

**The Community Development Committee for the City of Junction City met at 6:30 P.M. on Wednesday, April 4, 2018, in City Hall, 680 Greenwood Street, Junction City, Oregon.**

**PRESENT WERE:** City Councilors, Dale Rowe, and Bill DiMarco; and City Planner, Jordan Cogburn; **ABSENT:** Councilor John Gambée (Chair)+6

**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 March 7, 2018**

**Consensus:** By a consensus of the committee the March 7, 2018 minutes were approved as amended; in the last sentence of paragraph three on page two, the word 'visited' was changed to 'invited.'

He also ~~visited~~ **invited** the Committee to visit the Planning Office.

**4. Community Updates**

None

**5. New Business**

**• 2018 JC3.1 Run/Walk Street Closure Request**

The route was a little different than in years past. The 2018 course used many of the bike/walking paths.

**Consensus:** The consensus of the Committee was to recommend approval to the Council of the JC3.1 Run/Walk street closure request.

**• Boarding, Rooming, and Lodging House Code Review**

Planner Cogburn explained the Council sent the Boarding, Rooming & Lodging House discussion to the Community Development Committee (CDC), and directed staff to gather code information from other jurisdictions for presentation to the CDC.

The Committee agreed affordable housing was important. It was also noted that affordable housing near the downtown core near shops and services was desirable.

The Committee held a discussion about boarding houses within city limits. The discussion included the possibility of boarding/rooming/lodging houses as permitted (conditional or outright) uses in the following zones: C2 (Central Commercial); General Commercial; Commercial Residential; and Multi-Family Residential. A change to the zoning code required an amendment. The discussion widened to affordable housing alternatives in general.

**Consensus:** The Committee directed staff to bring to the next meeting, information on Conditional Use permits as related to affordable housing including boarding/rooming/lodging houses, and draft language.

**6. Continued Business**

• **Downtown Plan Projects**

Councilor Rowe asked the Committee if they were ready to tackle the downtown plan.

The Committee indicated they were ready. Discussion included a median with trees, ad parallel parking down the center of W 6<sup>th</sup> Ave. Business owners indicated they appreciated the planters. The discussion also included, new lamp posts, and hanging flower baskets along W 6<sup>th</sup> Avenue sidewalks.

**Consensus:** The Committee directed staff to bring back, to the next meeting, information about implementation of the median plan contained in the Downtown Plan which included potential engineering fees.

**7. Agenda Forecaster**

The committee reviewed the agenda forecaster.

**8. Other Business**

It was the consensus of the Committee to reschedule the July Community Development Committee meeting as the standing date fell on July 4, 2018. Staff would bring back suggestions for an alternate meeting date.

The Committee held a discussion about directing staff to prepare an early site plan for possible fairgrounds located at the City property on High Pass Road. The committee directed staff to bring back an early cpreliminary site plan.

**9. Adjournment**

As there was no further business, the meeting was adjourned at 8:35 p.m.

The next standing meeting of the Community Development Committee would be Wednesday, May 2, 2018 at 6:30 p.m.

Respectfully Submitted:

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Tere Andrews, Secretary