

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



Land Use Application and Planning Project Status

- Staff approved a Development Review application for a seven (7)-Unit development at 3rd and Juniper. Staff anticipates building permit application submittal in the coming week.
- Clair Company has issued Conditions of Approval required to be met prior to building permit issuance for the proposed AutoZone development at 18th Avenue and Ivy Street.
- The Development Review application was submitted and has been approved for an industrial property located at 395 East 1st Avenue. The Building Permit Review is also complete and staff has begun issuing permits.
- Staff has approved a building permit submittal for a 3-unit development at 766 Holly St. The building permit application submittal showed a slight discrepancy between the approved and conditioned Development Review DEV-14-01 and the building permit application. Requirements shall be completed prior to issuance of a Certificate of Occupancy.
- Staff approved a Development Review application regarding the redevelopment of the Gibson Motors facility at 3rd and Ivy. The application is for a St. Vincent De Paul retail facility. The proposed development application included building permit submittal. Staff anticipates issuance in the coming week.
- A Development Review application and Change of Use application have been submitted in concurrence with the Conditional Use Permit application for a Day Care facility located at 1585 Juniper Street.

City Council Update

- Planning staff will present the zoning inconsistency staff report, including the Planning Commission recommendation for a Comprehensive Plan Amendment and Code Text Amendment for a storage facility located at 17th Avenue and Juniper St, at the October 28th City Council meeting.

Future Action Items

- Nothing scheduled at this time.

TSP Update

- Planner Cogburn received direction from City Council to research existing policies in regard to the implementation of Transportation System Plans (TSPs) and the ability to draft a TSP based on a scope determined by the City. ODOT and DKS issued responses to Council questions. They were reviewed at the September 18th City Council Work Session. City Council stated interest in meeting with ODOT and DKS to resolve lingering issues once they have reviewed research prepared by staff.

Planning Commission

- Staff has received one (1) application for a Planning Commission position. There are currently no vacancies on the Planning Commission.

Building Activities:

- The building report for second quarter 2014 is included as an attachment to this activity report.

City of Junction City Building Permit Activity Report
Monthly Summary 2014

Monthly Totals Family Residential										
	January	February	March	April	May	June	July	August	September	Total
Submitted Permits	7	3	6	3	2	2	1	3	0	27
Issued Permits	3	6	4	6	3	2	4	2	3	33
SFD - Total Sq Ft	4,489	9,621	6,780	10,406	7,455	3,931	4,865	3,289	3,106	53,942
SFD - Average Sq Ft	1,496	1,604	1,695	1,734	2,485	1,966	1,216	1,645	1,035	1,635
Permit Fees	\$ 7,523	\$15,993	\$11,163	\$19,193	\$8,483	\$ 6,588	\$ 10,341	\$ 6,180	\$ 5,661	\$ 91,124
SDC Fees	\$ 38,030	\$76,060	\$50,707	\$76,060	\$38,030	\$ 25,353	\$ 50,707	\$ 25,353	\$ 25,353	\$ 405,653
Zone of Benefit Fees	\$ 19,720	\$39,460	\$26,323	\$39,498	\$211,171	\$ 6,588	\$ 13,181	\$ 13,186	\$ 13,216	\$ 382,345
Total Valuation	\$ 544,778	\$1,273,918	\$821,000	\$1,305,000	\$468,582	\$ 530,000	\$ 760,000	\$ 412,000	\$ 398,000	\$ 6,513,278
Monthly Totals Residential Remodel/Addition										
	January	February	March	April	May	June	July*	August	September	Total
Submitted Permits	0	0	2	0	0	0	1	1	0	4
Issued Permits	0	1	0	3	0	0	1	0	2	7
Permit Fees	0	0	0	562	0	0	103	0	293	\$ 957
Total Valuation	0	0	0	0	0	0	3,000	0	10,000	\$ 13,000
Monthly Totals Commercial /Industrial										
	January	February	March	April	May	June	July	August	September	Total
Submitted Permits	1	0	2	0	1	2	0	3	6	15
Issued Permits	3	1	1	2	2	2	1	2	4	18
Permit Fees	\$15,675	\$270	\$0	\$143	\$2,068	\$1,275	\$0	\$763	\$9,024	\$ 29,218
SDC Fees	\$0	\$0	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$ 94
Zone of Benefit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Valuation	\$0	\$15,000	\$0	\$0	\$20,000	\$90,000	\$0	\$0	\$47,000	\$ 172,000
Monthly Totals Single Permits & ePermits										
	January	February	March	April**	May	June	July	August	September	Total
Submitted Permits	11	11	19	19	19	11	13	14	16	133
Issued Permits	11	11	19	19	19	11	13	14	16	133
Permit Fees	\$1,973	\$1,342	\$1,707	\$1,634	\$3,800	\$1,730	\$1,213	\$1,940	\$1,257	\$ 16,597
Monthly Totals All Permits										
	January	February	March	April	May	June	July	August	September	Total
Submitted	19	14	29	22	22	15	15	21	22	179
Issued	17	19	24	30	24	15	19	18	25	191
Permit Fees	\$ 25,171	\$ 17,605	\$ 12,869	\$ 21,533	\$ 14,351	6,936	\$ 11,657	\$ 8,883	\$ 16,235	\$ 135,240
SDC Fees	\$ 38,030	\$ 76,060	\$ 50,801	\$ 76,060	\$ 38,030	\$ 25,353	\$ 50,707	\$ 25,353	\$ 25,353	\$ 405,747
Zone of Benefit Fees	\$ 19,720	\$ 39,460	\$ 26,323	\$ 39,498	\$ 211,171	\$ 6,588	\$ 13,181	\$ 13,186	\$ 13,216	\$ 382,345
Valuation	\$ 544,778	\$ 1,288,918	\$ 821,000	\$ 1,305,000	\$ 488,582	\$ 620,000	\$ 763,000	\$ 412,000	\$ 455,000	\$ 6,698,278