

# JUNCTION CITY PLANNING COMMISSION

## AGENDA ITEM SUMMARY



---

### Planning Activity Report

---

Meeting Date: December 17, 2013  
Department: Planning  
[www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

Agenda Item Number: 6  
Staff Contact: Nicole Peterson  
Contact Telephone Number: 541-682-6571

---

#### **ISSUE STATEMENT**

This item is an update on current planning projects and notification of any future planning applications. Current and approved projects include submitted applications that are not yet on a Planning Commission agenda, or updates on projects previously approved by the Planning Commission, or projects that do not require the Planning Commission's approval. Future planning projects include items that we anticipate for future planning commission consideration. The future projects stem from pre-application meetings, or from administrative issues that Staff would like to discuss with the Planning Commission, or from previous Planning Commission meetings.

#### **CURRENT AND APPROVED PLANNING PROJECTS**

##### **AutoZone Development Review (DEV-13-01)**

Approval of Development Review (Type I administrative review) in the General Commercial Zone District regulated by JCMC 17.35.030 Development Review. Approval to construct a 7,381 square foot retail auto parts store (Auto Zone) with 28 parking spaces and landscaping. The project encompasses two (2) parcels totaling 1.13 acres located at 1790 Ivy Street.

##### **Ivory, LLC Annexation (A-13-01)**

Application for annexation (Type IV Legislative) of property located on the southwest corner of intersection of Highways 99S and 36 and was recently added into the City's Urban Growth Boundary (UGB). The applicant submitted the annexation application on November 21, 2013. Staff anticipates a public hearing in early 2014.

##### **Moody minor variance and preliminary partition application (VAR-13-03/MP-13-03)**

Application for a minor variance (Type I administrative review) and preliminary partition (Type II Limited Land Use Decision) for property located at 1285 Juniper Street. The applicant submitted the minor variance and preliminary partition applications on December 4, 2013. Staff anticipates a public hearing in early 2014.

##### **Periodic Review (CPA-12-01)**

Staff is preparing a complete copy of the approved Comprehensive Plan for submittal to the Department of Land Conservation and Development due in February.

## **FUTURE PLANNING PROJECTS**

### **Guaranty RV**

In October, Staff met with a representative from Guaranty RV concerning a Code amendment (Type IV Legislative) and annexation (Type IV Legislative) applications. The subject property is located north of the intersection of Prairie Road and Highway 99 on land that was recently added into the City's Urban Growth Boundary (UGB). The applicant anticipates submitting applications in early 2014.

### **Submittal requirements checklist**

Staff would like the Planning Commission to review the Planning Department submittal requirements checklists. Due to the full agenda of this meeting, Staff will bring this item to the next available Planning Commission meeting.

City of Junction City Building Permit Activity Report  
Monthly Summary 2013

Monthly Totals -Family Residential												
	January	February	March	April	May	June	July	August	September	October	November	Total
Submitted Permits	2	2	10	5	1	3	2	2	1	0	1	29
Issued Permits	2	2	6	8	2	0	3	1	3	2	0	29
SFD - Total Sq Ft	3,754	3,674	10,175	14,093	3,500	0	5,058	1,474	4,299	3,607	0	49,634
SFD - Average Sq Ft	1,877	1,837	1,696	1,762	1,750		1,686	1,474	1,433	1,804	0	1,712
Permit Fees	\$ 5,674	\$5,790	\$16,331	\$23,402	\$5,747	.	\$ 8,702	\$ 2,573	\$ 5,689	\$ 5,722	\$ -	\$ 79,631
SDC Fees	\$ 24,847	\$24,847	\$74,542	\$99,390	\$24,847	\$ -	\$ 37,271	\$ 12,424	\$ 24,847	\$ 24,847	\$ -	\$ 347,864
Zone of Benefit Fees	\$ 13,082	\$6,544	\$6,545	\$19,651	\$6,551	\$ -	\$ 19,672	\$ 6,556	\$ 13,124	\$ 13,122	\$ -	\$ 104,847
Total Valuation	\$ 435,000	\$440,873	\$1,191,482	\$1,774,000	\$435,369	\$ -	\$ 663,522	\$ 178,146	\$ 395,663	\$ 433,276	\$ -	\$ 5,947,331
Monthly Totals Residential Remodel/Addition												
	January	February	March	April	May	June	July	August	September	October	November	Total
Submitted Permits	2	1	2	0	0	0	0	2	1	0	0	8
Issued Permits	2	1	2	1	0	1	1	0	3	0	0	11
Permit Fees	1,638	96	111	58	0	815	1,815	0	0	0	0	\$ 4,532
Total Valuation	90,000	0	3,100	0	0	45,000	46,000	0	0	0	0	\$ 184,100
Monthly Totals Commercial /Industrial												
	January	February	March	April	May	June	July	August	September	October	November	Total
Submitted Permits	1	2	0	1	1	1	0	5	2	0	0	13
Issued Permits*	3	8	5	1	2	0	2	5	4	4	1	35
Permit Fees	\$48,259	\$1,158	\$11,368	\$676	\$182	\$0	\$74,738	\$18,371	\$35,746	\$1,231	\$2,450	\$ 194,181
SDC Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Zone of Benefit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Valuation	\$12,283,204	\$0	\$26,465	\$0	\$0	\$0	\$32,120,860	\$0	\$0	\$53,000	\$0	\$ 44,483,529
Monthly Totals Single Permits & ePermits												
	January	February	March	April**	May	June	July	August	September	October	November	Total
Submitted Permits	11	12	16	12	17	15	21	4	14	8	12	142
Issued Permits	11	12	16	12	16	15	21	4	14	8	12	141
Permit Fees	\$16,557	\$2,273	\$1,742	\$1,442	\$3,562	\$1,635	\$1,876	\$350	\$1,331	\$1,665	\$64,881	\$ 97,315
Monthly Totals All Permits												
	January	February	March	April	May	June	July	August	September	October	November	Total
Submitted	16	17	28	18	19	19	23	13	18	8	13	192
Issued	18	23	29	22	20	16	27	10	24	14	13	216
Permit Fees	\$ 72,129	\$ 9,317	\$ 29,551	\$ 25,578	\$ 9,492	2,450	\$ 87,131	\$ 21,294	\$ 42,767	\$ 8,618	\$ 67,331	\$ 375,658
SDC Fees	\$ 24,847	\$ 24,847	\$ 74,542	\$ 99,390	\$ 24,847	\$ -	\$ 37,271	\$ 12,424	\$ 24,847	\$ 24,847	\$ -	\$ 347,864
Zone of Benefit Fees	\$ 13,082	\$ 6,544	\$ 6,545	\$ 19,651	\$ 6,551	\$ -	\$ 19,672	\$ 6,556	\$ 13,124	\$ 13,122	\$ -	\$ 104,847
Valuation	\$ 12,808,204	\$440,873	\$ 1,221,047	\$ 1,774,000	\$ 435,369	\$ 45,000	\$32,830,382	\$ 178,146	\$ 395,663	\$ 486,276	\$ -	\$ 50,614,960