



JUNCTION CITY PUBLIC WORKS DEPARTMENT
1171 Elm Street / P.O. Box 250
Junction City, Oregon 97448
Ph: 541.998.3125
jcplanning@ci.junction-city.or.us
www.junctioncityoregon.com

FINDINGS OF THE JUNCTION CITY PLANNING DEPARTMENT:

STAFF REPORT: 1520 JUNIPER STREET CONDITIONAL USE PERMIT (FILE # CUP-23-29)

Application Summary:

Conditional Use application to allow a major alteration of a nonconforming single family detached dwelling in the General Commercial Zone (GC).

Owner(s)/Applicant(s):

Darrell & Connie Madsen, 92540 Chardonnay Way, Cheshire, OR 97419

Report Prepared by:

Chloe Trifilio, Assistant Planner, Lane Council of Governments on behalf of Junction City Planning Department, 541-682-4247

Date of Report:

August 4, 2023

Subject Property/Zoning/Location:

The subject site is at 1520 Juniper Street, and further identified as Tax Lot 01500 of Lane County Assessor's Map 15-04-32-22. The site is zoned GC, General Commercial.

Relevant Dates:

The application was submitted on June 12, 2023, deemed incomplete on July 7, 2023, and deemed complete on July 26, 2023. Notice of Public Hearing was mailed July 27 and published in the Register Guard newspaper on July 31, 2023. The staff report was issued on August 4, 2023, for the August 16, 2023 public hearing.

Associated Files:

A building permit for the demolition of the existing garage has been submitted was issued, Record Number 467-23-000077-STR. A review of files for the subject site identified a water service replacement permit, Record Number P073-R-11C and an electrical permit, Record Number 467-RE-16-070 (Attachment A.4).

REQUEST

The applicants/owners are proposing a major expansion (over 10% of the square footage) of a nonconforming single-family detached dwelling in a General Commercial zone (GC). Specifically, the applicants/owners seek to replace the existing attached garage with a larger one and add a second-story residence above it. The proposed expansion is on the east side of the subject property, and in the side yard.

Junction City Municipal Code Section 17.125.030(B) permits, subject to the provisions for conditional use permits, a major alteration of a nonconforming structure. Junction City Municipal Code 17.130.030 authorizes the Planning Commission to act upon a request for a conditional use permit.

