



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

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

Date: 12/01/2014
Jurisdiction: City of Junction City
Local file no.: RZ 11-01
DLCD file no.: 007-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/24/2014. 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 less than 35 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



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

FOR DLCD USE
 File No.: 007-14 {22565}
 Received: 11/24/2014

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: Junction City

Local file no.: **RZ-11-01**

Date of adoption: 9/13/2011

Date sent: 11/21/2014

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):

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:

Staff research did not locate a Form 1

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

Phone: 541-998-4763

E-mail: jcogburn@ci.junction-city.or.us

Street address: 680 Greenwood St/PO Box 250

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:

For a change to a zoning map:

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

Change from RR5	to M1	Acres: 98.95
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): 16-04-29-00-200, 300, 400, 1800 & 1900

List affected state or federal agencies, local governments and special districts: Lane County, Lane Rural Fire Protection District, Junction City Water Control District

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. 1207

AN ORDINANCE AMENDING THE CITY OF JUNCTION CITY OFFICIAL ZONING MAP TO REZONE TAX LOTS 200, 300, 400, 1800 & 1900 OF T16S R04W S29 FROM LANE COUNTY EXCLUSIVE FARM USE (EFU) & RURAL RESIDENTIAL 5-ACRE MINIMUM (RR5) TO JUNCTION CITY ZONING LIGHT INDUSTRIAL (M-1)

WHEREAS, the City provided notice of and held public hearings before the Planning Commission and City Council as required by Section 112 of the Zoning Ordinance; and

WHEREAS, the City Council took testimony on this matter, taking said testimony into consideration in making its decision; and

WHEREAS, the City Council determined that said rezone from Lane County Exclusive Farm Use (EFU) to Junction City Zoning Light Industrial (M-1) is consistent with the plan designation of Industrial as set forth in the Junction City Comprehensive Plan; now therefore,

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

Section 1. The City of Junction City Official Zoning Map is hereby amended to reflect the new zoning of M-1, Light Industrial, for tax lots 200, 300, 400, 1800 & 1900 of T16S R04W S29 as previously annexed into the City Limits, and as more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference.

Section 2. The Common Council of the City of Junction City adopts the above findings and the Findings of Fact set forth in Exhibit "B", attached hereto and incorporated herein by this reference, as the basis of this decision to change the Junction City Official Zoning Map.

Section 3. This Ordinance shall take effect on the thirtieth day after its enactment.

Read in full for its first reading on the 13th day of September 2011.

Read by title only, for its second reading this 13th day of September 2011.

Passed by the Council this 13th day of September 2011.

Approved by the Mayor this 13th day of September 2011.

ATTEST:

APPROVED:


