

**CITY OF JOHN DAY
GRANT COUNTY, OREGON**

CERTIFICATION OF PUBLIC NOTICE

IN THE MATTER OF AN APPLICATION FOR LAND USE DISTRICT MAP AMENDMENT NO. AMD-22-01, BY: CITY OF JOHN DAY. I, Nicholas A. Green, City Planning Official, do hereby certify that a Public Notice and Notice of Decision in the matter of the subject land use application was sent first class mail or hand-delivered on this 28th day of July 2022, to the person, parties and agencies listed below. A copy of said notice is attached hereto.

Map	Taxlot	Owner(s)	Mailing Address
13S31E23CD	6800	Chris and Shanna Northway	147 NW 1st Ave. John Day, OR 97845
13S31E23CD	7000	James & Angelica Carpenter	110 NW 2nd Ave. John Day, OR 97845
13S31E23CD	7800	Bay, James W & Sandra F	767 E Main St. John Day, OR 97845
13S31E23CD	7900	Bay, James W & Sandra F	767 E Main St. John Day, OR 97845
13S31E23CD	8000	Bay, James W & Sandra F	767 E Main St. John Day, OR 97845
13S31E23CD	8100	Hamel, Cristee Jeannine	308 N Canyon Blvd, John Day, OR 97845
13S31E23CD	8200	Canyon House, LLC	306 N Canyon Blvd. John Day, OR 97845
13S31E23CD	8300	Luttrell, Valerie L	101 NW 2nd Ave. John Day, OR 97845
13S31E23CD	9100	Dowdy, Leonard F & Sherri K	27664 W. Bench Rd. John Day, OR 97845
13S31E23CD	9200	Bennett, Valerie	303 N Canyon Blvd. John Day, OR 97845
13S31E23CD	9300	Stillwater, Leslie C	P O Box 905, John Day, OR 97845
13S31E23CD	9400	Stillwater, Leslie C	P O Box 905, John Day, OR 97845
13S31E23CD	9500	Hill Opportunities Inc	140 Main St. John Day, OR 97845
13S31E23CD	9600	Gardner Ent. Inc.	195 NE 2nd Ave. John Day, OR 97845
13S31E23CD	9800	Grant County Trans. District	PO Box 126 John Day, OR 97845
13S31E23CD	9801	Grant County Trans. District	PO Box 842 John Day, OR 97845
13S31E23CD	10000	Ruth Harris	PO Box 35 John Day, OR 97845
13S31E23CD	10100	First Christian Church	311 NE Dayton St. John Day, OR 97845
13S31E23CD	10200	Kowing, Kenneth D & Linda	220 NE Elm St. John Day, OR 97845
13S31E23CD	10300	Grant County	201 South Humbolt, Suite 280
13S31E23CD	10400	Cowboy Cottages, LLC	233 Valley View Dr. John Day, OR 97845
13S31E26AB	900	Jeffries, Danny R & Judy K	PO Box 247 Mt. Vernon, OR 97865

