



# Oregon

John A. Kitzhaber, M.D., Governor

**Department of Land Conservation and Development**

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## **NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION**

Date: February 24, 2015  
Jurisdiction: City of Junction City  
Local file no.: AMD-14-02  
DLCD file no.: 005-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 02/19/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 57 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 005-14 {22562}  
Received: 2/19/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Junction City

Local file no.: **AMD-14-02**

Date of adoption: February 10, 20

Date sent: 2/12/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): November 24, 20

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

**yes. In addition to removing the ban on fermentation in the M1 (Light Industrial) zones, the ban on distillation was also removed.**

Local contact (name and title): Jordan Cogburn, City Planner

Phone: 541-998-4763

E-mail: [jcogburn@ci.junction-city.or.us](mailto:jcogburn@ci.junction-city.or.us)

Street address: 680 Greenwood Street

City: Junction City

Zip: 97448-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- |             |    |        |  |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

Amend Junction City Municipal Code Title 17, 17.30.010 to allow brewpubs and simialr uses in the Central Commercial (C2) zoning district and remove fermentation & distillation from prohibited uses in Light Industrial (M1) zoning districts

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 1229

AN ORDINANCE AMENDING CITY OF JUNCTION CITY MUNICIPAL CODE CHAPTER 17.30 CENTRAL COMMERCIAL ZONING TO PERMIT BREWERY RELATED USES, AND CHAPTER 17.45, LIGHT INDUSTRIAL ZONING TO ALLOW THE PROCESSING, PACKAGING OR STORAGE OF FOOD OR BEVERAGES, INCLUDING PROCESSES INVOLVING DISTILLATION, FERMENTATION.

WHEREAS, Per Section 17.145.010, the Junction City Planning Commission initiated an amendment to the City's provisions addressing a revision to JCMC Chapter 17.30 in order to add brewery related uses in the Central Commercial Zone; and

WHEREAS, Per Section 17.145.010, the Junction City Planning Commission initiated an amendment to the City's provisions addressing a revision to JCMC Chapter 17.45 in order to allow food and beverage processes involving distillation and fermentation in the Light Industrial Zone; and

WHEREAS, the proposed amendments to the Zoning Ordinance are consistent with the Junction City Comprehensive Plan and Ordinance; and

WHEREAS, notice of a public hearing before the Planning Commission was published in the *Register Guard* on January 6, 2015 and notice of the City Council public hearing was published in the *Register Guard* on January 23, 2015; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on January 20, 2015 and adopted findings of fact in the attached Exhibit B, and recommended to the City Council that Junction City Municipal Code Sections 17.30 and 17.45 be amended as presented in the attached Exhibit A; and,

WHEREAS, the Junction City City Council held a public meeting on February 10, 2015 and took testimony on this matter at that meeting, taking said testimony into consideration in making its decision; now, therefore,

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

Section 1. Junction City Municipal Code Sections 17.30 and 17.45 are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. The City Council of the City of Junction City adopts the above findings and the Findings of Fact as set forth in Exhibit "B", attached hereto and incorporated herein by this reference, as the basis of adoption of this Ordinance.

Section 3. This ordinance will go into full force and effect on the 30<sup>th</sup> day after City Council enactment.

Read in full its first meeting on this 10th day of February, 2015.

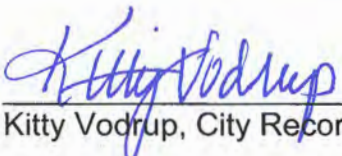
Read in title only for its second reading this 10<sup>th</sup> day of February, 2015.

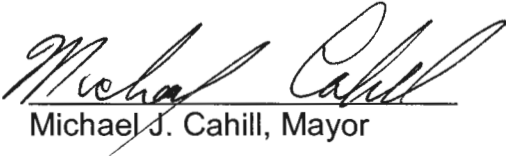
Passed unanimously by the City Council this 10<sup>th</sup> day of February, 2015.

Approved by the Mayor this 10<sup>th</sup> day of February, 2015.

