

John Day City Council/John Day Planning Commission
May 12, 2020
7:00 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 Mayor 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:

- P18011 A-01 John Day Amendment No. 01

ACTION ITEMS

5. **PUBLIC HEARING FOR RESOLUTION NO. 20-833-06, A RESOLUTION TO CHANGE BUDGET APPROPRIATIONS BY SUPPLEMENTAL BUDGET**

Attachments:

- Resolution No. 20-833-06
- FY20 Supplemental Budget Worksheet
- Innovation Gateway Industrial Park

6. **PUBLIC HEARING FOR ORDINANCE NO. 20-180-01, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO STRENGTHEN AND CLARIFY ENFORCEMENT PROVISIONS WITHIN THE CODE (TYPE IV PROCEDURE)—AMD-20-01**

Attachments:

- Staff Report AMD-20-01

7. **ORDINANCE NO. 20-180-01, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO STRENGTHEN AND CLARIFY ENFORCEMENT PROVISIONS WITHIN THE CODE**

Attachments:

- Ordinance No. 20-180-01 – with staff report

8. PUBLIC HEARING FOR ORDINANCE NO. 20-181-02, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO ADOPT MINOR AMENDMENTS RELATED TO SHORT-TERM VACATION RENTALS AND BED AND BREAKFAST BUSINESSES (TYPE IV PROCEDURE)—AMD-20-02

Attachments:

- Staff Report AMD-20-02

9. ORDINANCE NO. 20-181-02, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO ADOPT MINOR AMENDMENTS RELATED TO SHORT-TERM VACATION RENTALS AND BED AND BREAKFAST BUSINESSES

Attachments:

- Ordinance No. 20-181-02

10. PUBLIC HEARING FOR ORDINANCE NO. 20-182-03, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE REGULATIONS REGARDING DEVELOPMENT IN THE PARK RESERVE ZONE (TYPE IV PROCEDURE) – AMD-20-03

Attachments:

- Staff Report AMD-20-03

11. ORDINANCE NO. 20-182-03, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE REGULATIONS REGARDING DEVELOPMENT IN THE PARK RESERVE ZONE

Attachments:

- Ordinance No. 20-182-03

12. PUBLIC HEARING FOR ORDINANCE NO. 20-183-04, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE REQUIREMENTS FOR THE CONSTRUCTION AND PLACEMENT OF SIGNS IN THE CITY (TYPE IV PROCEDURE) AMD-20-04

Attachments:

- Staff Report AMD-20-04

13. ORDINANCE NO. 20-183-04, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE REQUIREMENTS FOR THE CONSTRUCTION AND PLACEMENT OF SIGNS IN THE CITY

Attachments:

- Ordinance No. 20-183-04

14. PUBLIC HEARING FOR ORDINANCE NO. 20-184-05, AN ORDINANCE AMENDING THE JOHN DAY COMPREHENSIVE PLAN TO ADOPT THE 2019 ECONOMIC OPPORTUNITIES ANALYSIS (TYPE IV PROCEDURE) AMD-20-05

Attachments:

- Staff Report AMD-20-05

15. ORDINANCE NO. 20-184-05, AN ORDINANCE AMENDING THE JOHN DAY COMPREHENSIVE PLAN TO ADOPT THE 2019 ECONOMIC OPPORTUNITIES ANALYSIS

Attachments:

- Ordinance No. 20-184-05

16. PUBLIC HEARING FOR ORDINANCE NO. 20-185-06, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE CODE LANGUAGE RELATED TO MANUFACTURED HOMES (TYPE IV PROCEDURE) AMD-20-06

Attachments:

- Staff Report AMD-20-06

17. ORDINANCE NO. 20-185-06, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE CODE LANGUAGE RELATED TO MANUFACTURED HOMES

Attachments:

- Ordinance No. 20-185-06

18. PUBLIC HEARING FOR RESIDENTIAL SINGLE-PROPERTY ANNEXATION (TYPE III PROCEDURE)—AMD-20-07

Attachments:

- Staff Report AMD-20-07

19. FY20 BUILD GRANT

Attachments:

- None

20. RESOLUTION NO. 19-827-28 AMD 01

Attachments:

- Resolution NO. 19-827-28 AMD 01

OTHER BUSINESS & UPCOMING MEETINGS

21. OTHER BUSINESS & UPCOMING MEETINGS

- Integrated Initiatives
- Central Grant County Aquatic Center Final Report
- TRT Ordinance
- May 26, Budget Committee Meeting, 6 P.M. (virtual meeting TBD)
- May 26, City Council Meeting, 7 P.M. or at the conclusion of the Budget Committee meeting if later than 7 P.M. (virtual meeting TBD)
- June 9, City Council Meeting, 7 P.M. @ Fire Hall
- June 23, no city council meeting

