

**CITY OF JOHN DAY
PLANNING COMMISSION
JOHN DAY, OREGON**

May 24, 2018

COMMISSIONERS PRESENT:

Ken Boethin, Commission Chair
Neale Ledgerwood, Commissioner
Tom Wilson, Commissioner

COMMISSIONERS ABSENT:

Darin Toy, Commissioner
Tim Unterwegner, Commissioner

STAFF PRESENT:

Nicholas Green, City Manager

Chantal DesJardin, Secretary

GUESTS PRESENT:

Dr. Leaun A. Fuchs, 108 NE 7th Ave

Gene Heliker, 108 NE 7th Ave

Agenda Item No. 1—Open and Note Attendance

Chairman Ken Boethin called the Planning Commission meeting to order at 5:00 p.m. He noted that everyone, with the exception of Commissioners Toy and Unterwegner, was present.

Agenda Item No. 2—Appearance of Interested Citizens

Chairman Boethin noted three of the items will be dealt with as a public hearing; as scheduled, he will identify the subject, announce when the public hearing is open and request anyone interested to state their feelings regarding the matter. Failure to raise an issue, in person or by letter to the planning commission/city council, precludes the raising of that issue at subsequent time of appeal.

Agenda Item No. 4—Leaun Fuchs Class B Variance

Chairman Boethin opened the public hearing for application LUR-18-02, a Schedule B Variance in regards to setback. He noted the member had received a staff report and subsequent data filed by the applicant. He asked the applicant to briefly state their intent.

Dr. Leaun Fuchs stated his intent for the property is to remodel into an investment; he is a retiree in Port Orford and is considering moving to John Day. He would like to place a shed, as storage for when he comes back to maintain the property, within five or six feet of the back of the property line. Chairman Boethin noted the application stated the request was for a 24x30x12 garage. Gene Heliker replied, that was the original plan but, currently, they are strongly considering just putting one that is just under the allowable code, which is 200 sq. ft. or less, in terms of permits and plans, basically a shed. Chairman Boethin asked if a carport is still in the plan. Dr. Fuchs replied they are currently thinking about a metal canopy structure, to park a pick-up camper under.

Chairman Boethin asked if any member of the audience wished to speak in favor of the proposal. *None appeared.* He then asked if anyone was in opposition. *None appeared.* Chairman Boethin closed the public hearing and opened up for discussion among members of the Planning Commission. *There were no comments from the commission.*

Commissioner Tom Wilson moved to approve LUR-18-02 based on the findings contained in the staff report. The motion was seconded by Commissioner Neale Ledgerwood and passed unanimously.

City Planning Official Green explained a notice would be sent to the adjacent property owners and they would then have 14 days to appeal. There were subsequent discussions about structure size, building permits, and floodplain permits.

Agenda Item No. 3—V.A.L.U.E. A.D.D.E.D., INC Type III Home Occupation Permit

Chairman Boethin opened the public hearing for application HOP-18-01 by Ed Humbird, agent of V.A.L.U.E. A.D.D.E.D. Inc., was for Home Occupation at property at 777 East Main Street. The request is to use an existing mobile home as an office.

Chairman Boethin asked if any member of the audience wished to speak in favor of the proposal. *None appeared.* He then asked if anyone was in opposition. *None appeared.* Chairman Boethin closed the public hearing and opened up for discussion among members of the Planning Commission. Commission expressed surprise the property was not already zoned commercial, due to historical use.

Commissioner Ledgerwood moved to approve HOP-18-01 with the recommendation, the City Council re-zone it commercial. The motion was seconded by Commissioner Wilson and passed unanimously.

Agenda Item No. 5—City of John Day Class B Variance

City Manager Green noted that upon further investigation, the request from the fire department did not warrant a variance to the development code. The code only governs height of signs, the concern was regarding width, and the sign will be low to the ground. Chairman Boethin closed the public hearing portion of the meeting.

Agenda Item No. 6—John Day Housing Incentives Plan

Chairman Boethin stated the final item is a review and discuss the John Day Housing Incentives Plan. He noted this has been previously discussed at several Planning Commission meetings. City Planning Official Green noted that if adopted on June 12th, the program becomes effective in the current tax year, and will be retroactive to January 1, 2018. Sally Knowles intends to participate with the townhomes the commission previously approved. They expect to provide an incentive of around \$70,000 for the first two townhomes, with \$30,000 for SDC's and \$40,000 for the improvement rebate, for building over half a million dollars' worth of new improvements. Commissioner Ledgerwood asked about remodeling rentals. Green noted the increased assessed value must be \$10,000 or greater; the rebate is indexed off the change in the tax base because that is how the incentive is recovered. He added the has discussed indexing the rebate so the percentage goes up the more investment, the greater the AV increase, the greater the percentage. Chairman Boethin asked about the tax deferment. Green replied the deferment is to the tax jurisdictions outside of John Day, not the property owner. Once the assessor collects the tax, 100% of the increase goes to the City John Day for Urban Renewal until the incentive is regained. Then, such as with Knowles \$500,000, the increased tax base gets split among the eight tax jurisdictions. The payback period for a single family residence on a lot where SDC's are already paid, payback is five years; with SDC's it takes more like seven years. If the goal of 100 new homes/residences and 100 remodels over the next twenty years is reached, the county's tax base will see a net increase of over

\$150,000 per year. The city sees a similar increase. Commissioner Ledgerwood commented on page 30, Table 20 it states there are zero people with doctorates. Planning Official Green noted the data is compiled from the most recent American Community Survey (ACS) for 2012-2016, which is done by the Census Bureau. Only about eight percent of the homes are called. The ten year census may have captured a more accurate reflection. Other data points were highlighted as non-reflective of the community. Chairman Boethin asked about the general public's opinion on the Plan. Green noted it has been presented to Project Advisory Committee twice and the Technical Advisory Committee, diverse committee members provided a range of responses. Some stated they don't know why it won't work, but recognized it is structured so that it cannot fail. Worst case scenario, time is wasted; but, there has already been serious interest in participation. Commissioners noted they did not see any problems with the urban renewal plan. Chairman Boethin does not see any conflict with the Comprehensive Plan; any new development will need to be compliant with City Development Code. *There was discussion about current zoning and potential changes to zoning.*

Commissioner Wilson moved to recommend the John Day City Council approve the Housing Incentives Plan. The motion was seconded by Commissioner Ledgerwood and passed unanimously.

Commissioner Wilson moved to amend the previous motion to state "based upon the information provided in the staff report and the provided attachments, that the John Day Housing Incentives Plan conforms with the John Day Comprehensive Plan and further recommend that the John Day City Council adopt the proposed John Day Housing Incentives Plan". The motion was seconded by Commissioner Ledgerwood and passed unanimously.

Agenda Item No. 7—Other Business and Upcoming Meetings

There was discussion about the progress on a previously approved variance for a hotel on property along West Main Street.

June 12—City Council Meeting (7PM)—Urban Renewal Adoption

Adjourn

There being no further business before the commission, Commissioner Boethin motioned to adjourn the meeting at 6:33 pm.

Respectfully Submitted:




Nicholas Green
City Planning Official

ATTEST:



Ken Boethin, Chairman



Date