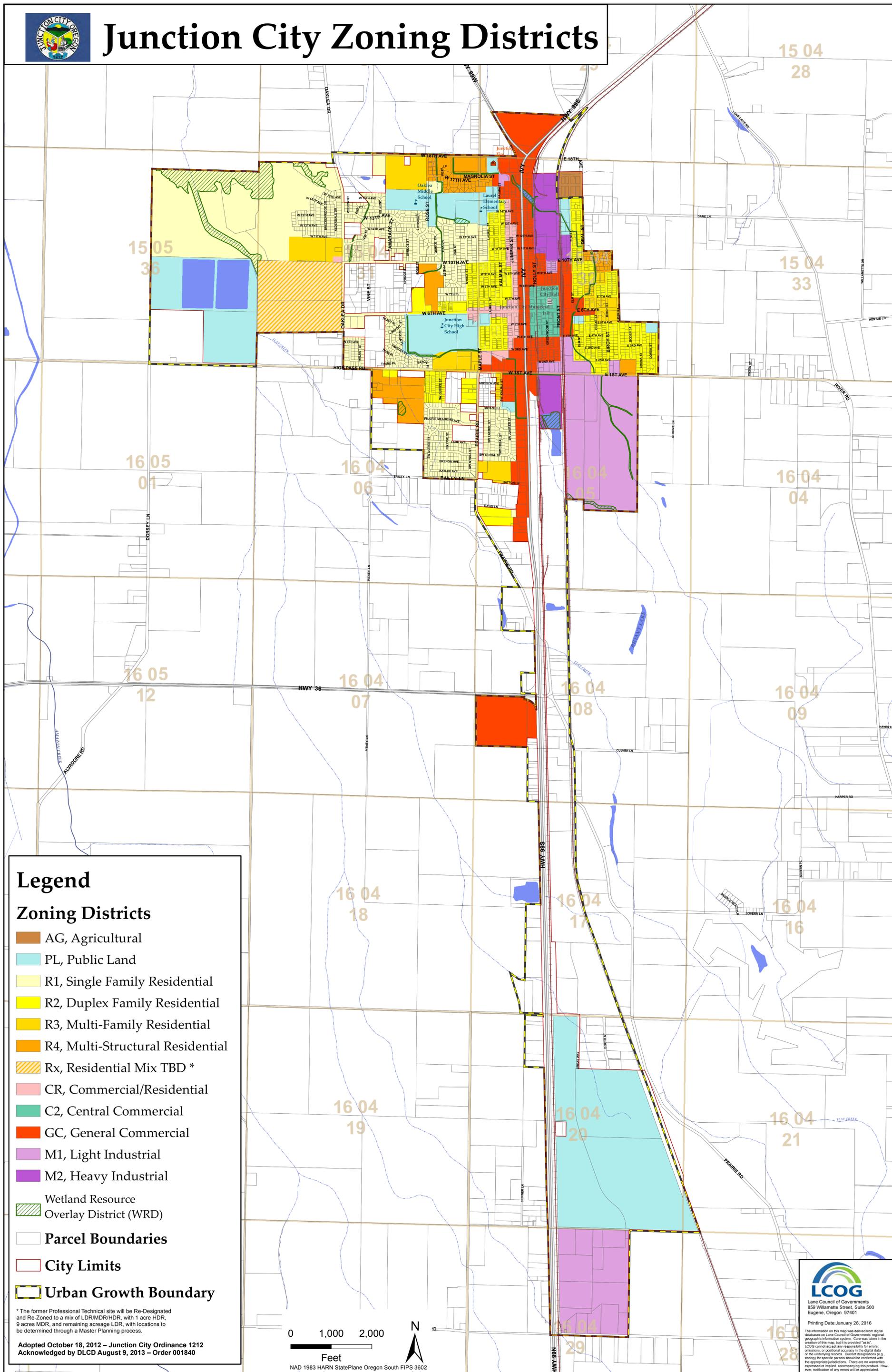
Adopted October 18, 2012 – Junction City Ordinance 1212
 Acknowledged by DLCD August 9, 2013 – Order 001840



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



Junction City Zoning Districts



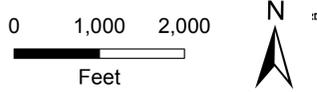
Legend

Zoning Districts

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

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

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




Lane Council of Governments
859 Willamette Street, Suite 500
Eugene, Oregon 97401

Printing Date: January 26, 2016

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



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

Resident

Junction City, OR 97448-8308

May 24, 2019

The Junction City Planning Commission will hold a public hearing on **Wednesday, June 19, 2019 at 6:30 pm, in the Council Chambers at City Hall, 680 Greenwood St.** to take testimony on the following land use application.

NATURE OF APPLICATION	Comprehensive Plan Amendment & concurrent Rezone
APPLICABLE CRITERIA	Junction City Comprehensive Plan & Municipal Code Chapters 17.145, 17.150
APPLICANT/OWNER	Junction City School District
LOCATION (site)	East side of Rose St., SW of Laurel ballfields & south of a portion of the bike/pedestrian path
ASSESSORS MAP & TAX	15-04-31-11-05900
ZONING	PL (Public Lands)
FILE NUMBER	CPA-19-01/RZ-19-01
PROPOSAL	Applicant is requesting an amendment to the Junction City Comprehensive Plan Designation Map from a designation of Public Lands to Medium Density Residential Lands; and an amendment to the Junction City Zoning Map from a zoning of Public Lands to R2 (Duplex Residential)
STAFF CONTACT	Tere Andrews, Administrative Assistant, jcplanning@ci.junction-city.or.us or 541.998.2153

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

Citizens may present testimony for or against the proposal by submitting written comments or by testifying at a public hearing on **Wednesday, June 19, 2019 at 6:30 p.m.**

In order for your written comments to be included in the staff report, they must be submitted to the Planning Office by **5:00 p.m. on Friday, June 7, 2019**. Written comments may be submitted:

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



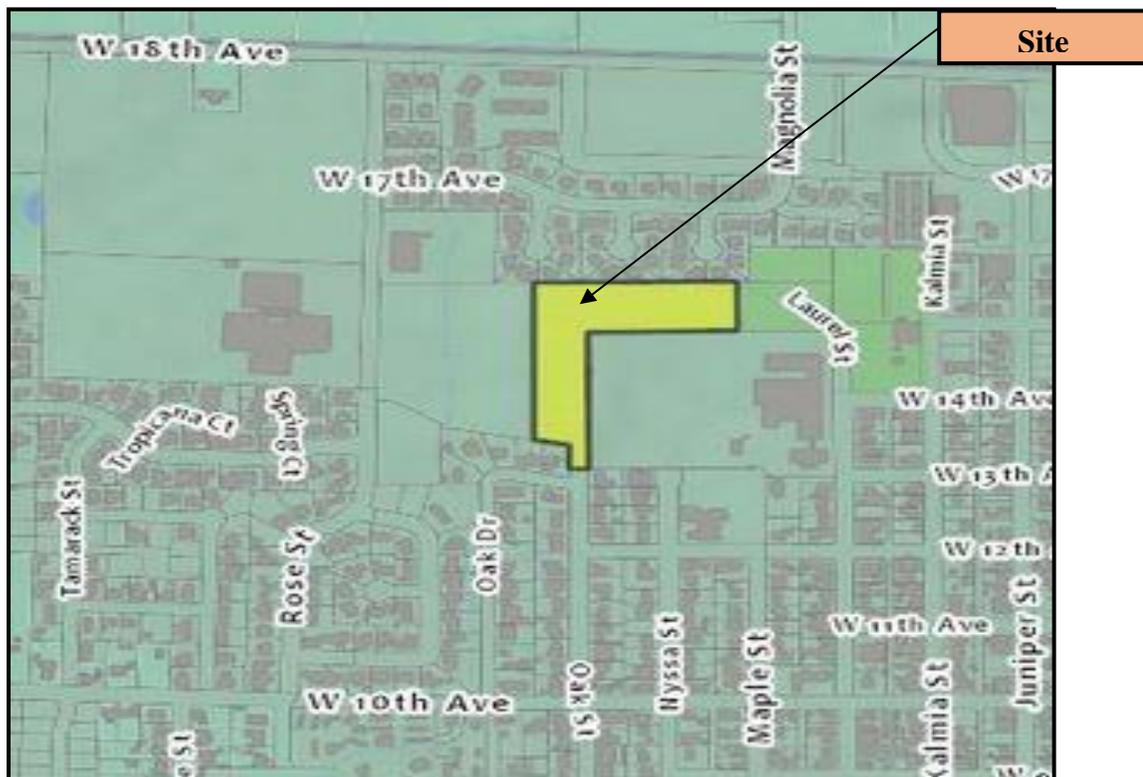
Your comments are important and will greatly improve the decision making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered.

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

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

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

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





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

Correction:

The previous notice dated May 24th contained an incorrect site map. This notice contains the correct site map (page 2). If you have questions about this notice contact Tere: 541-998-2153 or tandrews@city.junction-city.or.us

May 29, 2019

The Junction City Planning Commission will hold a public hearing on **Wednesday, June 19, 2019 at 6:30 pm, in the Council Chambers at City Hall, 680 Greenwood St.** to take testimony on the following land use application.

NATURE OF APPLICATION	Comprehensive Plan Amendment & concurrent Rezone
APPLICABLE CRITERIA	Junction City Comprehensive Plan & Municipal Code Chapters 17.145, 17.150
APPLICANT/OWNER	Junction City School District
LOCATION (site)	East side of Rose St., SW of Laurel ballfields & south of a portion of the bike/pedestrian path
ASSESSORS MAP & TAX	15-04-31-11-05900
ZONING	PL (Public Lands)
FILE NUMBER	CPA-19-01/RZ-19-01
PROPOSAL	Applicant is requesting an amendment to the Junction City Comprehensive Plan Designation Map from a designation of Public Lands to Medium Density Residential Lands; and an amendment to the Junction City Zoning Map from a zoning of Public Lands to R2 (Duplex Residential)
STAFF CONTACT	Tere Andrews, Administrative Assistant, jcplanning@ci.junction-city.or.us or 541.998.2153

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Citizens may present testimony for or against the proposal by submitting written comments or by testifying at a public hearing on **Wednesday, June 19, 2019 at 6:30 p.m.**

In order for your written comments to be included in the staff report, they must be submitted to the Planning Office by **5:00 p.m. on Friday, June 7, 2019**. Written comments may be submitted:

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



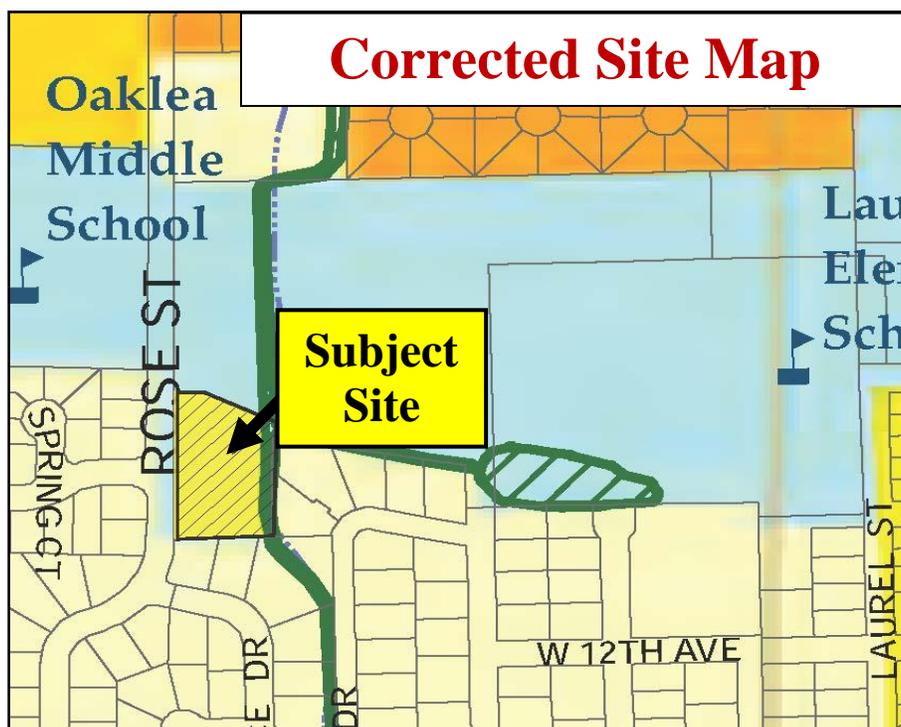
Your comments are important and will greatly improve the decision making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered.

