

**Tere Andrews**

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**From:** Andrew Martin <Andrew.Martin@ltd.org>  
**Sent:** Tuesday, September 1, 2020 11:46 AM  
**To:** Tere Andrews  
**Subject:** RE: [External Sender] Referral Request for Comment: SUB-20-26/PUD-20-27 Rolling Meadows

Hi Tere,

Thank you for the opportunity to comment. This property is not within .25 miles of an LTD bus stop on Route 95. LTD encourages compact development within .25 miles of existing service.

Thanks,

**Andrew Martin**  
Lane Transit District  
Development Planner  
P: 541-682-6116  
Contact us at [LTD.org](http://LTD.org)

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**From:** Tere Andrews [mailto:tandrews@ci.junction-city.or.us]  
**Sent:** Friday, August 28, 2020 3:57 PM  
**To:** Andrew Martin <Andrew.Martin@ltd.org>  
**Subject:** [External Sender] Referral Request for Comment: SUB-20-26/PUD-20-27 Rolling Meadows

Good Afternoon,

Attached is a referral requesting your comments for SUB-20-26/PUD-20-27. The application is for Final approval of a seven-phase Planned Unit Development (PUD), and Preliminary Subdivision approval for Phase 1. A previous Phase 1 preliminary subdivision application was reviewed in 2019, however, the location of Phase 1 has been changed in the Final PUD (attached). The subject site is located on the west side of Oaklea Drive, south of the future extension of West 10<sup>th</sup> Avenue.

All documents associated with the application, such as the wetland delineation report, traffic analysis etc. can be viewed on the City's website:

[https://www.junctioncityoregon.gov/index.asp?Type=B\\_BASIC&SEC={5F620604-8FE9-4A2C-82F9-15698044DFB0}&DE={E42B02B6-C870-4A67-84A9-F7A3458E42F4}](https://www.junctioncityoregon.gov/index.asp?Type=B_BASIC&SEC={5F620604-8FE9-4A2C-82F9-15698044DFB0}&DE={E42B02B6-C870-4A67-84A9-F7A3458E42F4})

Please submit comments by 5:00pm on Tuesday, September 8, 2020. Please let me know if you have questions.

Sincerely,  
*Tere Andrews*  
Planning Technician  
City of Junction City  
680Greenwood St/PO Box 250  
Junction City OR 97448  
541-998-2153

*Disclosures:*

*Correspondence to and from this e-mail address may be subject to disclosure under Oregon Public Records Law.*

*If you have received this e-mail in error, please contact the sender. Use of the contents by anyone other than the original addressee is prohibited.*

September 16, 2020

**Surveyor's Office Comments**

Prepared By: Ben Hanke-Hills

**Oaklea Enterprises, Inc**

SUB-20-06 PUD-20-27

15-04-31-00-02400 & 02500

- 1) The subject property was surveyed and corners monumented in CSF #45152 and again in CSF #43395 (per PLA-15-03) with the intent of adjusting the property lines for taxlots 2400 & 2500 but it appears that no deeds were filed to make these adjustments official with the Assessment and Taxation department. CSF 33350 shows the configuration of taxlots 2400 & 2500 as it is now. Our research did not disclose any formal partition of the subject property.
- 2) The subject property has frontage along Oaklea Drive and W. 10<sup>th</sup> Avenue. Oaklea Drive is a 60' wide and is under the maintenance jurisdiction of Lane County. W. 10<sup>th</sup> Avenue is a variable width right of way and is under the maintenance jurisdiction of Junction City.
- 3) Access easements and any other existing or proposed easements must be shown on the Final Plat along with the necessary recording information. Any easement created through the partition process must be declared in the owner's declaration.
- 4) The final plat should show fence lines or other signs of occupation that appear to encroach or be in conflict with the monumented boundaries.
- 5) The proposed lots and right-of-ways must be surveyed and monumented as required for all parcels of 10 acres or less pursuant ORS Chapter 92.
- 6) A paper review-copy of the final plat should be submitted to the Lane County Surveyor's Office, along with other submittal requirements as noted in the "Lane County Surveyor's Office Policies for Subdivisions & Partition Plats". The final plat must be prepared by a land surveyor registered in the State of Oregon and conform to ORS Chapters 92 and 209.250 as well as Lane Code Chapter 13.
- 7) A Subdivision name reservation form should be completed and returned to the Lane County Surveyors Office.

**Tere Andrews**

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**From:** Tere Andrews  
**Sent:** Monday, August 31, 2020 12:58 PM  
**To:** marc@rc-grp.com  
**Cc:** 'Pacific National Development'; Gary Kaping  
**Subject:** FW: Referral Request for Comment: SUB-20-26/PUD-20-27 Rolling Meadows

Marc,

Please see the email below from the Army Corp.

