



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

June 25, 2007



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Junction City Plan Amendment
DLCD File Number 001-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 9, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Marguerite Nabeta, DLCD Regional Representative
Kay Bork, City of Junction City

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JUN 18 2007

ORDINANCE NO. 1169

AN ORDINANCE AMENDING THE CITY OF JUNCTION CITY'S ZONING ORDINANCE NO. 950, SECTION 78 (2)(B) REGARDING OFF-STREET PARKING EXCEPTIONS; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission initiated Zoning Ordinance No. 950 amendments to address exempt parking requirements in the downtown area; and

WHEREAS, this proposed amendment to Ordinance No. 950, Section 78(2)(b) is consistent with the Junction City Comprehensive Plan and Ordinance No. 950; and

WHEREAS, notice of a public hearing before the Planning Commission was published in the Tri-County News April 5, 2007 and notice of the City Council public hearing was published in the Tri-County News on April 26, 2007; and

WHEREAS, the Junction City City Council held a public meeting on May 8, 2007 and took testimony on this matter which it considered in the adoption of this Ordinance; now, therefore

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

Section 1. The findings set forth above are hereby adopted as a basis for this decision.

Section 2. The City of Junction City Zoning Ordinance No. 950, Section 78(2)(b) is hereby amended as follows:

"(b) Have a commercial use and are bounded by Third Avenue to the south, Tenth Avenue to the north, West Front Street to the east, and the alley between Juniper Street and Kalmia Street to the west. Properties within this area are exempted from off-street parking requirements, except at the time of erection of a new structure, at the time an existing structure's floor area is enlarged by more than 20%, or when the property changes from a commercial use."

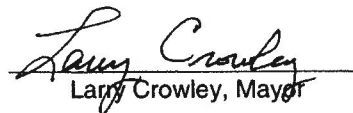
Section 3. Declaration of Emergency. It is hereby adjudged and declared that existing conditions are such that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety of the City of Junction City, and an emergency is hereby declared to exist and this Ordinance, and all provisions modifying the Ordinance referred to herein, shall take effect in full force and effect when signed by the Mayor.

Passed by the Council this 12th day of June 2007.

Approved by the Mayor this 12th day of June 2007.

APPROVED:

ATTEST:


Larry Crowley, Mayor


Kitty Vodrup, City Recorder

ORDINANCE NO. 1170

AN ORDINANCE AMENDING THE CITY OF JUNCTION CITY'S PARTITION AND SUBDIVISION ORDINANCE NO. 809 AND ZONING REGULATIONS ORDINANCE NO. 950.

WHEREAS, the Planning Commission initiated the amendments to address certain issues in the Partition and Subdivision Ordinance (Ordinance No. 809) and Zoning Regulations Ordinance (Ordinance No. 950); and

WHEREAS, the proposed amendments to the Partition and Subdivision Ordinance and Zoning Regulations Ordinance are consistent with the Junction City Comprehensive Plan and Ordinance No. 1063; and

WHEREAS, the Junction City Planning Commission held a work session to propose amendments to address regulations for construction in the flood hazard area; and

WHEREAS, notice of a public hearing before the Planning Commission was published in the *Tri-County News* April 5, 2007 and notice of the City Council public hearing was published in the *Tri-County News* on April 26, 2007; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on April 17, 2007 and adopted findings of fact and recommended to the City Council that Sections 1(B) and 1(E)(2)(a) of Ordinance No. 1063 be amended as presented in the attached Exhibit A; and

WHEREAS, the Junction City City Council held a public meeting on May 8, 2007 and took testimony on this matter at those meetings, taking said testimony into consideration in making its decision; now, therefore

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

Section 1. Amendment to Ordinance No. 809, Section 4(B)(2). The following subsection is added to Ordinance No. 809(4)(B)(2) as follows:

"r. The approximate boundaries of and the proposed sequencing of phases of the subdivision, if phasing is proposed."

Section 2. Amendment to Ordinance No. 809, Section 4(D)(2). Ordinance No. 809, Section 4(D)(2) is hereby amended as follows:

"(2) Effect of approval. After such approval of the preliminary plan, the subdivider or partitioner may proceed with final surveying, subdivision or partition construction, and preparation of the final plat or map. Approval shall be effective for a period of two years; and if the final plat or map is not submitted to the secretary of the planning commission, under Subsection (E) of this ordinance, within such time, the preliminary plan shall be submitted again under Subsection (A) of this ordinance and the entire procedure provided thereafter shall be repeated for consideration of any changed conditions which may exist. Upon application, the approval of the preliminary plan may be extended for up to two years by the planning commission if the applicant is making progress on the subdivision plat application."

