



# CITY OF JUNCTION CITY LAND USE APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448  
Ph 541-998-3125 ■ [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us) ■ [www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

Date Submitted:	Received By:	Fee Paid: \$	Supplemental Application:
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**Section 1**  
**LAND USE ACTION (SEE TABLE 1):** Type 2 Conditional Use Permit

**Section 2**

<b>Site Address:</b> Corner of E 8th and Elm	<b>Location Description:</b> East side of East 8th and Elm St.
<b>Property Size:</b> 0.28 acre (12,197 sq. ft.)	<b>Assessor's Map &amp; Tax Lot #:</b> 15-04-32-31-02200
<b>Present Use:</b> Vacant	<b>Proposed Use:</b> multi-family Residential
<b>Brief Summary of Action Requested:</b> Construction of 4 attached multi-family units	
<b>Are there other permit applications associated with this application?</b> If yes, list: n/a	

**Section 3**

I have the following legal interest in the property (Circle one):

Owner of Record     Lessee     Contract Purchase     Holder of an exclusive Option to Purchase

*Written authorization from the owner to act as his/her agent must be provided if not the owner of record*

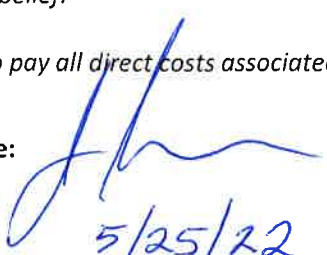
**Section 4**

<b>Applicant:</b> Celtic Homes	
<b>Address:</b> PO Box 20025    Keizer OR 97307	
<b>Phone:</b> 503-339-7790	<b>E-Mail:</b> office@celticbui1thomes.com
<b>Property Owner:</b> Celtic Homes	
<b>Address:</b> Same	
<b>Phone:</b> Same	<b>E-Mail:</b> Same
<b>Contact:</b> Jason Flores (if different than Applicant)	
<b>Address:</b> Same	
<b>Phone:</b> 503-580-6422	<b>E-Mail:</b> jason@celticbui1thomes.com

**City of Junction City  
LAND USE APPLICATION**

<b>Section 5</b>	
<b>Required Information</b>	
	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

<b>Section 6</b>		
<b>Supplemental Application:</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Attachment(S):</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>Section 7</b>	
<b>Your signature below acknowledges the following:</b>	
<p><b>1. Payment of the base fee may not cover the City's costs associated with processing the Application.</b>  <i>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, &amp;/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i></p> <p><b>2. The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</b></p> <p><b>3. Signer agrees to pay all direct costs associated with processing this land use application.</b></p>	
<b>Applicant Signature:</b>	
<b>Date:</b>	5/25/22



Celtic Homes, LLC

PO Box 20025  
Keizer, OR 97307  
(503) 339-7730

March 23, 2022

City of Junction City  
Planning Department  
1171 Elm Street  
PO Box 250  
Junction City, OR 97448

**RE: Celtic Homes, LLC - Conditional Land Use Permit Application for 4 Attached Townhomes, Single-family dwellings - Corner of Elm Street and E 8th Ave.**

Dear Junction City Planning Department Staff and Planning Commission members:

This letter contains the analysis and findings to accompany the application submittal for the Celtic Homes, LLC conditional use permit requesting review for construction of four (4) attached, multi-family units at the corner of Elm Street and E 8th Avenue. In order to provide ease of staff review, this letter will be organized into the following sections: 1) Project Overview; 2) Site Conditions; 3) Criteria Analysis; 4) Conclusion.