Kitty Vedrup, City Recorder

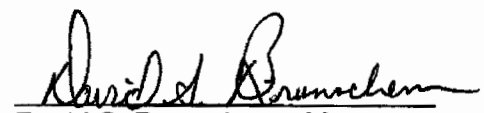

David S. Brunscheon, Mayor

EXHIBIT A - Rezone Request (RZ-11-01) Grain Millers Inc

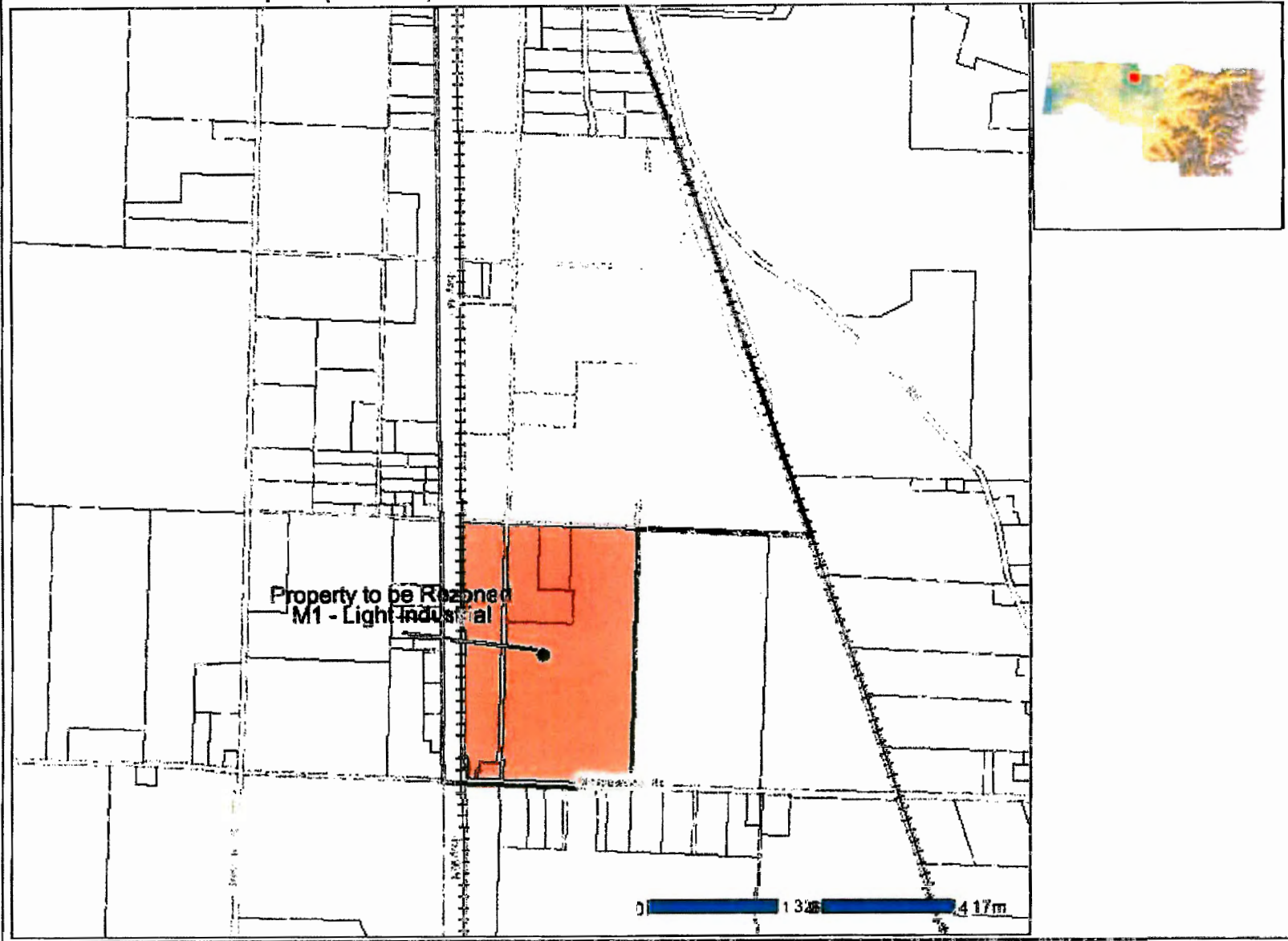


EXHIBIT A

EXHIBIT B

**FINAL ORDER
OF THE JUNCTION CITY COUNCIL
REZONE (RZ-11-01)
GRAIN MILLERS INC**

A. The Junction City City Council finds the following:

- a. The property owner, Grain Millers, Inc, initiated the Rezone request on June 10, 2011, as authorized by Section 106 of the Zoning Ordinance 950. The application was deemed complete on June 21, 2011.
- b. The Junction City Council followed procedures for a Type III Quasi-Judicial Hearing per Section 111(A)(3) of Zoning Ordinance 950.
- c. The Junction City Council held a public hearing in accordance with Section 113 after giving the required notice per Section 112 of the Zoning Ordinance and considered all material relevant to the Rezone Request that has been submitted by the applicant, staff and the general public regarding this matter.
- d. The subject property currently retains its County zoning, post annexation, but is designated Industrial by the Junction City Comprehensive Plan.
- e. The Light Industrial Zoning District implements the existing Industrial Plan Designation of the Junction City Comprehensive Plan.

B. IT IS HEREBY ORDERED THAT the Junction City City Council recommends approval of the zone change for Assessor's Map and Tax Lot 16-04-29; Tax Lots: 200, 300, 400, 1800 & 1900 based on the following Findings of Fact:

ORDINANCE 950—ZONING REGULATIONS - IV – ZONE CHANGE

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.

FINDING: The applicant and property owner, Grain Millers, Inc. has initiated an amendment to the City of Junction City Zoning Map. The applicant has requested to amend the City of Junction City Zoning Map to zone the property Light Industrial (M1). As such, the above stated criterion is satisfied.

Section 107. 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.

FINDING: The Applicant has submitted payment of appropriate fees for this set of applications. This criterion is met.

Junction City Comprehensive Plan Compliance

Junction City's municipal code does not contain criteria for addressing proposed changes to the zoning map. Therefore, the criteria to be applied in this case consist of demonstrating compliance with Oregon's Statewide Planning Goals and Junction City Comprehensive Plan. Because the proposal to apply "Light Industrial" zoning is essentially identical to the existing plan designation of "Industrial" on the Comprehensive Plan Map, the Applicant has submitted Comprehensive Plan Compliance findings. Staff has prepared findings and responses to the applicant's written statement that address applicable Junction City Comprehensive and Plan Policies Statewide Planning Goals.

Chapter 1: Citizen Involvement Element

FINDING: As stated by the applicant in their written statement, attached to the staff report as Exhibit I, this element of the Comprehensive Plan will be met by compliance with the adopted notification and hearing processes under Junction City Zoning Ordinance section 108, 111 and 112.

FINDING: The City is processing the Zone Change as a Type IV Legislative Decision per Section 111, and scheduled a hearing before the Junction City Planning Commission on July 19, 2011. At the July 19, 2011 meeting the Planning Commission postponed the hearing to a date certain on August 16, 2011.

FINDING: On June 29, 2011 the public hearing was advertised in the Tri-County Tribune, at least 10 days prior to the public hearing scheduled for July 19, 2011 and on June 30, 2011 the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site per section 112 of the City's zoning ordinance.

FINDING: On August 31, 2011 the City Council public hearing was advertised in the Tri-County Tribune, at least 10 days prior to the public hearing scheduled for September 13, 2011.

Chapter 2: Environmental Element

FINDING: As stated by the applicant, the 98 acre site has approximately 44 acres of delineated wetlands. Consistent with the Wetland Resource Policies of the Comprehensive Plan, prior to issuance of a development permit, the request would be referred to the Division of State Lands and Army Corp of Engineer for their review and comment. Prior to issuance of a development permit the request would be referred to the Division of State Lands and Army Corps of Engineers for the review and comment. This review would take place during

the Development Review process at the City. The Zone change request does not affect delineated wetlands.

Chapter 3: Land Use Element

FINDING: Table 3-1 of the Land Use Element specifies that the Light Industrial and Heavy Industrial Zoning Districts implement 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.

Junction City Zoning Ordinance 950, Section 51. Uses Permitted Outright. In a M1 zone, only the following uses and their accessory uses are permitted outright:

(14) Processing, packaging or storage of food or beverages, but not including processes involving distillation, fermentation, slaughtering or rendering of fats and oils.

FINDING: The proposed Light Industrial zoning for the property is consistent with its intended use as a future grain milling facility per Zoning Ordinance 950, Section 51(14).

Chapter 4 – Economic Development Element

FINDING: As stated in the applicant’s submittal, prior to expansion of the UGB, a Commercial and Industrial Buildable Lands Inventory and EOA was prepared by ECO NW which particularly addressed site characteristics necessary to accommodate Grain Millers light industrial use.” The analysis specifically found that there were not adequate sites within the Urban Growth Boundary of the City of Junction City and the need for the subject site for location of the desirable industrial use of the Grain Millers processing plant was clearly established.

FINDING: Policy 4.2.1 of Chapter 4 of the Junction City Comprehensive Plan states “Provide large sites to meet regional industrial land needs. These sites must be located along the Highway 99 corridor, and should be readily serviced with water and sanitary sewer and have relatively few wetlands. One site must have access to the rail lines that run parallel to the Highway 99 corridor to accommodate Grain Millers.”

FINDING: The subject site was identified in the City’s recent UGB Amendment (expansion). When the City of Junction City’s Urban Growth Boundary (UGB) was amended through Periodic Review to include the subject property, the Oregon Department of Land Conservation and Development acknowledged the City of Junction City Comprehensive Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCD Order #001777 February 18, 2010).

Chapter 6: Transportation Element

FINDING: The site borders Hwy 99, a State Facility, and Meadowview Road, a Lane County facility therefore there are no applicable Transportation Policies that relate to this zone change request. Statewide Planning Goal Compliance for Transportation is addressed under Goal 12, Transportation Planning Rule, below.

Chapter 7: Public Facilities Element

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 a level in excess of projected demands.” (Chapter 7, p. 1)

FINDING: The City agrees with the applicant’s statement that the goal is generally not applicable to the zone change request “in that it contemplates public planning to provide for public facilities”. However, as stated in the applicant’s written submittal and addressed in the applicant’s annexation application (A-10-02), the City does not currently have adequate water and sewer capacity to serve the Grain Millers site. As part of the new prison project DOC has funded a new Wastewater and Water Master Plan, and the City in conjunction with the State is in the process of completing a number of upgrades to water and sewer systems. Water and sewer lines have been extended to the northern boundary of the subject site and a water facility and sewer collection and pumping upgrades are expected to be completed in the winter of 2011 or spring of 2012. Grain Millers Inc will be required to demonstrate that an adequate water supply and sewer treatment and disposal capacity will be provided concurrent with development of the property, as a condition of development approval and in satisfaction of a specific provision of the Annexation Agreement between Grain Millers and the City.

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.

FINDING: This goal will be met by compliance with the adopted notification and hearing processes under Junction City Zoning Ordinance sections 108, 111 and 112.

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 (Land Use Planning) 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 was identified in the City’s recent UGB Amendment (expansion). When the City of Junction City’s Urban Growth Boundary (UGB) was amended through Periodic Review to include the subject property, the Oregon Department of Land Conservation and Development acknowledged the City of Junction Comprehensive Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCDC Order #001777 February 18, 2010).

During the periodic review process, the City agreed to redesignate the subject site on the Comprehensive Plan Map to Industrial. On November 16, 2010 The City adopted Ordinance 1202 to amend the Junction City Comprehensive Plan Map to redesignate the subject site to 'Industrial.'

Light Industrial (M1) zoning implements the City's Comprehensive Plan land use designations, Chapter 3 Table 3. Therefore the zone change request to Light Industrial is consistent with the City's DLCD acknowledged Comprehensive Plan.

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. Because the subject parcel is designated Industrial in the acknowledged Urban Growth Boundary of the City of Junction City and is identified for urban uses, Goals 3 and 4 are not applicable to this decision.

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 site has approximately 44 acres of delineated wetlands. As stated by the applicant in their written statement attached to the Staff Report (RZ-11-01), prior to issuance of a development permit, the application request would be referred to the Division of State Lands and Army Corps of Engineers for review and comment. This review would take place during the Development Review process at the City.

FINDING: The requested zone change does not impact delineated wetlands on site and therefore is consistent with Goal 5 above.

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. The proposed Zone Change has no Goal 6

impact. Environmental impacts will be addressed in the subsequent land use review for the 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.

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 covering the subject property indicates that a portion of the property is in "Flood Zone A". The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Thus, Goal 7 has been properly addressed. Flood Hazard impacts will be addressed in the subsequent land use review for the proposed development.

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 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.

FINDING: As stated in the applicants submittal, prior to expansion of the UGB, a Commercial and Industrial Buildable Lands Inventory and EOA was prepared by ECO NW, which particularly addressed site characteristics necessary to accommodate Grain Millers light industrial use. The analysis specifically found that there were not adequate sites within the Urban Growth Boundary of the City of Junction City for the desirable industrial use of the Grain Millers processing plant. The need for the subject site as the location for this industrial use and the requested rezone satisfies the BLI identified needs. The proposed rezone has no impact on other BLI established needs.

FINDING: The subject site was identified in the City's recent UGB expansion. When the City of Junction City's Urban Growth Boundary (UGB) was amended through Periodic Review to include the subject property to meet an identified need, the Oregon Department of Land Conservation and Development acknowledged the City of Junction Comprehensive

Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCDC Order #001777 February 18, 2010).

Goal 10 Housing

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

FINDING: This proposal does not involve any lands designated for residential uses, and therefore does not directly impact housing. Goal 10 compliance is unaffected by this proposal.

