

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

PRESENT WERE: City Councilors, John Gambée (Chair) (arrived at 6:32 pm), Dale Rowe, and Bill DiMarco; and City Planner, Jordan Cogburn.

ABSENT:

1. Call to Order

Vice-Chair Rowe called the meeting to order at 6:30 p.m.

2. Changes to the Agenda

None

3. Review of Minutes

• October 3, 2018

Consensus: By a consensus of the committee the October 3, 2018 minutes were approved as written.

4. Community Updates

None

(Chair Gambée arrived)

5. Continued Business

• Boarding, Rooming, and Lodge Houses

- September 5, 2018 the CDC reviewed specific draft Conditional Use language and directed Staff to take draft standards to the Council for review

The draft standard in question was:

JCMC 17.130.060 Standards governing conditional uses.

A conditional use shall comply with the standards of the zone in which it is located except as these standards may have been modified in authorizing the conditional use or as otherwise provided as follows:

E. Boarding, Rooming, and Lodging Houses. In evaluating a proposed Boarding, Rooming, and Lodging Houses, the following criteria shall be considered:

6. 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.

○ November 13, 2018, Council recommended the draft language be amended to require a 500-foot separation for Central Commercial Zones, and a 1,000-foot separation for other commercial zones.

Staff was seeking direction from the Committee.

A discussion was held which included planning for future needs related to affordable housing, and housing for vulnerable populations. Housing types discussed included Boarding/Rooming houses, accessory dwelling units, and/or tiny homes.

Consensus: The Committee directed staff to bring back information on how many homes in the subject area would be affected by the 500-ft, and 1,000-ft separation provisions.

● **Development Code Amendment**

Staff would be looking at development code inconsistencies and bring that information back to the Community Development Committee.

● **Downtown Plan Projects**

Planner Cogburn handed out information on funding sources for downtown revitalization efforts. He would provide additional information at the January meeting.

6. Agenda Forecaster

The Commission reviewed the agenda forecaster.

7. Other Business

Chair Gambee suggested the commercial development efforts should be focused on the highway rather than the downtown area.

Councilor Rowe felt there were two commercial areas, and that the two could complement one another.

Planner Cogburn said the owner, of the building at Ivy and 7th, was working with his insurance company to demolish the building. Per the property owner, the work was anticipated to being December 10, 2018. Abatement process had been initiated.

8. 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 January 2, 2019 at 6:30 p.m.

Respectfully Submitted:

Tere Andrews, Secretary