



450 E. Main Street
John Day, OR 97845
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ORDINANCE NO. 19-177-01

An Ordinance *AMENDING THE JOHN DAY COMPREHENSIVE PLAN AND DEVELOPMENT CODE TO ADOPT THE JOHN DAY INNOVATION DISTRICT PLAN (JDIG) AS AN ANCILLARY DOCUMENT TO THE COMPREHENSIVE PLAN, AND, ADOPT POLICIES AND DEVELOPMENT CODE FOR IMPLEMENTATION OF THE JDIG (TYPE IV PROCEDURE) – – AMD-19-01*

The John Day City Council adopts the following findings:

WHEREAS, the City desires a community that fosters long term economic health; and

WHEREAS, the City applied for and received a grant from the State of Oregon Transportation and Growth Management Program to plan for and coordinate redevelopment of an 83-acre riverfront property to function as a gateway and a focal point for the community; and

WHEREAS, the City set guiding principles for the plan to include creating a destination, attracting investment and jobs, honoring John Day's identity and character, promoting community, creating opportunities for walking a biking, restoring public access to the John Day River and Canyon Creek, efficiently using public resources and land and supporting innovation in conservation; and

WHEREAS, the City committed to public involvement in the project, starting in spring 2017 until today; and

WHEREAS, the consultant team learned from the community, learned about the site and drafted a concept for how the site could be redeveloped with concepts that include connecting the community through new roads and trails, integrating the river, and providing recreation and economic opportunities; and

WHEREAS, The City Council and Planning Commission have reviewed all evidence and testimony submitted on the matter;

FINDINGS, The City of John Day finds that the Staff Report AMD-19-01 (Exhibit A) and the Technical Memo #9 dated 8/31/2019 (Exhibit B); prove consistency with the applicable requirements for the proposed amendments found in all exhibits attached hereto and incorporated by this reference.

NOW THEREFORE, based on the foregoing Findings, the John Day City Council Ordains that the findings in the Staff Report to Council (Exhibit B) are hereby adopted.

APPROVED AND ADOPTED by the City Council of City of John Day and signed by the mayor this ____ day of _____, 2019.

Ayes: _____
Nays: _____
Abstentions: _____
Absent: _____
Vacancies: _____

Ron Lundbom, Mayor

ATTEST:

Nicholas Green, City Manager



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Exhibit A

STAFF REPORT AMD-19-01

Date Submitted: October 31, 2019

Agenda Date Requested: November 12, 2019

To: John Day Planning Commission
John Day City Council

From: Stacey Goldstein, Siegel Planning Services
Contract City Planner

Subject: Adoption of the John Day Innovation Gateway Plan, and, amendments to the John Day Comprehensive Plan and Development Code to implement the Innovative Gateway Plan

Location: Citywide

Type of Action Requested

<input type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	Ordinance
<input type="checkbox"/>	Formal Action	<input type="checkbox"/>	Report Only

1. BACKGROUND

The City owns 83 acres along both sides of the river on the west side of town. The area includes the former Oregon Pine Mill property. The City desired options to redevelop the site for economic and recreation opportunities. The purpose of the Innovation Gateway Area Plan is to create a framework for the site that aligns with the community's vision.

In 2017, the City was awarded a Transportation Growth Management grant from the Oregon Department of Transportation and the Department of Land Use and Conservation to begin area development planning. TGM Grants help local communities plan for streets

and land use in a way that leads to more livable, economically vital, and sustainable communities and that increases opportunities for transit, walking and bicycling.

The John Day Innovation Gateway Plan (JDIG) concept includes:

- Extension of 7th Street to Patterson Bridge Road to connect the community with the riverfront property and improve transportation access
- A network of trails to connect the plan area on the west side of town with the people and places in the community – providing transportation and recreation options for locals and visitors
- New access in town to the John Day River
- River and natural area restoration
- Recreation and community space to enjoy and learn about the site, people, and history along the river
- Amenities to serve the community, including the new wastewater treatment plant, outdoor event space, and potentially a new pool
- Opportunities for innovative, sustainable, rural economic development initiatives, such as a new greenhouse and future water reclamation from the wastewater treatment plant
- Opportunities for complementary development to benefit the economy, such as office space, small hotel, restaurant, or other private investments that fit the scale of the site and the City

WHAT IS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL

The request before the Planning Commission and City Council is threefold:

1. Adopt the JDIG Plan as a supporting element of the John Day Comprehensive Plan (Urbanization Chapter).
2. Adopt a detailed set of Comprehensive Plan Amendments, as outlined in Technical Memo #9, Revised Policy Framework and Code Amendments (8/31/2019).
3. Adopt a new JDIG Overlay District in the John Day Development Code to implement the JDIG Plan, also found in Technical Memo #9, Revised Policy Framework and Code Amendments (8/31/2019).

Highlights to Technical Memo #9

Section 1 provides revised Comprehensive Plan policies. The revisions apply to the General Land Use Policies, Economic Element Policies and Public Facilities Policies.

Section 2 provides new policies proposed to be included in the Comprehensive Plan, specifically the Urbanization chapter of the Plan.