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: May 12, 2020
SUBJECT: Agenda Item #4: Items for Approval on Consent Agenda
Attachment(s)

- P18011 A-01 John Day Amendment No. 01

BACKGROUND

P18011 Amendment No. 01 increases the CDBG grant award for the treatment plant engineering and design by \$39,000. The purpose of this increase is to allow the city to bring on the Flagline/Kennedy Jenks team to assist with design and independent evaluation of the City's proposal

Item 1) P18011 A-01 John Day Amendment No. 01

Recommended Action: Approve agreement and authorize city manager to sign for the City.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #5: Public Hearing for Resolution No. 20-833-06, A Resolution to Change Budget Appropriations by Supplemental Budget Attachment(s)

- Resolution No. 20-833-06
- FY20 Supplemental Budget Worksheet
- Innovation Gateway Industrial Park

BACKGROUND

Resolution No. 20-833-06 amends the FY20 budget by \$725,000 for capital outlay in the Water Fund for the previously approved Iron Triangle lot and right-of-way purchase and moves \$90,070 from contingency to capital outlay.

DISCUSSION

The resolution and a copy of the supplemental budget are enclosed. Also enclosed is the preliminary design for the Innovation Gateway Industrial Park, Government Entry Road and future Gateway Drive previously approved for submission to the EDA FY19 Disaster Supplemental. This purchase will enable the construction of these streets and the development of 12 lots for sale at fair market value. It will also allow for the orderly development of the future housing at Ironwood Estates (Phase 3) to allow a second point of ingress/egress from this site.

RECOMMENDED MOTIONS

- (1) "I move to open the public hearing for Resolution No. 20-833-06, A Resolution to Change Budget Appropriations by Supplemental Budget."

[following public comment]

- (2) "I move to close the public hearing for Resolution No. 20-833-06, A Resolution to Change Budget Appropriations by Supplemental Budget."

- (3) "I move to approve Resolution No. 20-833-06, A Resolution to Change Budget Appropriations by Supplemental Budget."

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #6: Public Hearing for Ordinance No. 20-180-01, An Ordinance Amending The John Day Development Code To Strengthen And Clarify Enforcement Provisions Within The Code (Type IV Procedure)—AMD-20-01
Attachment(s):

- AMD-20-01

BACKGROUND

Staff Report AMD-20-01 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

(1) “I move to open the public hearing for AMD-20-01”

[following public comment]

(2) “I move to close the public hearing for AMD-20-01”

(3) “I move to recommend City Council approve AMD-20-01 based on the findings contained in the staff report [with conditions, if any].”

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #7: Ordinance No. 20-180-01, An Ordinance Amending The John Day Development Code To Strengthen And Clarify Enforcement Provisions Within The Code Attachment(s)

- Ordinance No. 20-180-01

BACKGROUND

Ordinance No. 20-180-01 with staff report AMD-20-01 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #8: Public Hearing For Ordinance No. 20-181-02, An Ordinance Amending The John Day Development Code To Adopt Minor Amendments Related To Short-Term Vacation Rentals And Bed And Breakfast Businesses (Type IV Procedure)—AMD-20-02 Attachment(s)

- Staff Report AMD-20-02

BACKGROUND

Staff Report AMD-20-02 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

(1) “I move to open the public hearing for AMD-20-02”

[following public comment]

(2) “I move to close the public hearing for AMD-20-02”

(3) “I move to recommend City Council approve AMD-20-02 based on the findings contained in the staff report [with conditions, if any].”

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #9: Ordinance No. 20-181-02, An Ordinance Amending The John Day Development Code To Adopt Minor Amendments Related To Short-Term Vacation Rentals And Bed And Breakfast Businesses
Attachment(s)
• Ordinance No. 20-181-02

BACKGROUND

Ordinance No. 20-181-02 with staff report AMD-20-02 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #10: Public Hearing For Ordinance No. 20-182-03, An Ordinance Amending The John Day Development Code To Revise Regulations Regarding Development In The Park Reserve Zone (Type IV Procedure) – AMD-20-03 Attachment(s)

- Staff Report AMD-20-03

BACKGROUND

Staff Report AMD-20-03 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

(1) “I move to open the public hearing for AMD-20-03”

[following public comment]

(2) “I move to close the public hearing for AMD-20-03”

(3) “I move to recommend City Council approve AMD-20-03 based on the findings contained in the staff report [with conditions, if any].”