**1. PROJECT OVERVIEW**

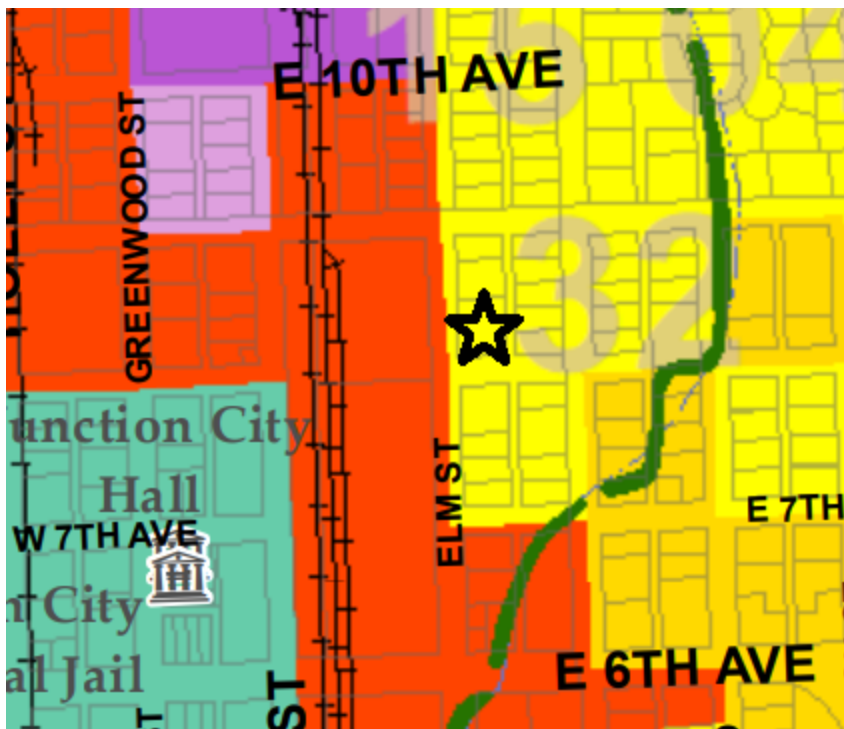
The applicant and property owner, Celtic Homes, LLC, is requesting review of a conditional use permit application for the construction of four attached multi-family units which includes the following:



*Rear View*

- Four attached units: (2) one-story outer units, (2) two-story inner units
- Each living unit contains 3 bedrooms, 2 or 2.5 bathrooms, with an attached 2-car garage.

The property is not addressed, at this time, in Junction City. The property is legally described as Map/Tax Lot 15-04-32-31-02200 in Section 32 of Township 15S, Range 04W. It is a 0.28-acre (12,197 square feet) unit of land lying on the east side of Elm Street at the corner of East 8<sup>th</sup> Ave and Elm Street.



The site is located approximately 0.10 miles north of the intersection of Elm Street and 6<sup>th</sup> Ave.

The subject property is zoned Duplex Residential (R2) by the City of Junction City Zoning Map (left). Section 17.15.010 of the Junction City Municipal Code identifies R2 zones as only a single and two-family dwellings (duplexes) are permitted outright, and subject to the conditional use criteria: “Multi-family” shall comply with applicable standards listed in the R3 zone.

Junction City Municipal Code 17.20.140 R3 zone uses:

## 2. SITE CONDITIONS

The subject property sits along the east side of Elm Street in northeast Junction City, north of 6<sup>th</sup> Ave/Elm Street intersection. The property is an undeveloped 0.28-acre unit of land which was created in 1946 that consists of Lot 6, Blk 35, Lot 7, Blk 35, and Lot 8, Blk 35.

The majority of the property is level with very little slope. The property is .5” higher than alley way and roughly 1’ higher than Elm Street.

The existing conditions of Elm Street do not pose any substantially steep grades or maneuverability constraints to the overall layout of the proposed design. The project proposes one primary access drive located off of E 8th Ave to a rear alley. Utility services for water, sewer, and storm lines are located at the street and available for connection. Overhead electrical poles are located along the west side of Elm Street along the entire west property line. Sidewalks currently in place on E 8th Ave and Elm Street and are adequate. Elm Street is approximately 34 feet in width and is a dead-end street terminating approximately 0.33 of a mile north of the subject property. Elm Street functions as a local access street which generates minimal daily traffic and provides through connection to multiple nearby local streets.

As mentioned previously, the site is zoned R2 Duplex Residential (R2). The subject property is positioned within a primarily zoned area with Duplex Family Residential (R2) single-family houses to the north, east, and south. Adjacent and nearby properties include Bi-Mart to the southwest, and Celtic Storage Junction City to the east across Elm Street.