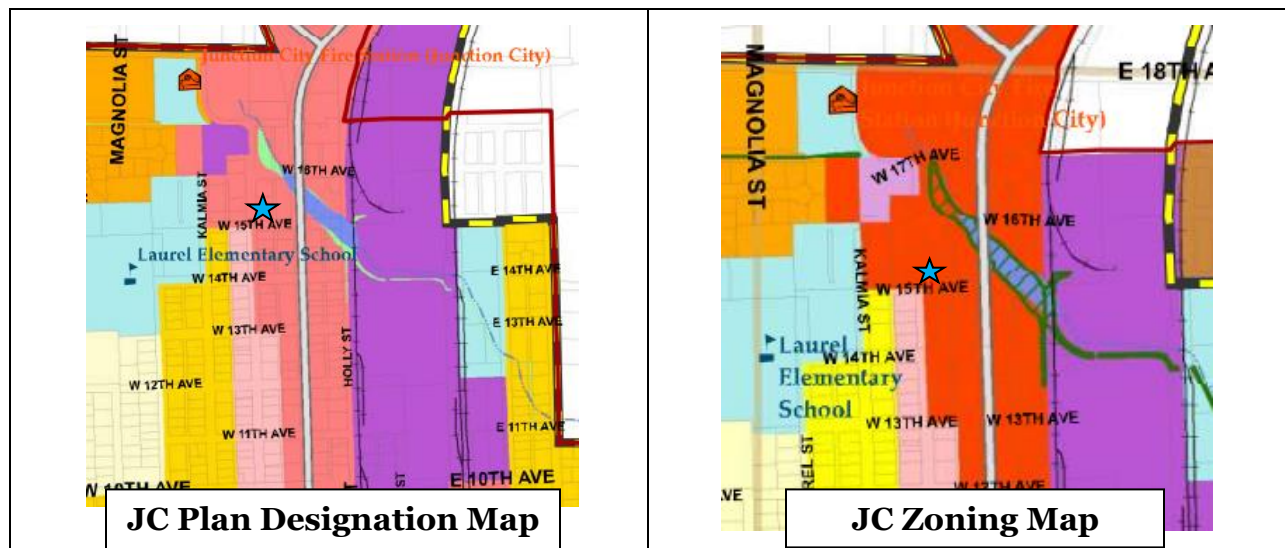
PUBLIC NOTICE AND REFERRALS

Per JCMC 17.150.080 (B), “with the exception of Type IV applications, notice of hearing or contemplated land use action shall be mailed to the applicant and to all owners and abutting property owners, including owners of property which would be abutting if there were not intervening streets, of the property which is the subject of the notice. In addition, notice shall be provided to all owners of record of property on the most recent property tax assessment roll within 300 feet of the subject property. Notice shall be mailed at least 20 days before the date of the hearing or review.”

On July 27, 2023, staff mailed a notice of public hearing to the applicant, property owners and residents within 300 feet of the subject site. As of the date of this report, no public comments have been received. A copy of the notice is included as Attachment A.3.

Referral comments on the application were also requested from various affected service providers and City departments on July 27, 2023. A copy of the referral is included as an attachment to this staff report (Attachment A.2) and located in the application file for reference. As of the date of this report, one comment has been received from an affected City department. None have been received from an affected service provider.

GENERAL PROPERTY INFORMATION



The applicant submitted a land use application for a proposed dwelling expansion at 1520 Juniper Street, in the General Commercial zone. The proposed use is regulated as a major expansion of a nonconforming under JCMC 17.125.030(B), subject to provisions for conditional use permits. The subject site is designated Commercial on the City’s Comprehensive Plan Designation Map. Properties to the north, south, west and east are also designated Commercial, and zoned General Commercial (GC). The property The surrounding properties are developed with single-family homes occupying properties to the north, east, and west of the subject site. The subject site encompasses .17 acres of land and is Lot 6 & half Lot 7, Block 105, of Junction City. There is an existing single-family dwelling that was built in 1925 according to the Regional Land Information Database.

The subject site is on the edge of the FEMA 100-year flood plain as shown on Flood Insurance Rate Map # [41039C0602F](#). A small portion of the western side of the subject property appears to be within the Special Flood Hazard Area Zone A. Staff will address floodplain requirements separately from this application. The [Local Wetland Inventory Map](#) shows the subject site is outside any locally identified wetlands.

The subject property takes access off of 15th Avenue. 15th Avenue is listed as a Local Street in the City's 2016 Transportation System Plan. There is an alley that runs along the eastern side of the subject property.

Public utilities are available to the subject site. Emergency response vehicles can access the site via 15th Avenue. A records search did not locate any easements on the property nor did the applicant indicate such in their submittal materials.

Additional details of the proposal are included in the applicant's Conditional Use file and are further addressed in the applicant's supporting documentation (Attachment A.1). All submitted materials are included as part of the public record and located in the application file for reference. The following evaluation addresses details of the proposal in the context of compliance with the applicable approval criteria and related standards.

EVALUATION

The following findings demonstrate that the proposed development can comply with all applicable approval criteria and related standards as set forth in the Junction City Municipal Code (JCMC). Relevant application requirements and approval criteria are addressed in JCMC 17.35 General Commercial, JCMC 17.20 Multiple-Family Residential (for development standards), JCMC 17.125 Nonconforming Uses and Structures, 17.130 Conditional Uses and JCMC 17.160 Development Standards. The following evaluation includes findings of compliance with the applicable criteria and related standards as provided in the JCMC, with informational items noted where appropriate. The approval criteria and related standards are listed below in **bold**, with findings addressing each.