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #11: Ordinance No. 20-182-03, An Ordinance Amending The John Day Development Code To Revise Regulations Regarding Development In The Park Reserve Zone
Attachment(s)
• Ordinance No. 20-182-03

BACKGROUND

Ordinance No. 20-182-03 with staff report AMD-20-03 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #12: Public Hearing For Ordinance No. 20-183-04, An Ordinance Amending The John Day Development Code To Revise Requirements For The Construction And Placement Of Signs In The City (Type IV Procedure) AMD-20-04 Attachment(s)

- Staff Report AMD-20-04

BACKGROUND

Staff Report AMD-20-04 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

(1) "I move to open the public hearing for AMD-20-04"

[following public comment]

(2) "I move to close the public hearing for AMD-20-04"

(3) "I move to recommend City Council approve AMD-20-04 based on the findings contained in the staff report [with conditions, if any]."

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #13: Ordinance No. 20-183-04, An Ordinance Amending The John Day Development Code To Revise Requirements For The Construction And Placement Of Signs In The City
Attachment(s)
• Ordinance No. 20-183-04

BACKGROUND

Ordinance No. 20-183-04 with staff report AMD-20-04 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #14: Public Hearing For Ordinance No. 20-184-05, An Ordinance Amending The John Day Comprehensive Plan To Adopt The 2019 Economic Opportunities Analysis (Type IV Procedure) AMD-20-05 Attachment(s)

- Staff Report AMD-20-05

BACKGROUND

Staff Report AMD-20-05 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

(1) "I move to open the public hearing for AMD-20-05"

[following public comment]

(2) "I move to close the public hearing for AMD-20-05"

(3) "I move to recommend City Council approve AMD-20-05 based on the findings contained in the staff report [with conditions, if any]."

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #15: Ordinance No. 20-184-05, An Ordinance Amending The John Day Comprehensive Plan To Adopt The 2019 Economic Opportunities Analysis Attachment(s)

- Ordinance No. 20-184-05

BACKGROUND

Ordinance No. 20-184-05 with staff report AMD-20-05 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #16: Public Hearing For Ordinance No. 20-185-06, An Ordinance Amending The John Day Development Code To Revise Code Language Related To Manufactured Homes (Type IV Procedure) AMD-20-06 Attachment(s)

- Staff Report AMD-20-06

BACKGROUND

Staff Report AMD-20-06 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

(1) "I move to open the public hearing for AMD-20-06"

[following public comment]

(2) "I move to close the public hearing for AMD-20-06"

(3) "I move to recommend City Council approve AMD-20-06 based on the findings contained in the staff report [with conditions, if any]."

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #17: Ordinance No. 20-185-06, An Ordinance Amending The John Day Development Code To Revise Code Language Related To Manufactured Homes Attachment(s)

- Ordinance No. 20-185-06

BACKGROUND

Ordinance No. 20-185-06 with staff report AMD-20-01 enclosed describes changes proposed to the City of John Day Development Code.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day Planning Commission

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #18: Public Hearing For Residential Single-Property Annexation (Type III Procedure)—AMD-20-07
Attachment(s)
• Staff Report AMD-20-07

BACKGROUND

Rebecca R. Rhinehart has requested annexation of her property into the city limits. This is a Type III planning commission action that requires a public hearing.

DISCUSSION

See staff report.

RECOMMENDED MOTIONS

See staff report.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #19: FY20 BUILD Grant
Attachment(s)
• None

BACKGROUND

Staff will review the scope of the FY20 BUILD grant with the city council. The Grant is due May 18th.

DISCUSSION

The Better Utilizing Investments to Leverage Development, or [BUILD Transportation Discretionary Grant program](#), provides a unique opportunity for the Department of Transportation to invest in road, rail, transit and port projects that promise to achieve national objectives.

This is a highly competitive program. In 2019, DOT had 666 applications requesting \$10 billion in project value, but only \$900 million available to award, so fewer than 1 in 10 projects were awarded.

Applications are ranked by DOT career staff into one of four categories:

- Highly recommended
- Recommended
- Acceptable
- Not recommended

The City applied for \$15 million in the 2019 BUILD grant. We were highly recommended for funding but were not awarded the grant. This year's application is expected to be approximately \$17 million and includes additional components not added to the 2019 grant application.

The BUILD grant will help the City achieve its Strategy for Growth – going from population and economic decline to sustainable growth – by helping us build a complete street network and transportation infrastructure that is more welcoming to all users, including walking, biking, driving, automobiles, and public transit.