ATTEST:

APPROVED:

  
Kitty Vodrup, City Recorder

  
Michael J. Cahill, Mayor

**Chapter 17.45**  
**LIGHT INDUSTRIAL ZONE (M1)**

Sections:

<a href="#">17.45.010</a>	Uses permitted outright.
<a href="#">17.45.020</a>	Conditional uses permitted.
<a href="#">17.45.030</a>	Limitations on use.
<a href="#">17.45.040</a>	Lot size.
<a href="#">17.45.050</a>	Setback requirements.
<a href="#">17.45.060</a>	Height of buildings.

**17.45.010 Uses permitted outright.**

In an M1 zone, only the following uses and their accessory uses are permitted outright:

- A. Cabinet, carpenter or woodworking shop.
- B. Compounding, packaging or storage of cosmetics, drugs, perfumes, pharmaceutical, soap or toiletries, but not including processes involving refining or rendering of fats and oils.
- C. Dwelling for caretaker or night watchman on the property.
- D. Freight depot.
- E. Ice or cold storage plant.
- F. Laboratory for research or testing, but not including the testing of combustion engines.
- G. Laundry, dry cleaning or dyeing establishment.
- H. Lumber yard, building supply outlet.
- I. Machinery or equipment sales, services or storage.
- J. Manufacture, repair or storage of articles from the following previously prepared materials: bone, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious stone or metal, shell, textiles, wax, wire or yarn.
- K. Manufacture, repair or storage of ceramic products, musical instruments, novelties, rubber or metal stamps, toys, optical goods, engineering, scientific or precision instrument, medical or dental supplies or equipment, electronic supplies or equipment, industrial or business machines, aircraft parts and equipment, luggage, photographic equipment or small pleasure boats.



## Exhibit A

- L. Motor home manufacturing.
- M. Motor vehicle body shop, tire shop or similar repair service.
- N. Plumbing, heating, electrical or paint contractor's sales, repairs or storage.
- O. Processing, packaging or storage of food or beverages, but not including processes involving, ~~distillation, fermentation~~, slaughtering or rendering of fats and oils.
- P. Railroad tracks and related facilities.
- Q. Utility lines, station or substation, not including wireless telecommunications facilities.
- R. Veterinary clinic or hospital.
- S. Welding, sheet metal or machine shop.
- T. Wholesale distribution or outlet, including trucking, warehousing and storage.
- U. Recreational vehicle (RV) sales and service that is conducted in conjunction with the manufacture of recreational vehicles on the same lot. [Ord. [1105](#) § 1, 2002; Ord. [1037](#) § 1, 1997; Ord. [1024](#) § 1, 1996; Ord. [984](#) § 2, 1994; Ord. [950](#) § 51, 1991.]

### **17.45.020 Conditional uses permitted.**

In an M1 zone, the following uses and their accessory uses are permitted, when authorized in accordance with the requirements of Chapter [17.130](#) JCMC:

- A. Fuel oil distribution.
- B. Planned unit development. [Ord. [1037](#) § 1, 1997; Ord. [950](#) § 52, 1991.]

### **17.45.030 Limitations on use.**

In an M1 zone, the following conditions and limitations shall apply:

- A. A use which creates a nuisance because of the noise, smoke, odor, dust or gas is prohibited.
- B. Materials shall be stored and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
- C. Storage of junk on property abutting or facing a residential zone or a public street shall be wholly within an enclosed building or screened from view by a permanently maintained, sight-obscuring fence at least six feet high.
- D. Points of access from a public street to properties in an M1 zone shall be so located as to minimize traffic congestion and avoid directing traffic into residential streets.
- E. Building entrances or other openings adjacent to or across the street from a residential zone shall be prohibited if they cause glare, excessive noise or otherwise

## Exhibit A

adversely affect land uses in the residential zone. [Ord. [1037](#) § 1, 1997; Ord. [950](#) § 53, 1991.]

### **17.45.040 Lot size.**

In an M1 zone, no minimum lot size shall be identified other than to meet the requirements of this chapter. [Ord. [1037](#) § 1, 1997; Ord. [950](#) § 54, 1991.]