CHAPTER 17.35 General Commercial (GC)

17.35.010 Uses Permitted Outright

A. A use permitted outright in a C2 zone.

Finding: Pursuant to 17.30.010(56), Uses permitted outright in the Central Commercial zone (C2), "Residential uses, second story or multiple-family." is an allowed use in the General Commercial zone. The applicants are seeking approval for a new second residence on the second story of the proposed attached garage. The residential use is on the second story, and therefore is allowed outright. Staff find this criterion met.

17.35.040 Restrictions on Use

A. Residential dwellings shall not be allowed on the ground floor of the GC zone. However, existing dwellings and their accessory uses that were legally established prior to the effective date of the ordinance codified in this chapter may be used for residential purposes, and may be maintained,

expanded, constructed or reconstructed in conformance with the development standards as established in the R3 zone and the nonconforming use standards in Chapter 17.125 JCMC. Residential dwellings are encouraged for upper floors in multistory buildings in the GC zone that are located close to the downtown area.

Finding: According to the Regional Land Information Database, the existing dwelling was built in 1925. The original zoning for the City of Junction city was adopted by the City Council in 1940, by ordinance 229. Thus, the structure pre-dates the zoning code. Therefore, the existing dwelling was legally established prior to the effective date of ordinance 229 and may be expanded upon in conformance with the development standards of the R3 zone. The proposal includes a second residential dwelling on the upper floor of the two-story dwelling, which is in-line with what the code encourages. Therefore, Staff finds this criterion met.

Chapter 17.20 Multiple-Family Residential Zone (R3)

17.20.050 Setback requirements.

This standard applies to multifamily dwellings, townhomes, neighborhood commercial developments, and residential care homes and residential care facilities. Except as provided in JCMC 17.95.060, in an R3 zone, the yards, measured from the property line to the foundation of the building with a maximum projection of three feet into any setback area as defined in JCMC 17.20.060, shall be as follows:

A. A minimum front setback of 15 feet is required for multifamily dwellings and townhomes except that a covered (but not enclosed) porch may be within 10 feet of the front line. A minimum front setback of 10 feet is required for a neighborhood commercial building.

Finding: The applicant's site plan indicates that the proposed addition is 23 feet and 8 inches from the front property line. This exceeds the required 15 feet. Staff finds this criterion met.

B. Each side yard setback shall be a minimum of six feet, except that on corner lots, the side yard on the street side shall be a minimum of 15 feet measured from the foundation. Townhomes shall have no setback requirement where they share common walls.

Finding: According to the applicant's site plan, the proposal is 8 feet from the eastern property line and is not expanding towards the western property line where there is a street. This exceeds the six-foot setback requirement. Staff finds this criterion to be met.

C. The back yard shall be a minimum of 15 feet. An exception shall be permitted where a townhome, garage, or other accessory structure is located adjacent to an alley, in which case the back yard (alley facing) setback shall be a minimum of four feet.

Finding: According to the applicant's site plan, the foundation of the proposed building is 21 feet and 4 inches from the rear property line. There is also a staircase and accompanying landing/porch in the rear yard and appears to be about 13 feet from the rear property line. Although this is less than 15 feet as required above, a 3-foot encroachment exception is discussed in section 17.20.060 below. Staff finds this criterion met.

D. In the case of a duplex residential use on a corner lot where primary vehicular access is provided from two streets, then both yards abutting the street shall be considered the front yard with appropriate front yard setbacks. Setbacks for rear yards are measured separately for each residential dwelling opposite the front yard (see Appendix A, Diagram 2).

Finding: This criterion is not applicable.

E. All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (JCMC [17.95.090](#)). [Ord. [1278](#) § 2 (Exh. B), 2023; Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 24, 1991.]