13S31E26AB	1100	Maple, James F - Trustee	PO Box 543 John Day, OR 97845
13S31E26AB	1200	Stiner, Nick R	PO Box 522 Mt. Vernon, OR 97865
13S31E26AB	1300	Montague, Michael	147 NE Elm St, John Day, OR 97845
13S31E26AB	1400	Farley, Alva & Phyllis J	149 NE Elm St. John Day, OR 97845
13S31E26AB	1500	Batley, Brent H - Etal	PO Box 945 John Day, OR 97845
13S31E26AB	1600	Pickle, Albert	153 NE Elm St. John Day, OR 97845
13S31E26AB	1700	Stoltz, Linda S	153 ½ NE Elm St. John Day, OR 97845
13S31E26AB	1701	Stoltz, Linda Sue - Etal	153 ½ NE Elm St. John Day, OR 97845
13S31E26AB	1800	Mantei, Nicole	P O Box 1991, Estacada, OR 97023
13S31E26AB	1900	Mckenna, Charles C & Tammy TTS	PO Box 369 Mt. Vernon, OR 97865
13S31E26AB	2000	Mckenna, Charles C & Tammy TTS	PO Box 369 Mt. Vernon, OR 97865
13S31E26AB	2100	Mckenna, Charles C & Tammy TTS	PO Box 369 Mt. Vernon, OR 97865
13S31E26AB	2300	Cameron, Malcom J & Glenna	200 NE Elm St. John Day, OR 97845
13S31E26AB	2400	Luttrell, Valerie L - ETAL	101 NW 2nd Ave. John Day, OR 97845
13S31E26AB	2501	Luttrell, Valerie L - ETAL	101 NW 2nd Ave. John Day, OR 97845
13S31E26AB	2600	Haney, Thomas O & Ginger W	152 NE Elm St. John Day, OR 97845
13S31E26AB	2701	Cox, Randall C	Address on file in utility accounts
13S31E26AB	2800	Patzer, Lou Ellen J	161 NE 1st Avenue, John Day, OR 97845
13S31E26AB	2900	Jensen, James & Mary Co-Tees	PO Box 834, John Day, OR 97845
13S31E26AB	3000	Harris, Eva M-Ttee	25919 HWY 395S, Canyon City, OR 97820
13S31E26BA	100	Gerard, Thomas	160 NE Dayton Street, John Day, OR 97845
13S31E26BA	200	Warner, Mika	158 NE Dayton Street, John Day, OR 97845
13S31E26BA	300	Schmitz, Denine - Etal	154 NE Dayton Street, John Day, OR 97845
13S31E26BA	700	Gibson, George William - Etal	175 N Canyon Blvd #1, John Day, OR 97845
13S31E26BA	701	The East Oregonian Publishing Company	PO Box 2048, Salem, OR 97803
13S31E26BA	800	Mitchell-Huerta, Robert -Etux	173 N Canyon Blvd, John Day, OR 97845
13S31E26BA	1102	Elks Lodge #1824	140 NE Dayton Street, John Day, OR 97845
13S31E26BA	3000	Russ Young c/o King Williams	Iron Triangle LLC, PO Box 325, John Day, OR 97845
13S31E26BA	3100	Swank, Heather A & Carl V	PO Box 124, John Day, OR 97845

13S31E26BA	3200	Estes, Melissa Stoddard, Kody - Etal	170 N. Canyon Blvd, John Day, OR 97845
13S31E26BA	3300	Estes, Melissa Holland, Cory & Autumn	520 SW 2nd Avenue, John Day, OR 97845
13S31E26BA	3600	Nightingale Ventures LLC	109 N WATER ST #4, Silverton, OR 97381
13S31E26BA	3700	Mantei, Dennis & Nicolle	PO Box 1991, Estacada, OR 97023
13S31E26BA	3800	Escudero, Balbina	190 NW 1st Avenue, John Day, OR 97845
13S31E26BA	3801	Estes, Melissa Carey, Jeffrey - Etal	160 NW 1st Avenue, John Day, OR 97845
13S31E26BA	10800	Russ Young c/o King Williams	Iron Triangle LLC, PO Box 325, John Day, OR 97845
13S31E26CA	1200	Boring Properties, LLC	385 Robinhood Trail, Brandon, MS 39042
13S31E26CA	1201	Boring Properties, LLC	385 Robinhood Trail, Brandon, MS 39042
13S31E26DB	700	Dice Elkhorn Properties, LLC	P O Box 1521 Prineville, OR 97754
13S31E26DB	800	Wright, Amber	801 S Canyon Blvd, Apt 1, John Day, OR 97845
13S31E26DB	1000	Canyon Blvd Investments, LLC	100 Springhouse Dr, Suite 203, Collegeville, PA 19426
13S31E23CD	05502	Caughlin, Charles	155 NW 1st Avenue, John Day, OR 97845
13S31E23CD	05503	Biosmile Inc.	165 NW 1st Avenue, John Day, OR 97845
13S31E23CD	08400	Newman, Albert & Shirley	100 NW 2nd Avenue, John Day, OR 97845
13S31E23CD	08500	CenturyLink	N. Canyon Blvd, John Day, OR 97845
13S31E23CD	08600	Armstrong, Bob & Laurie	101 NE 1st Avenue, John Day, OR 97845
13S31E23CD	08700	Mosier, Dale Jr. Trustee	115 Skyline Drive, John Day, OR 97845
13S31E23CD	08800	Cernazanu Enterprises	350 Highland Place, John Day, OR 97845
13S31E23CD	08900	Cernazanu Enterprises	350 Highland Place, John Day, OR 97845
13S31E23CD	09000	Sloan, Ford A	PO Box 987, Elgin, OR 97827
13S31E23CD	09001	Newcomb, Dean & Linda	248 NE Dayton, John Day, OR 97845
13S31E23CD	09002	Bagett, Robert D & Delores A	217 N. Canyon Blvd, John Day, OR 97845
13S31E23CD	09004	Springer, Mike	PO Box 495, Prairie City, OR 97869