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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.



To whom it may concern,

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

Thank you,

Elvin and Sara Eads

June 7, 2019

Tere Andrews

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

To whom it may concern,

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

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

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

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

Thank you for your consideration and time,

Carole and Lance Stoddard

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

Scott & Cara Lenker

1297 Nyssa Street Junction City, Oregon [REDACTED]

5-29-19

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

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

Dear City Of Junction City:

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

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

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

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

Sincerely,

[REDACTED]

[REDACTED]

Scott & Cara Lenker

6/3/19

Responding Attorney
Nadine



Thurs we are down
strikes at up D.C.
No common line

What happens when
dashed lines have to
get paid so for Billie?
You know are old.

Just drop up the only
walking trail D.C. have
through woods for their
Covey. And what about
the Ball Field, just
cut them in half, our
Food Revenue cuts some
three dollars.

There have to be
a better place for this

2

tell them to keep
looking.

~~1250~~ 1250
1250 odd st

see you at the
meeting.





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

1171 Elm Street/PO Box 250 Junction City OR 97448

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

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

Section 1

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

Section 2

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

Section 3

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

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

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

Section 4

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



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

1171 Elm Street/PO Box 250 Junction City OR 97448

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

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

Section 1
LAND USE ACTION (SEE TABLE 1): Request to amend Junction City Zoning Map.

Section 2	
Site Address: Not applicable.	Location Description: East side of Rose Street, south of a portion of the bike/pedestrian trail connecting Rose Street to Laurel Street.
Property Size: 1.41 Acres	Assessor's Map & Tax Lot #: 15-04-31-11 TL 5900
Present Use: Vacant	Proposed Use: None at this time.
Brief Summary of Action Requested: A request to amend City of Junction City Zoning Map to change the zoning from PL Public Land to R2 Duplex Family Residential.	
Are there other permit applications associated with this application? Yes If yes, list: See related Comprehensive Plan Amendment application.	

Section 3
I have the following legal interest in the property (Circle one): <input checked="" type="checkbox"/> Owner of Record <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Holder of an exclusive Option to Purchase <i>Written authorization from the owner to act as his/her agent must be provided if not the owner of record</i>

Section 4	
Applicant: Junction City School District	
Address: 325 Maple Street, Junction City, OR 97448	
Phone: 541-998-6311	E-Mail: kroddenord@junctioncity.k12.or.us
Property Owner: Junction City School District	
Address: 325 Maple Street, Junction City, OR 97448	
Phone: 541-998-6311	E-Mail: swhite@junctioncity.k12.or.us

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

**City of Junction City
LAND USE APPLICATION**

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

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

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

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

**City of Junction City
LAND USE APPLICATION**

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

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

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JUNCTION CITY SCHOOL DISTRICT

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

Submitted to:

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

Submitted for:

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

Prepared by:



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

March 6, 2019

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B. Aerial Photo	
C. Plan Designations – Existing and Proposed	
D. Zoning Map – Existing and Proposed	
E. Assessor’s Map	
F. Survey Map	
G. Junction City Local Wetland Inventory Map	
SUBMITTED SEPARATELY	
Comprehensive Plan Amendment Application Form	
Zoning Change Application Form	

SUMMARY

DEVELOPMENT OBJECTIVE

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

PROPERTY HIGHLIGHTS

Property Owner: Junction City School District

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



View of subject property looking northeast from Rose Street.

Site Address: None

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

Acreage: 1.41 Acres

Existing Junction City Plan Designation: Public Land

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

Existing Land Use: Vacant

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



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

PLANNING APPLICATION OVERVIEW

The applicant requests concurrent review of the following applications:

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

APPLICATION FILING

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

PRIOR RELATED LAND USE APPLICATION

Property Line Adjustment (PLA-19-03)

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

APPROVAL CRITERIA & SUPPORTING EVIDENCE

COMPLIANCE WITH COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA

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

Comprehensive Plan Organization

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

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

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

Oversight by the Land Conservation and Development Commission

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

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

Periodic Review of the Planning Process

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

CONSISTENCY WITH STATEWIDE GOALS

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

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

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

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

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

Goal 3: Agricultural Lands

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

Goal 4: Forest Lands

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

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

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

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



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

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

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

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

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

Goal 7: Areas Subject to Natural Disasters and Hazards

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

Goal 8: Recreation Needs

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

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

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

Goal 9: Economy of the State

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

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

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

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

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

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

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

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

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

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

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

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

Goal 13: Energy Conservation

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

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

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

Goal 15: Willamette River Greenway

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

Goals 16 thru 19 – Coastal Goals

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

COMPLIANCE WITH ZONE CHANGE APPROVAL CRITERIA

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

17.145.010 Authorization to initiate amendments.

An amendment to the text of this title or the zoning map may be initiated by the city council, by the planning commission or by application of a property owner or his authorized agent. The planning commission shall, within 40 days after a hearing, recommend to the city council approval, denial, or modification of the proposed amendment. An amendment to the text or the zoning map may be consolidated with a related amendment to the comprehensive plan text or map.

17.145.020 Application and fee.

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

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

17.145.030 Public hearing on amendment.

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

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

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

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

Environmental

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

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

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

Urbanization – Residential Land Use

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

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

Transportation

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

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

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

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

Public Facilities

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

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

Parks and Recreation (Excerpt from Comprehensive Plan page 67)

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

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

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

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

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

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

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

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

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

Housing

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

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

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

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

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

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

CONCLUSION

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

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

Sincerely,

Teresa Bishow

Teresa Bishow, AICP
Bishow Consulting LLC



END OF WRITTEN STATEMENT.



