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STAFF REPORT AMD-20-05

Date Submitted: May 11, 2020

Agenda Date Requested: May 12, 2020

To: John Day Planning Commission

From: Daisy Goebel, City of John Day
Associate Planner

Subject: An ordinance to adopt the Grant County Economic Opportunities Analysis (EOA) and Comprehensive Economic Development Strategy into the City of John Day Comprehensive Plan

Location: Citywide

Type of Action Requested

Resolution Ordinance

Formal Action Report Only

1. BACKGROUND

The City of John Day is proposing a Comprehensive Plan amendment to adopt the Grant County Economic Opportunities Analysis (EOA) as a supporting element of the plan. The EOA is attached as Enclosure 1 to this report. The EOA is the resulting document of a collaborative research project that analyzes economic trends, economic opportunities, projected demand for industrial and commercial land, and capacity within the cities of Grant County.

In conjunction with the EOA, the City undertook a regional planning effort to develop a comprehensive economic development strategy (CEDs). The CEDs process resulted in a five-year community investment strategy (CIS) for the City (Enclosure 2). This CIS

articulate specific priorities and actions supporting the City’s Strategy for Growth and outlines an implementation framework. The overall effort seeks two primary outcomes: (1) to achieve sustained population growth, and (2) to expand the local economy. The CIS describes the intent behind these efforts, their importance to the community, and how different audiences can use this document. The CIS then describes the assets that the community can bring to bear and the roles that different organizations have in pursuing the strategy goals, particularly with regard to the focus areas within the CIS that will guide the City’s financial investments.

The EOA will be incorporated into the Economic Element section of the comprehensive plan, with the CIS as a companion document and appendix to the EOA. These documents will provide information on the present and projected economic climate and help guide economic development in the city throughout the 20-year planning period presented in the EOA.

2. APPLICABLE CRITERIA

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

3. PLANNING COMMISSION 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.

5. PUBLIC NOTIFICATION

The City of John Day mailed public notice to all affected property owners on April 14th, 2020 and notice was posted in the Blue Mountain Eagle on April 22nd and 29th as required by the Development Code.

Public comments received: None.

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: The 19 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 that is directly impacted by this request is Goal 9, Economic Development.

Goal 9 requires local jurisdictions to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. This ordinance promotes goal 9 by providing a strong framework for aggressively expanding and capitalizing on the city's economic potential. The City of John Day has been working with fervor to reverse a cycle of population and economic decline that has devastated residents for decades. By incorporating the EOA and CIS into the John Day Comprehensive Plan, the City is able to qualify and monitor progress in the areas of growth identified in these documents.

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 City Council approve AMD-20-05 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.