



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

Date: Wednesday, September 26, 2018
Time: **6:30 – 9:00 p.m.**
Location: Council Chambers, 680 Greenwood Street
Contact: Jordan Cogburn, 541-998-2153

A G E N D A

1. Open Meeting and Pledge of Allegiance
2. Review Agenda
3. Public Comment (for items not already on the agenda)
4. Approval of Minutes
 - July 18, 2018
 - August 15, 2018
5. Action Items
 - a) Public Hearing: A-18-01 & RZ-18-01 - Smith Annexation and Rezone
6. Planning Activity Report
7. Planning Commission Agenda Forecaster
8. Commissioner Comments
9. Adjournment

*Next Standing October 17, 2018 – Check with City for changes
Location is wheelchair accessible (WCA)*
THIS MEETING WILL BE RECORDED

I. PUBLIC HEARING PROCESS

Public Hearings will be conducted as follows:

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

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

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

Helpful Tips When Speaking Before the Planning Commission

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

Please speak clearly keep in mind the meetings are recorded.

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

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

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

The Junction City Planning Commission met on Wednesday, July 18, 2018 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, James Hukill (Chair), Ken Wells, Shaylor Scalf, Patricia Phelan, Jeff Haag, Bev Ficek, and Sandra Dunn; Planning Commission Alternates Alicia Beymer, and Jeff Kister (arrived at 6:33 pm); City Planner, Jordan Cogburn; Building Official, Stuart Holderby; and Secretary, Tere Andrews.

Absent: None

1. OPEN MEETING AND REVIEW AGENDA

Chair Hukill 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

- June 20, 2018

Motion: Commissioner Scalf made a motion to approve the June 20, 2018 minutes as written. Commissioner Wells seconded the motion.

Vote: Passed by a vote of 7:0:0. Chair Hukill, Commissioners, Haag, Ficek, Dunn, Scalf, Wells, and Phelan voted in favor.
(Commission Alternate Kister arrived)

5. SUB-18-01 EEC HOLDINGS, LLC PRELIMINARY SUBDIVISION – PER APPLICANT REQUEST ITEM ON HOLD

The applicant requested the preliminary subdivision application (SUB-18-01) be placed on hold.

6. VAR-18-02, UMBRELLA PROPERTIES MINOR VARIANCE

Chair Hukill opened the public hearing for VAR-18-02, Umbrella Properties - Variance from the height standards in the R4 (Multi-Structural Residential) zone.

He asked the Commission if they had any bias, conflicts of interest, or ex parte contacts.

There were none.

Chair Hukill then asked for the staff report.

Planner Cogburn stated the applicant, Umbrella Properties, applied for a Minor Variance to the maximum height of 35-feet in the Multi-Family Residential Zone. The applicant proposed to exceed the standard by three and a half feet, a 10% expansion.

The application was a Type II application which was an Administrative decision. The City Administrator determined the variance was marginal and therefore approved. A notice was sent to adjacent property owners. There was a total of nine letters received in opposition to the decision, four of which were from property owners adjacent to the subject site.

Planner Cogburn handed out additional information provided by the applicant's representative. The intent was to demonstrate the visual difference between the 35-foot standard and the variance total of 38.5-feet.

Commissioner Ficek noted the proposed apartments looked to be quite a bit higher than either the Fire Station or the apartments to the west.

Proponents

Mr. Richard Satre, Schirmer/Satre Group 375 W 4th Avenue, # 204, Eugene OR 97401, noted the drawings provided to the Commission during the meeting, were planned to be used for building permit purposes as well. The extra 3.5-feet allowed for a more interesting design. The second drawing demonstrated the 90-foot setback from the south property line with existing adjacent homes.

Commissioner Ficek asked if there would be a fence near the slough.

Mr. Satre responded the drainage channel would be open with landscape for a more visually appealing appearance.

Commissioner Scalf asked if they would still be able to build the buildings if the variance were not approved.

Mr. Satre replied yes, but it removed some of the visual appeal of the buildings.

Commissioner Phelan asked what the distance was between the individual apartment buildings.

Mr. Satre said he did not have the exact number but the distance met building, fire, and land use codes.

Commissioner Ficek asked about the lighting on the streets within the complex.

Mr. Satre responded that those details would be established at the time of building permit application submittal. He added the Planning/Lane Use approvals were also required.

Opponents

Doris McCutcheon, 740 W 17th Avenue, Junction City OR 97448 noted neighboring property owners were concerned about the number of people it added to the neighborhood, and the increased water consumption. She expressed concern that the third-floor residents would be able to look into her kitchen window. She did not want to have to move but would consider it.

Commissioner Scalf asked Ms. McCutchen what she meant by financial hardships mentioned in her letter.

Ms. McCutcheon said her home would not be able to sell for as much with a 148-unit apartment complex next to her. She asked if there be enough parking.

Planner Cogburn replied design had to meet City Lane Use code for parking.

Commissioner Ficek asked for clarification from Planner Cogburn.

Planner Cogburn explained that the code allowed the applicant to use on-street parking within the complex to meet parking requirements.

Commissioner Haag commented that he did not like the idea of anyone looking into someone's window although he also understood that issue was not part of the decision before the Commission.

Planner Cogburn added, that was true, however, the Planning Commission did have the opportunity to state an opinion.

Neutral Parties

There were none.

Chair Hukill closed the public hearing.

Deliberations

Commissioner Haag felt the design aesthetic would be good and the additional height would not be noticeable from a distance.

Commissioner Scalf was in favor of the proposal. There was a housing shortage in Junction City. It would be a good addition to the City.

Chair Hukill re-opened the public hearing for VAR-18-01 Umbrella Properties to offer the applicant's representative an opportunity to rebut public comment.

Mr. Satre responded the building lay-out shown to the Commission was the same one that would be used at the time building permit applications were submitted, it would not change. They would consider where windows were when selecting trees to offer as much privacy as possible. He heard and understood Ms. McCutcheon's concerns and would take those into consideration when designing the landscape.

Chair Hukill closed the public hearing for VAR-18-01 Umbrella Properties.

Motion: Commissioner Haag made a motion to affirm the City Administrator's approval for the proposed Minor Variance File: VAR-18-02, and to allow the Maximum Height standard in the Multifamily Residential Zone to be exceeded by 3.5 feet based on the findings stated in the Administrator's Approval Letter. Commissioner Scalf seconded the motion.

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

7. SUB-17-01, WEST LINN CORPORATE PARK, LLC, PHASE III FINAL SUBDIVISION

Planner Cogburn stated the preliminary subdivision plat came before the Planning Commission in January. The applicant recently submitted for final plat approval. The application information did not include proof of review and approval by the State Historic Preservation Office or comment from the Confederated Tribes of the Grand Rond. Those requirements (Condition #9 of the preliminary subdivision conditional approval) were in regard to area proposed as recreation space. It was under review by the State Historic Preservation office for potential impacts to cultural resources. For that reason, staff could not support approval.

Chair Hukill asked is staff knew if the applicant had submitted to the State.

Planner Cogburn answered he had not received anything.

Commissioner Haag had concerns about park land for the subdivision based on

experience in other subdivisions.

Commissioner Wells said the topic had been discussed several times with the applicant. He felt it was a slap in the face to the Commission that the final subdivision application had been submitted without information from the State.

Commissioners Haag and Wells said they could not support the application in its current state.

Motion: Commissioner Haag made a motion to deny the West Linn Corporate Park, LLC Reserve Phase-II Subdivision Final Plat, file SUB-17-02 as presented. Commissioner Dunn seconded the motion.

Commissioner Haag re-stated his motion as the original referenced Phase II rather than Phase III.

Motion: Commissioner Haag made a motion to deny the West Linn Corporate Park, LLC Reserve Phase-III Subdivision Final Plat, file SUB-17-02 as presented. Commissioner Ficek seconded the motion

Vote: Passed by a vote of 6:0:1. Chair Hukill, Commissioners, Haag, Ficek, Dunn, Wells, and Phelan voted in favor. Commissioner Scalf abstained.

8. PLANNING ACTIVITY REPORT

Planner Cogburn stated review for the proposed Mini-Storage at W 3rd Avenue and Front Street was completed Staff expects building permit submittals soon.

The Tractor Store development review was approved (north of grocery store site at 'Y')

Building permits were issued for the grocery store at the 'Y' (junction of Highways 99E and 99W).

The Revolving Loan Fund Committee met on July 9, 2018. They proposed expansion of the Committee roster. They sent the question of who would be eligible, city limits only or Urban Growth Boundary to the Council. The proposed changes would go before the Council on July 24, 2018. The Committee also looked at how to better advertise the program.

The Reserve Phase II final subdivision application was anticipated in the near future.

9. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

10. COMMISSIONER COMMENTS

Commissioner Dunn felt they were on a good path.

Commissioner Wells welcomed the new Commissioners. Now that the Commission vacancies were filled, he asked when the Commission would elect a vice-chair.

Consensus: The Commission consensus was to hold vice-chair election at the August meeting.

Chair Hukill welcomed the new commissioners.

Commissioner Ficek felt that even with the demand for housing as high as it was, it was important to take the time needed to render decisions.

9. ADJOURNMENT

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

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

The meeting adjourned at 7:22 p.m.

The next scheduled Planning Commission meeting would be Wednesday August 15, 2018 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

James Hukill, Planning Commission Chair

The Junction City Planning Commission met on Wednesday, August 15, 2018 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

Present were: Planning Commissioners, James Hukill (Chair), Ken Wells, Shaylor Scalf, Beverly Ficek, and Jeff Haag; Planning Commission Alternate Alicia Beymer; City Planner, Jordan Cogburn; Building Official, Stuart Holderby; and Secretary, Tere Andrews.

Absent: Planning Commissioners, Pat Phelan, and Sandra Dunn; Planning Commission Alternate, Jeff Kister

1. OPEN MEETING AND REVIEW AGENDA

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

2. CHANGES TO THE AGENDA

Planner Cogburn noted the July minutes would be reviewed at the September Planning Commission meeting.

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

None

4. SUB-17-02 WEST LINN CORPORATE PARK, LLC RESERVE PHASE-III SUBDIVISION FINAL PLAT

Planner Cogburn stated the applicant, West Linn Corporate Park, LLC, submitted for final plat approval of a proposed 11-lot subdivision on 12+ acres. The subject site was south of 11th Avenue, and west of Oaklea Drive. The site was zoned Multifamily Residential (R3).