Junction City School District

Exhibit A
Vicinity Map

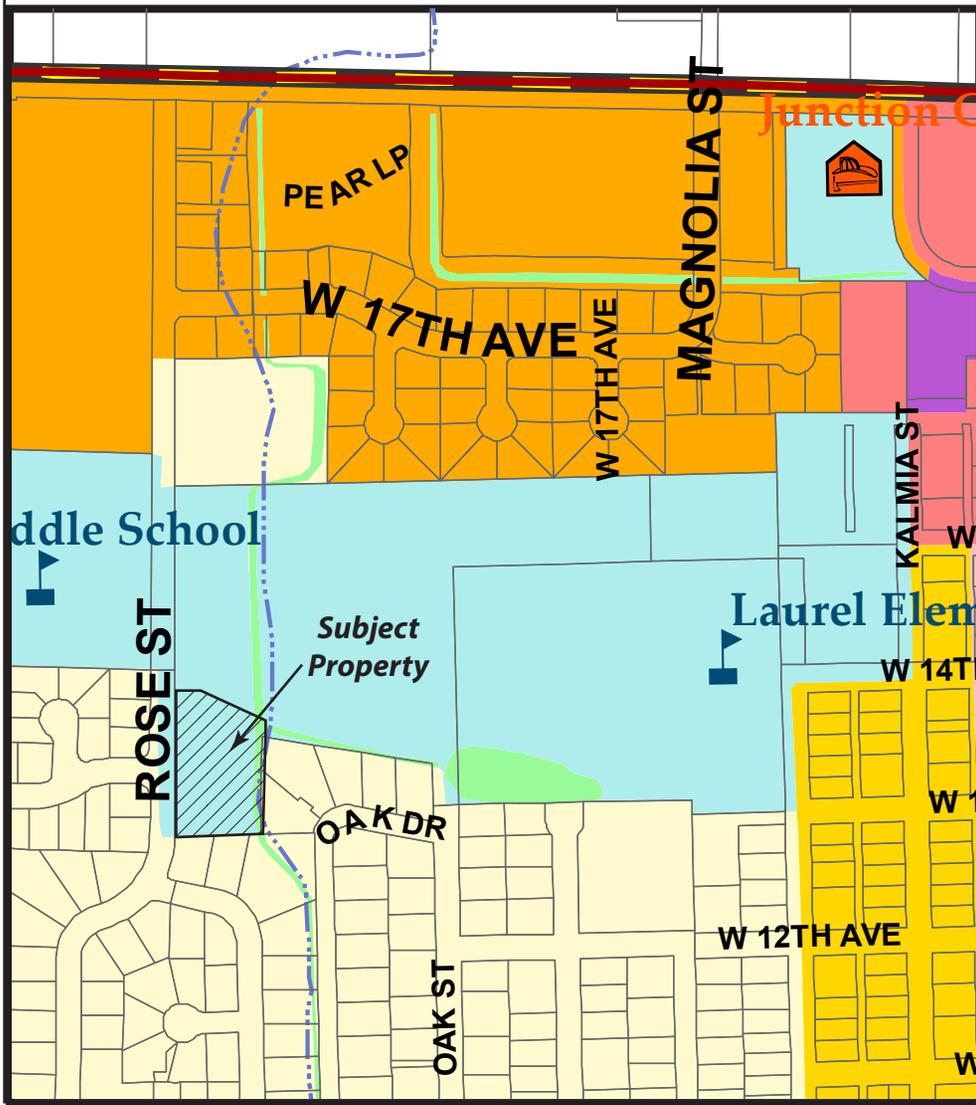


scale 1" = 200'
0 50 100 200 Feet

Junction City School District

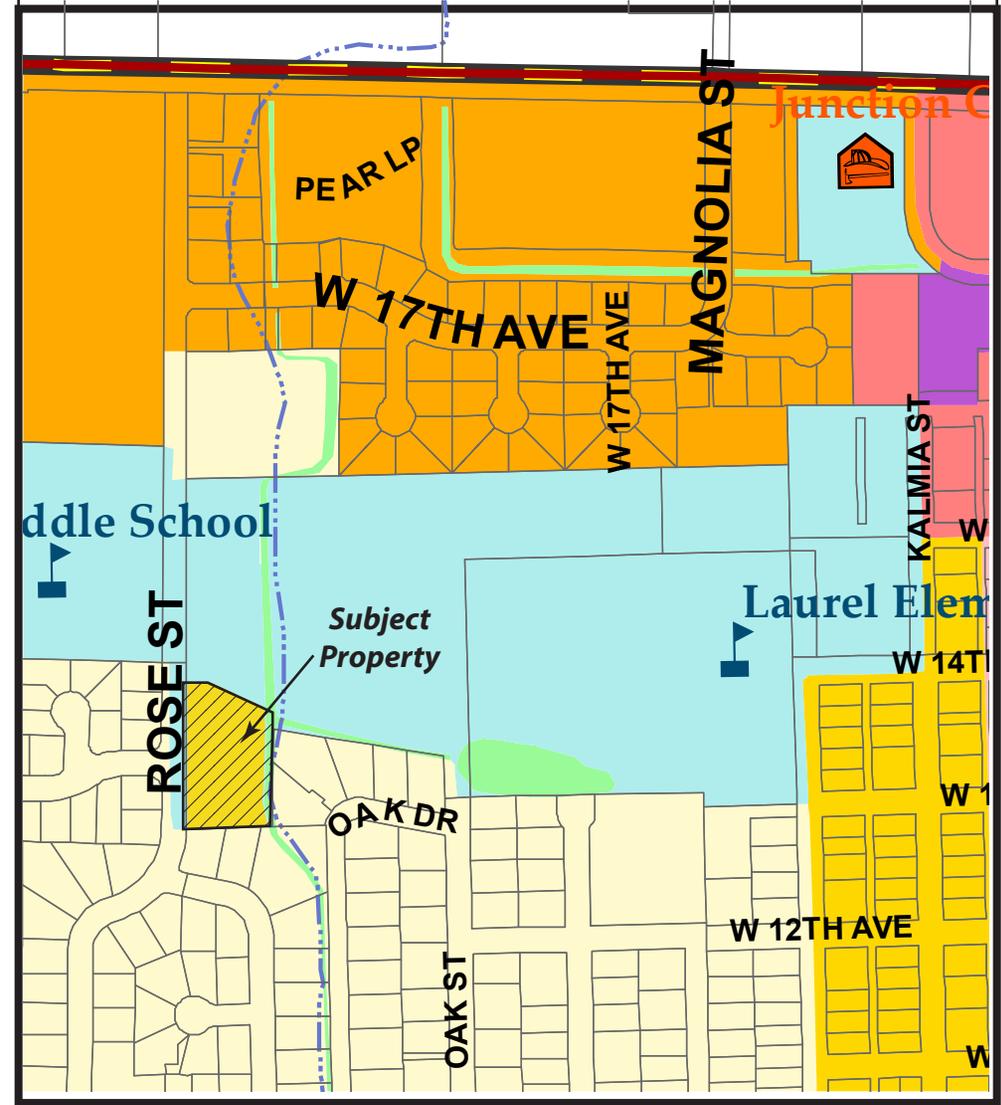
Exhibit B
Aerial Photo

EXISTING PLAN



PROPOSED PLAN

Attachment F



