

TO: Planning Commission
FROM: Planning Department
RE: September Planning Activities



Land Use Application and Planning Project Status

- A Minor Variance application has been approved to reduce the parking requirement for a multifamily development by 10% (1 space). Developer anticipates submission of a Development Review application for a 7-Unit development at 3rd and Juniper.
- Staff reviewed conditions of approval submissions for an Auto Zone auto parts store at 17th and Ivy. Conditions of approval required prior to building permit application submittal have been met. Building permit materials are currently being reviewed by the building official and will likely be ready for permit issuance in the coming week.
- A Development Review application has been submitted and is under review for an industrial property located at 395 East 1st Avenue. The Development Review is pending driveway approach reconfiguration per Lane County Transportation Department request.
- Planner Cogburn attended an American Planning Association seminar regarding recent Land Use Case Law Analysis and Community Development strategies. The information provided will prove useful in current and future community and economic development planning.
- Active Inquiries – Staff has received inquiries regarding the redevelopment of the Gibson Motors facility at 3rd and Ivy. The inquiry is in regard to a new St. Vincent De Paul retail facility. Staff has also received inquiries regarding use of the Residential Mix Zoned land west of Oaklea Drive.

City Council Update

- Public hearings are scheduled for the September 23rd City Council meeting. These are for an annexation request, an amendment to the zoning text, and two zone change requests.

Future Action Items

- Nothing scheduled at this time. A Conditional Use application is anticipated in the coming week.

TSP Update

- Planner Cogburn has coordinated with ODOT and DKS to follow up on questions unresolved at the July 15th City Council work session. ODOT and DKS have issued responses which will be reviewed at the September 18th City Council Work Session.

Planning Commission

- Elections for Planning Commission Chair and Vice Chair are scheduled to be held at the standing October (Junction City Planning Commission bylaws Article III, Section 2).

Building Activities:

- The building report for August 2014 will be included with the October activity report.