Sincerely,  
*Tere Andrews*  
Planning Technician  
City of Junction City  
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Junction City OR 97448  
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**From:** Dean, Benny A Jr CIV USARMY CENWP (USA) <Benny.A.Dean@usace.army.mil>  
**Sent:** Monday, August 31, 2020 7:59 AM  
**To:** Tere Andrews <tandrews@ci.junction-city.or.us>  
**Subject:** RE: Referral Request for Comment: SUB-20-26/PUD-20-27 Rolling Meadows

Good Morning Tere,

The wetland delineation performed for this project was completed over 5 years ago. The wetland delineation should be updated to confirm the boundaries have not changed. In addition, the wetland shown in the center of phase 1 may not be jurisdictional for the Corps. However, without receiving a copy of the wetland delineation and a request for a jurisdictional determination, I cannot confirm the extent of the Corps jurisdiction at the project location. In addition, any request for a jurisdictional determination from the Corps should include an updated wetland delineation.

If you (or the applicant) have any questions or concerns, please feel free to contact me. Have a wonderful morning!

~Benny

Benny A. Dean Jr.  
Regulatory Project Manager |  Eugene Field Office  
211 E 7th Ave., Ste. 105 | Eugene OR 97401-2763

O: 541.465.6769

**From:** Tere Andrews <[tandrews@ci.junction-city.or.us](mailto:tandrews@ci.junction-city.or.us)>**Sent:** Friday, August 28, 2020 12:13 PM

**To:** Jason Knope <[jknope@ci.junction-city.or.us](mailto:jknope@ci.junction-city.or.us)>; Gary Kaping <[GKaping@ci.junction-city.or.us](mailto:GKaping@ci.junction-city.or.us)>; Bob Morris <[rmorris@ci.junction-city.or.us](mailto:rmorris@ci.junction-city.or.us)>; Stephanie Moran <[SMoran@ci.junction-city.or.us](mailto:SMoran@ci.junction-city.or.us)>; Mike Crocker <[MCrocker@ci.junction-city.or.us](mailto:MCrocker@ci.junction-city.or.us)>; Kitty Vodrup <[KVodrup@ci.junction-city.or.us](mailto:KVodrup@ci.junction-city.or.us)>; Russell Young <[RYoung@ci.junction-city.or.us](mailto:RYoung@ci.junction-city.or.us)>; [brandon@jcfire.org](mailto:brandon@jcfire.org); [swhite@junctioncity.k12.or.us](mailto:swhite@junctioncity.k12.or.us); Kathleen Rodden-Nord <[kroddennord@junctioncity.k12.or.us](mailto:kroddennord@junctioncity.k12.or.us)>; [jcwatercontrol@yahoo.com](mailto:jcwatercontrol@yahoo.com); Andrew Martin <[Andrew.Martin@ltd.org](mailto:Andrew.Martin@ltd.org)>; 'Keir Miller' <[keir.miller@co.lane.or.us](mailto:keir.miller@co.lane.or.us)>; Trevor Ross ([trevor.ross@lanecountyor.gov](mailto:trevor.ross@lanecountyor.gov)) <[trevor.ross@lanecountyor.gov](mailto:trevor.ross@lanecountyor.gov)>; HANKE-HILLS Ben J <[ben.hanke-hills@lanecountyor.gov](mailto:ben.hanke-hills@lanecountyor.gov)>; 'BETSCHART Cheryl L' <[Cheryl.BETSCHART@co.lane.or.us](mailto:Cheryl.BETSCHART@co.lane.or.us)>; VARTANIAN Sasha L <[Sasha.VARTANIAN@co.lane.or.us](mailto:Sasha.VARTANIAN@co.lane.or.us)>; STANKA Danielle E <[danielle.stanka@lanecountyor.gov](mailto:danielle.stanka@lanecountyor.gov)>; 'Kathy Jacobsen ([jacobsen.kathy.r@deq.state.or.us](mailto:jacobsen.kathy.r@deq.state.or.us))' <[jacobsen.kathy.r@deq.state.or.us](mailto:jacobsen.kathy.r@deq.state.or.us)>; 'ODOT Planner' <[ODOTR2PLANMGR@ODOT.STATE.OR.US](mailto:ODOTR2PLANMGR@ODOT.STATE.OR.US)>; Dean, Benny A Jr CIV USARMY CENWP (USA) <[Benny.A.Dean@usace.army.mil](mailto:Benny.A.Dean@usace.army.mil)>; [or.97208amsportland@usps.gov](mailto:or.97208amsportland@usps.gov); [troy.e.murphy@usps.com](mailto:troy.e.murphy@usps.com); 'Portland, Serviceability' <[Serviceability\\_Portland@cable.comcast.com](mailto:Serviceability_Portland@cable.comcast.com)>; Norbury, Gabriel <[Gabriel\\_Norbury@comcast.com](mailto:Gabriel_Norbury@comcast.com)>; Caitlin Todd <[Caitlin@epud.org](mailto:Caitlin@epud.org)>; John Norrena <[JohnN@epud.org](mailto:JohnN@epud.org)>; Radosevich, John <[jwr@nwnatural.com](mailto:jwr@nwnatural.com)>; Brian Kelley ([brian.kelley@nwnatural.com](mailto:brian.kelley@nwnatural.com)) <[brian.kelley@nwnatural.com](mailto:brian.kelley@nwnatural.com)>

