

# City of John Day Newsletter



September 2019

Dear Residents –

As we wind down the summer, we wanted to provide you with some brief updates on the status of our community development projects and some of the exciting things that are planned for the coming year.

## Innovation Gateway Area Plan

The city council and John Day Planning Commission will hold a special joint session on October 8<sup>th</sup> to review and adopt the Innovation Gateway Area Plan. This is the conclusion of a two-year planning process that began with the City's purchase of the Oregon Pine property in May 2017. An integrated planning team led by landscape architecture firm Walker Macy created the plan based on feedback from city staff, the city council, our community advisory committee and our residents. Many of you took our survey and had an opportunity to comment on the proposed designs.

The final plan will be reviewed during the meeting on October 8<sup>th</sup>. Specific amendments to the city's development code are needed to implement the plan, including a new overlay district that creates development standards for the 90-acres of riverfront now owned by the City. This is an important meeting as it will determine future growth, development and land use along the John Day River. Images from the plan are included in my newsletter and the full plan is posted to the city website @ [www.cityofjohnday.com](http://www.cityofjohnday.com) under "Latest News."

We encourage you to attend the event in person at the Fire Hall or watch it live on Facebook.

**Innovation Gateway Area Plan  
Joint Planning Commission/City Council  
Meeting  
Tuesday, October 8, 7:00 P.M.  
John Day Fire Hall  
316 S. Canyon Boulevard**

## Wastewater Treatment Plant Update



We are on track with the design and construction of our new water reclamation facility that will treat, reuse and repurpose our wastewater. The City has published its request for proposals (RFP) for the first phase of the new treatment plant, which performs the core wastewater treatment processes. Vendors will have 30 days to respond to the RFP. During the November city council meetings, we will review the responses from our bidders and decide which firm to select to design and assemble this phase of the facility. Contracts will be negotiated through December and should be signed by January 2020. The site for the plant has been determined and is included in the Innovation Gateway Area Plan that will be adopted next month.

## Greenhouse Update



The City accepted the greenhouse as complete on September 9<sup>th</sup>. I have enclosed pictures of the crops from the first trial production run, which was harvested earlier this month. The greenhouse is growing as expected and we think this will be a tremendous asset for our community. Visit the city website to learn more!

## **Floodplain Management Changes**

New floodmaps take effect on October 17<sup>th</sup>. These maps were updated based on an Army Corps of Engineers study completed in 2012 and were published through a FEMA Letter of Map Revision (LOMR) earlier this year. The public comment period has closed, so we can now provide residents with the new effective maps and consults on the potential affects to your property. Affected property owners have already been notified of the changes. For some, this means you will be required to carry flood insurance because your home is in the regulated floodplain or floodway. For others, your property is no longer deemed to be at risk. If you'd like to know more, please visit our website or contact city hall for a consult.

Please remember that development in the floodplain includes cut and fill (excavation) activities as well as placement of new structures and stockpiling materials. If you plan to make changes to your property, please check with the city first to determine if you need a floodplain development permit. Unpermitted development in the special flood hazard area can result in increased insurance premiums, fines, and could result in our entire community being ineligible for federal flood insurance.

## **Call Before You Build!**

We're excited about all the new development we're seeing, but we've also had several recent code compliance challenges. The City's development code requires a land use review for any new development, including placement of new homes, expansion of existing homes, non-residential additions, temporary uses, accessory parking and placement of accessory structures – which includes garages, decks, fences, arbors, gazebos, heat pumps, workshops and other structures. Land use review is also required before you can get a structural permit from the County.

We are working on several options to improve our performance on land use reviews, including hiring additional planning staff, restructuring our departments, and streamlining and digitizing our code to make it easier for our residents to search and retrieve information about code requirements.

Please remember that if you choose to initiate a development on your property without checking with us first, you may be in violation of the development code. Fines for unpermitted development are \$500 per instance. We don't want to fine any of our residents. Please call for a consult before you build!

## **Integrated Park System Award**

The City was recently awarded a grant of \$471,927 from the Oregon Parks and Recreation Department to for our integrated park system, leveraging expended funds from the City and Parks and Rec. District as match. This proposal will complete the trail system along the riverfront and will connect the Innovation Gateway, Davis Creek Park, Seventh Street Sports Complex, Kam Wah Chung and the County Fairground with multi-modal paths and trails. The new Hill Family Park will also begin construction using these funds. We're excited about these new developments and the opportunities they will bring to make the John Day River more accessible to the public. A map of the complete trail network is included in this newsletter.