Legend

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

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

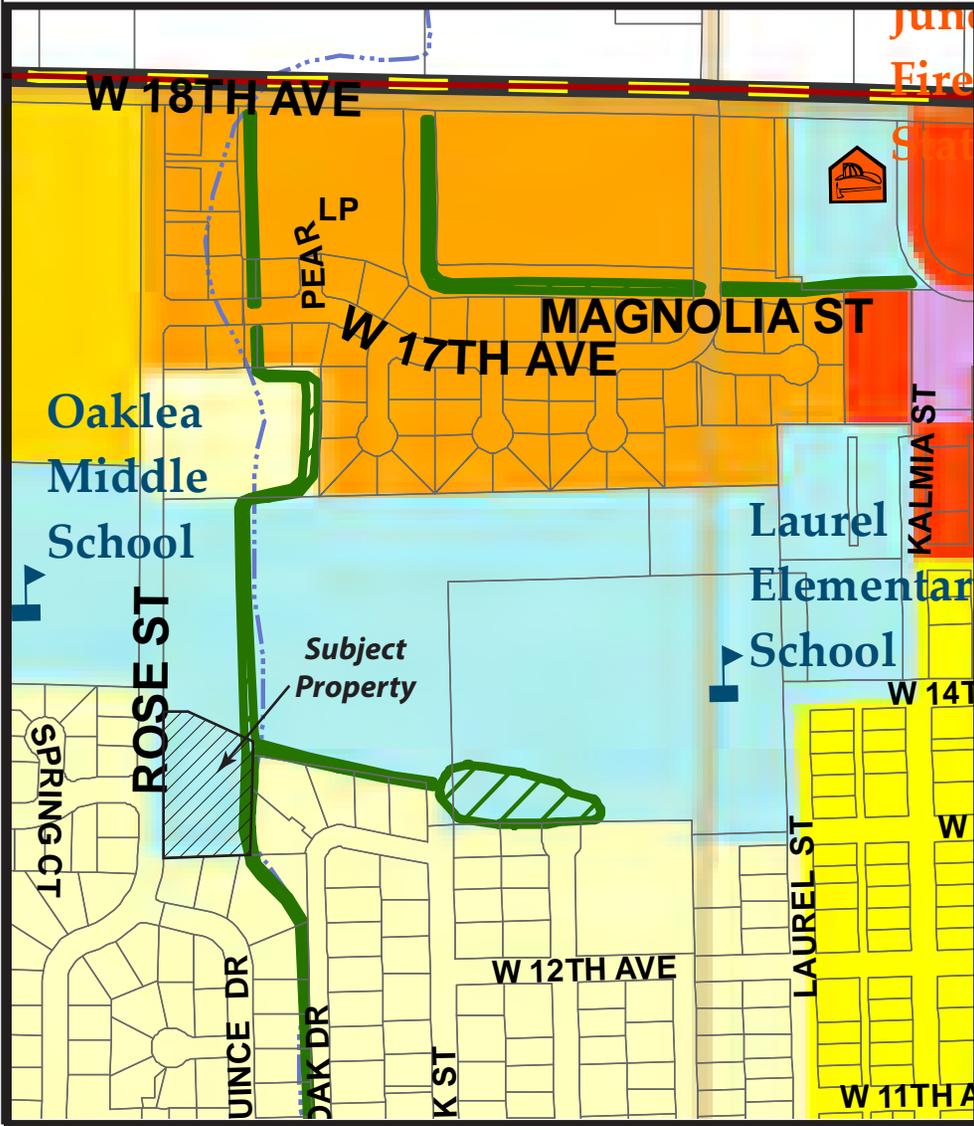
Adopted October 18, 2012 – Junction City Ordinance 1212
 Acknowledged by DLCD August 9, 2013 – Order 001840

