

**John Day Urban Renewal Agency
April 27, 2021**

8:00 PM VIRTUAL MEETING

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1. **OPEN AND NOTE ATTENDANCE**
2. **APPROVAL OF PRIOR MINUTES**
3. **APPEARANCE OF INTERESTED CITIZENS** – At this time Chair Lundbom will welcome the public and ask if there is anything they would like to add to tonight’s agenda.

CONSENT AGENDA

4. **CONSENT ITEMS**
Attachments:
 - None

ACTION ITEMS

5. **IRON TRIANGLE LLC APPLICATION FOR URA CONSIDERATION**
Attachments:
 - Iron Triangle LLC Application

OTHER BUSINESS & UPCOMING MEETINGS

6. **OTHER BUSINESS & UPCOMING MEETINGS**
 - URA Plan Amendment Resolution & Boundaries Resolution
 - URA Final Budget Hearing – Fire Hall, June 8th @ 8 P.M. (following council meeting)
 - URA Resolution to Accept Interfund Loan from City

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: April 27, 2020
SUBJECT: Agenda Item #4: Consent Agenda
Attachment(s)

- None

BACKGROUND

No items on the consent agenda.

Item 1) None.

Recommendation: N/A

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: April 27, 2021

SUBJECT: Agenda Item #5: Iron Triangle LLC Application for URA Consideration
Attachment(s)

- Iron Triangle LLC Application

BACKGROUND

The Iron Triangle LLC development at 611 S. Canyon Boulevard (Canyon Mountain Apartments) was issued a Notice of Violation on September 11th, 2019 for floodplain development code violations.

The City permitted renovations at the Canyon Garden Apartments under Land Use Review (LUR) 16-06 on August 26, 2016, based on the applicant's proposed renovations (roof replacement and porches) that they affirmed would not result in a 50 percent increase in market value. During the course of construction, the decision was made to completely renovate these structures, but no revised plans were submitted. As a result, the City issued a stop work order.

The violations were promptly corrected for the units then under construction. An amended plan set was submitted to the City along with a new floodplain development permit application, and the revised plan set was approved by the County in February 2020 for the major renovation, which required the units located in the floodplain to be rebuilt from the foundation up to meet local floodplain code requirements.

The estimated cost to complete this project (six apartments) including the foundation restructuring to achieve floodplain code compliance for the units in the floodplain is \$483,750.

DISCUSSION

We did not contemplate floodplain renovations in our standard operating procedures, and as a result, I am unclear whether to process this application as new home construction – eligible for the 7 percent rebate – or as a major renovation – eligible for the 15 percent rebate. We should clarify that provision in our SOPs for future reference.

These apartments were also not included in the original plan area and would have to be amended into the plan by resolution.

RECOMMENDATION

Discuss whether to recommend the application for approval, and under which program. Staff can then process the application accordingly.

Discuss whether to amend the SOP resolution to clarify our procedures for this type of code compliance project.

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: April 27, 2020
SUBJECT: Agenda Item #6: Other Business and Upcoming Meetings
Attachment(s)

- None

OTHER BUSINESS

- URA Plan Amendment Resolution & Boundaries Resolution
- URA Resolution to Accept Interfund Loan from City

UPCOMING MEETINGS

- URA Final Budget Hearing – Fire Hall, June 8th @ 8 P.M. (following council meeting)