



*CITY OF JUNCTION CITY
PLANNING & BUILDING DEPARTMENT*

**TYPE IV LAND USE
APPLICATION PACKET**

- Submit your completed application packet with documentation to the Planning & Building Department at 1171 Elm Street
- Payment of the base fee is due at the time an application is submitted.
- If you have questions, contact the Planning Technician, Tere Andrews at 541-998-4763 or jcplanning@ci.junction-city.or.us

Staff Contact: Planning Technician, Tere Andrews

Planning/Building Department ■ 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



CITY OF JUNCTION CITY
Planning & Building Department
Type IV Land Use Application

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The base fee is due at the time an application is submitted. See Table 1 below. Additional fees may apply. See Table 1 below. Additional fees may apply.

Type IV applications require two public hearings; the first before the Planning Commission and the second before the City Council. The decision can be appealed under Junction City Municipal Code (JCMC) 17.150.120. A Type IV review process takes approximately 90 days once an application has been deemed complete.

Note: Review may reveal additional requirements. Concurrent review of other applications is at the applicant's own risk.

Table 1		
Lane Use Application	Base Requirements/Criteria	Base Fee
Annexation	1. Land Use Application 2. JCMC 17.165 3. Zoning criteria applicable to proposal/site	\$1,000
Annexation and withdrawal of property from Special District	1. Land Use Application 2. JCMC 17.165 3. Zoning Criteria applicable to proposal/site	\$1,000
Code Amendment to Title 17, Zoning Text or Map or; Title 16, Subdivision text	1. Land Use Application 2. JCMC 145 3. Zoning Criteria applicable to proposal/site	\$950
Comprehensive Plan Amendment (Text or Map)	1. Land Use Application 2. JCMC 17.145 3. Zoning Criteria applicable to proposal/site	\$950
Extraterritorial Extension (water, sewer or storm water)	1. Land Use Application 2. JCMC 17.165 3. Zoning Criteria applicable to proposal/site	\$1,000
Other municipal codes may apply to your request/proposal. The review process may reveal further requirements. Additional information may be requested.		
<i>Questions? Contact the Planning Technician for further information about criteria/requirements—541-998-4763</i>		
Other municipal codes may apply to your request/proposal. The review process may reveal further requirements. Additional information may be requested.		

Table 2. Land Use Review Classifications

	Type I	Type II	Type III	Type IV
Administrative Decision (City Administrator or Designee) Exception: Final Subdivision Plats are reviewed by the Planning Commission (Decision can be appealed to Planning Commission)	X			
Planning Commission Decision (no public hearing however one can be requested) (Decision can be appealed to City Council)		X		
Planning Commission Public Hearing and Decision (Decision can be appealed to City Council)			X	
Planning Commission Public Hearing and recommendation to City Council; City Council Public Hearing and Decision (Appealed to Oregon Land Use Board of Appeals)				X

**Table 3
Land Use Application Review Steps**

	Type I	Type II	Type III Public Hearing	Type IV Public Hearings
1. Land Use application submitted	X	X	X	X
2. Completeness Review to determine if all necessary information is included with application (14-30 days)	X	X	X	X
3. Application is incomplete, necessary information is requested from applicant/representative (application on hold)	X	X	X	X
4. Application is deemed complete and applicant/representative notified	X	X	X	X
5. Tentative date set for application to go before the Planning Commission	X Final Plat	X	X	X
6. Tentative date set for application to go before the City Council				X
7. Department of Land Conservation & Development (DLCD) 35-day notice			X Amendment only	X Amendment only
8. Referrals sent to City Departments and outside agencies for their review (14-21 day response period, 30 days if Wetlands involved)	X	X	X	X
9. Opportunity to Comment mailed to property owners w/in 300-feet of subject site (may run concurrent w/ Referrals) (20-40 days before meeting)		X		
10. Planning Commission Notice of Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)			X	
11. Planning Commission review and decision	X Final Plat	X	X	
12. Planning Commission Recommendation to City Council			X Map Amendment	X
13. City Council Notice of Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)				X
14. City Council review and decision			X Map Amendment	X
15. Letter of Decision, with supporting documentation, sent to applicant/representative (w/in 5 business days of decision)	X	X	X	X
16. Appeal Period begins day notice is sent to applicant/representative	X	X	X	X
17. Decision becomes final (unless appealed)	X	X	X	X

* Junction City Municipal Code 17.150.130 states multiple land use applications may be submitted at one time. An applicant may request reviews be conducted parallel to one another, or concurrently. If reviewed concurrently, they will be reviewed under the highest Land Use classification (i.e. a Type I review application concurrent with a Type IV, both are reviewed as a Type IV).

City of Junction City
LAND USE APPLICATION

Section 5

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

Section 6

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

Section 7

Your signature below acknowledges the following:

- 1. Payment of the base fee may not cover the City's costs associated with processing the Application.**
Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.
- 2. The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.*
- 3. Signer agrees to pay all direct costs associated with processing this land use application.*

Applicant Signature:

Date: