



CITY OF
JOHN DAY

CITY COUNCIL MEETING AGENDA

Tuesday June 10, 2025

REGULAR MEETING: 6:30 pm

John Day Fire Station

316 S Canyon Blvd, John Day, OR 97845

(541)575-0028 www.cityofjohnday.com

This meeting is open to the public. This agenda includes a list of the principal subjects anticipated to be considered at the meeting. However, the agenda does not limit the ability of the Council to consider additional subjects. Meetings may be canceled without notice. Zoom Meeting participants should use the "raise your hand" feature during these times to alert the moderator that they would like to speak.

Join Zoom Meeting

City of John Day is inviting you to a scheduled Zoom meeting.

<https://zoom.us/j/95867942253?pwd=dHE5c3djSEx4OFBuZndPQU5HMGN3QT09>

Meeting ID: 958 6794 2253

Passcode: 776959

Regular Meeting:

Call to Order: Regular John Day Council Meeting 7:00 pm.

1. Call John Day City Council Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Amend or Accept Regular Agenda

5. Public Comments (*Please Limit to 3 Minutes*)

Public Comments are an opportunity to present information or speak on an issue that is not on the agenda. Comments are limited to 3 minutes for each person. Visitors may state their comments and should not expect the council to engage in back and forth dialogue regarding the comment, council may either choose to add it to a follow up meeting or direct City Manager to follow up with the speaker.

6. Consent Agenda

All matters listed within the Consent Agenda have been distributed to every member of the City Council for reading and study, are considered routine, and will be enacted by one motion of the Council. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request.

- a. AP through 5-27-25
- b. *Minutes of CC Mtg 5-27-25 – (will be approved next meeting)

7. Public Hearing: PAPA 24-01

The John Day City Council will hold a public hearing to consider a request by Oregon Department of Forestry to amend the text of the John Day Development Code to allow RVs, with standards attached, as residential use in the General Industrial Zone only on properties owned or leased by a governmental entity. Text amendments also request that "Dormitory-Dwelling" be permitted as a residential use in the GI Zone only on governmental properties. Purpose of amendments is to house fire fighting personnel during the busy fire season in Oregon. The Planning Commission recommended approval.

- a. Staff report
- b. Applicant Presentation
- c. Open the hearing
- d. Public Testimony
- e. Applicant rebuttal
- f. Close Public Hearing
- g. Deliberation

8. Adoption of Ordinance No. 25-02: An Ordinance of the City of John Day Amending the John Day Development Code to Permit Recreational Vehicles as Residential uses in the General Industrial Zone.

9. Discussion regarding Director of Public Works Recruitment

10. City Manager Comments:

11. Mayor and Council Comments

12. Adjournment: Next Regular Meeting: June 24, 2025

Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment" {AND} {<>} "EFT"

