

TO: Planning Commission
FROM: Planning Department
RE: January/February Planning Activities



Land Use Application and Planning Project Status

- Grain Millers Inc. has submitted a Development Review Application for a 100,000+ square foot processing facility with multiple accessory buildings. The proposed facility will be located on Meadowview Road, which is a Lane County facility and will require approvals from both Lane County and Oregon Department Of Transportation regarding traffic impacts to the adjacent facilities. Grain Millers hopes to break ground early summer 2015.
- Staff has provided Lane County Land Use Division with a formal letter regarding a current Conditional Use Permit proposal for a property located on Chick Lane. The applicant is proposing an outdoor event facility, sighting compliance with the Junction City Comprehensive Plan in regard to Goal 8. Staff has issued a letter stating noncompliance with Goal 8 as the proposal does not include park or private park facilities that contribute to the City's park system. The proposal includes a private facility on private property for private gain.
- City Council has approved the Comprehensive Plan Amendment and Rezone of the property located at 1701 Juniper Street. The existing Mini Storage Facility will now be considered as an Outright Permitted Use in the General Commercial Zoning District.
- A Development Review application has been approved for the O'Connell property located at 3rd and Juniper. The proposed development consists of two multifamily structures containing seven units. The building permit application is currently in review. Mayor Cahill and City Council received a request to lower the SDC fees associated with the project, which has been kindly denied.

City Council Update

- Planning Commission recommendations regarding research of Building Inspection Program options and fee structure will be included in the March 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 March standing meeting.

TSP Update

- Council has initiated a process to create an ad-hoc task force to review the Draft TSP and provide support to the Council regarding specific inquiries. The task force will include members of the Planning Commission, a City Council Chair, and citizen members. Staff posted the position openings on Tuesday, February 17 with a March 2nd deadline.

Planning Commission

- Kevin Cross was appointed by the Mayor to the Planning Commission Alternate Seat at the February 10, 2015 City Council meeting. The recommendation for the Planning Commission regular seat will be presented for Mayoral appointment at the March 10, 2015 City Council standing meeting.

Building Activities:

- The building report for January 2015 is included as an attachment to this report.

