

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the John Day City Council is considering the following planning actions:

### **ORDINANCE NO. 22-201-12, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE TO ALLOW FOR RESIDENTIAL USES (HOUSEHOLD LIVING AND GROUP LIVING) SUBJECT TO A CONDITIONAL USE PERMIT ISSUED BY THE PLANNING COMMISSION THROUGH A TYPE III (QUASI-JUDICIAL) REVIEW (AMD-22-02) TYPE IV PROCEDURE**

In response to resident and property owner requests, the City of John Day submitted AMD-22-02 to amend the allowed land uses within the Code's Industrial (I) Districts. These Comprehensive Plan and Code Text amendments shall allow for Residential Uses (Household Living and Group Living) subject to a Conditional Use Permit issued by the Planning Commission through a Type III (Quasi-Judicial) Review as outlined in Code Section 5-4.4 - Conditional Use Permits. 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).

### **ORDINANCE NO. 22-202-13, AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE AIRPORT INDUSTRIAL PARK LAND USE DISTRICT TEXT TO ALLOW FOR A WIDER VARIETY OF APPROVED LAND USES (AMD-22-03) TYPE IV PROCEDURE**

In response to resident and property owner requests, the City of John Day submitted AMD-22-03 to amend the allowed land uses within the Airport Industrial Park (AIP) to include uses currently prohibited that are allowed within the Light Industrial (LI) zone, specifically the use of Self-Service Storage, which is not permitted in the AIP zone, as well as other light industrial and some limited commercial 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).

### **ORDINANCE NO. 22-203-14, AN ORDINANCE ANNEXING APPROXIMATELY 1.08 ACRES OF LAND COMPRISING 373 PATTERSON BRIDGE ROAD; AND ASSIGNING CITY ZONING DESIGNATIONS TO PROPERTIES WITHIN THE ANNEXED TERRITORY (AMD-22-04) TYPE IV PROCEDURE**

Per ORS 222.750(2), when the corporate boundaries of the city surround territory not within a city, the city may annex the territory pursuant to this section after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territory proposed to be annexed. Mr. Bob Pereira (373 Patterson Bridge Road) owns a 1.08-acre parcel identified as Map Number 13S31E22C Tax Lot 200 in John Day. This parcel is subject to annexation under ORS 222.750(2). 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) and the approval process in 5-4.1.050(H) and as required by ORS 222.750(2) before effecting the annexation. Upon

annexation, there will be and corresponding Comprehensive Plan Map Change from County Commercial to City General Commercial (GC).

## **PUBLIC HEARING DETAILS**

*When: THURSDAY, DECEMBER 29, 2022*

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

*Details: 6:00 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, by 4:00 p.m. on Wednesday, December 21, 2022, will be considered in rendering a decision. **Comments may be emailed to [cityofjohnday@grantcounty-or.gov](mailto:cityofjohnday@grantcounty-or.gov).**

Issues must be addressed with enough specificity based on criteria with the Code, upon which the City Council must base their decision. Failure to address the relevant approval criteria with enough detail may preclude you from appealing 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 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](mailto:cityofjohnday@grantcounty-or.gov), or phone 541-575-0028, Mon. – Fri. from 8:00 a.m. to 4:00 p.m.