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
ACS - ADVANCED CONTROL SYSTEMS							
05/27/2025	760211	1013	ACS - ADVANCED CONTROL SYSTEM	40507	03-000-63450	415.00	415.00
Total 760211:							415.00
AMAZON CAPITAL SERVICES, INC.							
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1CPJ-3Q9N-6	03-000-63400	8.19	8.19
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1CQD-J13M-R	01-050-63550	99.97	99.97
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1RCJ-X3FH-7	01-000-63800	29.99	29.99
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1T6Y-6P6Y-HY	03-000-63650	76.88	76.88
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1VP4-L1GC-4	03-000-63400	59.97	59.97
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1XCN-GKCR-	01-050-63550	151.98	151.98
05/27/2025	760212	1026	AMAZON CAPITAL SERVICES, INC.	1XNL-6YNT-C	06-000-63877	78.18	78.18
Total 760212:							505.16
BRYANT, LOVLIE, & JARVIS, PC.							
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22461	10-000-63450	300.00	300.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22709	10-000-63450	175.00	175.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22710	34-000-63450	350.00	350.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22711	10-000-63450	550.00	550.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22712	07-000-63450	1,600.00	1,600.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22714	01-000-63450	175.00	175.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22715	06-000-63450	50.00	50.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22716	01-000-63450	625.00	625.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22717	06-000-63450	1,050.00	1,050.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22718	06-000-63450	1,755.00	1,755.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22719	06-000-63450	125.00	125.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22720	03-000-63450	605.00	605.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22721	06-000-63450	250.00	250.00
05/27/2025	760213	1067	BRYANT, LOVLIE, & JARVIS, PC.	22741	02-000-63450	50.00	50.00
Total 760213:							7,660.00
CASCADE FIRE EQUIPMENT CO.							
05/27/2025	760214	1082	CASCADE FIRE EQUIPMENT CO.	18545	01-050-62950	5,856.00	5,856.00
Total 760214:							5,856.00
DUBOIS CHEMICALS, INC							
05/27/2025	760215	1162	DUBOIS CHEMICALS, INC	IN-30432036	02-000-63800	2,515.03	2,515.03
Total 760215:							2,515.03
ED STAUB & SONS PROPANE							
05/27/2025	760216	1168	ED STAUB & SONS PROPANE	370351	26-050-63100	262.21	262.21
Total 760216:							262.21
MARKOWITZ HERBOLD PC							
05/27/2025	760217	1672	MARKOWITZ HERBOLD PC	88210	34-000-63450	1,147.50	1,147.50

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 760217:							1,147.50
TRIANGLE OIL							
05/27/2025	760218	1524	TRIANGLE OIL	128083	03-000-63400	472.07	472.07
Total 760218:							472.07
US POSTMASTER							
05/27/2025	760219	1533	US POSTMASTER	MAY2725	03-000-63460	1,000.00	1,000.00
Total 760219:							1,000.00
WILSON'S WELDING & FABRICATION							
05/27/2025	760220	1552	WILSON'S WELDING & FABRICATION	32698	03-000-62500	28.56	28.56
Total 760220:							28.56
Grand Totals:							19,861.53

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-000-20000	.00	8,111.93-	8,111.93-
01-000-63450	1,754.00	.00	1,754.00
01-000-63800	49.98	.00	49.98
01-000-63950	200.00	.00	200.00
01-050-62950	5,856.00	.00	5,856.00
01-050-63550	251.95	.00	251.95
02-000-20000	.00	4,150.62-	4,150.62-
02-000-63450	1,004.00	.00	1,004.00
02-000-63800	2,539.12	.00	2,539.12
02-000-63825	207.50	.00	207.50
02-000-63950	400.00	.00	400.00
03-000-20000	.00	2,768.09-	2,768.09-
03-000-62500	28.56	.00	28.56
03-000-62850	954.00	.00	954.00
03-000-63400	496.15	.00	496.15
03-000-63450	812.50	.00	812.50
03-000-63460	400.00	.00	400.00
03-000-63650	76.88	.00	76.88
06-000-20000	.00	446.18-	446.18-
06-000-63450	368.00	.00	368.00
06-000-63877	78.18	.00	78.18
07-000-20000	.00	1,600.00-	1,600.00-
07-000-63450	1,600.00	.00	1,600.00
10-000-20000	.00	1,025.00-	1,025.00-
10-000-63450	1,025.00	.00	1,025.00
26-000-20000	.00	262.21-	262.21-
26-000-63100	100.29	.00	100.29
26-050-63100	161.92	.00	161.92
34-000-20000	.00	1,497.50-	1,497.50-
34-000-63450	1,497.50	.00	1,497.50

Report Criteria:

Report type: Invoice detail

Check.Check number = 760224

Check.Type = {<>} "Adjustment" {AND} {<>} "EFT"

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
VERIZON							
05/27/2025	760224	1538	VERIZON	2-6113098091	02-000-64798	171.70	171.70
Total 760224:							171.70
Grand Totals:							171.70

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-000-20000	.00	42.85-	42.85-
01-050-64798	42.85	.00	42.85
02-000-20000	.00	128.85-	128.85-
02-000-64798	128.85	.00	128.85
Grand Totals:	171.70	171.70-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____