**Junction City
 School District**

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



EXISTING ZONING



PROPOSED ZONING

Attachment F



Legend

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

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

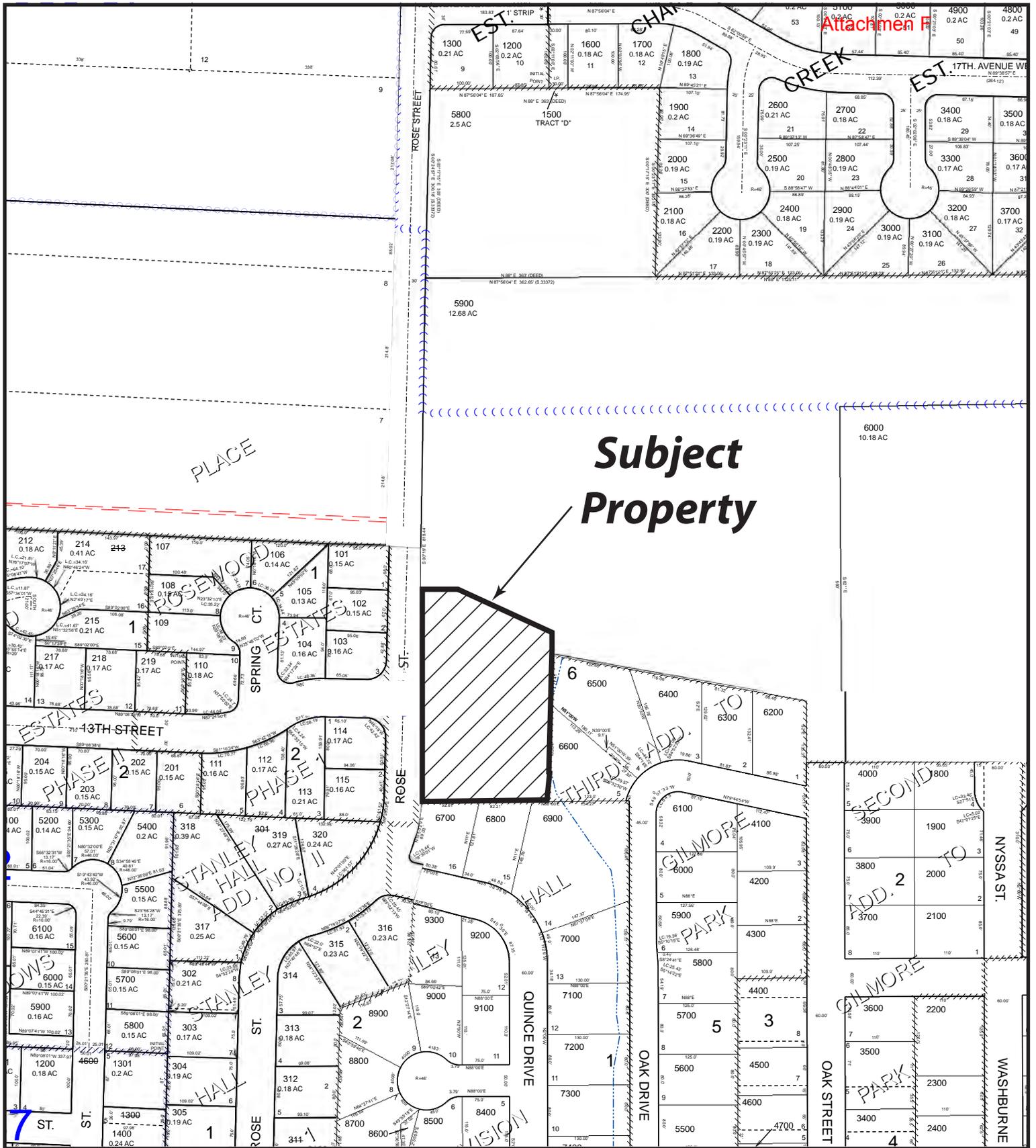
**Junction City
 School District**

Exhibit D

Zoning Map

1" = 400'



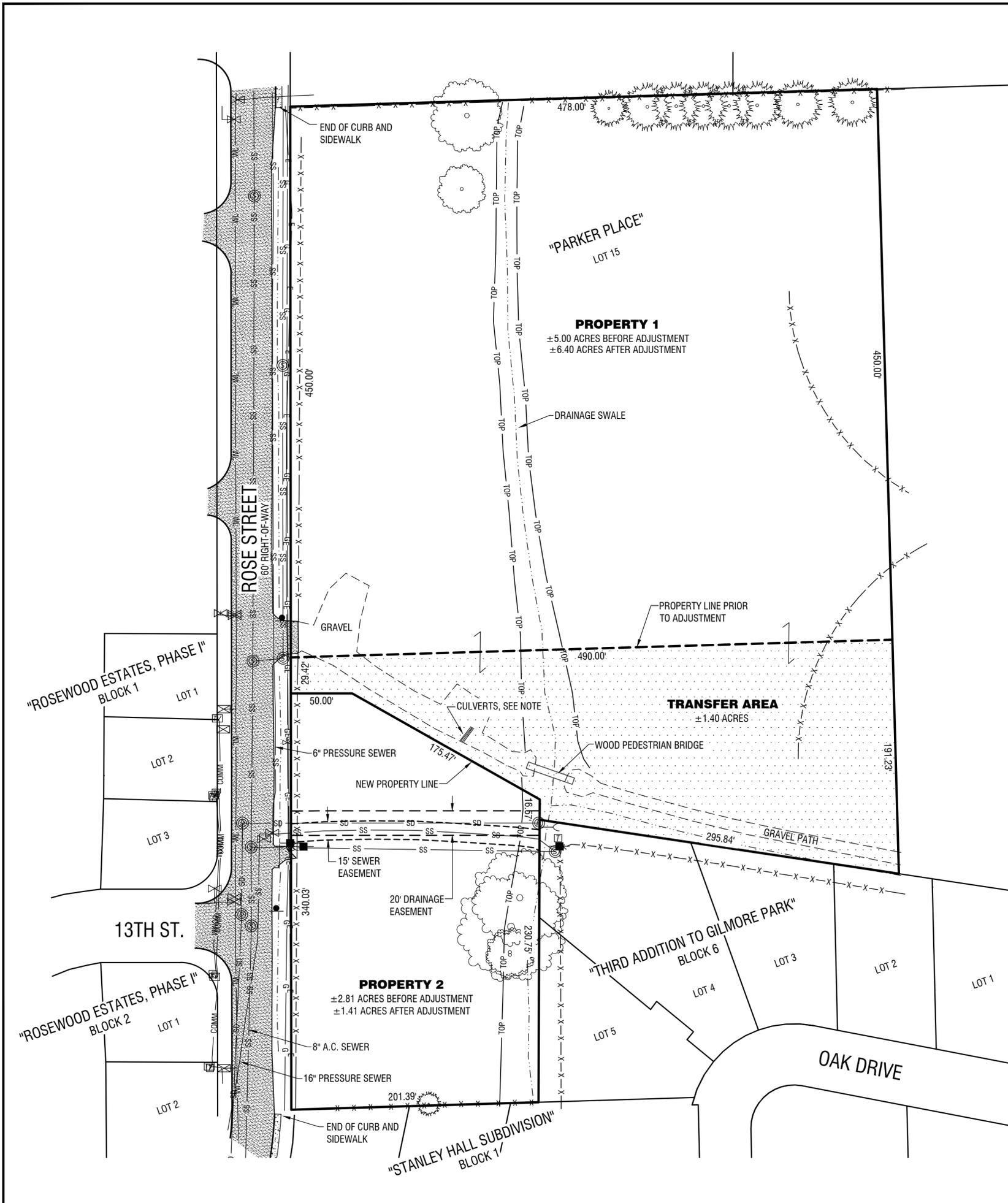


scale 1" = 200'
 0 50 100 200 Feet

Junction City School District

Exhibit E
 Assessor's Map

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



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

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

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

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

THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY.