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 proposed Zone Change has no impact on the provision of public facilities and services. However, as stated in the applicant's written submittal, and addressed in the applicant's annexation application (A-10-02), the City does not currently have adequate water and sewer capacity to serve the Grain Millers site. As part of the new prison project DOC has funded a new Wastewater and Water Master Plan. The City, in conjunction with the State, is in the process of completing a number of identified upgrades to water and sewer systems. Water and sewer lines have been extended to the northern boundary of the subject site and a water facility and sewer collection and pumping upgrades are expected to be completed in the winter of 2011 or spring of 2012. Grain Millers Inc will be required to demonstrate that an adequate water supply and sewer treatment and disposal capacity will be provided concurrent with development of the property, as a condition of development approval and in satisfaction of a specific provision of the Annexation Agreement between Grain Millers and the City.

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 into place measures to assure allowed land uses are consistent with the identified function, capacity, and performance standards of the facility."

FINDING: The applicant's rezone request from county zoning to city zoning allows development of the site which will impact the county and state transportation facilities and therefore requires a Transportation Planning Rule (TPR) compliant Transportation Impact Analysis (TIA).

FINDING: As required by ODOT and Lane County, the applicant prepared a Transportation Impact Analysis addressing impacts to HWY 99 and Meadowview Road and addressed the Transportation Planning Rule (TIA attached to Staff Report RZ-11-01). Lane County Transportation Planning and ODOT agreed with the analysis and stated that the zone change will not have a significant affect on the transportation facilities per agency comments below and as included in the Staff Report (RZ-11-01).

Lane County: "TP concurs that impacts to the County facilities, particularly the intersection of Meadowview Road and Prairie Road is relatively insignificant from the TPR perspective. The intersection of Highway 99 and Meadowview Road is under the Oregon Department of Transportation (ODOT) jurisdiction. TP defers to ODOT as to determine adequacy of the submittals for the TPR significant test purposes."

ODOT: "We would like to note that, while ODOT concurs that no significant affect exists per the TPR, we do have concerns regarding safety at the intersection of Meadowview and Highway 99 - particularly in relation to truck traffic and the rail line. Given this concern, ODOT would appreciate the opportunity to review and comment on any subsequent TIA's required as part of the development proposal process..."

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 so as to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed urban growth area amendment have been considered in the Goal 14 alternatives analysis process undertaken as a part of the recently-approved UGB expansion. The proposed change in land use designation of the site does not affect the actual proposed use, its location, or its energy impacts. 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 Zoning Map Amendment does not involve urbanization of any land not currently within the Junction City UGB. The subject parcel was the subject of a recently-approved UGB expansion; Goal 14 impacts were addressed in detail through that

earlier process. Applicant's proposal is consistent with Goal 14, as the proposed City zoning of Light Industrial implements the existing Industrial designation imposed at the time the property was included within the City's UGB.

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.

