

NOTICE OF PUBLIC HEARING

Notice is hereby given that the John Day Planning Commission and John Day City Council are considering the following amendments to the Community Development Code and other land use actions, as described herein:

ORDINANCE NO. 20-180-01—AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO STRENGTHEN AND CLARIFY ENFORCEMENT PROVISIONS WITHIN THE CODE—AMD-20-01

The City of John Day is proposing an amendment to the City Development Code to strengthen the city's enforcement provisions and clarify the penalties of violating the Code. This amendment provides a definition for 'planning official' and changes the penalty of a Development Code infraction from a misdemeanor to a violation. It also reduces the fine for persistent violations and allows a pathway for remediation.

ORDINANCE NO. 20-181-02—AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO ADOPT MINOR AMENDMENTS RELATED TO SHORT-TERM VACATION RENTALS AND BED AND BREAKFAST BUSINESSES—AMD-20-02

The City of John Day is proposing an amendment to the City of John Day development code to revise provisions regulating Short-Term Vacation Rentals within city limits. The development code currently contains requirements for the operation of short-term vacation rentals and Bed and Breakfast Inns. Property owners have asked the City to make adjustments to streamline the review and approval process for Short-Term Rentals.

ORDINANCE NO. 20-182-03—AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE REGULATIONS REGARDING DEVELOPMENT IN THE PARK RESERVE ZONE—AMD-20-03

The City of John Day is proposing an amendment to the City of John Day development code to revise provisions regulating what types of development are permitted outright within the Park Reserve Overlay and which types of development require a Conditional Use Permit. Park-related structures and accessory uses will no longer require a Conditional Use Permit in this zone, while single-family housing will. This ordinance will also rename the designation to the Park Reserve Zone rather than the Park Reserve Overlay to clarify that no underlying zone exists.

ORDINANCE NO. 20-182-04—AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO STRENGTHEN AND CLARIFY ENFORCEMENT PROVISIONS WITHIN THE CODE—AMD-20-04

The City of John Day is proposing an amendment to the City of John Day Development Code to revise the requirements for installing signs on property within the city. This amendment will expand the categories of signs permitted without a sign permit and

narrow the number of signs that are only permitted with approval from the planning commission.

ORDINANCE NO. 20-184-05—AN ORDINANCE AMENDING THE JOHN DAY COMPREHENSIVE PLAN TO ADOPT THE 2019 ECONOMIC OPPORTUNITIES ANALYSIS—AMD-20-05

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 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 diversification strategy (CEDS). The CEDS process resulted in a five-year community investment strategy (CIS) for the City. This CIS articulates 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.

ORDINANCE NO. 20-185-06 AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO REVISE CODE LANGUAGE RELATED TO MANUFACTURED HOMES (TYPE IV PROCEDURE) AMD-20-06

The City of John Day is proposing an amendment to the City of John Day Development Code to revise the language used to describe manufactured dwellings and mobile home parks and clarify the required review processes for establishing or altering mobile home parks; it will also incorporate standards for open space, lighting, and street surfacing in new mobile home developments and revises the code to include reference to state requirements. The primary purposes of this amendment are to clarify the code language, establish consistency with state and federal codes, and to incorporate requirements that future developers provide basic standard-of-living amenities for residents.

PUBLIC HEARING DETAILS

When: TUESDAY, MAY 12TH AT 7:00 PM

***Where: JOHN DAY FIRE HALL, 316 S. CANYON BLVD., JOHN DAY, OR 97845
Details: 7:00 – 8:00 P.M. – COUNCIL WILL CONSIDER THE APPROPRIATE
ORDINANCES FOLLOWING A JOINT HEARING OF THE PLANNING
COMMISSION AND CITY COUNCIL ON THE PROPOSED CODE AND
COMPREHENSIVE PLAN AMENDMENTS.***

Copy of the subject application(s), all documents, and evidence relied upon by the applicant(s) and applicable criteria are available for inspection at the John Day City Hall at no cost; copies will be provided upon request at a reasonable cost. Copies of the City Planning Staff Report on the subject application will be available for inspection not less than seven (7) days prior to said hearing at no cost; copies will be provided upon request at a reasonable cost.

If you would like to respond:

Written comments received or presented in person to Nicholas Green, City Manager, 450 East Main Street, John Day prior to May 8 by 4:00 p.m. will be considered in rendering a decision. Issues must be addressed with sufficient specificity based on criteria with the John Day Development Code, upon with the City Council must base its decision. Failure to address the relevant approval criteria with enough detail may preclude you to appeal to the Land Use Board of Appeals or Circuit Court on that issue. Only comments on the relevant approval criteria are considered relevant evidence. All evidence relied upon by the City Council to make this decision is in the public record, available for public review. Copies of this evidence can be obtained at a reasonable cost from the City of John Day, 450 East Main Street, John Day, OR 97845.

Any questions regarding the hearing should be directed to the City Manager at 450 E. Main, John Day, by email to cityofjohnday@grantcounty-or.gov, or phone 541-575-0028, Mon. – Fri. from 8:00 a.m. to 4:00 p.m.