## 3. CRITERIA ANALYSIS

Per Section 17.130.030 of the JCMC, the planning commission shall develop findings of fact to justify either approving or denying a conditional use permit. The planning commission may approve such requests when it is determined the request is in conformance with all the following four requirements:

1. *The proposal is in conformance with the zoning ordinance for Duplex Residential Zone (R2) 17.15*

Per section 17.15.020, in an R2 zone, the following uses and their accessory uses are permitted when *authorized in accordance with the requirements of*

*Chapter 17.130 JCMC*

C. 4 units attached, which shall comply with applicable standards listed in the R3 zone. Standards from

Chapter 17.20 MULTIPLE-FAMILY RESIDENTIAL ZONE (R3) are as follows:

17.20.010 A. Multiple-family dwellings (three or more attached units on one lot). Proposed 4 attached units

17.20.020 This code section is not applicable to this project

17.20.030 The applicant, Celtic Homes, LLC will apply for the development review at a later date in order to satisfy conditions of JCMC 17.150.070 (A)(1), Type I Procedure – Administrative Decision.

17.20.040 A. For multiple-family dwellings, residential care homes, and residential care facilities the minimum lot area shall be 7,500 square feet. The minimum lot width at the front building line shall be 50 feet, and 35 feet for cul-de-sac lots.

17.20.050 Builder will meet all setback requirements as stated in Section 17.20.050 for R3 zone.

17.20.060 This code section is not applicable to this project

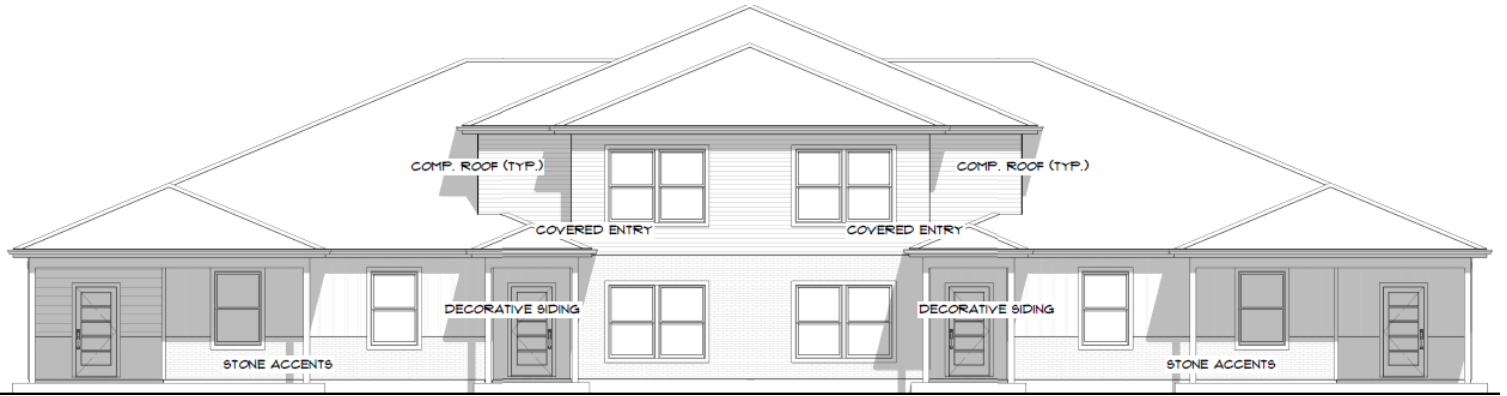
17.20.070 We met the overall height requirement of 35 feet or less by constructing our building at 27'-10" at the tallest point.

17.20.080 Builder will abide by the requirement that the building shall not occupy more than 60 percent of the lot area.

17.20.090 Builder plans to meet this code requirement with a single-level unit to the interior lot line.

17.20.100 As stated in the Site Conditions: The project proposes one primary access drive located off of E 8th Ave to a rear alley in order to meet code requirements.

17.20.110 Plans for proposed buildings will prove the requirements are met for continuous horizontal distance, roof forms, design features for street-facing elevations (facades), eyes on the street. Garages are accessed by an alley off E 8th Ave behind dwellings.