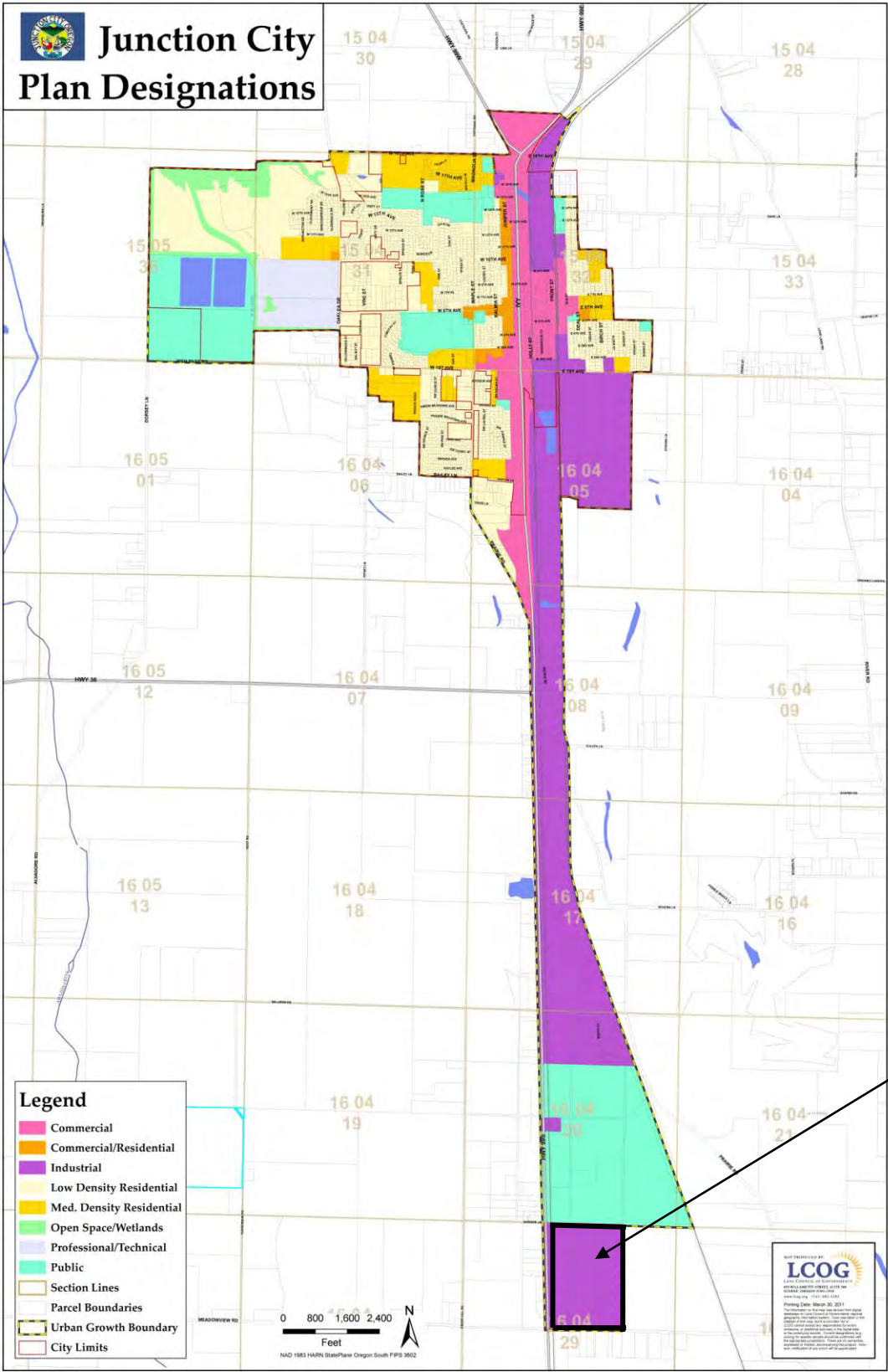
Goals 16-19; Estuary Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources: These goals are not relevant to this proposed amendment because there is no coastal, estuarine, ocean, or beach and dune resources related to the site.

FINDING: Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and no further analysis is required.

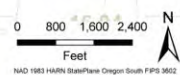
FINDING: The Applicant has provided evidence that demonstrates how the proposed zone change complies with all applicable approval criteria and the City Council approves the zone change with the conditions listed above.

Signature: _____ Approval Date: _____
David Brunscheon
Mayor

 **Junction City
Plan Designations**



- Legend**
- Commercial
 - Commercial/Residential
 - Industrial
 - Low Density Residential
 - Med. Density Residential
 - Open Space/Wetlands
 - Professional/Technical
 - Public
 - Section Lines
 - Parcel Boundaries
 - Urban Growth Boundary
 - City Limits