Finding: The applicant's site plan does not indicate the presence of any public utility easements and the rear yard does not include a vision clearance area. A review of deeds and records file did not uncover any easements. This criterion will be included as an informational condition of approval. Staff finds this criterion conditionally approved.

17.20.060 Setback exceptions.

In an R3 zone, the following architectural features are allowed to encroach into the setback yards: eaves, chimneys, bay windows, overhangs and similar architectural features may encroach into setbacks by up to three feet; provided, that the State Fire Code is met. Walls and fences may be placed on property lines, subject to the standards in JCMC [17.95.020](#). Walls and fences within front yards shall additionally comply with the vision clearance standards in JCMC [17.95.090](#). [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [950](#) § 24A, 1991.]

Finding: The site plan shows the proposed second-story porch about 13 feet from the rear property line. The setback requirement is 15 feet, which means overhangs may encroach up to 12 feet. However, the exact setback number is not shown on the site plan. The written narrative states that the proposal will be in compliance with all setback requirements. Since the rear yard setback is not specifically listed, the following condition is warranted. Staff find this criterion conditionally met.

17.20.070 Height of buildings.

In an R3 zone, no buildings shall exceed a height of 35 feet. Building height may be restricted to less than the maximum when necessary to comply with the building height transition standard in JCMC [17.20.090](#).

A. Applicability. This standard applies to townhomes, multifamily buildings, and neighborhood commercial buildings.

B. Method of Measurement. The vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy. [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [950](#) § 25, 1991.]

Finding: As shown on the submitted elevation drawing, the maximum height is about 26 feet 9 inches, which is less than the maximum height of 35 feet. However, building height transition standards in JCMC 17.20.090 apply and are evaluated below.

17.20.080 Lot coverage.

In an R3 zone, the building(s) shall not occupy more than 60 percent of the lot area. [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26, 1991.]

Finding: The applicant's narrative information indicates that the proposal will add 530 square feet to the structure, which is currently 974 feet according to the Regional Land Information Database, which means the building will occupy 1,504 square feet. The lot is 7,405.2 square feet. Thus, as proposed, the lot coverage would be 20.3 percent, which is less than the 60 percent maximum stated above. Therefore, Staff finds that the criterion is met.

17.20.090 Building height transition.

In an R3 zone, new buildings, or portions of new buildings exceeding one story in height that abut an existing one-story single-family detached residential or duplex building shall not exceed a building height greater than one foot for each foot of horizontal distance from the property line. [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26A, 1991.]

Finding: The proposal is not a new building, but the addition will exceed one story. The property to the north contains an existing, one-story single-family detached dwelling. The foundation of the proposed building expansion is 21 feet and 4 inches from the north property line, the one that abuts the existing single-family detached dwelling. At the time of building permit application, the proposed elevation will need to show a maximum height of 21 feet and 4 inches, or a building that is set back 26 feet and 9 inches (the proposed elevation of the two-story building). Staff finds this criterion conditionally met.

Condition: At the time of building permit application submittal, the applicants will submit a site plan showing the proposed building meeting the criteria of JCMC 17.20.090 Building Height Transition by either proposing a shorter building or setting it further back from the rear (north) property line.

17.20.100 Building orientation.

In an R3 zone, all buildings that abut private, local, or collector streets shall have their primary entrance(s) oriented to the street. Multifamily and neighborhood commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances. Alternatively a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided

between the building entrance and the street. This section does not apply to buildings with the sole purpose of housing mechanical equipment.

A. Off-street parking lots and driveways shall not be placed between buildings and streets. [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [950](#) § 26B, 1991.]

Finding: The existing dwelling is oriented towards 15th Avenue, a local street. No new buildings are proposed. Therefore, this criterion is not applicable.

CHAPTER 17.160 Development Standards

17.160.040 Implementing action.

Henceforth, the following development shall fall within the scope of this chapter and shall be required to comply with the requirements identified herein:

B. Expansion of single-family or duplex residential development with a permit value in excess of 30 percent of the assessed value of the improvements on the property.