17.20.120 This code section is not applicable to this project

17.20.130 This code section is not applicable to this project

17.20.140 A. This code section is not applicable to this project

- B.
  - 1. Developer intends to meet or exceed the City of Junction City standards
  - 2. This code section is not applicable to this project
  - 3. Developer intends to meet or exceed the City of Junction City standards
  - 4. Developer intends to meet or exceed the City of Junction City standards
  - 5. Developer intends to meet or exceed the City of Junction City standards
- C. This code section is not applicable to this project
- D.
  - 1. Developer intends to meet or exceed the City of Junction City standards
  - 2. This code section is not applicable to this project
- E.
  - 1. Developer intends to meet or exceed the City of Junction City standards
  - 2. Developer intends to meet or exceed the City of Junction City standards
  - 3. Developer intends to meet or exceed the City of Junction City standards
  - 4. Developer intends to meet or exceed the City of Junction City standards
- F.
  - 1. Developer intends to meet or exceed the City of Junction City standards
- G. Developer intends to meet or exceed the City of Junction City standards
- H.
  - 1. This code section is not applicable to this project
  - 2. Developer intends to meet or exceed the City of Junction City standards
  - 3. This code section is not applicable to this project
  - 4. This code section is not applicable to this project
  - 5. This code section is not applicable to this project
  - 6. Developer intends to meet or exceed the City of Junction City standards
- I.
  - 1. Developer intends to meet or exceed the City of Junction City standards
  - 2. Developer intends to meet or exceed the City of Junction City standards

## *Chapter 17.85 ACCESS MANAGEMENT*

- 17.85.010 Developer intends to meet or exceed the City of Junction City standards
- 17.85.020 Developer intends to meet or exceed the City of Junction City standards
- 17.85.030 Developer intends to meet or exceed the City of Junction City standards
- 17.85.040 Developer intends to meet or exceed the City of Junction City standards
- 17.85.050 Developer will be using the existing alley way currently in place and will bring it to current City of Junction City standards
- 17.85.060 Developer will be using the existing alley way currently in place and will bring it to current City of Junction City standards
- 17.85.070 This code section is not applicable to this project
- 17.85.080 This code section is not applicable to this project
- 17.85.090 Developer will be using the existing alley way currently in place and will bring it to current City of Junction City standards
- 17.85.100 Developer will be using the existing alley way currently in place and will bring it to current City of Junction City standards
- 17.85.110 Developer intends to meet or exceed the City of Junction City standards
- 17.85.120 This code section is not applicable to this project

## *Chapter 17.90 OFF-STREET PARKING AND LOADING*

- 17.90.010 Developer intends to have 2 parking spaces per unit not counting the garage parking
- 17.90.020 This code section is not applicable to this project
- 17.90.030 This code section is not applicable to this project

### **2. The property is adequate in size and shape to accommodate the proposed use, together with all other zoning requirements and any additional conditions imposed by the planning commission.**

The subject property is 0.28 acres and rectangular in shape which is ideal for the proposed 4-unit, attached townhome project. As shown in section 17.20.110, the front of the property will fit in nicely with the other single-family dwellings that abut this property to the north, the east, and to the south. As mentioned previously, access to the property will be met with an alley from East 8th Ave. The applicant anticipates meeting all code requirements as described in 17.20 as described above.

### **3. Public facilities are of adequate size and quality to serve the proposed use.**

Sewer, water, electric and stormwater connections are all available in the immediate vicinity of the project site.

### **4. The proposed use will prove, or can be made to be through imposing conditions, reasonably compatible with surrounding properties.**

It is anticipated that the development of the proposed four-unit, attached multi-family building will have no greater impact on abutting properties than that of a permitted use within the R2/R3 zone. The proposed lot coverage, setbacks and density are comparable to that of the uses permitted outright per 17.20 of the JCMC.

## **4. CONCLUSION**

Based on the findings provided in the previous section, the applicant, Celtic Homes, LLC, determines that the proposal is consistent with the conditional use permit criteria contained within Section 17.130 of the Junction City Municipal Code (JCMC) and therefore requests approval for the construction of 4-unit, attached townhomes at the intersection of Elm Street and East 8th Avenue, provided that all the development standards are met at the time of site review.

If you have any questions in regards to the material provided within this letter or require additional information please feel free to contact me at 503-339-7790.

