

The Community Development Committee for the City of Junction City met at 6:30 P.M. on Wednesday, September 5, 2018, in City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT WERE: City Councilors, John Gambée (Chair), Dale Rowe, and Bill DiMarco; and City Planner, Jordan Cogburn; **ABSENT:** None

1. Call to Order

Chair Gambée called the meeting to order at 6:32 p.m.

2. Changes to the Agenda

None

3. Review of August 15, 2018 Minutes

Consensus: By a consensus of the committee the August 15, 2018 minutes were approved as written.

4. Community Updates

Planner Cogburn noted a comment was received from a Scandinavian Festival Board member about the use of sidewalks during the festival. He recommended it be added to a future agenda for discussion.

Consensus: The committee consensus was to add the item to a future agenda.

5. Continued Business

• Boarding, Rooming, and Lodging House Code Review

Per previous direction from the Committee, Planner Cogburn provided, draft conditional use process code language for Boarding, Rooming and Lodging Houses. The Committee review the proposed language and criteria.

Discussion included the pros and cons of the proposed criteria for a 1,000-foot separation. The draft language criteria stated:

“To avoid an overconcentration of Boarding, Rooming, and Lodging Houses, there shall be a 1,000-foot separation requirement as measured from the parcel boundaries between the subject site and any other Boarding, Rooming, and Lodging House type use.”

It was noted, in previous discussions, comments had been made about the concern for a concentration in a particular area of such a use, conversely there had also been comments to the effect that such a use should be located near services.

Existing parking requirements were discussed as related to the proposed code language. It was noted in the parking requirement exclusion area (downtown), that a Change of Use would trigger parking requirements.

The Committee recognized the importance of having a variety of affordable housing options in the community.

Consensus: Committee consensus was to forward the proposed language on to City Council for more discussion, possibly at a work session.

● **Downtown Plan Projects**

Staff was waiting for a bid response from the contracted city engineer.

6. Agenda Forecaster

The committee reviewed the agenda forecaster.

7. Other Business

None.

8. Adjournment

As there was no further business, the meeting was adjourned at 8:15 p.m.

The next standing meeting of the Community Development Committee would be Wednesday, October 3, 2018 at 6:30 p.m.

Respectfully Submitted:

Tere Andrews, Secretary