Finding: According to the Assessment and Taxation records the existing improvements were valued at \$195,239 in 2022 and according to the applicant's narrative the proposed addition is estimated to cost about \$185,000, which means a building permit would cost about \$1,260. This means the value of the proposed expansion is in excess of 30 percent and development review is required.

17.160.050 Development requirements.

The following requirements shall pertain to all development falling under the categories identified in JCMC [17.160.020](#):

A. The applicant shall complete a building permit application as provided by the city and a site plan. The site plan shall be drawn to scale and show all existing and proposed structures and their exterior dimensions; all streets, alleys and other public right-of-way; existing and proposed utility lines and/or easements; building setbacks; location of utilities and proposed connection routes; off-street parking; curb cut and sidewalk locations and dimensions and a drainage plan. When required in a conditional use permit or in a major development, the city may require the applicant to supply landscape plans, screening, lighting, fire flow and similar requirements.

Finding: The applicants shall submit a building permit application. The site plan shall include, but is not limited to, all applicable setbacks identified, all existing utility lines and/or easements, curb cut and sidewalk locations. Staff is not recommending further landscape, screening, lighting, fire flow or other plans.

Condition: Applicant shall complete a building permit application and provide an updated site plan.

B. Where the applicant's development site abuts existing curb and gutter, sidewalks in conformance with city standards are required to be constructed to the extent curb and gutter exist at the time of application.

Finding: While the sidewalk and curbing already exists along West 15th Avenue, the applicants are proposing to widen the driveway and to modify the sidewalk and curbs. Prior to development, the applicants are required to obtain approval of a Public Works Access Permit to ensure compliance with the Public Works Design Standards.

C. Pedestrian Access and Circulation.

Finding: This section is not applicable.

D. The applicant shall be required to participate in public facilities, such as water, wastewater, drainage, curb, gutter, sidewalk and street right-of-way adjacent to the development in conformance with city standards and provide easements or deeds to the city for all such public facilities. However, where it is determined that delaying the design and construction of any or all such facilities is not appropriate and logical, or causes an adverse impact on surrounding properties, the city may require the developer to construct and dedicate all such improvements as a condition to development.

Finding: Public facilities have already been established for the existing use, this criteria is not applicable.

E. Where it has been determined that the extension of public facilities is required, all costs related to such extension shall be borne by the developer. In addition, any extension of such facilities shall be continued and extended in a logical fashion to the extent of the development site so as to be readily available for adjacent development.

Finding: This criterion is not applicable.

F. Where such improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the city and the developer prior to installing the improvements. This agreement shall identify the benefiting properties, actual costs to be charged and method of repayment to the developer. Where prior agreement exists for improvements benefiting the subject property, the applicant shall make arrangements with the city for the payment of such improvements prior to issuance of any city permit.

Finding: This criterion is not applicable.

G. The developer shall provide proof of review and approval by all affected state and/or county agencies, such as the State Department of Transportation or county planning department.

Finding: A referral notice was sent to affected departments and agencies, including Junction City Public Works. No comment was received. This section is not applicable.

H. The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 400 average daily motor vehicle trips (ADTs), the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding street system. The developer shall be required to mitigate impacts attributable to the project. The determination of impact or effect and the scope of the impact study shall be coordinated with the provider of the affected transportation facility.

Finding: The proposal only includes one new residential unit, which would not trigger the vehicle trip standards. The criteria are not applicable.

I. Dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where the existing transportation system will be impacted by or is inadequate to handle the additional burden caused by the proposed use.

Finding: This criterion is not applicable.

J. Improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use shall be required where the existing transportation system may be burdened by the proposed use. [Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1103](#) § 1, 2002; Ord. [944](#) § 5, 1990.]

Finding: This criterion is not applicable.

