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## Minutes

### Juniper Ridge Management

**Advisory Board 2:04 PM** Thursday,

February 20, 2020

Staff Liaison: Matt Stuart

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- **Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Craig Chenoweth, Jade Mayer, Corey Charon, Kristina Johnson (Alternate), Levi McClain (Alternate)
  - **Public Comment**  
None
  - **Approve:**
    - January 30, 2019 Meeting Minutes approved
  - **Review/Discussion: Juniper Ridge Overlay Zone**

Discussed whether the Employment Sub-district size should remain as is or shrink, whether to expand the permitted land use table in the Sub-district, and whether wanted a separate permitted land use table for outside Sub-district area. Katie Anderson and Matt Stuart explained the differences in the areas and what tables, guidelines, and CC&Rs applied to each.

    - **Permitted & Conditional Use Table**  
Looked at current uses allowed in Employment Sub-district and compared to allowed uses in IL and Commercial zoning.  
  
Decision made to add uses to Employment Sub-district.  
Modified some current permitted uses in Table 2.7.2030A
      - Add veterinary clinics to medical and dental laboratories
      - Add medical uses
      - Add childcare uses with no size limit
      - Revise wording under small-scale personal and professional services to allow up to 10,000 square feet within freestanding or multi-tenant building

Add uses from Table 2.4.300 (IL) to Employment Sub-district

    - Caretaker unit, however, need to define better
    - Vehicle, equipment and boat repair, rental, storage, service
    - Industrial service (e.g., cleaning, repair)
    - Conditional Use -Outdoor commercial uses (e.g., outdoor storage,

- building and garden supply)
- Conditional Use - Recreation facility (privately owned)

Add uses from Table 2.3.300 (Commercial) to Employment Sub-district

- Office and Clinics
- Convention Center/Meeting Rooms
- Hospitals
- Entertainment and Recreation (enclosed in building)
- *\*Due to time, elected to revisit further at next meeting*

Need more information on definition of fuel distribution and whether includes fuel station, like a Pacific Pride, or is aligned more with wholesale manufacturing and distribution. Also look into hemp manufacturing.

- **Applicable Area**  
Various options were presented including leaving as is or reducing size of Employment Sub-district. Three options for reducing were provided. Option A, the smallest option of around 118 acres was chosen (area with LSH parcel rights). Reduced from around 300 acres. Felt that reducing area where more rules apply and which are not easily amended is the best solution for now. General overlay then becomes IL.

- **Staff Update**

Will discuss platting and Feasibility Study at next meeting.

- **Public Comment**

None

- **Adjourned at 4:11 pm.**