### **17.45.050 Setback requirements.**

Except as provided in JCMC [17.95.060](#), in an M1 zone no yard shall be required, except, when abutting a residential zone, setbacks shall be a minimum of 50 feet measured from the property line to the foundation of the building with a maximum projection of one foot into any setback area. If a living, solid screen is provided adjacent to the residential zone, the minimum setback may be reduced to 25 feet. [Ord. [1037](#) § 1, 1997; Ord. [950](#) § 55, 1991.]

### **17.45.060 Height of buildings.**

In an M1 zone, within 150 feet of a residential zone, no building shall exceed a height of 35 feet. [Ord. [1037](#) § 1, 1997; Ord. [950](#) § 56, 1991.]

**Chapter 17.30**  
**CENTRAL COMMERCIAL ZONE (C2)**

Sections:

- [17.30.010](#) Uses permitted outright.
- [17.30.020](#) Development review.
- [17.30.030](#) Conditional uses permitted.
- [17.30.040](#) Lot requirements.
- [17.30.050](#) Setback requirements and yard regulations.
- [17.30.060](#) Height of buildings.
- [17.30.070](#) Limitations on use.
- [17.30.080](#) Design standards.
- [17.30.090](#) Utilities.

**17.30.010 Uses permitted outright.**

A. In a C2 zone, only the following uses and their accessory uses are permitted outright:

1. Automobile, boat or trailer sales.
2. Bakery.
3. Bank, loan company or similar financial institution.
4. Barber shop.
5. Beauty shop.
6. Bicycle shop.
7. Blueprinting, photostating or other reproduction.
8. Book or stationery store or newsstand.
9. Bookbindery.
10. Building supply with no outside storage.
11. Bus station.
12. Business machines, retail and service.
13. Catering establishment.



Exhibit A

14. Church.
15. Clinic, except animal clinic.
16. Clothes cleaning or laundry agency.
17. Clothing store or tailor shop.
18. Club, lodge, union or fraternal organization.
19. Cocktail lounge or tavern.
20. Confectionery store, including soda fountain.
21. Curtain or drapery store.
22. Day care facility.
23. Dancing school or music studio.
24. Delicatessen.
25. Drug store, pharmacy.
26. Dry cleaning, or pressing, except those using highly volatile or combustible materials or using high pressure steam tanks or boilers.
27. Dry goods, millinery or dress shop.
28. Electrical supply store.
29. Feed and seed store.
30. Florist shop.
31. Floor covering sales and service.
32. Food store.
33. Frozen food lockers, retail only.
34. Furniture store.
35. Garden store.
36. Gift, hobby or art shop.
37. Grocery store.
38. Hardware store.
39. Health studio, physical therapist, reducing salon.
40. Hotel.
41. Jewelry store, including repairing.

## Exhibit A

42. Leather goods sales, including harness and saddle shop.
43. Locksmith.
44. Magazine or newspaper distribution agency.
45. Meat market, retail.
46. Newspaper publishing.
47. Notions or variety store.
48. Office, business or professional.
49. Office supplies.
50. Paint store, including related contractor shop.
51. Parking lot or garage.
52. Pawn shop.
53. Pet shop.
54. Printing plant.
55. Radio or television sales and service.
56. Residential uses, second story or multiple family.
57. Restaurant or hotel supply.
58. Restaurant or tearoom.
59. Retail store.
60. Scientific or professional instrument sale or repair.
61. Secondhand store.
62. Self-service laundry.
63. Shoe store or shoe repair shop.
64. Storage building for household goods in conjunction with retail sales.
65. Studio: art, music and photography.
66. Telephone or telegraph building.
67. Theater, except drive-in theater.
68. Upholstery shop, but excluding operations in mattress and upholstery refinishing where cyanide or other highly toxic material is used.
69. Wholesale office or show room with merchandise on the premises limited to small items and samples.