**Subject:** [Non-DoD Source] Referral Request for Comment: SUB-20-26/PUD-20-27 Rolling Meadows

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Please submit comments by 5:00pm on Tuesday, September 8, 2020. Please let me know if you have questions.

Sincerely,

*Tere Andrews*

Planning Technician

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**Tere Andrews**

---

**From:** Russell Young  
**Sent:** Monday, August 31, 2020 11:19 AM  
**To:** Tere Andrews; Jason Knope; Gary Kaping; Bob Morris; Stephanie Moran; Mike Crocker; Kitty Vodrup; brandon@jcfire.org; swhite@junctioncity.k12.or.us; Kathleen Rodden-Nord; jcwatercontrol@yahoo.com; Andrew Martin; 'Keir Miller'; Trevor Ross (trevor.ross@lanecountyor.gov); HANKE-HILLS Ben J; 'BETSCHART Cheryl L'; VARTANIAN Sasha L; STANKA Danielle E; 'Kathy Jacobsen (jacobsen.kathy.r@deq.state.or.us)'; 'ODOT Planner'; Benny A Dean (benny.a.dean@usace.army.mil); or.97208amsportland@usps.gov; troy.e.murphy@usps.com; 'Portland, Serviceability'; Norbury, Gabriel; Caitlin Todd; John Norrena; Radosevich, John; Brian Kelley (brian.kelley@nwnatural.com)  
**Subject:** RE: Referral Request for Comment: SUB-20-26/PUD-20-27 Rolling Meadows

Building has no comment

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**From:** Tere Andrews <tandrews@ci.junction-city.or.us>  
**Sent:** Friday, August 28, 2020 12:13 PM  
**To:** Jason Knope <jknope@ci.junction-city.or.us>; Gary Kaping <GKaping@ci.junction-city.or.us>; Bob Morris <rmorris@ci.junction-city.or.us>; Stephanie Moran <SMoran@ci.junction-city.or.us>; Mike Crocker <MCrocker@ci.junction-city.or.us>; Kitty Vodrup <KVodrup@ci.junction-city.or.us>; Russell Young <RYoung@ci.junction-city.or.us>; brandon@jcfire.org; swhite@junctioncity.k12.or.us; Kathleen Rodden-Nord <kroddennord@junctioncity.k12.or.us>; jcwatercontrol@yahoo.com; Andrew Martin <Andrew.Martin@ltd.org>; 'Keir Miller' <keir.miller@co.lane.or.us>; Trevor Ross (trevor.ross@lanecountyor.gov) <trevor.ross@lanecountyor.gov>; HANKE-HILLS Ben J <ben.hanke-hills@lanecountyor.gov>; 'BETSCHART Cheryl L' <Cheryl.BETSCHART@co.lane.or.us>; VARTANIAN Sasha L <Sasha.VARTANIAN@co.lane.or.us>; STANKA Danielle E <danielle.stanka@lanecountyor.gov>; 'Kathy Jacobsen (jacobsen.kathy.r@deq.state.or.us)' <jacobsen.kathy.r@deq.state.or.us>; 'ODOT Planner' <ODOTR2PLANMGR@ODOT.STATE.OR.US>; Benny A Dean (benny.a.dean@usace.army.mil) <benny.a.dean@usace.army.mil>; or.97208amsportland@usps.gov; troy.e.murphy@usps.com; 'Portland, Serviceability' <Serviceability\_Portland@cable.comcast.com>; Norbury, Gabriel <Gabriel\_Norbury@comcast.com>; Caitlin Todd <Caitlin@epud.org>; John Norrena <JohnN@epud.org>; Radosevich, John <jwr@nwnatural.com>; Brian Kelley (brian.kelley@nwnatural.com) <brian.kelley@nwnatural.com>  
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 Planning Technician

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