Respectfully,

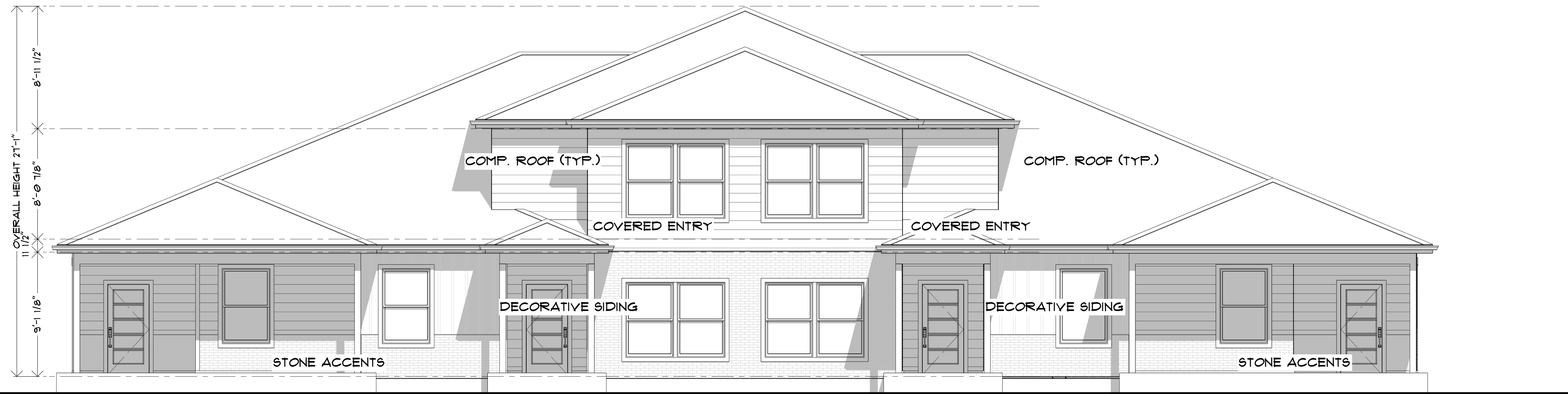
Jason Flores  
Celtic Homes, LLC

Enclosed attachments:  
Preliminary Site Plan

ELM STREET TAX ID 0012193  
JUNCTION CITY, OREGON

111 S. FIRST STREET  
SILVERTON, OR  
WAVRADESIGNCO@GMAIL.COM  
WAVRADESIGNCO.COM  
PH. 503-932-4134

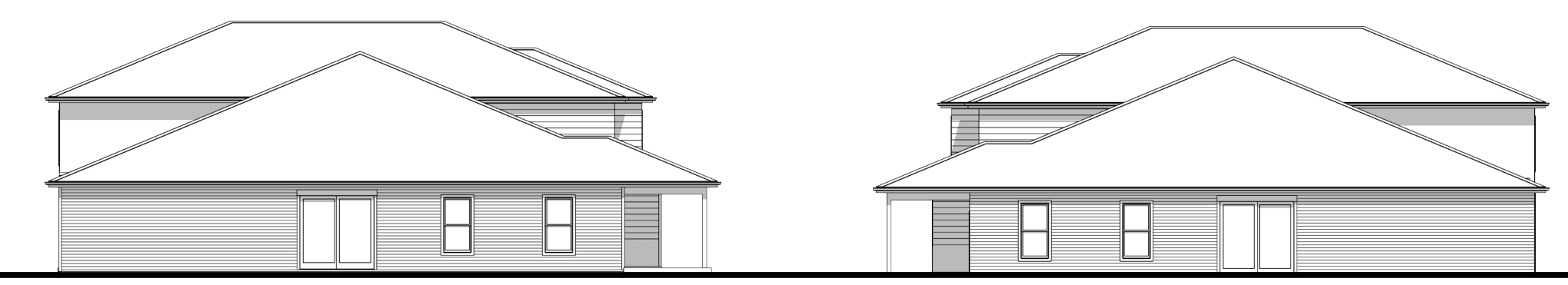
THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. ANY USE OF THESE PLANS IN EXCESS OF THE LICENSE ACCEPTED BY THE CUSTOMER SHALL BE AT THE USER'S OWN RISK AND WAVRA DESIGN CO. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATIVE TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS AND/OR OMISSIONS. UNAUTHORIZED USE OR COPYING OF THESE PLANS FOR THE DESIGN THEY DEPICT INFRINGES RIGHTS UNDER THE COPYRIGHT ACT.