Specifically, this project will build 3 miles of new street improvements and supporting infrastructure, including:

- Nearly three miles of new arterial streets, collector streets, and local streets;
- One intersection safety improvement project (Charolais Heights);
- One new multimodal bridge for vehicles, bikes and pedestrian access (Third Street);
- One new multimodal bridges for bikes and pedestrians, integrated with parking, trails and public transit stops to tie together the City's disconnected park transportation infrastructure (Hill Family Park).
- Two new downtown parking areas on Main Street.

Benefits of the project include:

- **Improved flood resilience.** The extension of the 7th Street minor arterial will connect the only two functioning bridges in John Day to the north side of the city. Making this connection, combined with the addition of a new passenger bridge at 3rd Avenue, will significantly increase flood resilience and will allow the city to replace its aging bridges, which are in poor condition.
- **Workforce housing.** This project will open over 40 acres of residential land for housing growth (20 year supply) with the ability to add more than 100 new homes in John Day, our region's largest employment center. Single family housing lots at the Ironwood Estates subdivision and Mahogany Ridge will be sold at fair market value to allow residents to build new homes in our area, and both single-family and multi-family homes will also be constructed by the owners of these developments for lease or purchase. Both housing developers are contributing the 20% match for the street and utility improvements in this areas, making this a public private partnership between local builders/developers and the City of John Day.
- **Quality of life improvements.** Three new bike/ped bridges across the John Day River along with improved ADA-accessible trails and public transit stops will improve quality of life for residents and enhance visitors' experiences when traveling to John Day by connecting our riverfront parks with downtown and our local heritage sites like Kam Wah Chung. The project also creates connections to new residential neighborhoods, wastewater reuse projects, educational areas, and community gathering places to complete the City's local street network.
- **Economic expansion.** The City has acquired a brownfield site adjacent to the Ironwood Estates subdivision and the John Day Innovation Gateway. This area will be subdivided into 12 industrial lots that will be certified shovel-ready and sold to local businesses to assist with economic expansion. The City has purchased the property and received \$140,000 in brownfield redevelopment funding to assist with the environmental assessment of the property.
- **New business growth and riverfront recreation at the Innovation Gateway.** The City has partnered with the Priday Family and 1188 Brewing Company to create a new hotel, event center and distillery at the John Day Innovation Gateway. This project includes \$7 million in private investment and is expected to create 32 new jobs. The BUILD grant will construct the turn-lanes from highway 26 into this site and will assist with the parking and driveways needed to access these amenities. The City will build a constructed wetland, beachfront and community gardens at the site to enhance public enjoyment of the property. The plans for this project were awarded the top city project in Oregon in 2019 by the League of Oregon Cities.
- **Activating Main Street.** The City is actively positioning its downtown corridor as a gateway to the Malheur National Forest and surrounding outdoor recreation areas on public lands. We were awarded the EPA's Recreation Economies for Rural Communities planning assistance grant in 2019 and began planning this year under this program to active our Main Street. Specific projects elements in the 2020 BUILD grant include two downtown parking areas on Main Street within three blocks of our main commercial corridor. This parking will facilitate visitor access to downtown, our heritage sites and the riverfront and will connect to our public facilities in town through improved signage, waypoints and public information displays.

Staff will review the KMZ (digital map) for this project with the city council to discuss any adjustments you wish to make to the scope prior to submission.

RECOMMENDED MOTIONS

"I move to authorize the city manager to submit an application for the FY20 BUILD grant, with the scope presented [as amended, if any]

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 12, 2020

SUBJECT: Agenda Item #20: Resolution No. 19-827-28 AMD 01
Attachment(s)

- Resolution No. 19-827-28 AMD 01

BACKGROUND

Resolution No. 19-827-28 was passed December 9, 2019. The resolution amended the budget, including changes to the Community Development Fund, which were discussed and approved during the public hearing. However, the original resolution did not reflect the changes to the Community Development Fund.

This amendment corrects the error to the original resolution.

RECOMMENDED MOTION

“I move to approve Amendment 01 to Resolution No. 19-827-28, A Resolution to Change Budget Appropriations by Supplemental Budget.”

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: May 12, 2020
SUBJECT: Agenda Item #21: Other Business and Upcoming Meetings
Attachment(s)

- None

OTHER BUSINESS

- Integrated Initiatives
- Central Grant County Aquatic Center Final Report
- TRT Ordinance

UPCOMING MEETINGS

- May 26, Budget Committee Meeting, 6 P.M. (virtual meeting TBD)
- May 26, City Council Meeting, 7 P.M. or at the conclusion of the Budget Committee meeting if later than 7 P.M. (virtual meeting TBD)
- June 9, City Council Meeting, 7 P.M. @ Fire Hall (Budget Adoption)
- June 23, no city council meeting