



Staff Report Date:
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Lead Staff:
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ZONING COMPLIANCE REVIEW

{283 W. 1st Avenue} {Zoning Compliance} (File # ZCA-26-06)

This zoning compliance review answers the questions asked on the “Zoning Verification” provided from BLEW & Associates, 3825 N. Shiloh Drive, Fayetteville, AR 72703. This “Zoning Verification” does not constitute or authorize approval of any development.

Subject property: 283 West 1st Avenue, Junction City, Oregon. Map and Tax Lot 16-04-05-00-00309.

Question #1- The current zoning classification for the subject property:

Answer: M2, Heavy Industrial; Overlay SCW, Stream Corridor/Wetland District.

Question #2 – Adjacent property zoning designations:

Answer:

- to the north – M2, Light Industrial;
- to the east – M2, Light Industrial;
- to the south – M1, Heavy Industrial (outside of city limits); and
- to the west – GC, General Commercial

Question #3 – Is the subject property located in a Planned Development

Answer: Not to staff’s knowledge.

Question #4 – Is the subject property located in any special, restrictive or overlay districts?

Answer: Yes, the Stream Corridor/Wetland District.

Question #5 – According to the zoning ordinances and regulations for this district the below current/proposed use of the subject property is:

- Railroad/Logistics Services

Answer: Pursuant to JCMC 7.45, such a proposed use can reasonably fall under the following permitted uses:

D. Freight Depot

P. Railroad tracks and related facilities

T. Wholesale distribution or outlet, including trucking, warehousing and storage

Note that the above uses are from the M1, Light Industrial zoning designation. The property is zoned M2, Heavy Industrial, but any permitted use in the M1 zoning designation is a permitted use in the M2 zone (JCMC 17.50.010.A). In the M2 zone development review is required (JCMC 17.50.030 & JCMC 17.150.070)

Question #6 – Was the subject property granted any variances, special permits/exemptions, ordinances, conditions or any form of zoning relief?

Question #7 – Was the subject property subject to Site Plan approval?

Question #8 – The special improvement(s) was/were developed:

Question # 9 – Do your records show any unresolved Zoning code violations?

Question # 10 – Do your records show any unresolved Building code violations?

Question #11 – Do your records show any unresolved Fire/Safety code violations?

Question # 12 – Was the subject property issued Certificates of Occupancy? If so, please provide copies of all available Certificates of Occupancy?

Answer: Refer to results of record request for information related to questions #6 through #12.

Question #13 – In the case that the address has multiple buildings are Certificates of Occupancy issued by the municipality as a single Certificate of Occupancy per address, or one Certificate of Occupancy per building located on site?

Answer: Certificates of occupancy are typically issued for new buildings or when a permit is issued to change the occupancy classification of an existing building. A certificate is typically issued for each building.

Question #14 – If a valid Certificate of Occupancy (either per address or building) is not on file for the above-mentioned reasons, or otherwise, is the absence of a valid Certificate of Occupancy on file considered a violation?

Answer: The absence of a certificate of occupancy alone is not a violation in all cases. Many buildings in Oregon have been constructed prior to the certificate of occupancy was a code requirement.

Question #15 – Would a change in Use(s)/Tenant(s) or Owner(s) require any new Certificates of Occupancy?

Answer: Depends. For example, obviously a change in use from commercial use to a residential use would require the new use/structure to be permitted for human habitation in accordance with Oregon Residential Specialty Code.