So certified this 28th day of July 2022,



 Nicholas A. Green, Planning Official



CITY OF **JOHN DAY**

July 28, 2022

THIS IS TO NOTIFY YOU THAT THE CITY OF JOHN DAY HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

This notice is provided in order to comply with Ballot Measure 56 (M56) approved by Oregon voters on November 3, 1998. M56 requires the City to provide notice to property owners when a proposed land use regulation would change the zoning of their property or change existing land use regulations in a way that might limit or prohibit land uses previously allowed.

PROPOSED REGULATION: AMD-22-01 ZONE CHANGE (TYPE IV) RESIDENTIAL COMMERCIAL

A provision of the proposed ordinance may affect the use of the property as follows:

ORDINANCE NO. 22-200-11

AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE AND COMPREHENSIVE PLAN LAND USE DISTRICT MAP TO DESIGNATE CERTAIN PROPERTIES AS RESIDENTIAL-COMMERCIAL (AMD-22-01) TYPE IV PROCEDURE

In response to resident and property owner requests, the City of John Day submitted AMD-22-01 to rezone certain properties within the Downtown (D) and General Commercial (GC) zones as Residential Commercial (RC). This zone change will result in increased flexibility for property owners to use the land for both commercial and/or residential uses, as outlined in Code Section 5-2.2.020 Residential Districts - Allowed Land Uses. This proposed amendment will be reviewed as a Type IV (Legislative) Procedure pursuant to Code Section 5-4.1.050 and the decision-making criteria in Section 5-4.1.050(G).

A minimum of two (2) hearings, one before the Planning Commission and one before the City Council, are required for all Type IV applications. The John Day Planning Commission, in a duly noticed public hearing held on July 21, 2022, unanimously recommended that the City Council adopt the proposed code amendments as outlined in the Planning Commission's Order and Decision for AMD-22-01. Council will review the written order and decide to: 1) Approve, approve with modifications, approve with conditions, deny, or adopt an alternative to an application for legislative change; or 2) Remand the application to the Planning Commission for rehearing and reconsideration on all or part of the application. The City Council is not bound by the Commission's recommendation. The Council may enact Ordinance No. 22-200-11 adopting the Commission's recommendations, in whole or in part, following the public hearing.

PUBLIC HEARING DETAILS

When: TUESDAY, AUGUST 23, 2022

Where: JOHN DAY FIRE HALL, 316 S. CANYON BLVD., JOHN DAY, OR 97845

Details: 7:00 P.M. – The hearing will be held in person and via Go-to-Meeting:

<https://meet.goto.com/333257157>. You can also dial in using your phone. Access Code: 333-257-157, United States: +1 (646) 749-3122.

Copies 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 no less than seven (7) days before the 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, contract Chief Planning Official, 450 East Main Street, John Day, before Wednesday, August 17, by 4:00 p.m. will be considered in rendering a decision. Comments may be emailed to cityofjohnday@grantcounty-or.gov.

Issues must be addressed with enough specificity based on criteria with the Code, upon which the Planning Official must base this decision. Failure to address the relevant approval criteria with enough detail may preclude you from appealing to the John Day City Council, 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 planning staff to make this decision is in the public record and 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. – Thurs. from 8:00 a.m. to 4:00 p.m.

The Property Owner is further advised that:

1. The above description of the proposed ordinance and its effect on the property may change prior to adoption, as the hearing body takes into account testimony and evidence from the public and City staff. You are encouraged to attend the public hearing because revisions to the proposed ordinance are possible.

Respectfully,



Nicholas Green
Contract City Planning Official