

**CITY OF JOHN DAY  
URBAN RENEWAL AGENCY  
JOHN DAY, OREGON**

October 8, 2019

**URA BOARD MEMBERS PRESENT**

Greg Haberly  
Shannon Adair  
Elliot Sky  
Ron Lundbom, Chairman  
Paul Smith  
David Holland

**URA BOARD MEMBERS ABSENT**

Steve Schuette, Vice-Chairman

**CITY STAFF PRESENT**

Nicholas Green, Executive Director  
Monte Legg, Public Works Director  
Aaron Lieuallen, Senior Project Manager

Anna Bass, Solutions (City Recorder)  
Chantal DesJardin, Secretary

**GUESTS & VISITORS**

Rudy Diaz, Blue Mtn Eagle

**Agenda Item No. 1—Open and Note Attendance**

Chairman Lundbom called the Urban Renewal Agency meeting to order at 9:17PM and noted that Steve Schuette was absent and excused.

**Agenda Item No. 2—Consent Agenda and Approval of Prior Meeting Minutes**

*No agenda or minutes presented.*

**Agenda Item No. 3—Appearance of Interested Citizens**

Chairman Lundbom welcomed the audience.

**Agenda Item No. 4—Resolution 2019-03, A Resolution of the John Day Urban Renewal Agency Approving and Adopting Agency Bylaws**

Director Green noted the only differences were recommended changes from previous reviews and those suggested by the attorney.

**Board Member Smith moved to approve Resolution 2019-03, A Resolution of the John Day Urban Renewal Agency Approving and Adopting Agency Bylaws. The motion was seconded by Board Member Sky and passed unanimously.**

**Agenda Item No. 5—Resolution 2019-04, A Resolution of the John Day Urban Renewal Agency Approving and Adopting Standard Operating Procedures**

Director Green asked the council to consider how they would like to handle accessory buildings to existing residences; if they are built at the time the home is built or added later, should it be considered new construction for seven percent or renovation for fifteen percent. Board Member Holland stated the intent the renovation program was intended for renovation of existing homes; he feels if it is an attached addition it would be a remodel but detached would be considered new construction. Green highlighted the SOP's are not perfect but are a culmination of adjustments following a year of trial and error; they will continue to make improvements as they work the program.

**Board Member Holland moved to approve Resolution 2019-04, A Resolution of the John Day Urban Renewal Agency Approving and Adopting Standard Operating Procedures. The motion was seconded by Board Member Haberly and passed unanimously.**

**Agenda Item No. 6—Resolution 2019-05, A Resolution Approving a Loan from the City of John Day and Establishing a Federal Tax ID Number and Checking Account**

Director Green noted these were all necessary in order for them to issue their first incentive and SDC payments.

**Board Member Holland moved to approve Resolution 2019-05, A Resolution Approving a Loan from the City of John Day and Establishing a Federal Tax ID Number and Checking Account. The motion was seconded by Board Member Adair and passed unanimously.**

**Agenda Item No. 7—Approval of 2018-2019 Incentive Payments**

Director Green explained how the exception value used to determine incentive amounts is calculated by the Assessor. It was noted that table reflected the amount completed and some properties will come back until complete in addition to new properties that qualify each year. Green added that as new developments occur and payments are made to the City for SDC's, that fund will see a significant increase from the historical revenue. Those revenues can then be used to open up new development, whereas the city currently would have to take out another loan.

**Board Member Sky moved to approve the rebate and system development charge payments to the five participating property owners based on the exceptions values documented by the Grant County Assessor's Office. The motion was seconded by Board Member Holland and passed unanimously.**

**Agenda Item No. 8—Request for District Boundary Amendments and Procedures**

Director Green reviewed the information included in the agenda memo and noted the question has been raised as to whether they allow homes in the Downtown or General Commercial zoning to request minor amendment to be included. It was clarified that there was someone in the GC zone that inquired; Green argued that some of the homes in those zones are the most blighted because they were built first in the heart of town. Board Member Holland commented that instead of considering whether to amend homes in commercial zoning, the council should be looking into areas that after fifteen years need to be reviewed for inappropriate zoning as commercial when they should be residential; this would address those peripheral areas with homes that are blighted without opening up the can of worms related to

using up potential residential land in commercial areas. Green confirmed they are not prohibited from including those in commercial zoning, but the intention was to focus on residential zones because it is a housing incentive program. Discussion ensued about various areas of town that had zoning mismatches that may have been detrimental to growth; Green highlighted that greater utilization of the Residential Commercial zoning may be appropriate. He recommended looking at rezoning and considering those residential properties currently zoned commercial, based on the location relative to the surrounding renewal properties to make a judgement call. There was discussion about being careful to not use up all the land area on minor amendments limiting them from including larger residential development areas for growth in fifteen years. Green highlighted they will continue to work with the state regarding the caps that make it seem like only twenty-five percent of the city is blighted versus the more likely eighty percent. He emphasized that he would like to reward those who are willing to invest in those blighted properties that could use substantial improvements. There was additional discussion around the consideration that properties requesting a minor amendment into the area would meet a higher threshold of substantial improvements than the \$10,000 which qualifies for incentive payment. Comments were made that it would maximize the return on land but also properties should not be less eligible simply because they were not originally included. There was also discussion about considering the level of blight or lack of blight to a property requesting minor amendment. Green noted they did not have to come to a conclusion that night but could consider them on a case by case basis and look into the rezoning, a perfect homework project for the new planning associate.

**Agenda Item No. 9—Other Business & Upcoming Meetings**

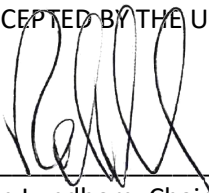
Director Green noted they will have the annual report to review and approve at the next meeting.

**There being no further business, Board Member Holland moved to adjourn the Urban Renewal meeting at 9:44PM. The motion was seconded by Board Member Adair and passed unanimously.**

Respectfully Submitted:

Nicholas Green, Executive Director

ACCEPTED BY THE URBAN RENEWAL AGENCY ON JUNE 09, 2020.



---

Ron Lundbom, Chairman