The Planning Commission conditionally approved the Preliminary Plat at their July meeting. There was one final Conditions of Approval to be met. The Condition of Approval which had not been met dealt with the proposed park land, a parcel to the north of the subject site.

Condition of Approval #8: Prior to Final Subdivision approval, the applicant must demonstrate to the City's satisfaction, the proposed subdivision does not result in the need for additional park land. If the applicant relies on Tax Lot 4201 to demonstrate that no additional park land was required for the subdivision, then the applicant shall obtain and provide proof of review and approval by the State Historic Preservation Office, for the use of tax lot #15-04-31-00-4201 as intended recreation area (JCMC 16.05.050(I)(1)); or applicant must dedicate adequate park land as required by JCMC 16.05.050(I)(1).

A response was received from Mr. John Powley, the Assistant State Archeologist at the State of Oregon Historic Preservation Office.

Planner Cogburn read Mr. Powley's email into the record. *"Regarding the City owned park parcel, our office does not have any concerns with the plan to move forward with the recreational area or park. We would only ask that once known, the plans for the park are sent to our office for comment. As we discussed on the phone the boundary of the archeological site which extends to the City owned parcel is based on current available data. Efforts to probe, by professional archeologists, the area beyond the boundary have not occurred, as such, the possibility of the known boundary extending beneath the surface remains a possibility. That being said, if plans for the recreational area or park do not involve any ground disturbance at all, we would likely only respond by telling the city we have no concerns. If there would be ground disturbance, then we would like to work with the City to identify a plan forward which may involve obtaining the services of a professional archeologist. Again, that would depend upon the plans for the park."*

An additional email was received after the Planning Commission packets were distributed. The email requested City concurrence to do some additional probing on the applicant's own parcel to the southwest of the The Reserve Phase-II site.

In order to satisfy Conditional of Approval #8, The Reserve Phase-III needed a response from the State. The State responded and had no concerns with the application. Therefore, Public Works staff and Planning staff recommended approval based on the findings as stated in the final order.

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

Vote: Passed by a vote of 6:0:0. Chair Hukill, Commissioners, Haag, Beymer, Scalf, Wells, and Ficek voted in favor.

5. PLANNING COMMISSION OFFICER ELECTION – VICE CHAIR

Motion: Commissioner Scalf nominated Commissioner Haag to fill the Planning Commission Vice-Chair vacancy. Commissioner Beymer seconded the motion.

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

6. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report for July 2018.

An Annexation and concurrent Rezone application for a site at the southeast corner of Milliron Road and Recovery Way had been submitted.

The Planner and Building Official attended a week-long Floodplain Management training.

7. COMMISSION AGENDA FORECASTER

The Commission reviewed the agenda forecaster.

8. COMMISSIONER COMMENTS

There were none.

9. ADJOURNMENT

Motion: Commissioner Scalf made a motion to adjourn the meeting. Commissioner Beymer seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Hukill, Commissioners, Haag, Beymer, Scalf, Wells, and Ficek voted in favor.

The meeting adjourned at 6:48 p.m.

The next scheduled Planning Commission meeting would be Wednesday September 26, 2018 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

James Hukill, Planning Commission Chair

JUNCTION CITY PLANNING COMMISSION

AGENDA ITEM SUMMARY



PUBLIC HEARING: SMITH ANNEXATION AND REZONE (A-18-01 & RZ-18-01)

Meeting Date: September 26, 2018
Department: Planning
www.ci.junctioncityoregon.gov

Agenda Item Number: 5a
Staff Contact: Jordan Cogburn
Contact Telephone Number: 541-998-2153

ISSUE STATEMENT

The applicant, Craig and Terri Smith, propose to annex and rezone 1.32 acres of privately owned land. The applicant initiated the annexation and rezone of the subject site to allow use of city services and to plan for a future mini-storage development.

BACKGROUND

The subject property is inside the Junction City Urban Growth Boundary and is designated Industrial (I) on the City's Comprehensive Plan Designation Map. The subject site consists of one legal tax lot located on the southwest corner of Milliron Road and Dreas Way, north of State Hospital facility, and is contiguous to the Junction City municipal boundary to the west. The Industrially designated parcel is currently vacant.

The proposal before the Planning Commission is for the Annexation of the parcel into the Junction City limits, and to Rezone the subject site to Light Industrial (M1) Zoning, the corresponding zoning for the Industrial (I) designation.

RELATED CITY POLICIES

- JCMC 17.145 - Amendments
- JCMC 17.165 - Annexation, Withdrawal from Special Districts after Annexation, and Extraterritorial Extensions

In addition to ensuring compliance with the standards listed within the JCMC, the proposal must also show compliance with the adopted Comprehensive Plan and relevant Oregon Statewide Planning Goals.

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

- Chapter 1: Citizen Involvement Element
- Chapter 2: Environmental Element
- Chapter 3: Land Use Element
- Chapter 4: Economic Development Element
- Chapter 6: Transportation Element
- Chapter 7: Public Facilities Element
- Chapter 9: Housing Element

The following Statewide Planning Goals are relevant to this request.

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 6 Air, Water and Land Resources Quality
- Goal 7 Areas Subject to Natural Hazards
- Goal 9 Economic Development
- Goal 10 Housing
- Goal 11 Public Facilities and Services
- Goal 12 Transportation
- Goal 13 Energy Conservation
- Goal 14 Urbanization

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Recommend approval of the proposed Annexation and concurrent Rezone based on the proposed findings.
- b. Recommend modification of the proposed Annexation and concurrent Rezone based on changes to the proposed findings.
- c. Recommend denial of the proposed Annexation and concurrent Rezone with findings to support the denial.
- d. Continue the public hearing to a date certain if more information is needed.

SUGGESTED MOTION

"I make a motion to (recommend approval/recommend conditional approval/recommend denial) to the City Council of the proposed Annexation and concurrent Rezone; file # A-18-01 and RZ-18-01 based the findings as stated in the Final Order."

ATTACHMENTS

- A. Application Materials dated July 26, 2018
- B. Staff Report Dated September 11, 2018
- C. Public Notice including the Area Boundary
- D. Proposed Final Order for compliance with Annexation and Rezone Criteria

FOR MORE INFORMATION

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

City of Junction City
LAND USE APPLICATION

Section 5	
Required Information	
<input checked="" type="checkbox"/>	Written statement describing proposal in detail
<input checked="" type="checkbox"/>	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>
<input checked="" type="checkbox"/>	Three (3) paper copies of application packet including any plan sets
<input checked="" type="checkbox"/>	Digital copy of application packet including any plan sets
<input checked="" type="checkbox"/>	Non-refundable Application Fee

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

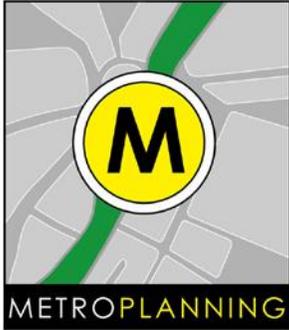
Section 7	
<p>Your signature below acknowledges the following:</p> <p>1. Payment of the base fee may not cover the City's costs associated with processing the Application. <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to 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.</i></p> <p>2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></p> <p>3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i></p>	
Applicant Signature:	
Date:	3.30.18 

SIGN HERE 

ANNEXATION APPLICATION FOR CRAIG AND TERRI SMITH

WRITTEN STATEMENT

Submittal No.:	1
Document Date:	July 25, 2018
Applicant's Request:	Approval of annexation of property located southeast of Milliron Road and Dreas Way intersection
Property Owner/ Applicant:	Craig and Terri Smith 91662 Coburg Road Eugene, OR 97408
Applicant's Representative/ Planner/Project Coordinator:	Metro Planning, Inc. c/o Maureen Jackson, Associate Planner 370 Q Street Springfield, OR 97477 Tel (541) 302-9830
Subject Property:	Map 16-04-20-00; Tax Lot 03100
Location:	southeast of Milliron Road and Dreas Way intersection
Property Size:	1.32 acres
Junction City Plan Designation:	I – Industrial
Development Plans Proposed with this Annexation:	Future development of mini-storage facility



LAND USE PLANNING AND CONSULTING SERVICES

370 Q STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Background

This is an annexation application for approximately 1.32 acre site located southeast of Milliron Road and Drease Way intersection in an area zoned Low Density Residential (LDR). The subject property is separated from city limits on the west by Dreas Way, a public right-of-way.

The development plan proposed with this annexation application is a mini-storage facility which requires zoning map and text amendments to Title 17. An application to amend the zoning map and apply an M1 (Light Industrial) zone to the property is being submitted concurrently with this application (see Appendix A.). In addition, with City Staff support the applicant is submitting an application to amend Junction City Chapter 17.45.010 Light Industrial (M1) Zoning text to permit mini-storage as an outright use within the light industrial (M1) zone.

To facilitate city staff review of this annexation application, this written statement clearly demonstrates how the development meets the Annexation application criteria of JCZC 17.165 Criteria. The Junction City Zoning Code (JCZC) text sections are in bold and/or italics and the responses are included in plain text.

Annexations

JCZC 17.165.090 Application requirements.

In addition to the provisions specified in other sections of this title, an annexation application shall include the following:

A. A list of all owners, including partial holders of owner interest, within the affected territory, indicating for each owner:

- 1. The affected tax lots, including the township, section and range numbers;*
- 2. The street or site addresses within the affected territory as shown in the Lane County Regional Land Information Database system (RLID);*
- 3. A list of all eligible electors registered at an address within the affected territory; and*
- 4. Signed petitions as required.*

Enclosed with this application is a petition signed by the property owners Craig and Terri Smith requesting annexation of Map 16-04-20-00 Tax Lot 03100 as required.

B. Written consents on city-approved petition forms that are:

- 1. Completed and signed, in accordance with ORS 222.125, by:*
 - a. All of the owners within the affected territory; and*
 - b. Not less than 50 percent of the eligible electors, if any, registered within the affected territory; or*
- 2. Completed and signed, in accordance with ORS 222.170, by:*
 - a. More than half the owners of land in the territory, who also own more than half the land in the contiguous territory and of real property therein representing more than half the assessed value of all real property in the contiguous territory; or*
 - b. A majority of the electors registered in the territory proposed to be annexed and a majority of the owners of more than half the land.*
 - c. Publicly owned rights-of-way can be added to annexations initiated by these two methods without any consents.*

Enclosed with this application is written consent from Craig and Terri Smith, the property owners and eligible electors, in accordance with ORS 222.125.