CHAPTER 17.125 Nonconforming Uses and Structures

17.125.010 Continuation of nonconforming uses and structures.

Except as otherwise provided, the use of a building, structure, premises or land lawfully existing at the time of the effective date of the ordinance codified in this chapter or at the time of a change in the official zoning maps may be continued and maintained in reasonable repair, although such use does not conform with the provisions of this chapter. [Ord. 950 § 91, 1991.]

Finding: According to the Regional Land Information Database, the dwelling was built in 1925 and there is no evidence that the dwelling has not been maintained continuously since then. It is currently classified as a Class 3 dwelling. According to the Regional Land Information Database, the existing dwelling was built in 1925. The original zoning for the City of Junction city was adopted by the City Council in 1940, by ordinance 229. Thus, the structure pre-dates the zoning code. Therefore, the existing single family detached dwelling is a lawfully existing nonconforming use and may be continued.

17.125.030 Alteration of nonconforming use or structure.

As used in this section, “alteration” of a nonconforming use or structure includes:
(A) a change in the use of no greater adverse impact to the neighborhood; and/or
(B) a change in the structure or physical improvements of no greater adverse impact to the neighborhood.

A. Minor Alteration. For any given nonconforming use or structure, the city administrator may approve as a minor variance to the provisions of this chapter one or more alterations up to the point where a cumulative alteration of 10 percent or less of the total square footage of that nonconforming use or structure has occurred.

B. Major Alteration. A proposal for the alteration greater than 10 percent of the total square footage of a nonconforming use or structure may be approved by the planning commission subject to the provisions for conditional use permits. [Ord. 1037 § 1, 1997; Ord. 950 § 93, 1991.]

Finding: According to the Regional Land Information Database, the existing single-family dwelling is 974 square feet. The applicant’s narrative indicates the proposed addition to be 530 square feet. This is an increase of 54.4%, which means the proposal is a Major Alteration of a nonconforming use and may be approved by the planning commission subject to the provisions for conditional use permits. The provisions for conditional use permits are evaluated later in this staff report.

17.125.050 Discontinuance.

If a nonconforming use involving a structure or property is discontinued from active use for a period of one year, any subsequent use of the property or structure shall be a conforming use. The planning commission may, however, permit a use for which the structure was originally designed or similar thereto, through the conditional use process. [Ord. 950 § 95, 1991.]

Finding: According to Assessment and Taxation records accessed through the Regional Land Information Database, the dwelling has been continuously assessed annually since its construction in 1925. There is no evidence of the use being discontinued for active use for a period of one year. Staff finds this criterion met.

17.125.060 Criteria to grant or deny.

When reviewing any request to alter or restore a nonconforming use, in addition to the conditional use criteria, it shall be determined that all of the following are found to exist:

A. The nature and character of the proposed use are substantially the same as that for which the structure was originally designed;

Finding: According to the applicant's statement, the nature and character of the proposed addition will not substantially change the nature and character of the existing residential use. The expansion has been designed to blend in with the charm of the older neighborhood by using design elements and lighting trends of houses that were built in the 1920s. According to the applicant's exterior perspective drawings the proposed new residential use will be of a similar size to the existing one. Staff finds this criterion met.

B. There is no material difference in the quality, character, or degree of use; and

Finding: According to the applicant's statement, the quality of the existing dwelling exterior has been maintained over time, and the proposed expansion will be built to the same quality. According to the applicant's narrative, many cedar shakes have been removed from the existing garage so that they can be used to better blend the proposed addition with the house. Other design elements have been repeated, such as the three-window pattern, to create a more cohesive look. Staff finds this criterion met.

C. The proposed use will not prove materially adverse to surrounding properties. [Ord. [950](#) § 96, 1991.]

Finding: The proposal is required to meet applicable development standards of the R3 zone, so setbacks and building height limitations have been established. The proposal is a continuation of a residential use, and the subject property abuts a single-family dwelling to the north. According to Lane County 2021 GIS Aerial imagery, there appears to be a line of trees and shrubs that make the back yard of the subject property not visible the single-family dwelling to the north. Staff finds this criterion met.

