

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



Land Use Application and Planning Project Status

- Grain Millers Inc. requested a pre-application meeting with City Staff, Project Architects, and representatives of potentially affected agencies regarding the development of properties located along Highway 99 and Meadowview Rd. The proposal presented at the meeting included a 100,000+ square foot processing facility with multiple accessory buildings. A Property Line Adjustment application was submitted and approved ahead of any Development Review and Building Permit Applications. An additional meeting is scheduled for January 21st, 2015 with the construction firm awarded contract and additional parties.
- Hayden Homes has submitted a preliminary Master Plan for a multi-phase development of two properties west of Oaklea Drive. The two-parcel development is within the Residential Mix (Rx) Zoning District. The preliminary master plan shows a total of 311 parcels, including 1 acre of High Density Residential and proposed open space/park land. Hayden hopes to break ground late spring of 2015 with the first phase complete by 2017. Staff will bring the application to the Commission in February.
- Planning and Public Works Staff has conducted a Pre-App meeting with representatives of St. Vincent DePaul regarding the development of a 40 unit Multifamily housing project known as Alona Place located on West 1st Avenue, west of Prairie Rd.
- Staff has begun issuing permits for the AutoZone development located at 18th and Ivy.
- A Development Review application has been submitted by representatives for the O'Connell property located at 3rd and Juniper. The proposed development consists of two multifamily structures containing seven units.

City Council Update

- Planning Commission recommendations regarding research of Building Inspection Program options and fee structure will be included in the January Finance and Judiciary agenda.

Future Action Items

- PUD application for two parcels located along Oaklea Drive. Staff anticipates presentation of the 311-parcel Master Planned Development at the February standing meeting.

TSP Update

- Council has met with representatives from DKS or ODOT and discussed outstanding issues related to the TSP draft. Per Council direction, Staff contacted a Eugene based firm who has reviewed the submitted Draft TSP and provided a report detailing their analysis. The Findings related to the draft were presented to City Council on January 13, 2015 for review.

Planning Commission

- Commissioner Solberg has resigned his seat on the Planning Commission. The position was posted on December 1st, 2014 with an application deadline of January 30th, 2015. The item will be included in the February standing meeting agenda.

Building Activities:

- The building report for December 2014 is included as an attachment to this 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	October	November	December	Total
Submitted Permits	7	3	6	3	2	2	1	3	0	1	0	1	29
Issued Permits	3	6	4	6	3	2	4	2	3	1	0	2	36
SFD - Total Sq Ft	4,489	9,621	6,780	10,406	7,455	3,931	4,865	3,289	3,106	1,719	0	3,475	59,136
SFD-Average Sq Ft	1,496	1,604	1,695	1,734	2,485	1,966	1,216	1,645	1,035	1,719	0	1,738	1,643
Permit Fees	\$ 7,523	\$15,993	\$11,163	\$19,193	\$8,483	\$ 6,588	\$ 10,341	\$ 6,180	\$ 5,661	\$ 3,044	\$ -	\$ 2,291	\$ 96,459
SDC Fees	\$ 38,030	\$76,060	\$50,707	\$76,060	\$38,030	\$ 25,353	\$ 50,707	\$ 25,353	\$ 25,353	\$ 12,677	\$ -	\$ 12,677	\$ 431,006
Zone of Benefit	\$ 19,720	\$39,460	\$26,323	\$39,498	\$211,171	\$ 6,588	\$ 13,181	\$ 13,186	\$ 13,216	\$ 6,600	\$ -	\$ 6,603	\$ 395,548
Total Valuation	\$544,778	\$1,273,918	\$821,000	\$1,305,000	\$468,582	\$530,000	\$ 760,000	\$412,000	\$ 398,000	\$ 231,600	\$ -	\$ 352,000	\$ 7,096,878
Monthly Totals Residential Remodel/Addition													
	January	February	March	April	May	June	July*	August	September	October	November	December	Total
Submitted Permits	0	0	2	0	0	0	1	1	0	0	0	1	5
Issued Permits	0	1	0	3	0	0	1	0	2	0	0	0	7
Permit Fees	0	0	0	562	0	0	103	0	293	0	0	0	957
Total Valuation	0	0	0	0	0	0	3,000	0	10,000	0	0	0	13,000
Monthly Totals Commercial /Industrial													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Submitted Permits	1	0	2	0	1	2	0	3	6	1	2	2	20
Issued Permits	3	1	1	2	2	2	1	2	4	7	4	7	36
Permit Fees	\$15,675	\$270	\$0	\$143	\$2,068	\$1,275	\$0	\$763	\$9,024	\$10,432	\$43,976	\$8,884	\$ 92,509
SDC Fees	\$0	\$0	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,353	\$11,078	\$ 49,525
Zone of Benefit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Total Valuation	\$0	\$15,000	\$0	\$0	\$20,000	\$90,000	\$0	\$0	\$47,000	\$0	\$6,081,000	\$863,000	\$ 7,116,000
Monthly Totals Single Permits & ePermits													
	January	February	March	April**	May	June	July	August	September	October	November	December	Total
Submitted Permits	11	11	19	19	19	11	13	14	16	15	3		151
Issued Permits	11	11	19	19	19	11	13	14	16	15	3		151
Permit Fees	\$1,973	\$1,342	\$1,707	\$1,634	\$3,800	\$1,730	\$1,213	\$1,940	\$1,257	\$1,952	\$2,378		\$ 20,926
Monthly Totals All Permits													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
Submitted	19	14	29	22	22	15	15	21	22	17	5	4	205
Issued	17	19	24	30	24	15	19	18	25	23	7	9	230
Permit Fees	\$ 25,171	\$ 17,605	\$ 12,869	\$ 21,533	\$ 14,351	6,936	\$ 11,657	\$ 8,883	\$ 16,235	\$ 15,427	\$ 46,353	\$ 11,175	\$ 208,195
SDC Fees	\$ 38,030	\$ 76,060	\$ 50,801	\$ 76,060	\$ 38,030	\$ 25,353	\$ 50,707	\$ 25,353	\$ 25,353	\$ 12,677	\$ 38,353	\$ 23,754	\$ 480,531
Zone of Benefit	\$ 19,720	\$ 39,460	\$ 26,323	\$ 39,498	\$ 211,171	\$ 6,588	\$ 13,181	\$ 13,186	\$ 13,216	\$ 6,600	\$ -	\$ 6,603	\$ 395,548
Valuation	\$544,778	\$ 1,288,918	\$ 821,000	\$1,305,000	\$ 488,582	\$620,000	\$ 763,000	\$412,000	\$ 455,000	\$ 231,600	\$ 6,081,000	\$ 1,215,000	\$ 14,225,878