## **Pool Planning**

OPRD also awarded the City a \$40,000 grant to complete our planning for a new pool. We are still in negotiations with the State to sell Gleason Pool to allow them to build a new Kam Wah Chung interpretive center and visitors center. We realize having a pool is important to our residents – over 97% of people who responded to our survey felt we needed to have a pool in Grant County. This funding will allow us to prepare a plan to finalize the location of the pool, its design and costs – both costs to build and to operate. This plan will be presented publicly to the voters next spring. Our hope is to have a ballot measure ready by May 2020.

## **Where Do We Go From Here?**

In the past three years we've completed the acquisition of 90 acres of brownfields (undeveloped land) along the John Day River, raised over \$4 million in grant funding toward capital improvement projects, and developed a community investment strategy, new housing incentive program, and a broadband deployment strategy. Nine new site-built homes have been permitted and are in construction or complete as a result of these efforts.

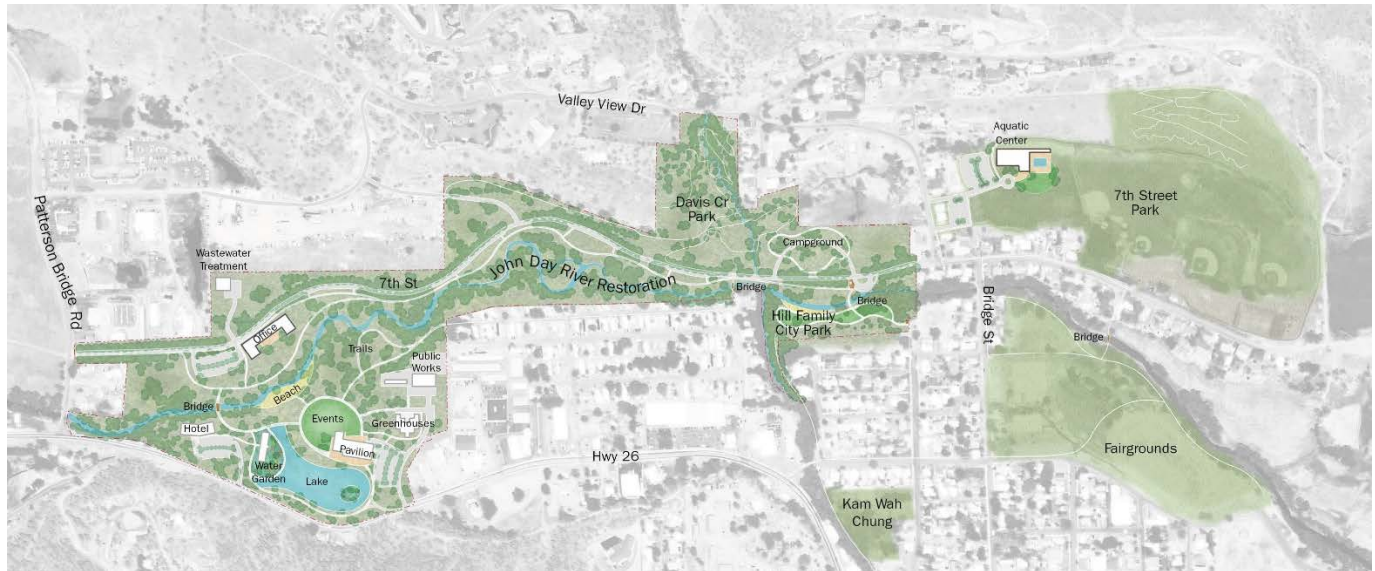
Our approach is to use public stimulus funding to encourage private investment. So far this year we have applied for \$25 million in grants for new projects. In the coming months, we hope to announce several of these projects that will have a significant impact for good on our economy. This is an exciting time for John Day! Please stay involved, follow the city council meetings and continue to share your voice as we work toward a brighter future for our community.

Sincerely,





## Innovation Gateway Final Area Plan



## Integrated Park System Trail Network





## Innovation Gateway (Oregon Pine Site)



## Greenhouse Produce