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

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

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

PROPERTY 1 INFO:

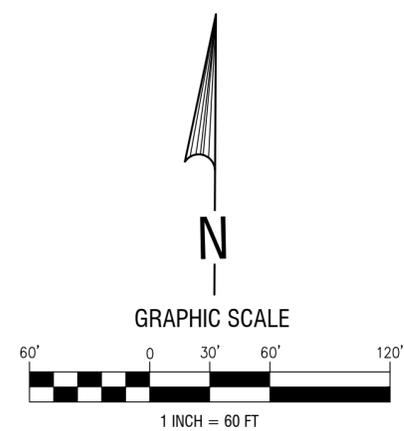
OWNERS: JUNCTION CITY SCHOOL DISTRICT
DEED: R1216 / 8232128
ZONE: PL - PUBLIC LAND & WRD - WETLAND RESOURCE OVERLAY DISTRICT
TAX MAP: 15-04-31-11
TAX LOT: 5900 (A PORTION THEREOF)
AREA: ±5.00 ACRES BEFORE ADJUSTMENT
±6.40 ACRES AFTER ADJUSTMENT

LEGEND:

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

PROPERTY 2 INFO:

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



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

MONTOYA
LAND SURVEYING LLC
P.O. BOX 250
BROWNSVILLE, OR. 97327
(541)-221-2427

City of Junction City LOCAL WETLAND INVENTORY

LOCAL WETLAND INVENTORY
Attachment 1
City of Junction City - Northeast



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

0 250 500 1,000 Feet

- Cowardin Codes**
- PEM: Palustrine emergent
 - PEMf: Palustrine emergent, farmed
 - PEMfx: Palustrine emergent, forested, seasonally flooded, excavated
 - PFO: Palustrine forested, broad leaved deciduous
 - PUB: Palustrine unconsolidated bottom
 - PUBx: Palustrine unconsolidated bottom, excavated
 - PUBfx: Palustrine unconsolidated bottom, semi-permanently flooded, impounded
 - PABfx: Palustrine aquatic bed, semi-permanently flooded, excavated
- Wetland Codes**
- BC: Bergstrom Canal
 - CC: Central Canal
 - EC: Eastern Canal
 - FC: Flat Creek
 - WC: Western Canal

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



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

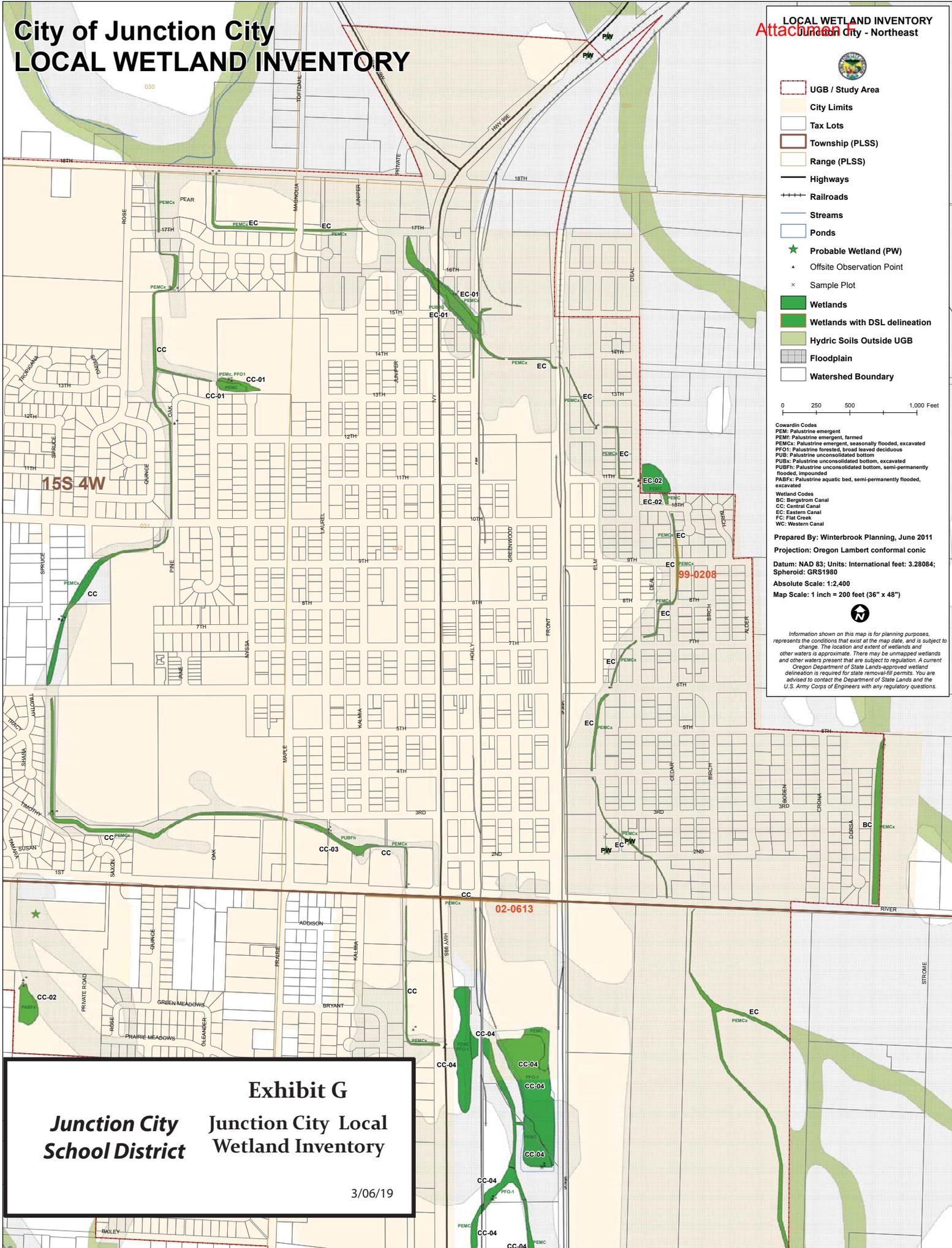


Exhibit G
Junction City School District
Junction City Local Wetland Inventory
 3/06/19

Lane County Clerk
Lane County Deeds and Records

2019-012231



01775792201900122310020021

\$92.00

04/02/2019 03:34:19 PM

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

After recording return to:

Junction School District
325 Maple Street
Junction City, OR 97448

PROPERTY LINE ADJUSTMENT DEED

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

The true consideration for this conveyance is other than monetary.