C. A city council resolution to initiate a boundary change, including but not limited to rights-of-way.

The applicant is respectfully requesting that City staff draft a city council resolution to initiate a boundary change for this annexation application request.

Annexation Application for
Craig and Terri Smith

D. In lieu of a petition form described in subsection (B) of this section, an owner's consent may be indicated on a previously executed consent to annex form that has not yet expired as specified in ORS 222.173.

Enclosed with this application is a petition form indicating 100 percent of the Craig and Terri Smith's consent.

E. Verification of property owners form signed by the Lane County department of assessment and taxation.

Enclosed with this application is the Petition Signature Sheet signed by the owners, Craig and Terri Smith, and Lane County department of assessment and taxation representative as required.

F. A certificate of electors form signed by the Lane County elections voter registration department including the name and address of each elector.

Enclosed with this application is the Petition Signature Sheet signed by the Lane County elections voter registration department representative and including the names and addresses of each elector as required.

G. An ORS 197.352 waiver form signed by each owner within the affected territory.

Included in this application is a signed ORS 197.352 waiver form as required.

H. A waiver form signed by each owner within the affected territory as allowed by ORS 222.173.

Included in this application is a signed ORS 222.173 waiver form as required.

I. A legal description of the affected territory proposed for annexation consistent with ORS 308.225 that will include contiguous or adjacent right-of-way to ensure contiguity as required by ORS 222.111.

Enclosed with this application is a legal description of Map 16-04-20-00 Tax Lot 03100 that includes adjacent right-of-way as required by ORS 222.111.

J. A Lane County assessor's cadastral map to scale highlighting the affected territory and its relationship to the city limits.

Enclosed with this this application is a Lane County assessor's cadastral map, to scale, indicating the subject property and relation to the city limits.

K. A list of the special districts providing services to the affected territory.

As noted on the Regional Land Inventory Database of Lane County, the special districts providing services to the subject property include Lane Fire Authority, Lane Education Service District, Lane Community College, Lane County, Junction City School District 69, and Junction City Water Control District.

L. A public/private utility plan describing how the proposed affected territory can be served by key facilities and services.

Enclosed in this application is a site plan that illustrates how the subject property will easily be served by key facilities and services.

M. A written narrative addressing the proposal's consistency with the approval criteria specified in this article.

This narrative addresses the proposed annexations consistency with Junction City Zoning Code annexation JCZC 17.165.110 criteria below.

Annexation Application for
Craig and Terri Smith

N. A completed application in the form provided by the city, accompanied by an application fee as established by council resolution.

The fees for annexation are enclosed with this application as required.

JCZC 17.165.110 Criteria.

An annexation application may be approved only if the city council finds that the proposal conforms to the following criteria:

A. The affected territory proposed to be annexed is within the city's urban growth boundary and is:

- 1. Contiguous to the city limits; or*
- 2. Separated from the city only by a public right-of-way or a stream, lake or other body of water;*

Map 16-04-20-00 Tax Lot 04602 located west of the subject property is located within City limits. The subject property is separated from city limits by Dreas Way, a public right-of-way.

B. The proposed annexation is consistent with applicable policies in the city of Junction City comprehensive plan and in any applicable refinement plans;

Currently, the subject property is located outside of the Junction City limits and within the City's urban growth boundary. The Junction City Plan Designations Map identifies the subject property to be located within the I (Industrial) zone (see Appendix A.). As allowable per JCZC 17.165.120, a comprehensive plan designation application is being submitted concurrently with the annexation application. The applicant is proposing that an M1 (Light Industrial) zone be applied to the subject property, consistent with the I (Industrial) area of the Plan Designation map.

C. The proposed annexation will result in a boundary in which key services can be provided.

Included with this application is a site plan that illustrates how the proposed annexation will result in a boundary in which key services can be provided in an orderly, efficient and timely manner. As illustrated on Junction City's Water, Sewer Connection and Storm System maps the subject property is served by an 18" diameter water line within the right-of-way of Milliron Road, an 18" waste water line located within the right-of-way of Dreas Way and storm system in the south eastern corner of the site. The site is located and served by District 3 of the Blachly-Lane Electric Co-Op.

In addition, as the subject property is separated from city limits only by a public right-of-way, Dreas Way, this proposed annexation application results in a boundary that can provide key facilities.

JCZC 17.165.120 Application of zoning districts.

Application to apply a zoning district consistent with the comprehensive plan designation may be applied for concurrently with the annexation application. Chapter 17.145 JCMC, Amendments, also applies.

The Junction City Plan Designations Map identifies the subject property to be located within the I (Industrial) zone (see Appendix A.). Upon approval of the proposed annexation the applicant requests that an M1 (Light Industrial) zone be applied to subject property, consistent with the plan designation map.

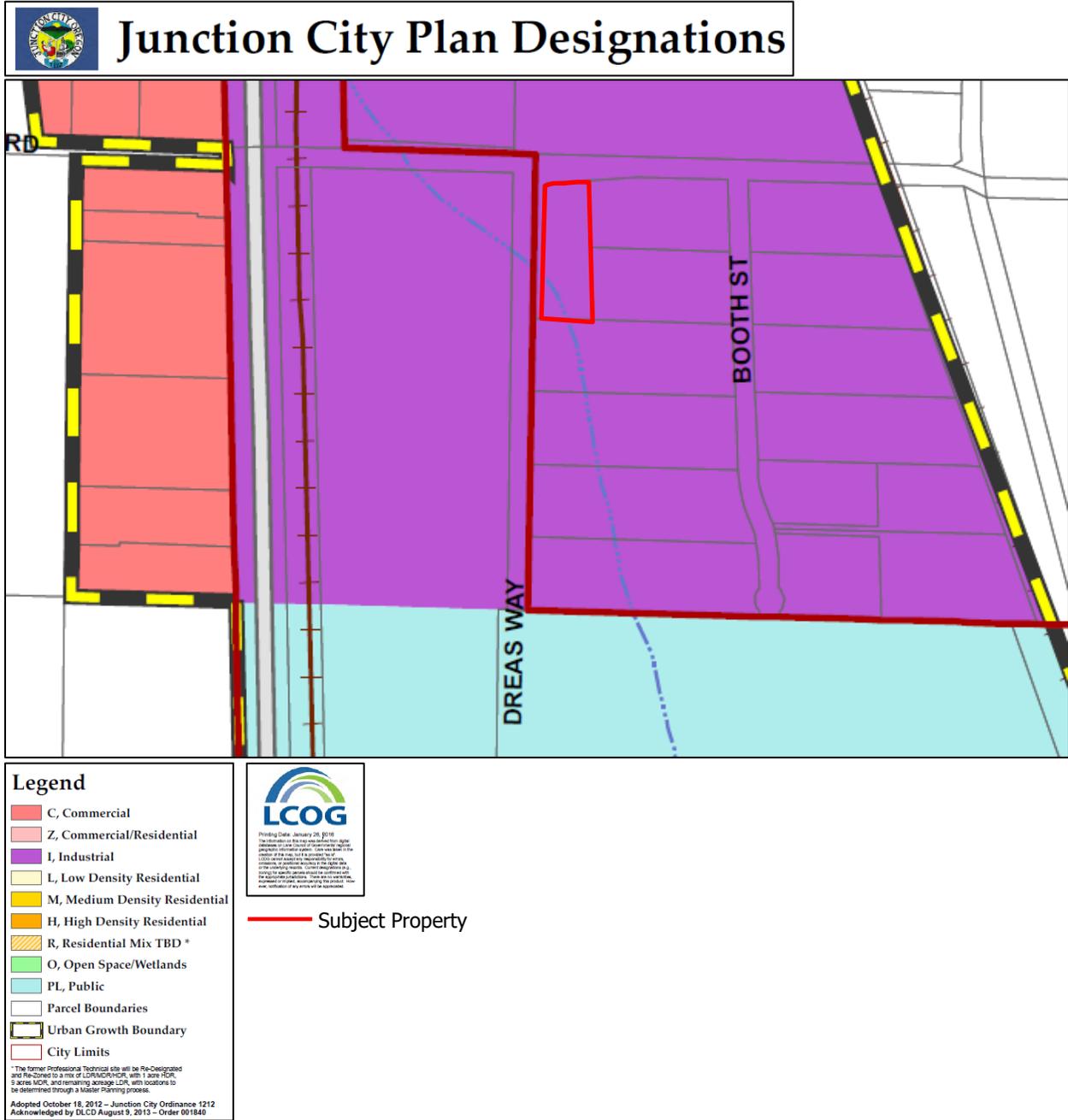
If there are any questions or concerns, please do not hesitate to contact me at Metro Planning via email (maureen@metroplanning.com) or phone (541-302-9830).

Regards,

Maureen Jackson
Associate Planner

Appendix

A. Junction City Plan Designations Map (Partial)



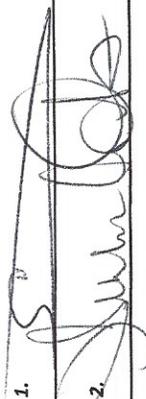
Application #: C * 2008 - JC
 For City Use Only

- * CB = Coburg
- CR = Creswell
- FL = Florence
- OA = Oakridge
- CG = Cottage Grove
- EU = Eugene
- JC = Junction City
- SP = Springfield

PETITION
Petition Signature Sheet
 Annexation by Individuals

RECEIVED
APR 02 2018
 Lane County
 Assessment & Taxation

We, the following property owners/electors, consent to the annexation of the following territory to the City of *(Insert Name of City)*:

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
		Craig Smith	91662 Coburg Rd. Eugene OR 97408	16-04-20-00-03100	✓		1.32
		Terri Smith	91662 Coburg Rd. Eugene, OR 97408	16-04-20-00-03100	✓		1.32

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

I, MARLEEN JACKSON (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
 X Marleen Jackson (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 2 (qty). This petition reflects that 2 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 2. I hereby certify that this petition includes 2 valid signatures representing 2 (%) of the total active registered voters that are registered in the proposed annexation.