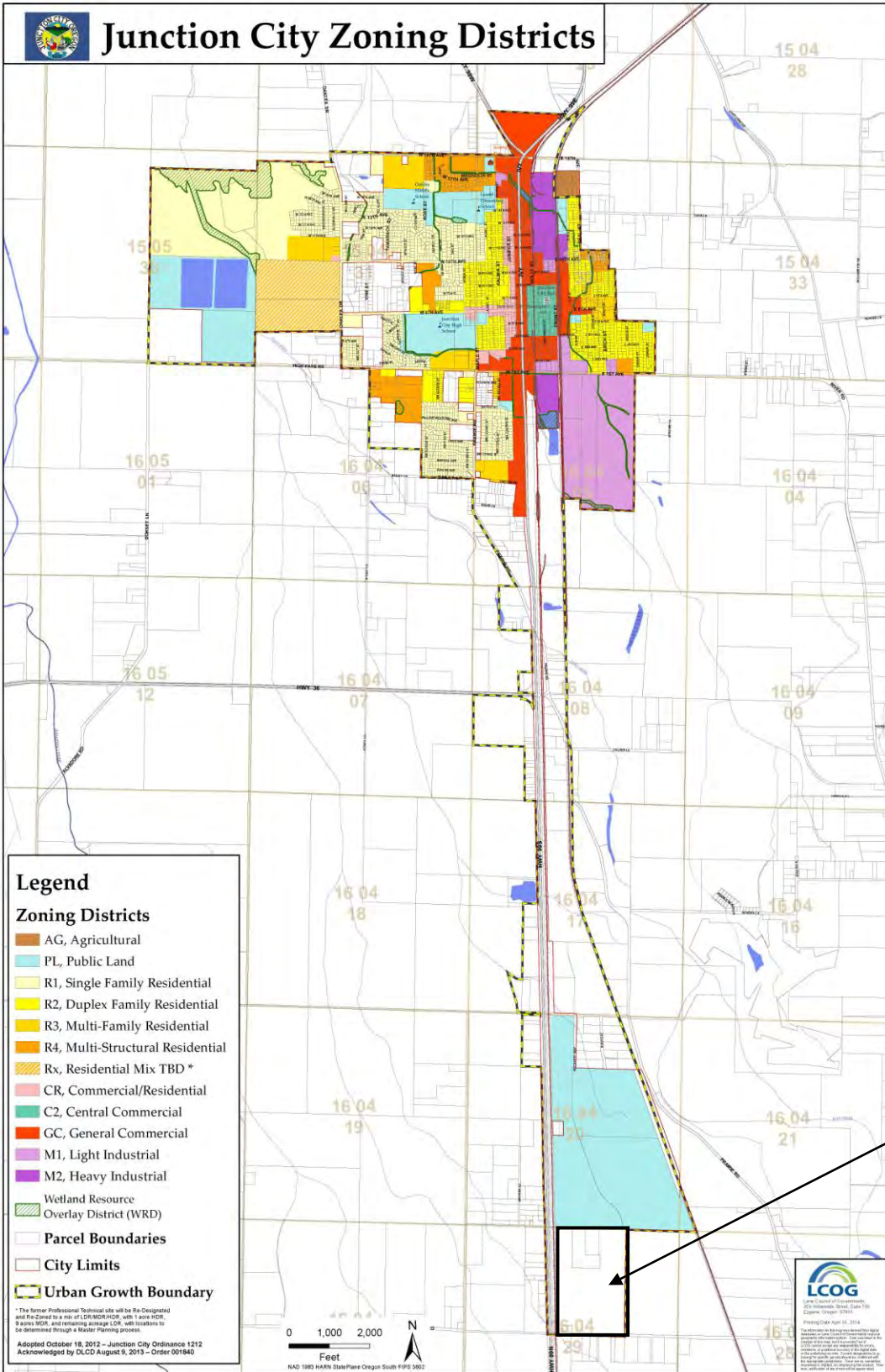


MAP PREPARED BY
LCOG
LAND CONSULTING & ENVIRONMENTAL
ENGINEERING ARCHITECTURE CITY PLAN
www.lcog.org (503) 485-1333
Printing Date: March 30, 2011
This map is a representation of the information provided to LCOG. LCOG is not responsible for the accuracy of the information provided to LCOG. LCOG is not responsible for the accuracy of the information provided to LCOG.

Site



Junction City Zoning Districts



Legend

Zoning Districts

- AG, Agricultural
- PL, Public Land
- R1, Single Family Residential
- R2, Duplex Family Residential
- R3, Multi-Family Residential
- R4, Multi-Structural Residential
- Rx, Residential Mix TBD*
- CR, Commercial/Residential
- C2, Central Commercial
- GC, General Commercial
- M1, Light Industrial
- M2, Heavy Industrial
- Welland Resource Overlay District (WRD)

Parcel Boundaries

City Limits

Urban Growth Boundary

* The former Professional Technical site will be Re-Designated and Re-Zoned to a use of LDR-MIXED USE, with 1-acre MDR, 9 acres MCR, and remaining acreage LDR, with conditions to be determined through a Master Planning process.

Adopted October 18, 2012 - Junction City Ordinance 1212
Acknowledged by DLCD August 9, 2013 - Order 001840



LCOG
Lane County Government
225 NW Bond Street, Suite 700
Eugene, Oregon 97401

Printing Date: June 10, 2016

The information on this map was prepared by the Lane County Planning Department. It is intended to provide a general overview of the information and is not intended to be used as a legal document. For more information, please contact the Lane County Planning Department at (541) 345-3300.

Site