**FRONT ELEVATION**



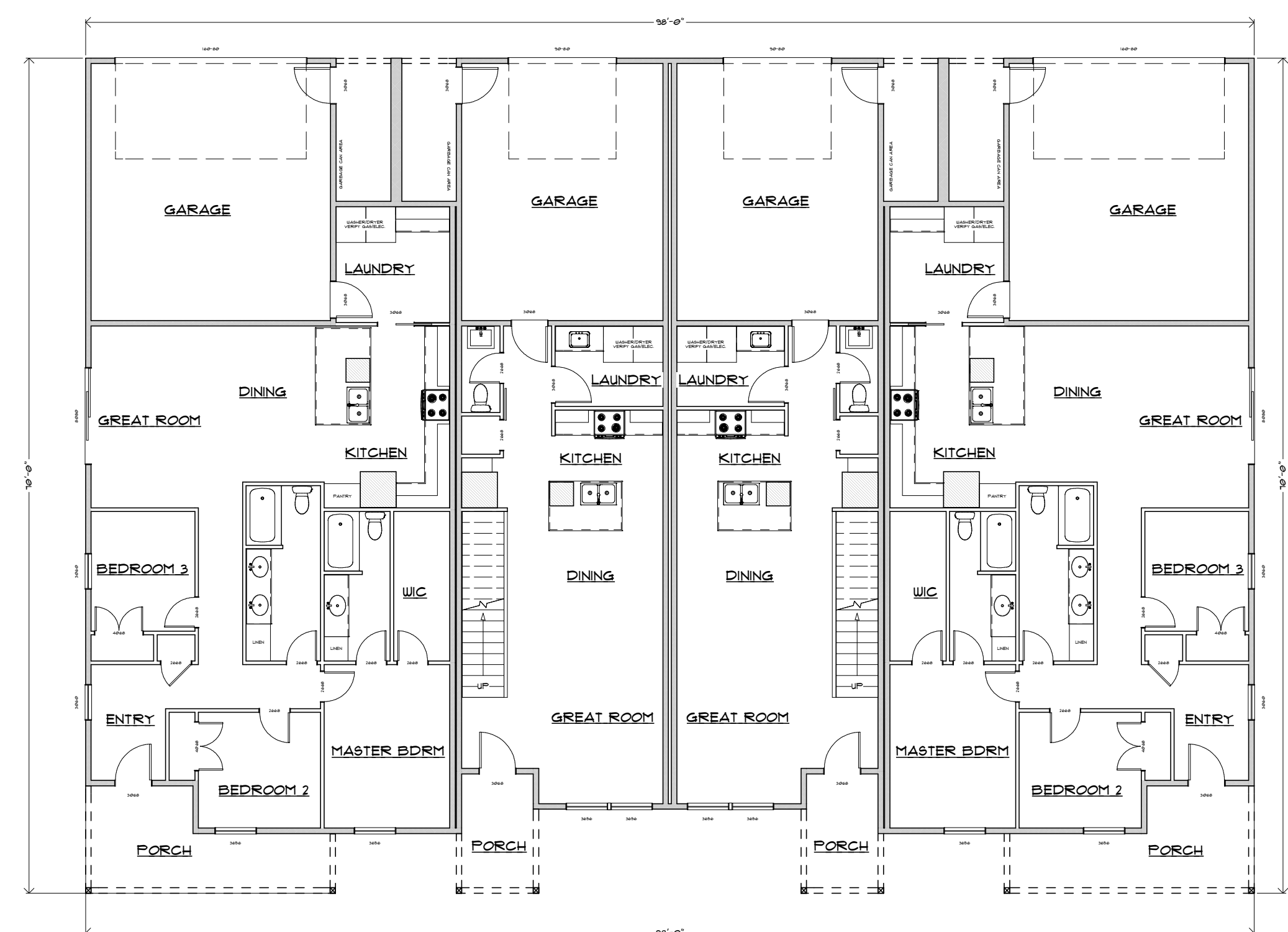
**REAR ELEVATION**



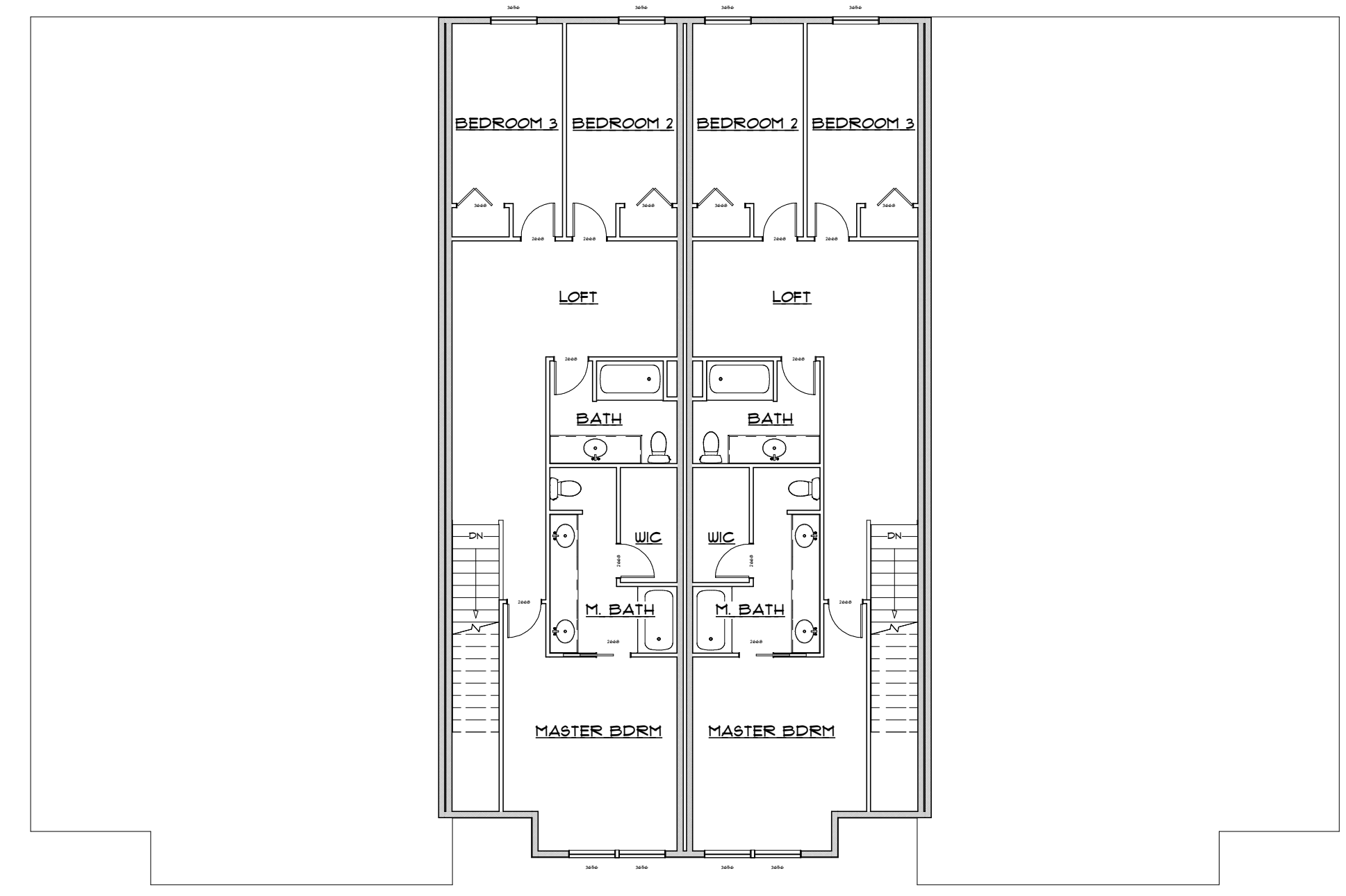
