



City of Junction City Public Works

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DECISION OF THE JUNCTION CITY ADMINISTRATION:

MINOR ADMINISTRATIVE VARIANCE:

REDUCTION OF PARKING REQUIREMENTS AT 474 W. 10TH AVENUE - FILE # VAR-25-02

Application Summary:

Minor Variance application to allow a reduction in parking requirements from 24 spaces to 22 due in the General Commercial Zone, pursuant to Junction City Municipal Code 17.90.010.

Owner(s):

Chris Bothman, 1025 Ivy Street, Junction City, OR 97448

Applicant(s):

John S. Odom, Architect. PO Box 410394, St. Louis Missouri, 63141

Staff Contact:

Chloe Trifilio, Associate Planner (LCOG), (541) 682-4247. Dawn Northey, Permit Technician, Junction City Planning Department, 541-998-3125

Subject Property/Zoning/Location:

474 West 10th Avenue. Tax Lots 2500, 2600, 2700, 0100 of Lane County Assessor's Map 15-04-32-23, Zoned GC, General Commercial. West of State Highway 99.

Relevant Dates:

Application submitted January 23, 2025; deemed complete on February 4, 2025.

Associated Files:

DEV-24-33 Dairy Queen Development Review.

REQUEST

The applicant is requesting a Minor Variance to reduce the number of parking spaces required by JCMC 17.90.010 from 24 down to 22 spaces.

GENERAL PROPERTY INFORMATION:

The applicant is seeking Development Review (DEV-24-33) for a 2,416-square-foot (gross floor area) Dairy Queen in the General Commercial zone. The existing Dairy Queen on the adjacent parcel will be demolished and relocated to tax lot 02700 (474 W 10th Ave). Site improvements include off-street parking, stormwater management facilities, landscaping, the closure of two existing curb cuts (one along Ivy Street and one along 10th Street), and the installation of new curb to match the existing curb profile at the corner of Hwy 99 and 10th Street. The subject property is designated Commercial on the City's Plan Designation map and zoned General Commercial (GC) after a recent change in the zone and plan designation. The surrounding properties are zoned Commercial/Residential, except for the property to the east with the current Dairy Queen under same ownership, which is zoned General Commercial as well.

EVALUATION

The following recommended findings demonstrate that the proposal for a Minor Variance complies with the applicable criteria. The proposal is weighed against applicable standards of the Junction City Municipal Code (JCMC). The approval criteria and related standards applicable at this time are listed below in **bold**, with findings addressing each.

JCMC 17.140 - VARIANCES

17.140.030 Authorization to grant or deny minor variances.

The city administration may grant a minor variance to the requirements of this title where it can be shown that owing to special and unusual circumstances, strict application of this title would cause an undue or unnecessary hardship. In granting a minor variance, conditions may be imposed which are necessary to protect the best interest of the surrounding property or vicinity or otherwise achieve the purpose of this title.

A. Minor Variances. One variance involving the following may be granted by the city administration after a thorough examination and upon presentation of evidence that the variance requested involves one of the issues listed below:

1. Deviation from a minimum property development standard by not more than 10 percent.

Finding 1: In the narrative provided with this application, the applicant outlined several special and unusual circumstances that would make the siting of the required 24 parking spaces unfeasible:

“1. The neighboring property owner requested that a minimum 5’-0” green space buffer be placed along the Northern property line to buffer their parcel from the proposed development.

2. ODOT required the applicant to close off two existing curb cuts (one along Ivy Street and one along 10th street).

3. The City code requires landscape islands within the parking areas.”

The request is to reduce the number of proposed parking spaces from 24 to 22, which is an 8.3% reduction. Therefore, it is a deviation from a minimum property development standard by not more than 10%. Junction City Administration may approve the proposal through the minor variance process.

C. Notice. Should a minor variance be granted by administrative action, a notice of the variance decision and reasoning shall be mailed to all property owners abutting the subject property, exclusive of any public rights-of-way, soliciting comments or objections. If any written objections to the proposed variance are received within 10 days of the mailing, a public hearing shall be required in accordance with this chapter. If no objections to the variance are received within the 10-day period, the variance shall become effective at the end of that period. In addition to notice to abutting property owners, the planning commission shall be notified of all minor variances granted by administrative variance. [Ord. 950 § 106, 1991.]

Finding 3: Notice to adjacent property owners was mailed on February 4, 2025, in compliance with the above standard.

DECISION

Junction City Administration granted approval to reduce the number of required parking spaces by 8.3%, from 24 to 22, based on the findings as stated above.

Signature:

Jason F. Knope, City Administrator

Date:
