

City of John Day
450 East Main Street
John Day, OR 97845

Phone: 541-575-0028
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Land Use Review

I. BACKGROUND INFORMATION

- (A) Applicant/Owner: Charlie Tracy Phone: (541) 524-2862
- (B) Address: 400 Patterson Bridge Road · PO Box 575 · John Day, OR 97845
- (C) Property Address: _____
- (D) Township; Range; Section; Tax Lot: Map: 13S31E26; Tax Lot: 4000
Zone: _____ (F) Parcel Size: .5 AC.
- (G) Existing Use/Structures: OTEC Sub Station and adjacent vacant lot
- (H) Application Proposal: _____

Oregon Trail Electric Cooperative is looking to utilize the .5 acres of land adjacent to the OTEC Sub station on the corner of Hwy 395 and Dayton St. for a revitalization project in collaboration with the City of John Day. OTEC plans to install an electric vehicle charging station along with a small picnic and park area in this lot. The park area will include picnic tables, greenery, and a kiosk to display local items of interest. Additionally, OTEC will partially surround the John Day sub station with a decorative retaining wall. There is currently a city-owned well on the lot (Well No.1) which the City of John Day will redirect through a permanent water right transfer. Utility easements for city water/drainage lines will also be recorded prior to finalizing the property line adjustment.

REVIEW CRITERIA

5-4.2.010 Purpose

The purpose of this Chapter is to:

- A. Provide rules, regulations and standards for efficient and effective administration of land use and site development review;
- B. Carry out the development pattern and plan of the City and its comprehensive plan policies;
- C. Promote the public health, safety and general welfare;
- D. Provide adequate light and air, prevent overcrowding of land, and provide for adequate transportation, water supply, sewage, fire protection, pollution control, surface water management, and protection against natural hazards;
- E. Encourage the conservation of energy resources; and
- F. Encourage efficient use of land resources, full utilization of urban services, mixed uses, transportation options, and detailed, human-scaled design.

5-4.2.020 Applicability

Land Use Review or Site Design Review shall be required for all new developments and modifications of existing developments described below. Regular maintenance, repair and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing and similar maintenance and repair shall be exempt from review.

- A. **Land Use Review – Exemptions from Site Design Review.** Land Use Review is conducted by the City Planning Official without a public hearing (Type I or II). (See Chapter 5-4.1 for review procedure.) It is intended to ensure compliance with land use regulations when a project proposal does not require a conditional use permit, land division, or site design review approval. Land Use Review ensures compliance with the standards of the land use district, such as lot area, building setbacks and orientation, lot coverage, maximum building height, special use standards, and other provisions of Article 5-2. Land Use Review is required for the types of proposals listed below. Proposals exceeding the thresholds below require Site Design Review, per Section 5-4.2.030.
 - 1. Change in occupancy from one type of land use to a different land use resulting in no increase in vehicular traffic;
 - 2. Single-family detached dwelling (including manufactured home) on its own lot;

3. A single duplex, or up to two single family attached (town home) units not requiring a land division, and accessory parking on the same lot;
4. Non-residential building addition of up to 500 square feet;
7. Home occupation, except where Site Design Review is required under Chapter 5-4.9;
8. Temporary uses, except where Site Design Review is required under Chapter 5-4.9;
9. Accessory structures and accessory parking;
10. Development and land uses that are already approved as part of a Site Design Review or Conditional Use Permit application, provided modifications to such plans may be subject to Chapter 5-4.6;
11. Public improvements required by City standards or as stipulated by a condition of land use approval (e.g., transportation facilities and improvements, parks, trails, utilities, and similar improvements), as determined by the City Planning Official.

B. **Site Design Review.** Site Design Review is a discretionary review conducted by the Planning Official (Type II Review) or by the Planning Commission in a public meeting (Type II Review) or a public hearing (Type III Review). Site Design Review applies to all development in the City, except developments specifically listed under “A” above (Land Use Review). Site Design Review ensures compliance with the land use and development standards in Article 5-2, the design standards and public improvement requirements in Article 5-3, and other applicable regulations.

5-4.2.030 Land Use Review Procedure and Approval Criteria

When Land Use Review is required, it shall be conducted prior to issuance of building permits, occupancy permit, business license, or public improvement permits, as determined by the City Planning Official. The City shall conduct Land Use Reviews using either a Type I or Type II procedure, as described in Sections 5-4.1.020 and 5-4.1.030. A Type I procedure shall be used when the Planning Official finds that the applicable standards are clear and objective and do not require the exercise of discretion. A Type II procedure shall be used when the decision is discretionary in nature. The City Planning Official shall be responsible for determining the required review procedure. An application for Land Use Review shall be approved only upon meeting all of the following criteria:


- A. The proposed land use or development is permitted by the underlying land use district (Article 5-2);

- B. The land use, building/yard setback, lot area, lot dimension, density, lot coverage, building height and other applicable standards of the underlying land use district and any applicable overlay district(s) are met (Article 5-2); and
- C. When development is proposed, the applicable sections of Article 5-3, Design Standards apply.

Note: Land Use Reviews do not address a project's compliance with applicable building, fire and life safety regulations. Subsequent review by City officials may be required to determine compliance with applicable regulations.

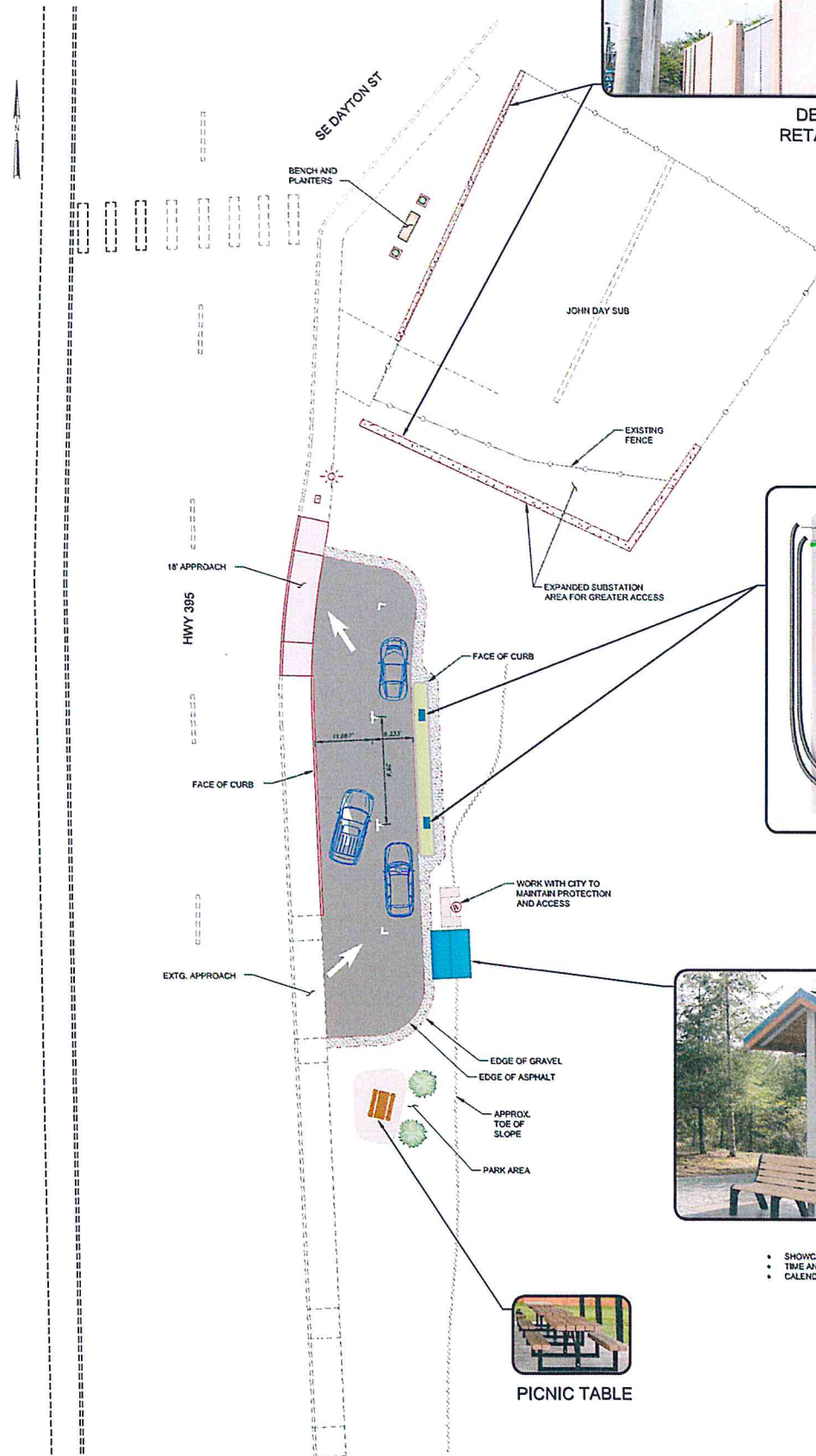
SIGNATURES

NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT A LETTER OF CONSENT AUTHORIZING ANOTHER INDIVIDUAL TO MAKE APPLICATION. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE REVIEW PROCESS.

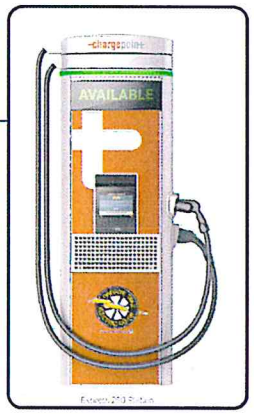
Charlie Tracy  11/4/19
 Applicant/Owner Date

 Applicant/Owner Date

FOR OFFICE USE ONLY		
Submittal Date: _____	Fee: <u>Waived</u>	Received by: _____
Application Type: <u>SDR</u>	Completeness: _____	120 Day: _____
Staff Report: <u>11/07/19</u>	Commission Hearing: <u>11/12/19</u>	Council Hearing: _____



DECORATIVE
RETAINING WALL



CHARGER



KIOSK

- SHOWCASE AREA INTERESTS
- TIME AND DISTANCE TO LOCAL EATERIES
- CALENDER OF LOCAL EVENTS



PICNIC TABLE