**RIGHT AND LEFT ELEVATION (S)**

END UNIT:  
3 BEDS  
2 BATHS  
1401 SQUARE FEET  
SINGLE STORY

INSIDE UNIT:  
3 BEDS  
2 BATHS  
1722 SQUARE FEET  
TWO STORY

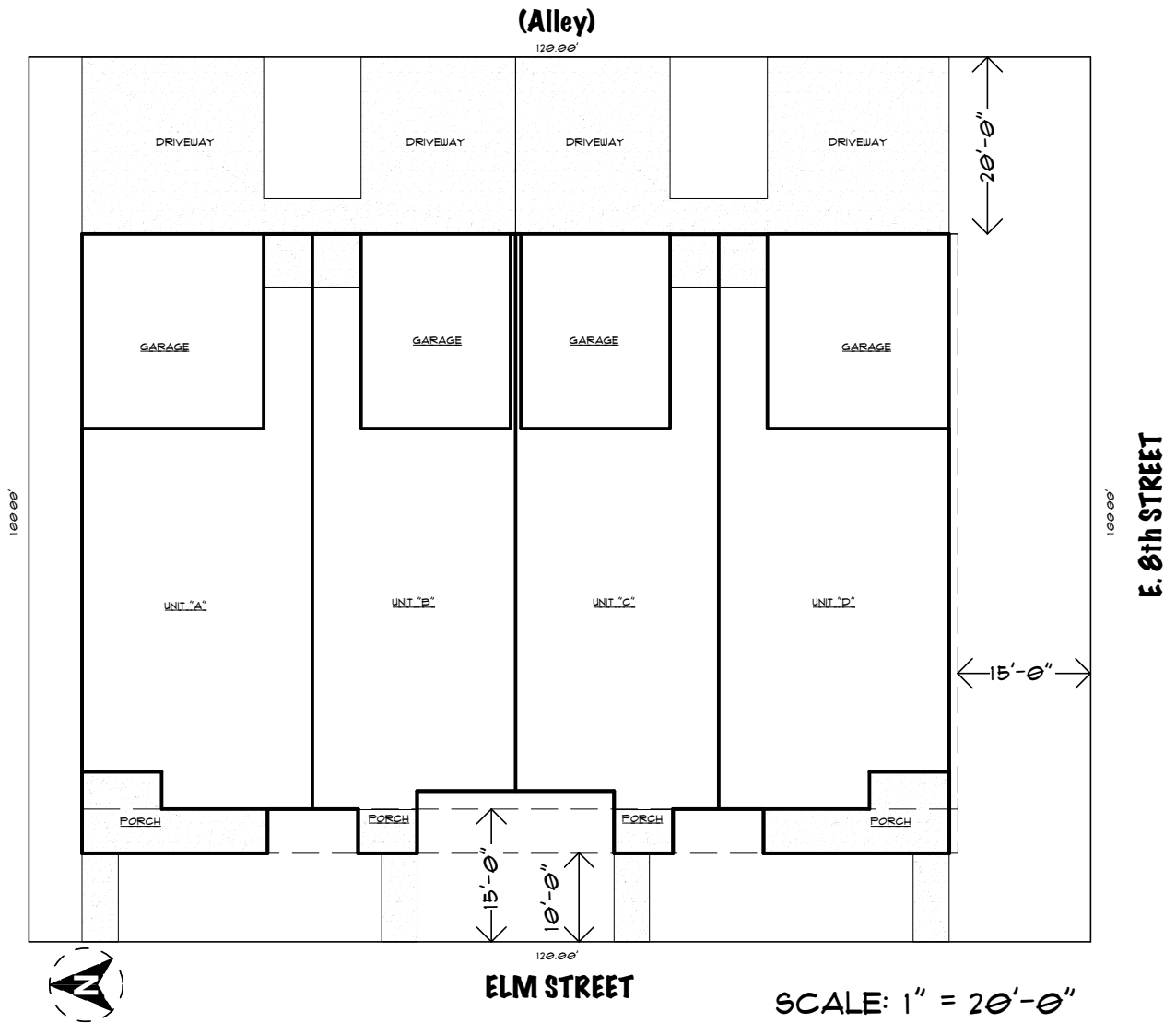


**MAIN FLOOR**



**SECOND FLOOR**





ELM STREET TAX ID 0012193  
JUNCTION CITY, OREGON