Jul 1st
 Lane County Department of Assessment and Taxation
4-2-2018
 Date Certified
ADame
 Lane County Clerk or Deputy Signature
4/2/18
 Date Certified



Property Account Summary
As Of 4/2/2018 Status: Active

Account No.: 1747029 Alternate Property Number: 1604200003100

Account Type: Real Property
TCA: 06903
Situation Address: 10 UNKNOWN OR 00000
Legal: Township 16 Range 04 Section 20 Quarter 00 Subdivision Plat BOOTH INDUSTRIAL PARK LOT 1 TL 03100 2005-035436

Parties:

Role Name & Address
Owner SMITH CRAIG & TERRI
91662 COBURG RD
EUGENE OR 97408
Taxpayer SMITH CRAIG & TERRI
91662 COBURG RD
EUGENE OR 97408

Property Values:

Value Name	2017	2016	2015	2014	2013
MKTTL	\$135,126	\$128,692	\$128,692	\$128,692	\$125,000
AVR	\$93,067	\$90,356	\$87,724	\$85,169	\$82,688
TVR	\$93,067	\$90,356	\$87,724	\$85,169	\$82,688

Property Characteristics:

Tax Year	Characteristic	Value
----------	----------------	-------

2017
Property Class 300
Change Property Ratio 3XX Industrial
Size 1.32
Code Split N
Neighborhood 90501

Exemptions:

(End of Report)

Consent to Annexation

Consent is hereby given to the annexation by the City of Eugene, Oregon of the following described real property:

Map and Tax Lot: 16-04-20-00-03100

Address: n/a

Legal Description:

See Attachment 'A'

In the corporate limits of said city, which is owned by the undersigned

DATED this 30th day of March, 2018.

STATE OF OREGON)

)ss

County of)

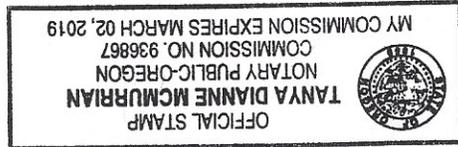
On this 30th day of March, 2018, before me, the undersigned, a

notary public in and for the said county and state, personally appeared the within-named,

Teri Smith and Craig Smith

who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Tanya A McMurrain

Notary Public for Oregon

My Commission Expires March 02, 2019

Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: 
Registered Land Surveyor

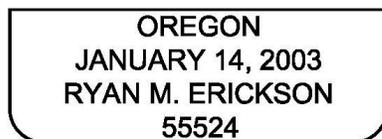
Print Name: Ryan M. Erickson, PLS

Date: 25 July 2018

Seal:



DIGITALLY SIGNED



EXPIRES: 12/31/2019

SMITH

ANNEXATION - MILLIRON

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF BOOTH INDUSTRIAL PARK, AS PLATTED AND RECORDED ON INSTRUMENT NO. 2005-035436, LANE COUNTY OREGON DEEDS AND RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE NORTHERLY PROJECTION THEREOF NORTH 02°46'00" WEST 498.21 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY OF MILLIRON ROAD EAST (COUNTY ROAD NO. 339); THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING COURSES: NORTH 86°18'18" WEST 85.56 FEET; NORTH 89°10'03" WEST 112.61 FEET; NORTH 89°02'40" WEST 30.81 FEET; NORTH 87°37'12" WEST 281.57 FEET; NORTH 88°29'31" WEST 207.63 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN SOUTH 02°05'17" EAST 24.04 FEET; THENCE SOUTH 89°02'40" EAST 518.65 FEET; THENCE SOUTH 89°10'03" EAST 39.63 FEET; THENCE SOUTH 00°03'58" EAST 486.57 FEET; THENCE SOUTH 89°10'22" EAST 182.10 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

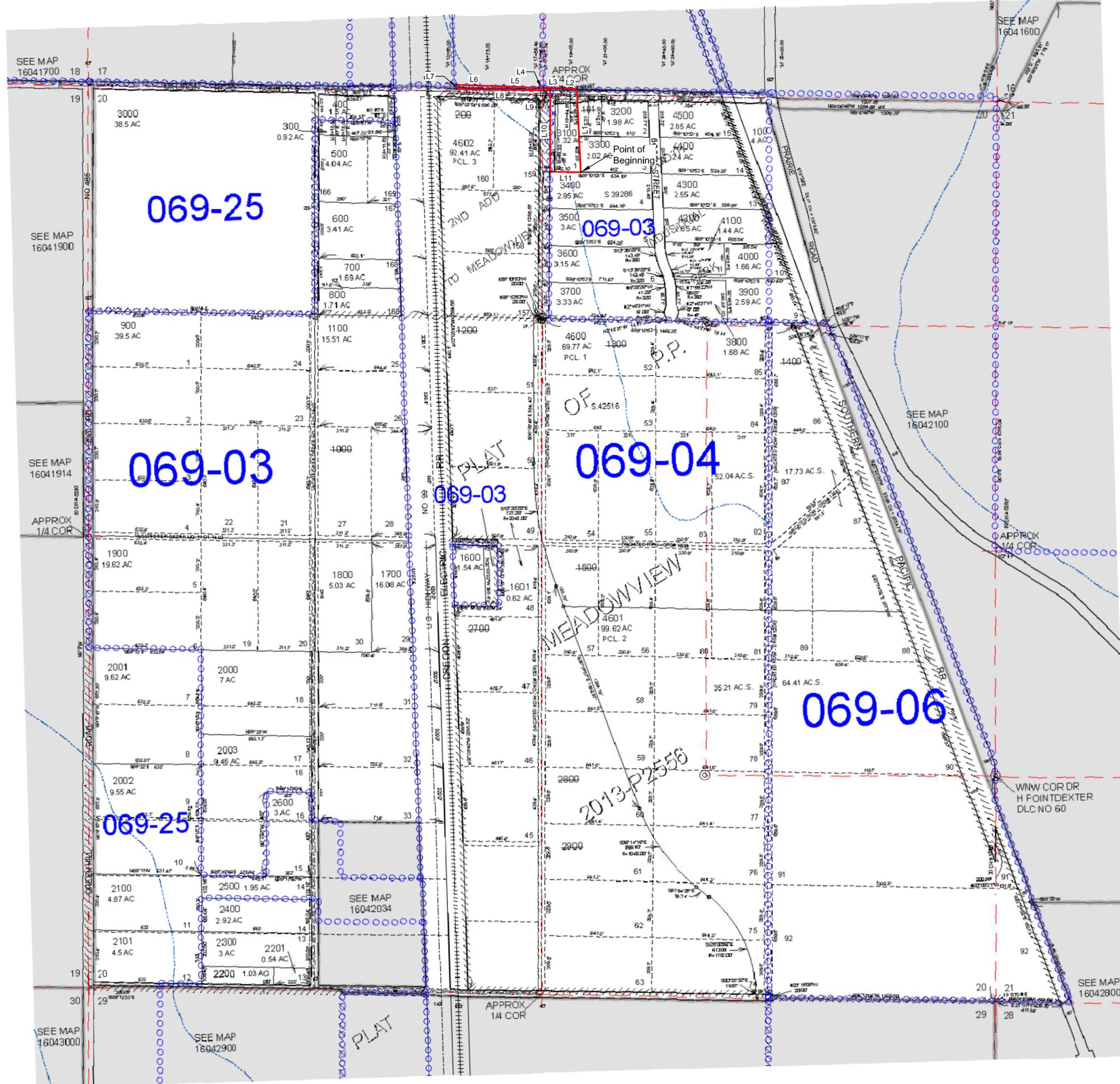
DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

EXPIRES: 12/31/2019

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF BOOTH INDUSTRIAL PARK, AS PLATTED AND RECORDED ON INSTRUMENT NO. 2005-035436, LANE COUNTY OREGON DEEDS AND RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE NORTHERLY PROJECTION THEREOF NORTH 02°46'00" WEST 498.21 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY OF MILLIRON ROAD EAST (COUNTY ROAD NO. 339); THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING COURSES: NORTH 86°18'18" WEST 85.56 FEET; NORTH 89°10'03" WEST 112.61 FEET; NORTH 89°02'40" WEST 30.81 FEET; NORTH 87°37'12" WEST 281.57 FEET; NORTH 88°29'31" WEST 207.63 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN SOUTH 02°05'17" EAST 24.04 FEET; THENCE SOUTH 89°02'40" EAST 518.65 FEET; THENCE SOUTH 89°10'03" EAST 39.63 FEET; THENCE SOUTH 00°03'58" EAST 486.57 FEET; THENCE SOUTH 89°10'22" EAST 182.10 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

SCALE 1" = 400'



CANCELLED

- 101
- 1400
- 200
- 1200
- 1300
- 1500
- 2900
- 2800
- 2700
- 1000

Line Table

Line #	Length	Direction
L1	498.21	S2°46'00"E
L2	85.56	S86°18'18"E
L3	112.61	S89°10'03"E
L4	30.81	S89°02'40"E
L5	281.57	S87°37'12"E
L6	207.63	S88°29'31"E
L7	24.04	N2°05'17"W
L8	518.65	N89°02'40"W
L9	39.63	N89°10'03"W
L10	486.57	N0°03'57"W
L11	182.10	N89°10'22"W