Section 3 contains the proposed Development Code amendments. Section 5-2.11 John Day Innovation Gateway (IG) Overlay Zone is provided. Sections include:

- 5-2.11.010 Scope and Purpose of Regulations
- 5-2.11.020 Subdistricts
- 5-2.11.030 Allowed Uses
- 5-2.11.040 Limitations on Uses
- 5-2.11.050 Development Standards
- 5-2.11.060 Site Layout and Design
- 5-2.11.070 Architectural Design Standards
- 5-2.11.080 Pedestrian Amenities
- 5-2.11.090 Special Use Standards

2. APPLICABLE CRITERIA

This request is a legislative amendment to amend the John Day Comprehensive Plan and Development Code. The approval criteria in section 5-4.1.050.G apply.

3. PLANNING COMMISSION AND CITY COUNCIL CONSIDERATIONS

The Planning Commission’s review must focus on the relevant code criteria and follow the public hearing requirements for a Type IV Legislative Amendment under section 5-4.7.020. The Planning Commission should recommend the City Council approve the request if it conforms to the approval criteria.

4. STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a recommendation to the City Council to adopt the attached ordinance and findings in this report. Staff recommends the City Council **adopt Ordinance No. 19-177-01, as presented.**

5. PUBLIC NOTIFICATION

The City of John Day mailed public notice to all affected property owners and published notice in the Blue Mountain Eagles required by the Development Code.

6. ADOPTION PROCEDURE AND FINDINGS

The following section shown in italics and boldface provides the decision making criteria as required by John Day Development Code Section 5-4.1.050.G.

Decision-Making Criteria. The recommendation by the Planning Commission and the decision by the City Council shall be based on the following factors:

- 1. Approval of the request is consistent with the Statewide Planning Goals;***

2. *Approval of the request is consistent with the Comprehensive Plan; and*
3. *The property and affected area is presently provided with adequate public facilities and services, including transportation, sewer and water systems, to support the use, or such facilities and services are provided for in adopted City plans and can be provided concurrently with the development of the property.*

Finding: Statewide Planning Goals and the City of John Day Comprehensive Plan mirror one another. Therefore compliance with one document means compliance with the other. The third criterion concerning adequate public facilities and services does not apply in this request because the JDIG provides the vision for future development of the area.

This request is consistent with the John Day Comprehensive Plan and Statewide Planning Goals. The John Day Comprehensive Plan follows the Statewide Planning Goals. The only Statewide Planning Goals and Comprehensive Plan Goals that are directly impacted by this request are: Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 11, Public Facilities; Goal 12, Transportation, and; Goal 14, Urbanization.

This request is consistent with Goal 1. Adequate public notice was provided of the proposed change through the Legislative Amendments public notice process. The Department of Land Conservation and Development was notified of the intended adoption and did not express any concerns regarding the changes (reference John Day DLCDC File #: 002-19).

This request is also consistent with Goal 2. The City has an established land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed change follows the process established in the City's Comprehensive Plan. These amendments assure an adequate factual base for decisions and actions associated with integrated planning in the City of John Day, which is in accordance with the requirements of Goal 2.

Goal 9 is also met. This goal highlights the City's desires to diversify, stabilize and improve the economy of the area. The Gateway District Innovation Plan directly supports Goal 9 because it provides opportunities for innovative rural economic initiatives as well as complementary development to benefit the economy such as office space, small hotel, restaurant or other private investments that fit the size and scale of John Day.

Goal 11 is also supported. This goal requires cities plan for adequate public facilities at urban levels of services. A guiding principle of the plan is to efficiently use resources and facilities. The overall Plan articulates a vision for the area through redevelopment, thereby supporting existing infrastructure.

Goal 12 is also met. This goal requires adequate transportation facilities provide for

orderly development in John Day. The Plan contains a transportation component with roads and trails providing access and circulation within the area and to other parts of the community.

Goal 14 is also supported by the Plan. Goal 14 calls for orderly and efficient transition from rural to urban land use. The Plan provides new opportunities for open space and recreational needs of residents and visitors, consistent with Goal 14.

This section is met.

7. PLANNING COMMISSION MOTION

After hearing the staff presentation and any public testimony, including any rebuttal, the commission will close the hearing and deliberate. The following motion is suggested:

“I move to recommend the Planning Commission approve AMD-19-01 based on the findings contained in the staff report [with conditions, if any].”

The staff report may be amended during the course of the hearing.

8. CITY COUNCIL OPTIONS

After hearing the staff presentation, Planning Commission recommendation and any public testimony, including any rebuttal, the commission will close the hearing and deliberate. The City Council has three options:

1. Adopt Ordinance No. 19-177-01, as presented.
2. Amend Ordinance No. 19-177-01 and adopt as amended.
3. Adopt findings demonstrating that the ordinance does not comply with the John Day Comprehensive Plan and do not adopt Ordinance No. 19-177-01.

The ordinance may be amended during the course of the hearing.

Respectfully submitted this 7th Day of November 2019,



Nicholas Green
City Manager / City Planning Official
City of John Day

Enclosures

Exhibit B

John Day Innovation Gateway Area Plan (Exhibit B-1)

Technical Memo #9 (Exhibit B-2)