Section 3. Amendment to Ordinance No. 809, Section 4(E)(1). Ordinance No. 809, Section 4(E)(1) is hereby amended as follows:

"Time for submitting. A final map or plat shall be submitted by the partitioner or subdivider to the secretary of the planning commission

for a major partition or subdivision or any phase prior to the expiration of the tentative plan approval, together with three additional copies of the final plat. No plat or map may be submitted for planning commission consideration and approval unless a preliminary plan for the subdivision or major partition area described thereon has theretofore been duly submitted by such partitioner or subdivider and approved by the planning commission, as provided by this ordinance."

Section 4. Amendment to Ordinance No. 950, Section 70(1). Ordinance No. 950, Section 70(1) is hereby amended as follows:

"(1) A Planned Unit Development shall be allowed in all zones as a conditional use according to the procedures set forth for such uses. Minimum site area shall be two acres to qualify for a PUD."

Section 5. Amendment to Ordinance No. 950, Section 74(1). Ordinance No. 950, Section 74(1) is hereby amended as follows:

"(1) Within one year after the approval of the preliminary plan map and preliminary plan program, the applicant shall submit to the city a final plan map and final plan program, for the entire development or when submission in stages has been authorized pursuant to Section 73(2)(h) for the first stage of development. If the preliminary plan map and preliminary plan program for a Planned Unit Development is consolidated for processing with a partition or subdivision tentative plan at the request of applicant, then the timeframe for submission to the city of a final plan map and final plan program shall be the same as for the final land division approval."

Section 6. Amendment to Ordinance No. 950, Section 106. Ordinance No. 950, Section 106 is hereby amended as follows:

"Section 106. 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."

Read in full for its first reading on the 8th day of May 2007.

Read by title only, for its second reading this 12th of June 2007.

Passed by the Council this 12th day of June 2007.

Approved by the Mayor this 12th day of June 2007.

ATTEST:

APPROVED:


Kitty Vodrup, City Recorder

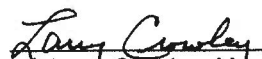

Larry Crowley, Mayor

EXHIBIT A
AMENDMENTS-SUBDIVISION ORDINANCE 809
File AMD 07-01

The proposed amendments to the subdivision ordinance . Proposed additions are underlined and deletions are shown in ~~everstrike~~.

Amendment to Ordinance No. 809, Section 4(B)(2).

(b) The date, north point, and scale of the drawing, and a sufficient description to define the location and boundaries of the proposed subdivision area, and the names of all recorded plats of land contiguous to such area. The approximate boundaries of and the proposed sequencing of phases of the subdivision, if phasing is proposed.

Amendment to Ordinance No. 809, Section 4(D)(2)

(2) Effect of approval. After such approval of the preliminary plan, the subdivider or partitioner may proceed with final surveying, subdivision or partition construction, and preparation of the final plat or map. Approval shall be effective for a period of ~~one~~ two year; and if the final plat or map is not submitted to the secretary of the planning commission, under Subsection (E) of this ordinance, within such time, the preliminary plan shall be submitted again under Subsection (A) of this ordinance and the entire procedure provided thereafter shall be repeated for consideration of any changed conditions which may exist. Upon application, the approval of the preliminary plan may be extended for up to two years by the planning commission if the applicant is making progress on the subdivision plat application.

Amendment to Ordinance No. 809, Section 4(E)(1).

(1) **Time for submitting.** A final map or plat shall be submitted by the partitioner or subdivider to the secretary of the planning commission for a major partition or subdivision or any phase prior to the expiration of the tentative plan approval, no later than one year after the date on which the preliminary plan for the subdivision or major partition area was approved, together with three additional copies of the final plat. No plat or map may be submitted for planning commission consideration and approval unless a preliminary plan for the subdivision or major partition area described thereon has theretofore been duly submitted by such partitioner or subdivider and approved by the planning commission, as provided by this ordinance.

EXHIBIT A
AMENDMENTS-ZONING ORDINANCE 950
File AMD 07-01

The proposed amendments to the zoning ordinance . Proposed additions are underlined and deletions are shown in ~~overstrike~~.

Amendment to Ordinance No. 950, Section 70(1).

(1) A Planned Unit Development shall be allowed in all zones ~~except R-1~~ as a conditional use according to the procedures set forth for such uses. Minimum site area shall be two acres to qualify for a PUD.

Amendment to Ordinance No. 950, Section 74(1).

(1) Within one year after the approval of the preliminary plan map and preliminary plan program, the applicant shall submit to the city a final plan map and final plan program, for the entire development or when submission in stages has been authorized pursuant to Section 73 (2) (h) for the first stage of development. If the preliminary plan map and preliminary plan program for a Planned Unit Development is consolidated for processing with a partition or subdivision tentative plan at the request of applicant, then the timeframe for submission to the city for final plan map and final plan program shall be the same as for the final land division approval.

Amendment to Ordinance 950, Section 106.

Section 106. 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.