STAFF REPORT
ODF Text Amendment PAPA24-01

Date Submitted: June 3, 2025

Agenda Date Requested: June 10, 2025

To: John Day City Council

From: Henry Hearley, Associate
Planner, Lane Council of
Governments

Subject: Staff report for PAPA24-01

Location: Tax Lot 01800 on Map 13S-31E-22

Published Notice: April 23, 2025

Type of Action Requested

<input type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	Formal Action	<input type="checkbox"/>	Report Only

1. BACKGROUND.

Applicant: Joe Pfau, Statewide Construction Manager, Oregon Department of Forestry (ODF)
Request: Amendment to the John Day Development Code – General Industrial Zone

The applicant, Joe Pfau, representing the Oregon Department of Forestry, is requesting an amendment to the John Day Development Code to allow Recreational Vehicles (RVs) as a residential use on government-owned properties within the General Industrial (GI) Zone. Specifically, this amendment would apply to the parcel owned by the Oregon Department of Forestry located in John Day.

The proposed amendment aims to address the need for emergency and seasonal housing employees as well as to provide accommodations for other guests and personnel on official government business. Allowing RVs as a residential use offers a short-term solution to this housing need.

In the long term, ODF plans to construct a dormitory-style (barracks-type) dwelling on the property to house seasonal personnel. As such, the amendment also proposes to allow dormitory-type residential uses within the GI Zone on government-owned properties.

Currently, ODF is operating under an approved Conditional Use Permit (CUP) that allows RVs as residential uses on the site. However, to eliminate ambiguity and the potential need for future CUP renewals, ODF is seeking a permanent solution. The proposed text amendment, if approved, would establish RVs as a permitted residential use in perpetuity and also facilitate the eventual development of a dormitory dwelling.

Planning Commission Public Hearing Recommendation:

On May 16, 2025, the John Day Planning Commission held a public hearing on PAPA24-01. After receiving the staff report and deliberating, the Planning Commission closed the public hearing and record and passed a motion to recommend that City Council APPROVE the amendments as proposed in the staff report and based on the staff's recommended findings as contained in the Planning Commission staff report. There were no public comments received during the public hearing.

One Change:

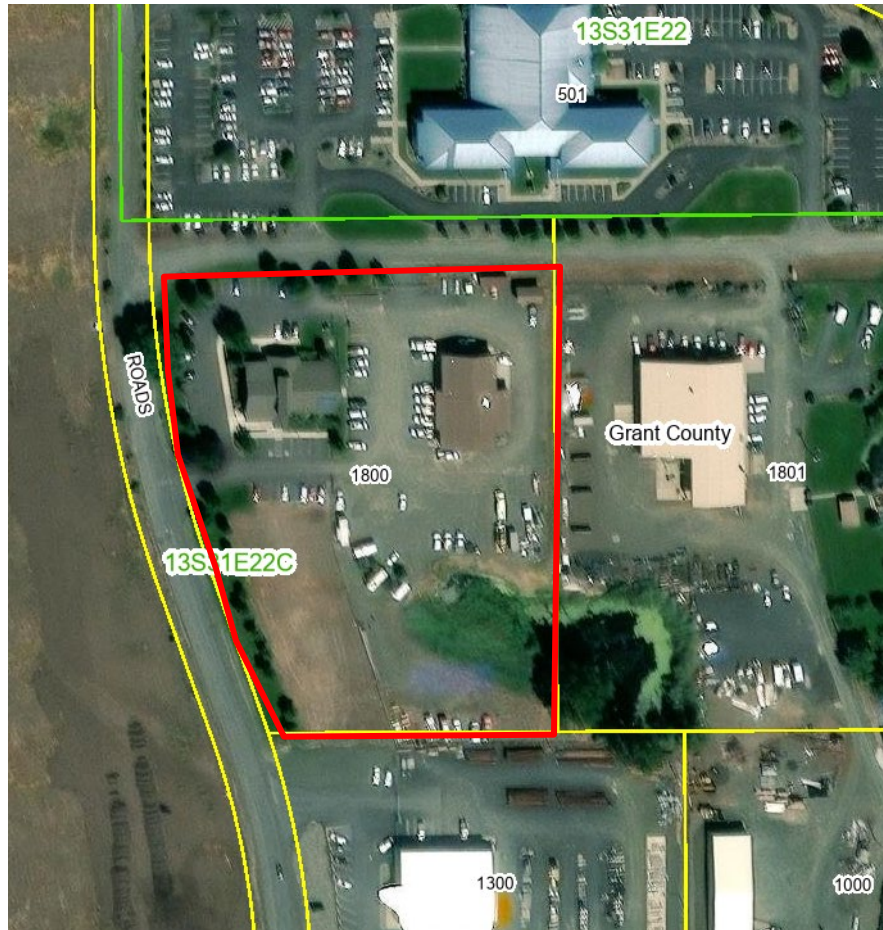
As staff were updating the staff report for the City Council, they noticed that adding one additional provision to Sections 5-2.2.100(L)(4) and 5-2.2.100(M) would help clarify where the amendments are applicable within John Day. The additional text reads as follows:

