

ZCA-23-35



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 ■ www.junctioncityoregon.gov

Date Submitted: 8.29.2023	Received By: Dawn	Fee Paid: \$ 85.00	Supplemental Application:
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Section 1

LAND USE ACTION (SEE TABLE 1):

Section 2

Site Address: 292 Oak Street, Junction City, OR 97448	Location Description: Rehabilitation multi-family apartments
Property Size: 1.2 Acres	Assessor's Map & Tax Lot #: 15043144, Tax Lot 1100
Present Use: Residential	Proposed Use: Residential
Brief Summary of Action Requested: Zoning Verification and Planning Department Questionnaire to be completed	
Are there other permit applications associated with this application? If yes, list:	

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

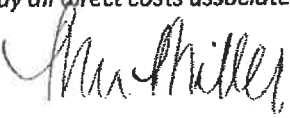
Section 4

Applicant: Maddy Miller	
Address: 200 East Main Street, Enterprise, OR 97828	
Phone: 458-345-1268	E-Mail: maddy.miller@cdinc.io
Property Owner: Nill Family Trust	
Address: PO Box 279 Junction City, OR 97448	
Phone: N/A	E-Mail: marty.nill@guaranty.com
Contact: (if different than Applicant)	
Address:	
Phone:	E-Mail:

**City of Junction City
LAND USE APPLICATION**

Section 5	
Required Information	
	Written statement describing proposal in detail State funding application
	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 N/A
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

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

Section 7	
Your signature below acknowledges the following:	
<p>1. Payment of the base fee may not cover the City's costs associated with processing the Application. <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, &/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>2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></p>	
<p>3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i></p>	
Applicant Signature:	
Date:	8/17/23

ZONING FORM

ZONING:

Local Government Verification that Development is Consistent With Zoning and Land Use Regulations

Project Name: Eric Park Apartments
Project Type and # of units: Elderly, 20 units
Project Location: 292 Oak Street Junction City, OR 97448
Acreage of Project Site: 1.2 Acres Tax Account #(s): _____
Assessor's Map & Tax Lot(s): 15043144, Tax Lot 1100

Certification (Must be completed by local jurisdiction)

- The zoning for this development site is: _____
2. The number of units (not buildings) [density] allowed for this development site is:
Minimum number: _____ Maximum number: _____
3. The number of on-site parking spaces required per dwelling unit is: _____
4. Check the applicable box. (Check only one (1) box):
- The proposed use is consistent with the above referenced zoning and applicable land use regulations. The jurisdiction requires no additional land use approvals.
- The proposed use will be consistent with the above referenced zoning and applicable land use regulations upon obtaining of the following land use approval(s): _____
_____, or resolution of the following land use issue(s): _____
- Applicant submitted the required application(s) for review: _____ has _____ has not
- The proposed use _____ is not allowable or _____ cannot be determined to be allowable with the above referenced zoning and applicable land use regulations because: _____

I certify the City/County of _____ has vested in me the authority to verify consistency with local land use regulations and I further certify the foregoing information is true and correct to the best of my knowledge.

Signature Date Phone

Print Name Title

Zoning Form Instructions:

Certification of zoning

- All Applications must include a zoning certification form, even if the Project is solely acquisition or rehabilitation. The Department has designed a Zoning Certification Form to be used to document the zoning status of the property. The Department will not accept **zoning approval in any other format**. The City or County staff responsible for determination of issues related to comprehensive planning and zoning must sign the Zoning Certificate. The Department will not accept an application without the certification or if it is incomplete or inappropriately signed. For example, an excerpt from the zoning code is not acceptable as zoning confirmation.
- The Department will not accept application for Projects that require zone changes or annexations.
- Upload signed form to the Threshold folder of your ProCorem workcenter.

Eric Park Apartments, 292 Oak Street , Junction City, OR 97448
Assessor's map: 15043144
Tax Lot: 1100

Please answer the questions to the best of your ability. If yes to any of the questions below, please describe. We appreciate your assistance in confirming this information.

1. Is the site located in a runway Clear Zone (areas immediately beyond the end of runways at civil airports)?
2. Is any part of the site in an established, eligible or proposed historic or conservation district?
3. Are there any known or suspected archaeological resources on the site, adjacent sites or in the vicinity?
4. Is the site located on any historical or currently owned Tribal lands?
5. Has any part of the site (including off-site construction areas) been identified as potentially a jurisdictional wetland?
6. Has the locality identified the site or vicinity as wildlife habitat as part of its Goal 5 Inventory process?
7. Is public storm sewer available at the site? If "yes," is this a combined waste/storm sewer?

Completed by: _____ Date: _____
Name and Title