

**John Day City Council/John Day Planning Commission  
Study Session**

**October 8, 2019**

**6:00 PM**

**John Day Fire Hall, 316 S. Canyon Blvd., John Day**

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

**INTRODUCTION**

4. **ANNUAL PLANNING REPORT**

Attachments:

- Planning Activity Log

**TOPICS FOR NOVEMBER 12 PUBLIC HEARINGS**

5. **AMD-19-01, COMPREHENSIVE PLAN MAP CHANGE, COMPREHENSIVE PLAN TEXT CHANGE, AND LAND USE REGULATION CHANGE FOR THE JOHN DAY INNOVATION GATEWAY**

Attachments:

- AMD-19-01 Staff Report (Draft)

6. **AMD-19-02, LAND USE REGULATION CHANGE FOR THE JOHN DAY SPECIAL FLOOD HAZARD AREA**

Attachments:

- AMD-19-02 Staff Report (Draft)

7. **AMD-19-03, LAND USE REGULATION CHANGE FOR HOUSING AND TEMPORARY USE PERMITS FOR RECREATIONAL VEHICLES**

Attachments:

- AMD-19-03 Staff Report (Draft)

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** October 8, 2019

**SUBJECT:** Agenda Item #4: Annual Planning Report  
Attachment(s)

- Planning Activity Log

**BACKGROUND**

I have enclosed the Planning Activity Log for the council and planning commission, so you'll have an opportunity to see the extent of development activity that has occurred in John Day in 2019. So far, we have completed or are in the process of implementing 28 different planning applications. This does not include unpermitted construction that is under a stop-work order for which applications are pending.

**DISCUSSION**

The pace of development has increased significantly in 2019. The City is currently processing a variety of applications, as shown in the table below.

CATEGORY	TYPE	NUMBER OF APPLICATIONS	PROCESSING TIME (AVG.)
CODE AMENDMENT	IV	3	TBD (In progress)
LAND PARTITION	II/III	2	TBD (In progress)
LAND USE REVIEW / LUR WITH VARIANCE	I/II/III	3	17 Days
PROPERTY LINE ADJUSTMENT	I/II/III	9	63 Days
SITE DESIGN REVIEW	III	3	TBD (In progress)
SIGN PERMIT	I	2	31 Days
SPECIAL EVENT PERMIT	I	6	6 Days

Timelines are increasing for application processing, particularly for more complex planning activities like Type III site design reviews and property line adjustments. Type IV Code Amendments take a minimum of 60 days. The Planning Commission and City Council are only required to review Type III and Type IV applications. Several larger projects are also on the horizon that will require significant public review as both Type III and Type IV applications. I will discuss three of these during our study session.

**Please Note: Final adoption of the Innovation Gateway amendments has been moved to November 12, 2019, 6 P.M. at the fire hall in order to provide enough time for public review and comment.**

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** October 8, 2019

**SUBJECT:** Agenda Item #5: AMD-19-01, Comprehensive Plan Map Change, Comprehensive Plan Text Change, And Land Use Regulation Change for the John Day Innovation Gateway Attachment(s)

- AMD-19-01 Staff Report (Draft)

## **BACKGROUND**

This action amends the John Day Comprehensive Plan along with a set of potential options and recommendations for implementing the Innovation Gateway Area Plan through amendments to the City's Development Code.

The city council and planning commission reviewed an earlier draft of this product at the prior study session. This amendment affects zoning and code requirements for 89.13 acres of the city, all of which is owned by the City of John Day except for a 14-acre parcel owned by Iron Triangle LLC.

## **DISCUSSION**

The staff report is divided into multiple sections:

- Section 1 describes proposed *policy amendments* to the John Day Comprehensive Plan.
- Section 2 describes proposed *text amendments* to the John Day Comprehensive Plan.
- Section 3 describes proposed *development code amendments* and design standards to amend the John Day Development Code.

These and other changes may also necessitate updates to other areas of the code, specifically the "Definitions" section (Article 6).

## **RECOMMENDATION**

Review the proposed amendment and identify any parameters you believe may need to change as a result of your review. Changes may be incorporated during the public hearing for adoption on November 12.

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** October 8, 2019

**SUBJECT:** Agenda Item #6: AMD-19-02, Land Use Regulation Change for The John Day Special Flood Hazard Area  
Attachment(s)

- AMD-19-02 Staff Report (Draft)

## **BACKGROUND**

This action amends the City of John Day Development Code to adopt new and revised standards from the Oregon State Model Flood Hazard Ordinance, which became effective August 9, 2019. The proposed ordinance also adopts the new Flood Insurance Study Report, Flood Insurance Rate Map, and Flood Boundary and Floodway Map revised by Letter of Map Revision (LOMR) Case No. 19-10-0438P for the City of John Day (Community No. 410077). This LOMR takes effect October 17, 2019.

This amendment updates the floodplain maps for the entire community and affects all property owners in John Day and the John Day Urban Growth Boundary.

## **DISCUSSION**

The new flood maps take effect October 17<sup>th</sup>. The state has updated its model flood ordinance to make several revisions to development standards in the special flood hazard area (SFHA).

Enclosed is a copy of the proposed ordinance. We will discuss each change to the current code in detail during the study session.

DLCD staff have reviewed the proposed language and provided comments. Once we have reviewed their comments we will submit the revised version so they can finish the review process. At the end of their review process the goal is for them to send us an email noting that the proposed revisions are NFIP compliant and ready for adoption.

## **RECOMMENDATION**

Review the proposed amendment and identify any parameters you believe may need to change as a result of your review. Changes may be incorporated during the public hearing for adoption on November 12.

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** October 8, 2019

**SUBJECT:** Agenda Item #7: AMD-19-03, Land Use Regulation Change for Housing and Temporary Use Permits for Recreational Vehicles  
Attachment(s)

- AMD-19-03 Staff Report (Draft)

## **BACKGROUND**

This action amends the City of John Day Development Code to allow for residential use of existing homes in the General Commercial (GC) and Downtown (D) districts currently restricted for use as a business. It also amends the Temporary Dwelling Units provisions of the Code to allow for temporary Recreational Vehicle (RV) dwelling in all zones under special circumstances.

This amendment affects all property owners in John Day and the John Day Urban Growth Boundary.

## **DISCUSSION**

Residents have requested several changes to our development code to address the housing deficiency our community is experiencing. These changes would require an amendment to several sections of the code.

Enclosed is a copy of the proposed amendments. We will discuss each change to the current code in detail during the study session.

## **RECOMMENDATION**

Review the proposed amendment and identify any parameters you believe may need to change as a result of your review. Changes may be incorporated during the public hearing for adoption on November 12.