



MEMORANDUM

TO: Planning Commission
FROM: Stacy Clauson, Lane Council of Governments
DATE: January 15, 2013
RE: Planning Commission Work Plan

ISSUE:

Establish a 2013-2014 Planning Work Program and make a recommendation to the City Council. The work program would establish the major long range planning tasks, priorities and schedule.

BACKGROUND

The concept of developing a work plan to prioritize planning activities over the next year was discussed at the November 20, 2012 meeting. At that meeting, the Planning Commission requested staff to begin to list potential projects for the Planning Commission to consider. Attachment 1 contains a preliminary list. Staff is recommending that prior to the January meeting, the Planning Commission members each review this list and consider:

1. Are there specific projects I would like to pursue that I do not see listed? If so, please come prepared to discuss these with the Planning Commission.
2. Are there projects I am not interested in pursuing? If so, please come prepared to discuss these with the Planning Commission.
3. Of the draft listed projects, what priority would I consider the project to be (high priority, medium priority, or low priority). Please come prepared to discuss these priorities, which can then be used to develop a schedule for the coming year.

Please note that these activities would be in addition to any land use applications that come forward to the Planning Commission for review.

ACTION REQUESTED

Provide recommendation on Planning Commission major long range planning tasks, priorities and schedule.

ATTACHMENTS

1. Draft list of Planning Commission Projects

DRAFT 2013 Planning Commission Work Plan

Number	Project	Description	Gap/Opportunity	Planning Commission Ranking (High, Medium, Low)
1	Comprehensive Plan Map/Zoning Map Inconsistencies	Review and address inconsistencies between land uses and the Comprehensive Plan Land Use Map and/or Zoning Map.	<p>As part of the Customized Periodic Review Process and previous inquiries with the City, there were several areas of inconsistency identified, including:</p> <ul style="list-style-type: none"> • 1701 Juniper – This property is zoned and designated in the Comprehensive Plan but developed with mini-storage. The property owner previously approached the Planning Commission for a change. • Properties located off of W 17th Avenue – These properties are designated for high density multifamily development. The properties are developed with single-family residences, which are not permitted in the R4 zoning district. • Properties located off of E 10th Place - These properties are designated for high density multifamily development. The properties are developed with single-family residences, which are not permitted in the R4 zoning district. • Raintree Meadows Park Properties (Lots 92 and 103) – These are properties that are designated for residential development, yet owned by the City and developed for park purposes • Scandinavian Estates Subdivision – The R4 	

Number	Project	Description	Gap/Opportunity	Planning Commission Ranking (High, Medium, Low)
			<p>zoning does not permit manufactured dwellings.</p> <ul style="list-style-type: none"> • Commercial Residential zoning along Juniper between 15th and 3rd – These properties are designated for commercial/residential development. Some properties are developed with single-family residences, which are not permitted in the CR zoning district. <p>There are likely other examples throughout the City to consider.</p>	
2	Administration Amendments	<p>Modify the Administration provisions contained in JCMC 17.150 and JCMC 16.05 (Subdivisions) to address a number of changes in state administrative rules and to provide a clearer distinction between legislative and quasi-judicial review processes</p>	<p>There are a number of potentially outdated sections in the Zoning Code and Subdivisions regulations that staff recommend be reviewed and updated, if found necessary, including:</p> <ul style="list-style-type: none"> • The appeals section of the subdivision ordinance (Ord 809); • Updating notice requirements (such as the shortened 35 period now applicable to DLCDC notices and notices under Measure 56); and • Revising the public hearing procedures in JCMC 17.150.090 to clarify the differences between legislative and quasi-judicial hearing processes; • Addressing whether the City would prefer to allow joint hearings of the PC and CC. <p>There are likely other examples in these sections for the City to consider.</p>	
3	Light Industrial Zoning	Revisions to allow	These revisions were being evaluated in fall 2011	

Number	Project	Description	Gap/Opportunity	Planning Commission Ranking (High, Medium, Low)
	District Amendments	small-scale retail uses in the Light Industrial zone	before the Planning Commission focused on the Customized Periodic Review.	
4	Commercial Land Use Revisions	Provide greater flexibility in allowed uses.	The land use listings in the commercial zone districts are very detailed and may overlook new types of land uses. Some jurisdictions have revised their land use listings to provide greater flexibility, by allowing <i>general types</i> of similar land uses.	
5	Planning Commission Bylaw Amendments	Review and make necessary amendments to the Planning Commission bylaws	Review and make changes, as needed.	
6	Sign Regulations	Review and make necessary amendments to the Sign Regulations contained in JCMC 17.115	At least one issue has been discussed for potential amendment relating to the City’s provisions for off-premise signs. The Community Development Committee has been investigating how to initiate an Open Banner sign program, similar to those in the cities of Corvallis and Springfield. The current sign regulations provide a barrier to implementation of this program and would need to be amended. The need for additional flexibility on sign regulations has also been discussed.	
7	Comprehensive Plan - Update to the Public Facilities Plan	Update the City’s Public Facilities Planning to be consistent with planned growth and new UGB boundaries.	Following acknowledgement of the Customized Periodic Review revisions, the City will need to revise its facility plans to be consistent with the new planned growth and UGB Boundaries, addressing requirements of Goal 11.	
8	Comprehensive Plan - Update to the	Update the City’s Transportation	The City has begun the process to update its Transportation System Plan to be consistent with	

Number	Project	Description	Gap/Opportunity	Planning Commission Ranking (High, Medium, Low)
	Transportation System Plan	System Plan to be consistent with planned growth and new UGB boundaries.	the new planned growth and UGB Boundaries, addressing requirements of Goal 12.	
9	Property Line Adjustments and Replats	Develop new regulations governing property line adjustments and replats.	Junction City Ordinances do not address lot line adjustments or replats. Therefore, the proposal will be reviewed under the provisions contained in Oregon Revised Statute (ORS) 92.180-92.192.	
10	Floodplain Development	Modify the provisions contained in JCMC 17.80.	Modify the provisions contained in JCMC 17.80 to include address changes recommended by FEMA for such ordinances (the State has recently issued a new Floodplain model ordinance).	