## Exhibit A

70. Museum, private or public

71. Brew Pub, Public House, Micro Brewery, Winery, Cider House, Tasting Room or similar use.

[Ord. [1037](#) § 1, 1997; Ord. [982](#) § 1, 1994; Ord. [950](#) § 34, 1991.]

### **17.30.020 Development review.**

In the C2 zone, development review by the city administrator or designee shall be required to ensure compliance with JCMC [17.30.080](#).

A. Procedure. Development review is a nondiscretionary, administrative review conducted by the city administrator or designee. Development review shall follow JCMC [17.150.070](#)(A)(1), Type I Procedure – Administrative Decision.

B. General Submission Requirements. The applicant shall submit an application on forms provided by the city administrator that shall:

1. Contain all the general information required;
2. Address the criteria in sufficient detail for review and action; and
3. Be filed with the required fee as established by the city council.

C. Development Review Information. An application for development review shall include a proposed site plan on a page size of 11 inches by 17 inches or larger, containing the following information if applicable, and other similar information as deemed necessary by the city administrator or designee:

1. North arrow, scale, names, addresses, and telephone numbers of all persons listed as owners on the most recently recorded deed.
2. Name, address, and phone numbers of project designer, engineer, surveyor, and/or planner, if applicable.
3. The proposed development site, including boundaries, dimensions, and gross area.
4. Features that are proposed to remain on the site.
5. The location and dimensions of all existing and proposed structures, utilities, street lighting, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan, including dimensions necessary to calculate commercial floor area if applicable.
6. Landscape plan, including parking area landscaping if applicable.

## Exhibit A

7. Location and dimensions of all proposed public and private streets, drives, rights-of-way, alleys and easements.
8. Location and dimensions of entrances and exits to the site for vehicular and pedestrian access, including pedestrian circulation routes and location and dimensions of vehicular and bicycle parking areas if applicable.
9. Architectural drawings.
  - a. Building elevations which illustrate building orientation and building form design features including but not limited to building facade(s), entrance(s), windows, roof decoration, awnings and overhangs, building materials and paint colors.
  - b. Building plans that illustrate proposed amenities.
  - c. Signage, if applicable.
  - d. The name, address and phone number of the architect. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 34A, 1991.]

### **17.30.030 Conditional uses permitted.**

In a C2 zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Chapter [17.130](#) JCMC:

- A. Auditorium, exhibition hall or other public assembly room.
- B. Automobile service station including minor automobile repairs but excluding body and fender work, or painting.
- C. Drive-in establishment offering goods or services to customers waiting in parked motor vehicles, except drive-in theater.
- D. Motel.
- E. Planned unit development.
- F. Microwave receiver or transmission tower. [Ord. [950](#) § 35, 1991.]

### **17.30.040 Lot requirements.**

None. Except where precluded to comply with other sections of this title, 100 percent lot coverage is permitted. [Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 36, 1991.]

### **17.30.050 Setback requirements and yard regulations.**

All yard regulations are subject to compliance with vision clearance standards. The planning commission shall consider setback exceptions for installation of publicly oriented features such as a landscaped courtyard or sculpture display. Drought-tolerant, low-water-requiring or native landscaping materials are strongly encouraged.

## Exhibit A

A. **Front Yard Setbacks.** A new building shall establish a front yard setback of zero to five feet. To maintain street-front continuity, the following exception to the yard requirements is authorized: if there are buildings on both abutting lots with yards of more than the required depth for the zone, the yard of the lot may equal but not exceed the average yard of the abutting buildings. If there is a building on one abutting lot with a yard of more than the required depth for the zone, the yard for the lot may equal but not exceed a depth halfway between the depth of the abutting yard and the required yard depth.

B. **Side Yard Setbacks.** A side yard facing a street shall have a setback of zero to five feet. The setback for a side yard not facing a street and for a rear yard shall be a minimum of zero feet, with no maximum.

C. **Rear Yard Setbacks.** The setback for a rear yard shall be a minimum of zero feet, with no maximum.

D. **Allowed Extensions into the Public Right-of-Way.** Eaves, second story bay windows, cornices, canopies, pergolas, and similar architectural features may encroach into a setback by no more than five feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code. [Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 37, 1991.]