17.125.070 Compliance with state and local codes.

The granting of any such approval shall not be deemed as providing any exception to all other state and local codes such as, but not limited to, fire and life safety, building or health codes. [Ord. [950](#) § 97, 1991.]

Finding: It shall be made an informational condition of approval that all other state and local codes shall be met. This criterion is conditionally approved.

JCMC 17.130 CONDITIONAL USES

17.130.030 Public hearing on conditional use.

A. Before the planning commission may act on a request for a conditional use, it shall hold a public hearing. The hearing shall be held within 40 days after the application for the conditional use is filed. Notice of the hearing and criteria for granting or denying a permit shall be as follows:

See JCMC 17.150.080, Notice.

Finding: The application was submitted on June 12, 2023, and deemed complete on July 26, 2023. Notice of Public Hearing was mailed July 27 and published in the Register Guard newspaper on July 31, 2023. The staff report was issued on August 4, 2023, for the August 16, 2023, public hearing.

The Public Hearing is being held on August 16, 2023. Staff has provided notice in compliance with the standards at JCMC 17.150.080, as noted previously in this report. Therefore, this criterion has been satisfied.

B. Based on the testimony provided at the hearing, 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 requirements:

- 1. The proposal is in conformance with the zoning ordinance;**
- 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;**
- 3. Public facilities are of adequate size and quality to serve the proposed use; and**
- 4. The proposed use will prove, or can be made to be through imposing conditions, reasonably compatible with surrounding properties. [Ord. 1037§ 1, 1997; Ord. 950 § 100, 1991.]**

Finding: As stated within the findings of this report, as conditioned, the proposal is in conformance with the applicable zoning Code criteria.

The proposed development site consists of one tax lot, approximately .17 acres in size. Therefore, the parcel is adequate in size and shape to accommodate the proposed dwelling expansion.

Public facilities are in the area and are adequate to serve the proposed use.

As conditioned within this report, the proposal can be made compatible with the surrounding properties.

Therefore, as conditioned, the proposal satisfies these criteria.

STAFF RECOMMENDATION

Planning staff recommends Planning Commission approval of the Conditional Use Permit application to allow a major expansion of a nonconforming dwelling in the Multi-Structure Residential Zone based on the findings listed above and subject to the following conditions.

CONDITIONS OF APPROVAL

1. At the time of building permit application submittal, the applicants will submit a site plan showing the proposed building meeting the criteria of JCMC 17.20.090 Building Height Transition by either proposing a shorter building or setting it further back from the rear (north) property line.
2. At the time of development review application submittal or building permit submittal, the developer will submit a site plan showing the rear side yard setback of at fifteen feet with no more than a three-foot encroachment.
3. All required Junction City permits shall be obtained including but not limited to:
 - a. Development Review Permit
 - b. Building Permit
 - c. Flood Zone Development Permit
 - d. Public Works Access Permit

INFORMATIONAL ITEMS

1. The granting of any such approval shall not be deemed as providing any exception to all other state and local codes such as, but not limited to, fire and life safety, building or health codes. [Ord. [950](#) § 97, 1991.] This also includes compliance with the Floodplain Code requirements of JCMC 17.80, as well as the Public Works Design Standards.
2. All buildings shall be sited to ensure they do not encroach into a public utility easement or the vision clearance areas (JCMC [17.95.090](#)). [Ord. [1278](#) § 2 (Exh. B), 2023; Ord. [1242](#) § 1 (Exh. A), 2016; Ord. [1116](#) § 1, 2003; Ord. [1037](#) § 1, 1997; Ord. [950](#) § 24, 1991.]

ATTACHMENTS

1. Application Materials
2. Referral and Comments Received
3. Public Hearing Notice
4. Previous Permits issued for subject site