

The Community Development Committee for the City of Junction City met at 6:30 P.M. on Wednesday, January 2, 2019, in City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT WERE: City Councilors, John Gambée, Dale Rowe, and Bill DiMarco; and City Planner, Jordan Cogburn.

1. Call to Order

Chair Gambée called the meeting to order at 6:30 p.m.

2. Changes to the Agenda

None

3. Review of Minutes

Secretary Andrews was unable to complete the December 5, 2018 draft minutes in time for the meeting. Planner Cogburn stated they will be presented at the standing February 6, 2019 meeting for review and consideration. Planner Cogburn noted that Secretary Andrews would no longer be preparing the CDC minutes, and that all CDC minutes going forward would be the Planner's responsibility.

4. Community Updates

Councilor DiMarco stated the owners of the Beer Station are preparing to open the new Food Cart Hub and Tap House early February. Planner Cogburn stated they have yet to complete their obligations as they relate to the Planning Commission conditions of approval associated with the Beer Garden Temporary Use permit request, but expects to see a compliant document in the coming weeks.

Councilor Rowe asked about the status of the Junction 4 Junction and the Truck Function. Planner Cogburn had no additional information regarding the issue beyond the current approvals.

5. New Business

- **Scandinavian Festival Association RTMP Grant Request Consensus:** Planner Cogburn presented the SFA request for RTMP Grant funding in the amount of \$22,000. Councilor DiMarco requested the item be tabled until the standing February meeting, as the Budget Chair and Budget Officer are currently reviewing additional sources of funding in order to assist the SFA in meeting their financial needs. Councilor Rowe expressed his support for the SFA, but wanted to see more effort on the Association's account in their request, specifically in regard to fundraising for capital improvements, as part of any materials presented moving forward.

Consensus: The Committee directed Staff to coordinate with SFA reps and the Budget Officer and to return to the February standing meeting.

6. Continued Business

- **Development Code Amendment Projects:** Planner Cogburn asked for Committee consensus on priority items to bring back for review and consideration. Councilor Gambee stressed the current workload in the Planning and Building department and being sure to not overload Staff. Councilor Rowe stressed the importance of retaining the current status of the Committee's work for the incoming Committee roster. Planner Cogburn stated that a Staff level priority list will be brought to the Committee at the standing February meeting.

Consensus: Committee directed Staff to continue identifying discrepancies and to bring the information back at the next meeting for the new Committee's consideration.

- **Boarding, Rooming, and Lodging House Code Review:** Planner Cogburn reviewed the current status of the discussion. The draft condition associated with allowing the use type in various zones in existing residential structures only was the chief concern. Staff was directed to bring back an analysis of existing residential structures across the suggested zones. Planner Cogburn provided a brief analysis of available Residential structures in the General Commercial, Central Commercial, Commercial Residential, and Multifamily Residential zones, which broke down as follows:

- Approximately 51 existing Residential units in the General Commercial Zone;
- Approximately 9 existing Residential units in the Central Commercial Zone;
- Approximately 49 existing Residential units in the Commercial Residential Zone; and,
- Approximately 79 existing Residential units in the Multifamily and Multistructural Residential zones.

The Committee reviewed the information presented and deliberated further direction for Staff specific to the draft conditional use language concern as stated.

Councilor DiMarco expressed his support for keeping the conditional approval language as drafted. Councilor Rowe expressed support for allowing residential in commercial buildings, specifically allowing a commercial structure to go back to residential. Planner Cogburn stated that additional Code and Comprehensive Plan considerations would need to be discussed to address his suggestion. Councilor Rowe suggested considering this as a separate item as not to muddy the current discussion.

Corey Walker asked if any counts had been provided regarding historical structures. Staff indicated that it was not part of the Committee's direction.

Councilor DiMarco requested the item be tabled to the February 6, 2019 meeting.

Consensus: Committee directed Staff bring the draft condition information back at the next meeting for the new Committee's consideration. No new information was requested.

- **Downtown Plan Projects:** Planner Cogburn asked for direction on the funding information previously presented. Councilor Rowe requested the item be tabled for the new Committee's consideration. The Committee suggested that a focus on funding the entire project would be appropriate based on Staff's recommendation.

Consensus: Committee directed Staff bring information regarding funding the entire project back at the next meeting for the new Committee's consideration.

Council Gambee requested that Parking Requirements and Food Carts be considered in the future as it relates to the current discussion. Planner Cogburn asked if there was any additional direction regarding the two items. No additional direction was requested beyond the priority items as mentioned previously. Councilor Rowe suggested that the current approval for temporary use regarding Food Carts should be reviewed after 90 days to determine if or what additional language needs to be drafted to allow the use in specific zones. Staff noted the timeline.

7. Agenda Forecaster

The Commission reviewed the agenda forecaster. Planner Cogburn noted the changes made during the night's discussion.

8. Other Business

None

9. Adjournment

As there was no further business, the meeting was adjourned at 7:59 p.m.

The next standing meeting of the Community Development Committee would be Wednesday February 6, 2019 at 6:30 p.m.

Respectfully Submitted:

Jordan Cogburn, City Planner