### **17.30.060 Height of buildings.**

In a C2 zone within 100 feet of a residential zone, no building shall exceed three stories or 35 feet in height. A building on a corner lot is encouraged to be at least two stories in height. Multistory buildings with residential uses on the upper floor or floors are encouraged in the C2 zone. [Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 38, 1991.]

### **17.30.070 Limitations on use.**

In a C2 zone, the following conditions and limitations shall apply:

A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for off-street parking and loading, drive-in windows, island service for motor vehicles and display of merchandise along the outside wall of the building not extending more than three feet from the wall once per calendar quarter, unless conducted as part of a special event and authorized by the city council.

B. All items produced or wares and merchandise handled shall be sold at retail on the premises except in the case of JCMC [17.30.010](#)(A)(69).



## Exhibit A

C. Existing residential dwellings and their accessory uses may be maintained, expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone.

D. Ground floor spaces shall be used for commercial and retail uses. Upper floors of a building shall be used for commercial or residential uses. [Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 39, 1991.]

### **17.30.080 Design standards.**

A. In the C2 zone, the following design standards shall apply. Applicants proposing construction or major exterior renovation of structures in the C2 zone will be required to comply with the following standards and shall be subject to site review as part of the development application process.

B. For purposes of this chapter, a “major exterior renovation” shall be defined as follows: where the building shell undergoes any structural repair, reconstruction or improvement and the cost of the repair or renovation equals or exceeds 35 percent of the assessed value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. This includes:

1. Changes to the facade of a building;
2. Increases or decreases in floor area that result in changes to the exterior of a building;
3. Changes to exterior improvements.

Major exterior renovation does not include normal maintenance and repair or total demolition, nor does it include improvement of a structure to comply with existing state or local health, sanitary or safety code specifications, or any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places. Assessed value is the value shown on the applicable county assessment and taxation records for the current year.

C. A variance to this requirement may be requested in the event of a casualty (fire, flood, etc.) in which the portion of the building exterior visible from the primary street has not been affected. An applicant seeking a variance to this requirement must provide a description of the casualty and an explanation of why the applicant cannot comply with the standard.

D. For a major exterior renovation, the applicant shall submit a development schedule indicating the approximate dates when construction of the planned amenities and design elements are expected to be initiated and completed. All improvements required

## Exhibit A

under this section shall be completed within three years of the date of approval of the proposed major exterior renovation.

1. Building Architecture. All new buildings and major exterior renovations shall provide architectural relief and interest to promote and enhance a comfortable pedestrian scale orientation. The use of building materials that require less maintenance and are longer lasting is encouraged.

a. Facades. Architectural emphasis shall be placed on the facade facing a public street, especially at the building entrance and along sidewalks. Blank walls shall be avoided unless structurally necessary. Any blank wall clearly visible from a public street shall include a combination of architectural elements and features such as offsets, entry treatments, varied materials and colors, division into bays, decorative murals, etc. A decorative mural should reflect the local human and natural history, and should not be used for advertising purposes.

b. Entrances. The primary entrance to a building, including on a corner lot, shall be located along the primary street, not the parking lot. For a building on a corner lot of two primary streets, the entrance may be oriented toward the intersection. A variance may be granted by the planning commission if this building orientation is not achievable due to site constraints.

c. Windows. A new building or major exterior renovation shall include large, regularly spaced and similarly shaped windows with trim. Windows shall cover between 50 to 80 percent of the ground floor facade area on the building side that faces the public street and includes the main building entrance. Windows shall begin 18 to 30 inches above the sidewalk. Second-story windows shall continue the vertical and horizontal character of the ground level windows. Transom or clerestory windows are encouraged above the building entrance.

d. Roof Decoration. A building with a flat roof shall include a decorative cornice or decorative moldings at the top. A building with a pitched roof shall include eaves.

e. Awnings and Overhangs. All new or renovated buildings may include overhangs or awnings. Overhangs and awnings extending into the public right-of-way may project to within two feet of the curb line and must be a minimum of eight feet in height over the sidewalk and/or ground surface. The design materials and colors of these features shall complement the architecture of the building. New lighted, plastic, or bubble awnings are not allowed. In the event that a street is widened, an awning or overhang that is not in compliance with this chapter will need to be removed.

