

CITY OF JUNCTION

Code Amendments Update



Introduction

The City of Junction had identified some recurring issues pertaining to its development-related codes, which negatively impacted the quality of life and caused unsafe, unhealthy, and blighted conditions. This project aimed to address these issues by amending the City's existing code of ordinances. In general, the identified issues included adjacency considerations, placement of mobile homes, property maintenance, unsafe parking, and outside storage of used vehicle parts in front yards or streets.

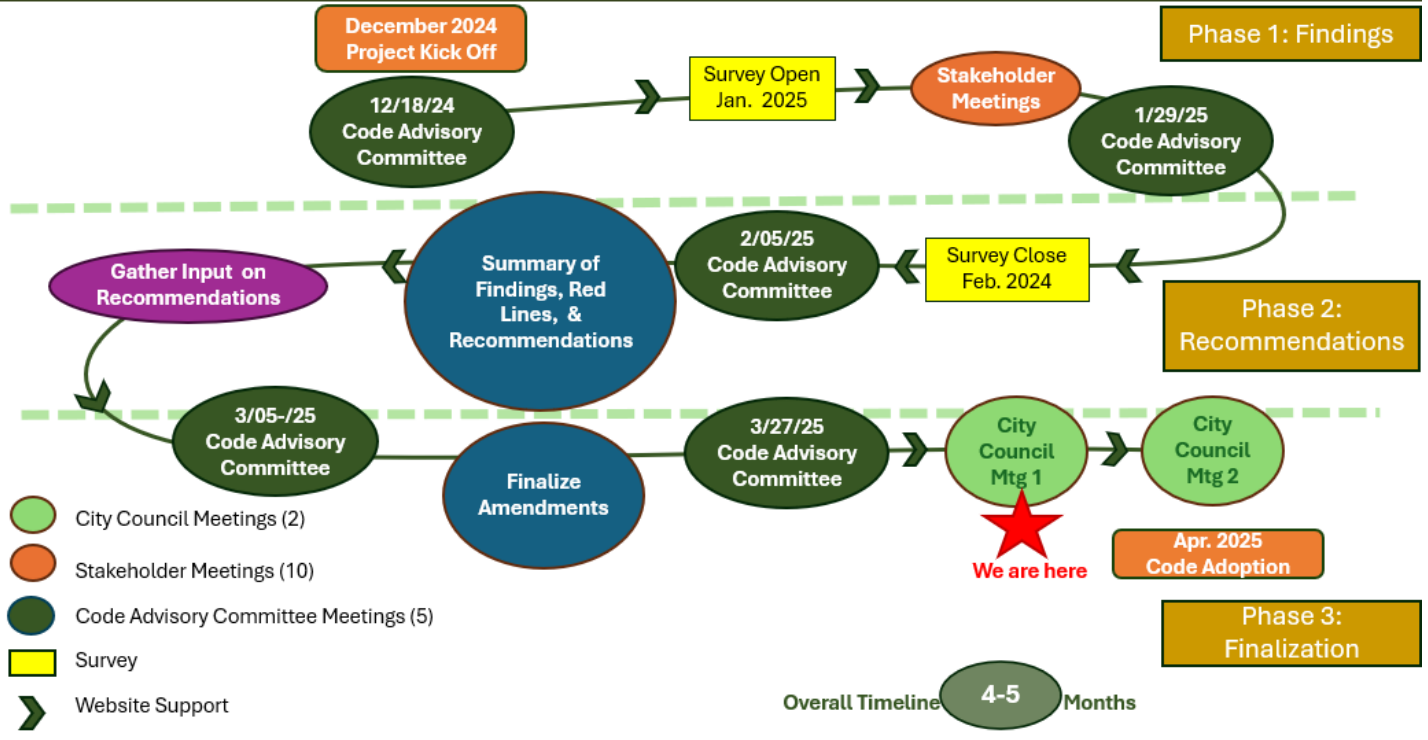
Process

The anticipated 4-5 month process included the following steps:

1. Gather community input:
 - a. Interview key stakeholders to obtain their thoughts and ideas on the most pressing issues in the current code of ordinances and how to resolve them.
 - b. Gather public input using website questionnaires.
 - c. Work with a Code Advisory Committee.
2. Review existing documents, including ordinances, policies, and procedures.
3. Prepare a summary of findings, red-lined changes and recommendations to the existing ordinances, and potential future ordinances, codes, or policies the City may consider.
4. Present the findings and draft to the City Council.
5. Gather input on the recommended amendments from the City Council and citizens.
6. Finalize the amendments.
7. Public hearings and adoption.

Steps 1-3 have been completed, and the purpose of this meeting (step 4) is to gather input from the City Council.

Schedule



Community Engagement

The project was envisioned as a collaborative effort. Community engagement consisted of the following:

1. Code Advisory Committee (CAC): The City created a Code Advisory Committee (CAC) to guide the consultant in drafting code amendments. The CAC consisted of community members and met five (5) times during the process. They identified the stakeholders, provided input on interview questions and the community questionnaire, reviewed the findings and recommendations, and finalized the draft amendments.
2. Website: A website was established at the beginning of the process to keep the community updated.
3. Stakeholder interviews: Interviews were conducted with the stakeholders identified by the CAC.
4. Community Questionnaire: A questionnaire (developed by using SurveyMonkey) was distributed to the community to gather input on issues and recommendations. The community was notified through the newspaper, City’s website, and Facebook.

Proposed Amendments

Based on the CAC’s recommendations and community input, the amendments included the following additions:

- Article 4.09 Automobile storage lots, automobile wrecking and salvage yards (junkyard) and lots used for open storage by metal recyclers
- Article 4.10 Home occupations
- Article 6.04. Vacant buildings registration
- Chapter 15 Development and adjacency standards
 - Article 15.02 Mobile and manufactured homes
 - Article 15.03 Travel trailers/recreational vehicle
 - Article 15.04 Adjacency standards

Proposed Schedule

1. City Council Meeting 1 on April 28, 2025
Presentation of findings, draft recommendations, and gather feedback
2. Update the city's website to include:
 - a. Code Amendments Update
 - b. Results of the Community Engagement Summary
 - c. City Council presentation on April 28, 2025
3. Incorporate feedback from the citizens, City Council and legal staff
4. City Council Meeting 2 and Potential Public Hearing 1
5. Incorporate feedback from City Council Meeting 2 and the Public Hearing 1
6. Public Hearing 2

Supporting Documents:

Attachment 1: Proposed amendments (outlines and red-lined sections) - to be posted on the website shortly.

- Article 4.09 Automobile storage lots, automobile wrecking and salvage yards (junkyard) and lots used for open storage by metal recyclers
- Article 4.10 Home occupations
- Article 6.04 Vacant buildings registration
- Chapter 15 Development and adjacency standards
 - Article 15.02 mobile and manufactured homes
 - Article 15.03 travel trailers/recreational vehicles
 - Article 15.04 adjacency standards

Attachment 2: Community Engagement - posted on the website.

- Questionnaire responses summary
- Stakeholder interviews summary
- Facebook post
- Newspaper article
- Website