EXISTING UTILITIES

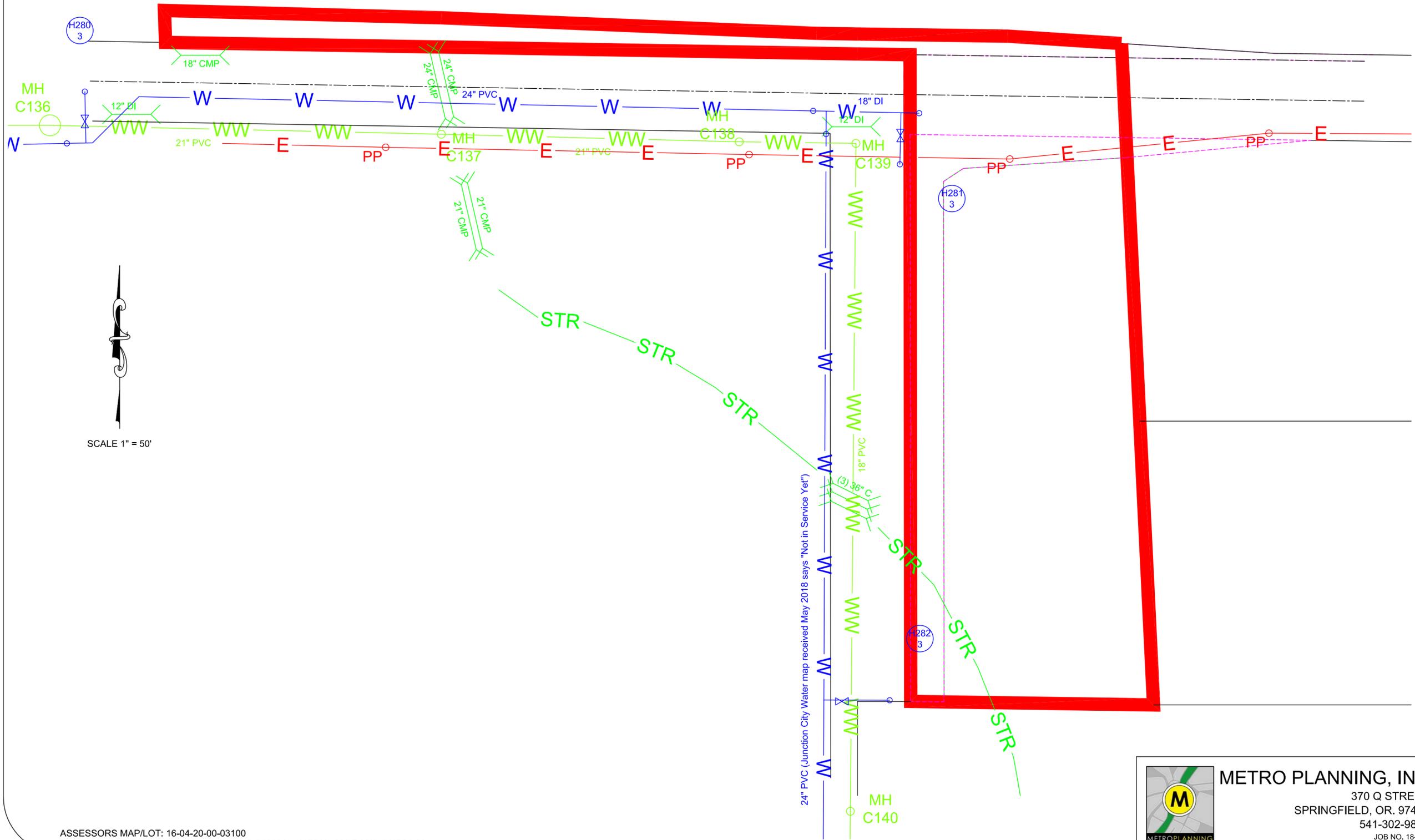
FOR

Craig Smith

N 1/2, SECTION 20, TOWNSHIP 16 SOUTH, RANGE 4 WEST, W.M.

LANE COUNTY, OREGON

DATE PREPARED: JULY 2018



METRO PLANNING, INC

370 Q STREET
SPRINGFIELD, OR. 97477
541-302-9830
JOB NO. 18-013



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): Code Amendments to Title 17: Zoning Map

Section 2

Site Address: n/a	Location Description: southeast corner of Milliron Rd. and Recovery Way intersection
Property Size: 1.32 acres	Assessor's Map & Tax Lot #: 16-04-20-00-03100
Present Use: vacant	Proposed Use: mini-storage facility
Brief Summary of Action Requested: Proposal to amend to Title 17 Zoning Map upon approval of annexation	
Are there other permit applications associated with this application? If yes, list: yes: annexation; Request to amend Junction City Chapter 17.45.010	

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: Craig and Terri Smith	
Address: 91662 Coburg Road Eugene, OR 97408	
Phone:	E-Mail:
Property Owner: Craig and Terri Smith	
Address: 91662 Coburg Road Eugene, OR 97408	
Phone:	E-Mail:
Contact: (if different than Applicant) Maureen Jackson, Associate Planner Metro Planning, Inc.	
Address: 370 Q Street Springfield, OR 97477	
Phone: 541-302-9830	E-Mail: maureen@metroplanning.com

City of Junction City
LAND USE APPLICATION

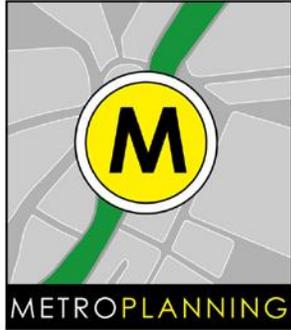
Section 5	
Required Information	
X	Written statement describing proposal in detail
X	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal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

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

Section 7
<p>Your signature below acknowledges the following:</p> <ol style="list-style-type: none"> 1. Payment of the base fee may not cover the City's costs associated with processing the Application. <i>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.</i> <i>2. The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i> <i>3. Signer agrees to pay all direct costs associated with processing this land use application.</i> <p>Applicant Signature:</p> <p>Date:</p>

AMENDMENTS TO TITLE 17 ZONING MAP CRAIG AND TERRI SMITH

WRITTEN STATEMENT



LAND USE PLANNING AND CONSULTING SERVICES

370 Q STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Submittal No.:	1
Document Date:	May 22, 2018
Applicant's Request:	Proposal to amend Title 17 Zoning Map upon approval of annexation of property located southeast of Milliron Road and Recovery Way intersection
Property Owner/ Applicant:	Craig and Terri Smith 91662 Coburg Road Eugene, OR 97408
Applicant's Representative/ Planner/Project Coordinator:	Metro Planning, Inc. c/o Maureen Jackson, Associate Planner 370 Q Street Springfield, OR 97477 Tel (541) 302-9830
Subject Property:	Map 16-04-20-00; Tax Lot 03100
Location:	southeast of Milliron Road and Recovery Way intersection
Property Size:	1.32 acres
Junction City Plan Designation:	I – Industrial
Proposed Zoning District:	M1 – Light Industrial
Development Plans Proposed with this Annexation:	Future development of mini-storage facility

Background

The applicant, Craig and Terri Smith, propose development of a mini-storage facility to be located on the subject property located southeast of Milliron Road and Recovery Way intersection (Map 16-04-20-00; Tax Lot 03100). The 1.32 acre site is located outside of the city limits, within Junction City's urban growth boundary (UGB) and in an area designated as I (Industrial) on the Junction City Plan Designations map.

The development plans proposed require the subject property to be annexed and an amendment to Title 17 Zoning Map to designate the site be located within city limits and in an area zoned M1 (Light Industrial). Application of an M1 (Light Industrial) zone is consistent with the Junction City Plan Designations map, which shows the property to be located in an area designated as I (Industrial) (see Appendix A.). In addition, the applicant proposes to amend Junction City Chapter 17.45.010 Light Industrial (M1) Zoning text to permit mini-storage as an outright use within the light industrial (M1) zone.

To facilitate city staff review of this Code Amendment to Title 17 application this written statement clearly demonstrates how the proposed Zoning Map amendment application meets the applicable standards of Chapter 17.165 JCMC, Annexations and Chapter 17.145 JCMC, Amendments. The Junction City Zoning Code (JCZC) text sections are in bold and/or italics and the responses are included in plain text.

Annexations

Chapter 17.165.120 JCMC, Application of zoning districts.

Application to apply a zoning district consistent with the comprehensive plan designation may be applied for concurrently with the annexation application. Chapter 17.145 JCMC, Amendments, also applies.

This application is being submitted concurrently with an annexation application for the subject property (Map 16-04-20-00; Tax Lot 03100). The Junction City Plan Designations Map illustrates the subject property located within an I (Industrial) zone (see Appendix A.). Upon approval of the proposed annexation the applicant requests that an M1 (Light Industrial) zone be applied to subject property, consistent with the Junction City Plan Designations map.

Applicable standards of Chapter 17.145 JCMC, Amendments are addressed below:

Amendments

Chapter 17.145.010 JCMC, 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.

This application is being submitted by Metro Planning, Inc. on behalf Mr. and Mrs. Smith the owners of the property located southeast of Milliron Road and Recovery Way intersection (Map 16-04-20-00; Tax Lot 03100). This Title 17 Zoning Map amendment application is being submitted concurrently with an annexation request for the subject property. Upon approval of the annexation, the applicant is requesting that the Zoning Map be amended to designate the subject property located within city limits and in an area zoned M1 (Light Industrial). Application of an M1 (Light Industrial) zone is consistent with the Junction City Plan Designations map, which shows the property to be located in an area designated as I (Industrial) (see Appendix A.).

Chapter 17.145.020 JCMC, 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.

Annexation Application for
Craig and Terri Smith

The fees for the zoning map amendment are enclosed with this application as required.

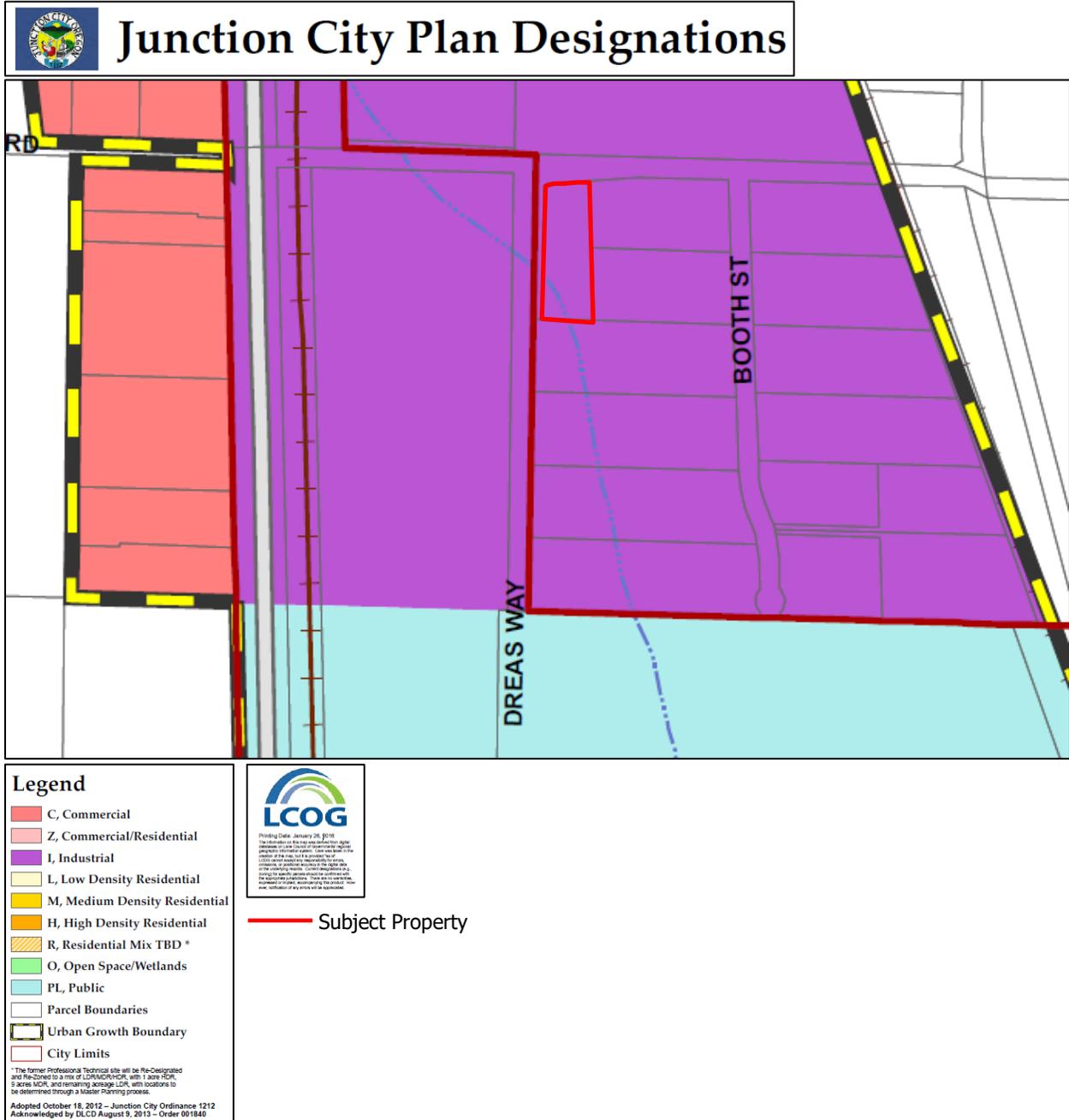
If there are any questions or concerns, please do not hesitate to contact me at Metro Planning via email (maureen@metroplanning.com) or phone (541-302-9830).

