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Draft Minutes

Juniper Ridge Management Advisory Board

12:00 PM – 2:00 PM, Thursday, October 15, 2020

Meeting will be convened online via WebEx due to COVID-19 concerns

Staff Liaison: Matt Stuart

- **12:01 pm.**

- **Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Jade Mayer, Corey Charon, Kristina Johnson

- **Public Comment**

Email from Taylor Development regarding proposed code revisions.

Consider increasing parking maximum; retail, pharma lab/R&D, increase 10,000 cap, churches, caretaker unit. Matt did clarify details with Taylor.

Staff interpretation: Parking is same as code elsewhere. Do not add to surface. Possibly if a garage. Pharma already covered. Worship and retail - Issue arises around trip limit. At this point would eat up a lot of trips. Recommendation to delay or cap on square footage. Revisit later. Reminder that Table relates to subdistrict only.

Staff recommends no change at this time. Jim said wait. Ron recommends now if plan to change in future. Want intent to be broad enough around medical.

Katie reminded that this is in regards to subdistrict only. Poll – clarifying language surrounding pharma. Ron yes, Jim yes, Jade yes, Kristina yes, Corey yes.

Square footage cap? Would eliminate a strip type building. Staff thinks is fine as focus is employment. No change.

Places of worship, tutoring learning center. Are allowed under other categories. Churches – road trip and not employment based. Staff recommends leave as is. Jade says to follow staff recommendation. Jim said fine for now. Kristina – a little hesitant. Would be okay with accepting a cap on square footage for places of worship. Kristina okay to delay as well. Revisit in future. Ron suggests making no long term decisions based solely on COVID. Corey said focus should be more job creation in phase 1. Consensus to leave as is.

- **Approve**

- September 17, 2020 Meeting Minutes
- Jim asked the wording around rock outcroppings be changed from agree to recommend. Minutes approved with modification.

- **Review/Discussion/Recommendation: JRMAB 12-Month Work Plan**

- Phase I – Near-term: Overlay Zone/Employment Subdistrict Interim Code Changes & Design Guidelines Revision 10/20-3/21
- Phase II – Mid-term: Subdivision Platting, Land Disposition Strategy & CC&Rs Amendments 4/21-9/21
- Phase III – Long-term Land Disposition Strategy & Infrastructure Coordination 10/21-4/22+

Katie felt letter summarized well. Corey asked if scaling down by ODOT changes anything? Matt, does not change a lot right now until get out of IGA but parties realize there will be changes. Get rid of later as know more. ODOT changes is eliminating railroad overpass/underpass at Cooley. Create frontage road to 97. Do we need to change wording around IGA further? Maybe stressing should be prepared to act sooner rather than later. Jim – are we waiting for a benchmark to happen? Are they willing to renegotiate now? Matt says benchmarks are intersection at Cooley and then north interchange. Katie - don't miss these trigger points when studies come back. Be prepared to take action. Also other trigger points like Council Goal setting.

Use Table is set. Anything on Design Guidelines? Kristina feels we already covered. Corey is good.

Motion to adopt draft so Katie and Ron can take to worksession with Council in early November. Katie feels that we are done. Ron Benton made motion. Corey Charon seconded. Motion carries.

- **Staff update – Current schedule**

- Nov 4 – Council worksession
- Nov 18 – Council Resolution if directed
- Code Changes:
 - Nov 9, Planning Commission worksession
 - Dec 14, Planning Commission Hearing
 - Jan 20, Council worksession optional
 - February 3, Council Hearing/First Reading
 - February 17, Council Second reading
 - March 20: effectuation

Ron asked about how public finds out more. Matt said information is on JRMAB webpage. Will rework Juniper Ridge landing page. BEDAB to review. NLA maybe.

Probably Nov 4th. Council will be thank and disband/conclude advisory board. Matt thanked JRMAB members.

- **Adjourned at 12:40 pm.**