## Exhibit A

f. **Building Materials.** Building materials should be compatible with the surrounding area and can include masonry, tile, stucco, split face (decorative) concrete block, or wood. A building may not be made of unadorned poured or tilt-up concrete or metal siding.

g. **Paint Colors.** Paint colors should be compatible with the surrounding area. No neon or fluorescent-colored paint shall be allowed.

2. **Amenities.** Every new building shall provide one or more of the alternatives listed below for each 4,000 square feet of building. Pedestrian amenities may be provided within a public right-of-way when approved by the planning commission. Amenities should be compatible with adjacent downtown development. The use of landscaping and building materials that require less maintenance and are longer lasting is encouraged.

- a. A plaza, courtyard, or extra-wide sidewalk next to the building entrance;
- b. Planters or hanging baskets;
- c. Sitting space (e.g., dining area or benches);
- d. Public art (e.g., fountain, sculpture, mural, etc.);
- e. Special surfacing such as brick or tile. Surfacing must meet ADA standards.

3. **Street Lighting.** When street lighting is required to be installed under the requirements of this or supporting ordinances or standards, street lighting shall be old-fashioned, ornamental, and compatible with street lighting in the C2 zone and along Ivy Street.

4. **Parking and Access.** The following requirements for parking in the C2 zone should minimize visual impacts on the downtown area. The use of paving and landscaping materials that require less maintenance and are longer lasting are encouraged.

- a. **Parking Area Location.** Off-street parking shall be located to the rear or side of the building. On corner lots, the parking may not be located adjacent to the street corner. Use of a corner lot for parking is discouraged.
- b. **Parking Area Landscaping.** Provided that minimum parking requirements are met, all parking lots shall include landscaping of not less than seven percent of the area devoted to outdoor parking facilities. Drought-tolerant, low-water-requiring or native landscaping materials are strongly encouraged. Said landscaping shall be provided with underground irrigation and protective curbs or raised wood headers.

## Exhibit A

i. A parking area located adjacent to a road shall be buffered by a five-foot landscaped strip between the parking lot and road right-of-way and must include at least one deciduous street tree every 30 feet.

ii. For a corner lot with four or more off-street parking spaces as required under this code, off-street parking adjacent to a public street shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage along that street. Such landscaping shall consist of landscaped berms or shrubbery at least two feet in height, which shall be parallel to and adjacent to the street frontage as much as practical. Additionally, one tree, which will provide a canopy of at least 300 square feet upon maturity, shall be provided for each 50 lineal feet (or fraction thereof) of street frontage along that street.

If minimum parking requirements cannot be met, the highest percentage possible of landscaping shall be required, subject to planning commission approval.

c. Bicycle Parking. Bicycle parking shall be in accordance with the Junction City transportation system plan. If the bicycle parking requirement cannot be met due to site constraints, the bicycle parking may be located elsewhere in the C2 zone in a location to be determined by the planning commission.

d. Alley Paving. In conjunction with a building permit or with a change in use that will take access paved off-street parking from the alley, the developer shall pave the entire alley. This requirement may be waived by the planning commission if adjacent to residential development. Subsequent development or change of use will be subject to a latecomer's fee per Chapter [13.45](#) JCMC to reimburse the development cost for the portion of the alley not adjacent to the original development. [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 39A, 1991.]

### **17.30.090 Utilities.**

All utilities on the development site shall be placed underground. Ground-mounted equipment such as transformers, utility pads, cable television and telephone boxes, cell tower equipment boxes, and similar utility services shall be placed underground whenever practicable. Where undergrounding is not practicable, equipment shall be screened from view from adjacent streets, sidewalks, and abutting residentially zoned properties with an evergreen hedge or solid fence or wall at least four feet in height and must be sited to comply with the vision clearance standards in JCMC [17.95.090](#). [Ord. [1116](#) § 1, 2003; Ord. [950](#) § 39B, 1991.]