Regards,

Maureen Jackson
Associate Planner

Appendix

A. Junction City Plan Designations Map (Partial)





FINDINGS AND RECOMMENDATION OF THE PLANNING DEPARTMENT:

SMITH ANNEXATION AND REZONE PROPOSAL (A-18-01 & RZ-18-01)

Application Summary:

An Annexation and Rezone request for the vacant 1.32 acre parcel at the Southeast corner of Milliron Road and Dreas Way.

Owner(s):

Craig and Terri Smith, 91662 Coburg Road, Eugene, OR 97408

Applicant(s):

Craig and Terri Smith, 91662 Coburg Road, Eugene, OR 97408

Applicant(s) Representative:

Maureen Jackson, Metro Planning, Inc, 370 Q Street, Springfield, OR 97477 (541) 302-9830

Lead City Staff:

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

Subject Property/Zoning/Location:

Unaddressed parcel at the southeast corner of Milliron Road and Dreas Way, Junction City OR, 97448; Tax Lot 3100 of Assessor's Map 16-04-20-00.

Relevant Dates:

Application originally submitted on July 26, 2018; deemed complete on August 12, 2018; Planning Commission Public Hearing held September 26, 2018

Present Request:

The applicant is seeking an Annexation and concurrent Rezone Approval for a property located in the Industrial Comprehensive Plan Designation. Approval of this application would Annex the 1.32 Acre parcel into the Junction City Limits, Rezone to the appropriate zoning of Light Industrial (M1), and allow for the development of a Mini-Storage Complex (application pending final decision).

Public Notice and Referrals:

Staff provided notice in accordance with the applicable provisions set forth in JCMC 17.150.080(A-K). Additionally, Section 17.150.080(C) of the Municipal Code states:

For Type IV applications:

1. Notice shall be mailed to each owner whose property would be rezoned in order to implement the ordinance (i.e., owners of a property subject to comprehensive plan amendment shall be notified if a zone change would be required to implement the proposed comprehensive plan amendment).

2. If particular properties are to be affected more than, or in a manner significantly different from, other properties of the same general character within the city of Junction City, individual notice shall be prepared and mailed to those affected, including all persons within 300 feet of the affected property.
3. When a proposal to change the zone of property which includes all or part of a mobile home park is to be considered at a public hearing, notice shall be sent to each existing mailing address for tenants of the mobile home park.
4. Owners of airports shall be notified of a proposed zone change in accordance with ORS 227.175.

The owner of record for the subject parcel was notified of the scheduled Public Hearing on September 4, 2018.

On September 4, 2018 the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site. To date, the City has not received any written comments.

No Mobile Home Parks exist within the proposal boundary.

The property subject to the zone use hearing is not within 5,000 feet of the side or end of a runway of an airport determined by the Oregon Department of Aviation to be a visual airport; or within 10,000 feet of the side or end of the runway of an airport determined by the Oregon Department of Aviation to be an instrument airport. Therefore, notice to the owner of an airport is not required.

On August 13, 2018, Staff provided notice to the Department of Land Conversation regarding the proposed legislative amendments.

On September 7, 2016 the Planning Commission public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the public hearing scheduled for September 26, 2016.

Referral comments on the application were also requested from various affected service providers and City departments. All referral comments received by the Planning Department on this application are included in the application file for reference, and addressed in the context of applicable approval criteria and standards in the following evaluation.

General Property Information:

This is an existing 1.32 acre (57,499 Square Feet) parcel with no existing structures. The property is bounded by Milliron Road to the North, a Lane County Public Works owned and maintained right-of-way, Dreas Way to the West, a Publicly owned and maintained roadway, and Lane County zoned properties to the South and East.

The Property is currently designated Industrial on the City's adopted 2012 Comprehensive Plan.

The Army Corp. of Engineers has jurisdiction of the water control channels near the site. No comments have been received from the Army Corp. regarding this proposal. Stormwater plans are not required at the time of annexation. At the time of development of the subject site, the applicant shall be required to submit detailed stormwater plans that will be reviewed by the City Engineer, Public Works, and JCWD.

Evaluation:

The following findings demonstrate that the proposal will comply with all applicable approval criteria and related standards as set forth in the Junction City Municipal Code (JCMC) as well the applicable Oregon Statewide Planning Goals. The approval criteria and related standards are listed below in **bold**, with findings addressing each.

JUNCTION CITY MUNICIPAL CODE COMPLIANCE

JCMC 17.145 - AMENDMENTS

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.

The applicant and property owner, Craig & Terri Smith, initiated an amendment to the City of Junction City Zoning Map by way of a Type-IV Application. The applicant has requested to amend the City of Junction City Zoning Map to zone the subject property as follows: Tax Lot 3100 of Assessor's Map 16-04-20-00 as Light Industrial (M1). The Planning Commission will hold a public hearing in accordance with the above standard. As such, the above criterion has been satisfied.

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.

The Applicant submitted all application materials and payment of the appropriate application fees on July 26, 2018. This criterion is met.

JCMC 17.165 - ANNEXATION, WITHDRAWAL FROM SPECIAL DISTRICTS AFTER ANNEXATION, AND EXTRATERRITORIAL EXTENSIONS

Section 17.165.110 (7) (A)-(D) Criteria.

An annexation application may be approved only if the city council finds that the proposal conforms to the following criteria:

A. The affected territory proposed to be annexed is within the city's urban growth boundary and is:

1. Contiguous to the city limits; or

2. Separated from the city only by a public right-of-way or a stream, lake or other body of water;

B. The proposed annexation is consistent with applicable policies in the city of Junction City comprehensive plan and in any applicable refinement plans;

C. The proposed annexation will result in a boundary in which key services can be provided. [Ord. 1230 § 1 (Exh. A), 2015; Ord. 1182 § 2(7), 20

The annexation request is being sought in accordance with ORS 222.125. The property is within the Urban Growth Boundary and contiguous to the municipal limit at Milliron Road to the northwest, which is consistent with guidance provided by the City's Comprehensive Plan Annexation Policy. Sewer, water, storm water, and transportation services can be provided to the subject site. Staff also provided notice of the applicant's proposal to the City of Junction City Police Department and the Junction City Rural Fire Protection District. Neither entity expressed concerns about the proposed annexation. Police and fire services are available to the subject site.

JUNCTION CITY COMPREHENSIVE PLAN COMPLIANCE

Junction City's Municipal Code does not contain criteria for addressing proposed changes to the zoning map. Therefore, the Rezone criteria to be applied in this case consist of demonstrating compliance with Oregon's Statewide Planning Goals and the Junction City Comprehensive Plan. Because the proposed zonings are identical to the existing plan designations of the Junction City Plan Designation Map, the applicant has submitted Comprehensive Plan Compliance findings. Staff has prepared findings that address applicable Junction City Comprehensive Plan Policies and Statewide Planning Goals.

Chapter 1: Citizen Involvement Element

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 Zone Change a Type IV Legislative Decision per Section 17.150.070 and scheduled a hearing before the Junction City Planning Commission on September 26, 2018.

On September 7, 2016 the public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the public hearing scheduled for September 26, 2018, and on September 4, 2018 the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site per Section 17.150.080 of the City's zoning code.

Chapter 2: Environmental Element

According to the National Wetlands Inventory and Local Wetlands Inventory, no wetlands exist on the subject site. Additionally, The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (#41039C0615F) covering the subject property indicates that the property is in Flood Zone X, areas determined to be outside a 500-year floodplain, and Flood Zone A, areas of 100-year flood, no base flood elevations determined. The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Any future development of the subject site shall be subject to review and comment of the Department of State Lands and Army Corp of Engineers. Therefore, Chapter 2 has been properly addressed.

Chapter 3: Land Use Element

Table 3-1 of the Land Use Element specifies that the Light Industrial Zoning District implements the Industrial land use designation of the Junction City Comprehensive Plan. The requested zoning by the applicant, Light Industrial, is consistent with this table and the Junction City Comprehensive Plan.

Therefore, the proposed Light Industrial zoning for the property 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 was identified in the City’s 1982 Urban Growth Boundary map, which was acknowledged by the Department of Land Conservation and Development on November 19, 1982. The proposal to Annex 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, Chapter 4 has been addressed.

Chapter 6: Transportation Element

The site abuts High Pass Road to the south, a Lane County owned existing roadway. High Pass Road is an improved roadway and is classified as a Major Urban Collector street. No new development is proposed at the site and the proposed change in zoning of the site does not affect the current use, its location, or its transportation impacts. Therefore, Chapter 6 has been adequately addressed. 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) When development is proposed for the subject property key urban facilities and services will either be immediately available or will be able to be extended in an orderly manner. Any development on the subject site will be required to demonstrate adequate water supply and sewer treatment and disposal capacity are available.

