

MEMORANDUM

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

**Land Use Application and Planning Project Status**

- St. Vincent DePaul's Alona Place Multifamily Affordable Housing Complex Development Review application has been conditionally approved, and the concurrent Building Permit Application is nearing completion. Staff has worked with St. Vincent DePaul extensively in order to ensure expedited processing of the Development Review. The proposed 40-Unit Complex includes a path connection to the existing pedestrian and cycle network located south and west of the High School, as well as a recreation facility, and basketball court.
- Staff has issued a Certificate of Occupancy for the Autozone Retail Store located at 18th and Ivy. The retailer has begun their daily operations at the north end of the city.
- Staff has issued an approval for a Property Line Adjustment at the O'Reilly's owned parcels located between 4th and 5th Avenue, fronting Ivy and Juniper Streets. The Property Line Adjustment consolidates 3 lots fronting Ivy Street into 1 tax lot. The adjustment also dedicates an additional 10 feet of Right-Of-Way to the Alley as part of the original Conditions of Approval for File DEV-13-02, in order to facilitate the required approach width.
- A Development Review application is under review by Planning Staff for a new Guaranty Chevrolet Service Center located at 425 W 3rd Ave. The application includes the demo of the existing service building and construction of a new 12,840 square foot structure in the southwest corner of the property.

City Council Update

- The City Council approved an Ordinance regarding the Planning Commission approved Code Text revisions striking the Annexation Agreement requirements from JCMC Chapter 17.165. The removal of the agreement requirement will likely streamline the annexation process while ensuring financial responsibility of future applicants.

Future Action Items

- Final Approval of the Oaklea Enterprises / Hayden Homes Planned Unit Development, and subsequent Final Plat approval for Phase-1 of the PUD.

TSP Update

- The City Council ad-hoc task force directed to review the Draft TSP (Transportation System Plan) and provide support to the Council regarding specific inquiries has been meeting weekly to resolve outstanding concern. The task force is currently working through specific areas of the Draft TSP in order to present specific questions to the ODOT contracted consultant ahead of the June contract expiration.

Planning Commission

- Staff has gathered information from multiple jurisdictions regarding municipal Land Use Application Fees, and has compiled a comparison worksheet based on the Planning Commission inquiry. The Fee Comparison Worksheet is attached to this report for review.

Building Activities:

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

Comparable Land Use Fees In Lane County					
Land Use Fee Type	Junction City	Cottage Grove	Veneta (Deposits)	Harrisburg	Creswell
Annexation	1000	840 1,260		575 + 55/acre	1000
Appeal to Planning Commission	375	210	525 + 350 Public Notice	140 + Actual	300
Appeal to City Council	1060	420	525 + 350 Public Notice	350 + Actual	300
Change of Use	80				
Conditional Use	650	840	775 + 350 Public Notice	500-750 + Actual	1,050
Development Review (new)	1070	.0016 x Value*			80 300
Development Review (remodel)	250	.0016 x Value*			
Extraterritorial Extension	1000				1000
Extraterritorial Extension Connction	350				
Final Partition	745		200	440 + Actual	300
Final Subdivision	1760	157.5	350	750 + Actual	80
Floodplain Permit	100	157.5	100 + Actual 350 Pub. Not.	275 + Actual	
Minor Variance	325	210			80
Modification to Subdivision Ord.	565	420 840			
Non-Conforming Use Confirmation	130				80 50
Partition Improvement Plans	270		350 + 350 Public Notice		80 300
Pre-Application Conference	45/60/100	157.5	130	160	150
Preliminary Partition	1335	420	750 + 350 Public Notice	440	500
Preliminary Subdivision	1,100 + 45/lot > 4	2,100 + 52.5/DU	Pre-Conference 500	1,500 + 25/lot + Actual	800 + 80/lot (4-5 Lots)
			1,000 + 25/Lot + 350 Notice		1,200 + 65/lot (6-19 Lots)
					1,500 + 55/lot (20-40 Lots)
					2,400 + 45/lot (40-100 Lots)
					3,000 + 35/lot (100+ Lots)
Property Line Adjustment	230	210	550	200 350	200
Rezone	1,065	840 1260 + Actual Cost	600 + 350 Public Notice	1,100 + Actual	1,000
Sign Permit	75	26.25 / 52.5			
Stream Corridor Wetland District	1630				
Subdivision Improvement Plan	1,030		1,350 + 350 Public Notice		80 300 1,000
Temporary Use Permit	650	105	350 + Notice		150 250 400
Vacation (other)	635	500		250 + Actual	500
Vacation (Righ-of-Way)	1200	500		250 + Actual	500
Variance (Public hearing)	650	840	425 + Cost of Notice	440 + Actual	700
Written Code Interpretation (PC)	225	105			225
Written Code Interpretation (Staff)	85	105			80
Zoning Compliance Analysis	85				
Comprehensive Plan Amendment	950	260 + Actual Cost	800 + 350 Public Notice	775 + Actual	1,000 1,200
Expedited Land Division	2350				
Planned Unit Development (PUD)	4000	2,100 + 52.5/DU	300+(550+25/Unit)+300+350		1,300
Site Plan Review	1,550	840	1,350	440 Min. + .025sf New	1,500
Code Text Amendment	950	1,260 + Actual Cost	200 + 350 Public Notice	530 + Actual	750

Service Development Charges					
Fee type	Junction City	Cottage Grove	Veneta	Harrisburg	Creswell
Water					
3/4' 5/8"	1,100	6,940			4,222
1"	1,958	17,350			8,445
1 1/2"	4,400	34,700			19,001
2"	7,700	55,520			33,779
3"	17,600	114,000			76,003
4"	31,240	173,500			135,117
6"	70,400	347,000			
8"	125,158	555,200			
Sewer					
3/4' 5/8"	8,085.45	1,135	7,769.30 5,159.53		3,590
1"	14,390.55	2,838	12,948.83		7,180
1 1/2"	32,337.83	5,675	25,897.65		16,155
2"	56,591.18	9,080	41,436		28,721
3"	129,351.27	18,160	82,872.44		64,621
4"	229,598.98	28,375	129,488.20		114,883
6"	517,405.08	56,750	258,976.38		
8"	919,849.44	90,800	414,362.21		