**FINDINGS OF FACT**  
**AMENDMENTS TO JUNCTION CITY MUNICIPAL CODE**  
**CHAPTERS 17.30 CENTRAL COMMERCIAL & 17.45 LIGHT INDUSTRIAL**  
**(AMD-14-02)**

1. The Junction City Planning Commission met on January 20, 2015 and recommended the proposed amendment to the City Council for adoption. The amendments includes a revision to JCMC Chapter 17.30 in order to add Brew Pub, Public House, Micro Brewery, Winery, Cider House, Tasting Room or similar uses in the Central Commercial Zoning District, and to strike language from JCMC Chapter 17.45 in order to allow for food and beverage production processes involving distillation and fermentation. The proposed language changes are included in Exhibit A.
2. A public hearing was conducted on January 20, 2015 before the Junction City Planning Commission in accordance with procedures established in JCMC 17.150.070.4.D for proposed amendments to the Junction City development ordinances.
3. JCMC 17.150.070.A.4.D sets forth procedure and notice requirements for amendments to the zoning ordinance, as follows:

“A minimum of two hearings, one before the planning commission and one before the city council, are required for all Type IV applications, except for withdrawals of property from special districts prior to annexations where only a review by the council is required. Procedures for these hearings are set forth in JCMC [17.150.090](#). Notice of the decision shall be sent to the applicant and any other person who submitted comments on the application during the time allotted for such submissions.”

The Planning Commission held a public hearing on January 20, 2015. The Junction City Council held a public hearing on February 10th, 2015 after giving the required notice for legislative decisions per Junction City Municipal Code Section 17.150.070 (A) (4) (d).

JCMC 17.150.080.C.2 reads, “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.” The proposed amendments are not specific to particular properties. Therefore, this standard does not apply.

The following notice was completed for the Planning Commission public hearing:

Notice of the meeting was submitted to the Register Guard on January 6, 2015, a minimum of 10 days prior to the hearing.

A record of the proposed amendment was made available on the City’s website January 12, 2015 as well as at City Hall.



Notice of the proposed change to the ordinance was mailed to DLCD, November 24th, 2014, no sooner than the required 35-days prior to the first public hearing with DLCD's approval.

The following notice was completed for the City Council public hearing:

Notice of the meeting was published in the Register Guard on January 23rd, 2015, a minimum of 10 days prior to the hearing.

A record of the proposed amendments was made available on the City's website, as well as at City Hall.

4. The proposed amendment is in conformance with the Zoning Ordinance and with the Comprehensive Plan. The proposed amendment is consistent with the statewide planning Goals.

- 1. Goal 1 - Citizen Involvement**

- OAR 660-015-0000(1) develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process

- FINDING:** Junction City will follow the prescribed procedures for public hearings before the Planning Commission and City Council as required by Title 17, Zoning of the Junction City Municipal Code.

- 2. Goal 2 – Land Use Planning**

- OAR 660-015-0000(2) (PART I – PLANNING): To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

- FINDING:** The Junction Comprehensive Plan currently serves as the controlling land use document for the City. The proposed amendment provides addition of a Use Allowed Outright in the Central Commercial Zoning District (C2), and removes prohibitive language within Uses Allowed Outright in the Light Industrial Zoning District (M1). The Comprehensive Plan policies provide the overarching framework for implementation of the Zoning Code and the process noted above.

5. Referrals were sent to city departments, and relevant local and state agencies and governments.

## **SUMMARY AND CONCLUSION**

For all the reasons set forth above, the proposed amendments comply with the Junction City Comprehensive Plan and other Junction City ordinances.

**DECISION**

**IT IS HEREBY ORDERED that the Junction City Council approves Ordinance \_\_\_\_\_ adopting the proposed amendments to the Junction City Municipal Code, based on the findings of fact stated in this report.**

Signature:

\_\_\_\_\_  
Michael J. Cahill, Mayor

Approval Date:

\_\_\_\_\_