Chapter 9: Housing Element

This proposal does not include lands currently designated for residential uses. The subject site is currently designated Industrial (I) on the adopted Comprehensive Plan Map. Any future development on this parcel is required to be in compliance with the respective Plan Designation and parent Zoning. Therefore, Chapter 9 has been adequately addressed.

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.

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, 17.150.080, and 17.165.100.

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.

Goal 2 outlines the basic procedures of Oregon’s statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted. The subject site is designated as Industrial (I) on the adopted 2012 Comprehensive Plan. The proposed zoning of Light Industrial is the implementing zoning for the corresponding Land Use Designation. Therefore, the proposed Annexation and Rezone is consistent with the Comprehensive Plan and Goal 2 as stated above.

Goal 3 Agricultural Lands

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

Goal 4 Forest 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.

Goals 3 and 4 requires counties to inventory agricultural lands and to maintain and preserve them through EFU zoning. Because the subject property is designated as Industrial in the acknowledged Urban Growth Boundary of the City of Junction City and 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.

Goal 5 requires local governments to inventory and protect natural resources. The 2012 DLCD acknowledged Comprehensive Plan update includes a Goal 5 inventory. The inventory identified locally significant wetlands. There are no inventoried significant Goal 5 resources located on the parcel and therefore Goal 5 is not applicable.

Goal 6 Air, Water and Land Resources Quality

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

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed Annexation and Rezone have no Goal 6 impact. Environmental impacts will be addressed in any subsequent land use review for future proposed 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.

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 (#41039C0615F) covering the subject property indicates that the property is in Flood Zone X, areas determined to be outside a 500-year floodplain, and Flood Zone A, areas of 100-year flood, no base flood elevations determined. The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Thus, Goal 7 has been properly addressed. Identification of possible flood hazards and their impacts on future proposed development will be addressed during land use review.

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.

The proposed Annexation and Zone Change does not affect any lands identified as having high recreation resource value; this Goal is not applicable.

Goal 9 Economy of the State

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

The subject site is designated I, Industrial on the Plan Designation Map. As such, the proposal to annex and rezone the site to Light Industrial (M1) 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 industrial and all approvals associated with the site shall be in the context of its current designation. The proposal to 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.

This proposal does not include lands currently designated for residential uses. The subject site is designated Industrial (I) on the adopted Comprehensive Plan Map. Light Industrial (M1) is the implementing zoning for the I Designation. Therefore, Goal 10 is not applicable.

Goal 11 Pubic 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.

The DLCD acknowledged 2012 Comprehensive Plan found compliance with the Statewide Planning Goals, including Goal 11 (Ordinance 1212, Appendix 1, Page 144). The proposed Annexation and Zone Change poses no impact on provision of public facilities and services. Water and sewer lines have been extended to the northwestern boundary of the subject site. 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.

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 applicant’s rezone request from county zoning to city zoning allows for future development of the site. The proposed rezoning complies with the Comprehensive Plan Designation map and the City’s Transportation System Plan.

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.”

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 Annexation and Rezone 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.

The proposed Annexation and Rezone does not involve urbanization of any land not currently within the Junction City UGB. A present request is for Annexation and concurrent Rezone of the industrially designated parcel. The subject site was included within the 2012 Comprehensive Plan acknowledged by the Department of Land Conservation and Development on August 9, 2013. Therefore, the proposed Annexation 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.

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:

Based upon the available information and findings set forth above, it is concluded that the proposed Annexation and Rezone will comply with the applicable approval criteria and related standards set forth within the JCMC, Comprehensive Plan, and Oregon Statewide Planning Goals. Therefore, Staff recommends approval of the proposal as submitted.

Staff Report Date:

September 11, 2018

Lead Staff:



Jordan Cogburn, City Planner
Junction City Planning Department

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

The Junction City Planning Commission will hold a public hearing on **Wednesday, September 26, 2018 at 6:30 pm, at City Hall, 680 Greenwood Street** to take testimony on the following land use application.

NATURE OF APPLICATION	Annexation and Zone Change
APPLICABLE CRITERIA	Junction City Municipal Code Chapter 17.165, and 17.145
APPLICANT/OWNER	Craig and Terri Smith
LOCATION (site)	Southeast corner of Milliron Road and Dreas Way
ASSESSORS MAP/TAX LOT	16-04-20-00-03100
ZONING	Lane County Zoning of M3 (Heavy Industrial)
PLAN DESIGNATION	Industrial
FILE NUMBER	A-18-01 & RZ-18-01
PROPOSALS	Annex properties to limits and rezone to city zoning of Public Lands
STAFF CONTACT	Jordan Cogburn, City Planner, jcplanning@ci.junction-city.or.us or 541.998.4763

The purpose of this notice is to provide an opportunity to comment and express concerns you may have related to the approval criteria, prior to the approval or denial of the proposal by 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, September 26, 2018 at 6:30 p.m.**

Your written comments may be included in the staff report, if submitted by **5:00 p.m. on Tuesday, September 11, 2018**. Written comments may be submitted:

- in person at Junction City, City Hall at 680 Greenwood Street weekdays between 8:00am and 5:00pm;
- by mail to City Planner, City of Junction City, PO Box 250, Junction City OR, 97448;
- by fax to (541) 998-3140; or
- by email to jcplanning@ci.junction-city.or.us

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

The Planning Commission will review the request for compliance with applicable criteria based upon information in the application, the staff report and comments received and make a decision. 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 at City Hall seven (7) days prior to the public hearing. Copies of the applicable municipal code, the staff report, and related documents can be reviewed at City Hall or purchased for the cost of copying. The Junction City Municipal Code is available on the city's website at www.junctioncityoregon.gov. The public hearing will follow the city's land use hearing rules of procedure.

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

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



Site

**JUNCTION CITY COUNCIL FINDINGS OF FACT
HIGH PASS CITY OWNED PARCELS
ANNEXATION AND REZONE
(A-16-03 & RZ-16-04)**

GENERAL FINDINGS

1. On July 26, 2018, Craig and Terri Smith initiated the Annexation and concurrent Rezone as authorized by JCMC Chapters 17.145.010, 17.150.070, and 17.165.070
2. On August 13, 2018, the Department of Land Conversation and Development (DLCD) was properly provided notice of the proposed legislative amendments.
3. Public hearing notice of the proposed amendments and policies were advertised in the Register Guard, September 7, 2018, mailed to surrounding property owners, September 4, 2018, and posted to the Junction City website on September 11, 2018 consistent with Chapter 17.150.080
4. The Junction City Planning Commission held a public hearing on September 26, 2018 in accordance with JCMC Chapter 17.150.070(4) and 17.165.100 and considered all material relevant to the Annexation and Rezone that have been submitted by staff and the general public regarding this matter and have recommended approval to the City Council by way of the signed Final Order.
5. The proposed Annexation and Rezone apply a Light Industrial (M1) Zoning that is consistent with the current Industrial (I) designation.
6. The proposed Annexation and Rezone are consistent with the applicable Oregon Statewide Planning Goals, Junction City Comprehensive Plan, and Junction City Municipal Code as described below.

STATEWIDE PLANNING GOALS and PROPOSED FINDINGS

Goal 1 Citizen Involvement

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

FINDING: 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, 17.150.080, and 17.165.100.

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 outlines the basic procedures of Oregon’s statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted. The subject site is designated as Industrial (I) on the adopted 2012 Comprehensive Plan. The proposed zoning of Light Industrial is the implementing zoning for the corresponding Land Use Designation. Therefore, the proposed Annexation and Rezone is consistent with the Comprehensive Plan and Goal 2 as stated above.

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

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

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

FINDING: Goal 5 requires local governments to inventory and protect natural resources. The 2012 DLCD acknowledged Comprehensive Plan update includes a Goal 5 inventory. The inventory identified locally significant wetlands. The site contains inventoried significant Goal 5 resources. However, no development is proposed as part of this Annexation and Rezone proposal. All future development will be subject to the applicable criteria within the Junction City Municipal Code, as well as State and Federal Agency requirements. Therefore, Goal 5 has been addressed.

Goal 6 Air, Water and Land Resources Quality

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

FINDING: Goal 6 requires local comprehensive plans and implementing measures to be

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

Goal 7 Areas Subject to Natural Disasters and Hazards

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

FINDING: Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards. The only identified natural hazard in Junction City is flooding. Junction City has an acknowledged floodplain protection ordinance. Land within the floodway is considered unsuitable for urban development. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (#41039C0615F) covering the subject property indicates that the property is in Flood Zone X, areas determined to be outside a 500-year floodplain, and Flood Zone A, areas of 100-year flood, no base flood elevations determined. The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Any future development of the subject site shall be subject to review and comment of the Department of State Lands and Army Corp of Engineers. The proposed Annexation and Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Thus, Goal 7 has been properly addressed.

Goal 8 Recreation Needs

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

FINDING: The proposed Annexation and Rezone does not affect any lands identified as having high recreation resource value; this Goal is not applicable

Goal 9 Economy of the State

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

FINDING: The subject site is designated I, Industrial on the Plan Designation Map. As such, the proposal to annex and rezone the site to Light Industrial (M1) 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 industrial and all approvals associated with the site shall be in the context of its current designation. The proposal to rezone the property does not change the intended use of the site, nor does it change the anticipated employment opportunities associated with the site. Therefore, Goal 9 has been addressed.

Goal 10 Housing

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

FINDING: This proposal does not include lands currently designated for residential uses. The subject site is designated Industrial (I) on the adopted Comprehensive Plan Map. Light Industrial (M1) is the implementing zoning for the I Designation. Therefore, Goal 10 is not applicable.

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 Annexation and Zone Change poses no impact on provision of public facilities and services. Water and sewer lines have been extended to the western boundary of the subject site. 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 Annexation and Rezone request from county zoning to city zoning allows for future industrial development of the site. The proposed annexation and rezoning complies with the Comprehensive Plan Designation map and the City’s Transportation System Plan. No amendments to a functional plan, acknowledged comprehensive plan, or land use regulation that would significantly affect an existing or planned transportation facility are proposed. Therefore, Goal 12 has been adequately addressed.

Goal 13 Energy

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

FINDING: Goal 13 requires land and uses developed on the land to be managed and controlled 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 Annexation and Rezone 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 Annexation and Rezone does not involve urbanization of any land not currently within the Junction City UGB. A present request is for Annexation and concurrent Rezone of the public land designated parcel. The subject site was identified within Urban Growth Boundary shown on the 2012 Comprehensive Plan Map acknowledged by the Department of Land Conservation and Development on August 9, 2013. Therefore, the proposed Annexation 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 Zone Change a Type IV Legislative Decision per Section 17.150.070 and scheduled a hearing before the Junction City Planning Commission on January 18, 2017.