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

EXISTING CONFIGURATION

Property 1:

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

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

Property 2:

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

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

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

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

FINAL CONFIGURATION

Property 1:

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

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

TOGETHER WITH:

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

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

Property 2:

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

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

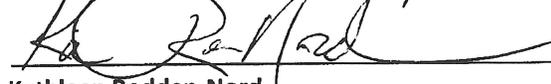
Except therefrom any portion of Third Addition to Gilmore Park, as platted and recorded in Book 34, Page 10, Lane County Oregon Plat Records, in Lane County, Oregon.

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

EXCEPTING THEREFROM:

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

Dated this 15th day of April 2019


Kathleen Rodden-Nord

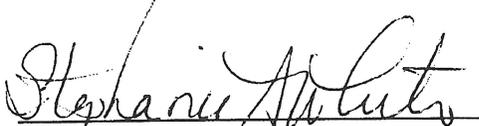
Superintendent, Junction City School District

STATE OF OREGON

County of Lane

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

as Superintendent of the Junction City School District.


Notary Public for Oregon



My Commission Expires: October 15, 2019



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

March 6, 2019

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

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

NOTICE OF APPROVED APPLICATION

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

Ms. Bishow,

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

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

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

Sincerely,

Jordan Cogburn
City Planner
Junction City, OR

File: PLA-19-03

2019-012231



PLANNING DEPARTMENT STAFF REPORT AND FINDINGS:

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

Application Summary:

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

Owner(s):

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

Applicant(s)

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

Applicant's Representative:

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

Lead City Staff:

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

Subject Property/Zoning/Location:

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

Relevant Dates:

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

Present Request:

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

General Property Information:

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

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

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

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

Evaluation:

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

JCMC CHAPTER 16.05 SUBDIVISIONS

16.05.050(E) Platting and Mapping Standards, Lots

1. Size and Frontage

a. General Requirements

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

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

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

Finding: Post adjustment, Lots 15 will have an average depth of 386.92 feet. Post adjustment, Lots 16 will have an average depth of 125.50 feet. Therefore, this standard has been met.

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

Finding: The PL zone does not contain a minimum lot size. Therefore, this criterion is not applicable.

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

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

v. Reverse Frontage.

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

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

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

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

b. Exceptions.

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

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

ii. Land Zoned for Commercial or Industrial Use. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage

requirements specified herein in the case of land zoned for commercial use, where such relaxation is necessary in consideration of the suitability of the land for such use, and in accordance with the purpose of this chapter.

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

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

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

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

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

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

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

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

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

5. Future Partitioning or Subdivision of Parcels or Lots. Where the partition or subdivision will result in a parcel or lot one-half acre or larger in size which, in the judgment of the planning commission, is likely to be partitioned or subdivided in the future, the planning commission may require that the location of parcel or lot lines and other details of layout be such that future partition or subdivision may readily be made without violating the requirements of this chapter and

without interfering with orderly extension of adjacent streets. Any restriction of buildings within future street locations shall be made a matter of record, if the planning commission deems it necessary for the purpose of future subdivision.

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

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

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

OREGON REVISED STATUTES ORS 92.180-92.192 REPLATTING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions

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

Staff Findings:

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

Informational Items:

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

Approval Date:

March 6, 2019

Approval Granted By:

Jordan Cogburn, City Planner
Junction City Planning Department

MEMORANDUM

Agenda Item 6

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



Land Use Application and Planning Project Status

- On June 18, 2019, a Development Review application was submitted for the second phase of a two-phase, 128-unit apartment complex to be located at the corner of the future extension of W 10th Avenue and Breckenridge Drive. The first phase Development Review application was received on June 12, 2019. Staff requested additional information from the applicant in order to deem the application complete. The applicant's representative acknowledged receipt of the requests however, as of the writing of this report, the requested materials have not been submitted.
- Building permit applications are being reviewed for the Taco Bell restaurant to be built at the Junction City Commercial Center (intersection of Highways 99W and 99E).
- Inquires have been received from several sources about zoning for possible mini-storage facilities along Highway 99S.
- Several inquiries have also been received about the properties on the west side of the intersection of Highway 99S and Milliorn Road.
- Building and Planning staff have been in the process of reorganizing office space and preparing for continuation of the project to digitize closed files.

City Council Update

- The City Council adopted the fiscal year 2019-2020 budget at their June 11, 2019 meeting.

Future Action Items

- October officer elections

Planning Commission

- Nothing currently.

Building Activities:

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



PLANNING COMMISSION

AGENDA FORECASTER

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CURRENT BUSINESS ITEMS

Current Business Items

<u>Item</u>	Public Hearing: File# CPA-19-01/RZ-19-01, Amendments to the Comprehensive Plan Map and Zoning Map
<u>Requested By</u>	Junction City School District
<u>Date Last at Commission</u>	June 19, 2019
<u>Current Agenda Item Number</u>	5

Item Description

Amendments to Junction City Comprehensive Plan Map and Zoning Map: The applications are from the Junction City School District to re-designate and rezone district owned property.

Current Status/Update

Public Hearing before the Planning Commission in June was continued to the July meeting.

CURRENT PROJECTS

Current Projects

<u>Project Name</u>	None at this time.
<u>Project Source</u>	N/A
<u>Estimated Cost</u>	N/A
<u>Project Description</u>	N/A
<u>Current Status/Update</u>	
N/A	

PENDING BUSINESS ITEMS

Pending Business Items

Item None at this time.

Requested By N/A

Staff Contact N/A

Date Last at Commission N/A

Item Description

N/A

Current Status/Update

N/A

FUTURE BUSINESS ITEMS

Future Business Items

Item

Planning Commission Training

Requested By

Staff

Item Description

Training provided to the Planning Commission by the City Attorney, provides updates and review of Commission process and procedures.

FUTURE BUSINESS ITEMS

Future Business Items

Item October - Officer Elections

Requested By Staff

Item Description

Per Planning Commission By-Laws, Article III, Section 2, Officers shall be elected every October.

FUTURE PROJECTS

Future Projects

Project Name None at this time

Project Source N/A

Estimated Cost N/A

Item Description

N/A

2019 COMMITTEE MEETING CALENDAR

2019 Committee Meeting Calendar

- Meeting Date
- Packet Delivery Date
- Holiday

JANUARY

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SEPTEMBER

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OCTOBER

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DECEMBER

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