On September 7, 2018 the public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the public hearing scheduled for September 26, 2018.

On September 4, 2018, 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.

On September 26, 2018 the Junction City Planning Commission held a public hearing and took testimony on this matter, in accordance with JCMC Chapter 17.150.070(4) and 17.165.100.

Chapter 2 - Environmental

FINDING: According to the National Wetlands Inventory and Local Wetlands Inventory, wetlands do exist on the subject site. No development is proposed at this time. All future development will be subject to the relevant criteria listed in the JCMC, as well as relevant State and Federal requirements. Additionally, The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (#41039C0615F) covering the subject property indicates that the property is in Flood Zone X, areas determined to be outside a 500-year floodplain, and Flood Zone Z, areas of 100-year flood, no base flood elevations

determined. The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Any future development of the subject site shall be subject to review and comment of the Department of State Lands and Army Corp of Engineers. Therefore, Chapter 2 has been properly addressed.

Chapter 3 - Land Use

FINDING: Table 3-1 of the Land Use Element specifies that the Light Industrial (M1) Zoning District implements the Industrial (I) land use designation of the Junction City Comprehensive Plan. Therefore, the requested annexation and zoning of Public Land, is consistent with this table and the Junction City Comprehensive Plan.

Chapter 4 - Economic Development

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 was identified in the City’s 2012 Urban Growth Boundary map, which was acknowledged by the Department of Land Conservation and Development on August 9, 2012. The proposal to Annex 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, Chapter 4 has been addressed.

Chapter 6 - Transportation Element

FINDING: The site abuts High Pass Road to the south, a Lane County owned existing roadway. High Pass Road is an improved roadway and is classified as a Major Urban Collector street. No new development is proposed at the site and the proposed change in zoning of the site does not affect the current use, its location, or its transportation impacts. Therefore, Chapter 6 has been adequately addressed. Statewide Planning Goal Compliance for Transportation is addressed under Goal 12, Transportation Planning Rule, above.

Chapter 7 - Public Facilities

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) When development is proposed for the subject property key urban facilities and services will either be immediately available or will be able to be extended in an orderly manner. Any development on the subject site will be required to demonstrate adequate water supply and sewer treatment and disposal capacity are available.

Chapter 9 - Housing Element

FINDING: This proposal does not include lands currently designated for residential uses. The subject site is currently designated Industrial (I) on the adopted Comprehensive Plan Map. Any future development on this parcel is required to be in compliance with the respective Plan Designation and parent Zoning. Therefore, Chapter 9 has been adequately addressed.

Compliance with Junction City Municipal Code

JCMC 17.145 - Amendments

17.145.010 Authorization to initiate amendments.Share

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.]

FINDING: The applicant initiated an amendment to the City of Junction City Zoning Map on July 26, 2018. The applicant is proposing to amend the City of Junction City Zoning Map to zone the subject property as follows: Tax Lots 3100 of Assessor's Map 16-04-20-00 as Light Industrial (M1). The Planning Commission held a public hearing in accordance with the above standard and made a recommendation to the City Council regarding this request. As such, the above criterion has been satisfied.

JCMC 17.165 - Annexation, Withdrawal From Special Districts After Annexation, And Extraterritorial Extensions

Section 17.165.110 (7) (A)-(D) Criteria. *An annexation application may be approved only if the city council finds that the proposal conforms to the following criteria:*

A. The affected territory proposed to be annexed is within the city's urban growth boundary and is:

- 1. Contiguous to the city limits; or*
- 2. Separated from the city only by a public right-of-way or a stream, lake or other body of water;*

B. The proposed annexation is consistent with applicable policies in the city of Junction City comprehensive plan and in any applicable refinement plans;

C. The proposed annexation will result in a boundary in which key services can be provided. [Ord. 1230 § 1 (Exh. A), 2015; Ord. 1182 § 2(7), 20

FINDING: The annexation and rezone request is being sought in accordance with ORS 222.125. The property is within the Urban Growth Boundary and contiguous to the municipal limit and directly adjacent to City zoned parcels to the west, which is consistent with guidance provided by the City’s Comprehensive Plan Annexation Policy. Sewer, water, storm water, and transportation services can be provided to the subject site. Staff also provided notice of the proposal to the City of Junction City Police Department and the Junction City Rural Fire Protection District. Neither entity expressed concerns about the proposed annexation. Police and fire services are available to the subject site.

SUMMARY AND CONCLUSION

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

DECISION

IT IS HEREBY ORDERED that the Junction City Planning Commission recommends that the City Council approves the proposed Annexation and changes to the Junction City Zoning Map, based on the findings stated in this Final Order.

Signature: _____
James Hukill, Chairperson
Junction City Planning Commission

Approval
Date: _____

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



Land Use Application and Planning Project Status

- Current Planning related projects include:
 - An Annexation and concurrent Rezone application has been submitted regarding a project site along Highway 99S, south of the Livestock Auction Property, and west of the State Hospital. The site consists of one 1.84-acre parcel and is directly adjacent to City Limits. The first of two Public Hearings will come before the Planning Commission at the standing October 17, 2018 Planning Commission meeting.
 - A Code Text Amendment application was submitted concurrent with the Smith Annexation and Rezone request. The request is to allow for Mini-Storage Facilities as an outright permitted use in the Light Industrial Zoning District. Based on noticing requirements, the first of two required Public Hearings will be held at the standing October 17, 2018 Planning Commission meeting.
 - A Development Review application has been received for the construction of a new Discount Windows facility at their Juniper St. addressed property, directly west of the Highway 99 S addressed property. The proposal includes parking areas east of Juniper Street, which will require pedestrian improvements along Juniper St. and West 17th Ave. Staff hopes to have the review completed early October.
 - A Development Review Remodel application has been submitted by Grain Millers, Inc. for a reduction in parking facility area based on the recently amended Off-Street Parking and Loading requirements at JCMC 17.90. Staff hopes to have this request completed early October as well.
 - Property Line Adjustment applications have been received for four (4) parcels at the corner of 6th Ave and Oaklea Dr. The proposed adjustments reflect recently constructed single family homes, and the desire for greater balance of separation between each home in the housing development. Staff will likely have these applications completed by months end.

City Council Update

- Nothing at this time.

Future Action Items

- SUB-18-01 - EEC Holding – Preliminary Subdivision
- SUB-17-01 – West Linn Corporate Park, LLC – Reserve Phase-II Final Subdivision Plat
- A-18-02 – Callis - Annexation and Rezone Proposal
- AMD-18-01 – Code Text Amendment to allow Mini-Storage Facilities as a Permitted Use in M1

Planning Commission

- Commissioners Dunn, Hukill, and Scalf's terms will be expiring in October of this year. On August 17, 2018, Commissioner Dunn officially resigned her position on the Planning Commission.

Building Activities:

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



PLANNING COMMISSION

AGENDA FORECASTER

TABLE OF CONTENTS

Contents

Current Business Items _____ 1

Pending Business Items _____ 2

Future Business Items _____ 3

2018 Planning Commission Meeting Calendar _____ 5

CURRENT BUSINESS ITEMS

Current Business Items

<u>Item</u>	Public Hearing: A-18-01 & RZ-18-01 – Smith Annexation & Rezone
<u>Requested By</u>	Applicant
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	N/A

Item Description

Annexation and concurrent Rezone request to bring a single lot into the City of Junction City's jurisdictional boundary and rezone the parcel to Light Industrial.

Current Status/Update

The applicant has submitted an application to annex and rezone a legal parcel in conformance with the Comprehensive Plan.

PENDING BUSINESS ITEMS

Pending Business Items

<u>Item</u>	Public Hearing: SUB-18-01 – EEC Holdings – Preliminary Subdivision
<u>Requested By</u>	Applicant
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	N/A

Item Description

This is a new request for the Subdivision of a single parcel into 5 legal lots.

Current Status/Update

This is a new review of a submitted application. The applicant has requested that the item be placed on hold pending action by the land owner.

<u>Item</u>	Public Hearing: SUB-17-01 – West Linn Corporate Park, LLC Reserve Phase-II Subdivision Final Plat
<u>Requested By</u>	Applicant
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	N/A

Item Description

Final Subdivision Plat request to divide a single lot into eleven (11) legal conforming tax lots.

Current Status/Update

The owner has requested that the application submission for the Reserve Phase-II Final Plat be placed on hold. It's Staff's understanding that the applicant intends to submit a Modification to Subdivision Approval application in order to address previous Conditions of Approval.

FUTURE BUSINESS ITEMS

Future Business Items

<u>Item</u>	Public Hearing: A-18-02 – Callis Annexation and Rezone
<u>Requested By</u>	Applicant
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	N/A

Item Description

This is a new request for the annexation and rezone of a single parcel along Highway 99S.

Current Status/Update

The applicant has submitted an application to annex and rezone a legal parcel in conformance with the Comprehensive Plan.

<u>Item</u>	Public Hearing: AMD-18-01 – Smith – Code Text Amendment to Chapter 17.45 – Light Industrial
<u>Requested By</u>	Applicant
<u>Staff Contact</u>	Planner Cogburn
<u>Date Last at Commission</u>	N/A

Item Description

Code Text Amendment to allow Mini-Storage Facilities as an outright permitted use in the Light Industrial Zoning District.

Current Status/Update

The applicant is requesting City approval to amend chapter 17.45 – Light Industrial, to allow Mini-Storage Facilities as an outright permitted use. This request is in conjunction with the Annexation and Rezone request for a parcel at the southwest corner of Milliron Rd and Dreas Way.

FUTURE BUSINESS ITEMS

Item

Planning Commission Application Review.

Requested By

Staff

Item Description

Commissioners Dunn, Hukill, and Scalf's terms will be expiring in October of this year. Staff will distribute applications to those Commissioners who wish to reapply for the position. To date, the City has received applications from Commissioners Dunn and Scalf. However, Commissioner Dunn has resigned her position on the Planning Commission, but the application has not be recinded.

2018 Planning Commission Calendar

- Packets Available Date
- Meeting Date
- Holidays Observed

JANUARY

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

FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

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

JULY

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

AUGUST

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

SEPTEMBER

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

Rescheduled to the 26th

OCTOBER

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

NOVEMBER

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

DECEMBER

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