1. The use is permitted by Table 5-2.4.020, Land Uses Allowed in Industrial Districts.

This provision ensures that anyone reading the code is directed to the allowed uses in the General Industrial Zone, as the amendments apply only to that zone. This clarification is necessary because the topic involves residential uses, which are generally addressed in Section 5-2.2, Residential Land Use Districts.

Public Process:

Notice of the public hearing was duly published in the newspaper on April 23, 2025. In addition, ODF held the required neighborhood meeting on April 14, 2025.

Subject Property:

2. PROPOSAL. As introduced above, the applicant is seeking to amend the John Day Development Code to allow RVs as a residential use by right in the GI zone on governmental properties. The permitted RVs would be subject to specific standards proposed by the applicant. Section 2 will outline the proposed text amendments, and staff will attempt to explain the intent and reasoning behind each amendment.

4. Recreational Vehicles (RVs) may be authorized for residential use, subject to a Type I Land Use Review, if all of the following requirements are met:

- a. The subject property is owned or leased by a state or federal governmental entity;
- b. The RVs are intended to serve as temporary accommodations to host visitors, billeting for seasonal employees or fire-fighting personnel, responding to emergencies (e.g. conflagration), and other official functions necessary to carry out the duties of the governmental agency;
- c. Each RV shall be placed on a suitable pad consisting of asphalt, concrete or compacted gravel base.
- d. In accordance with OAR 333-031-0062(2), each RV pad shall maintain:
 - _____ (1) . 10' separation from adjacent RV pads;
 - _____ (2). 10' separation from any building or structure;
 - _____ (3). 10' separation from a property line abutting a public street or highway;
 - and
 - _____ (4). 5' from any property.

4(a) Limits the use of RVs as residential uses on properties zoned GI to those owned or leased by a state or federal governmental entity. This effectively restricts such use to the ODF property.

4(b) Clarifies that the RVs are intended for the billeting of seasonal employees, emergency responders, and individuals performing other official government duties.

4(c) Establishes a requirement that each RV must be placed on a stable pad consisting of

asphalt, concrete, or a compacted gravel base.

4(d) Sets spacing requirements consistent with existing state law.

e. Each RV shall duly be connected to city water, sewer and electrical service and shall obtain all building permits through the Building Official.

f. Each RV connection to city water or sewer shall trigger a System Development Charge (SDC) in accordance with Ord. No. 09-140-06, 10-27-2009 and Chapter 8 of Title 7 of the John Day Municipal Code.

g. Each new or existing RV pad shall count towards maximum lot coverage in the underling zoning district, irrespective of definition of Lot Coverage.

h. Each RV pad shall be of sufficient size to accommodate one personal vehicle, in addition to the RV.

4(e) Requires that each RV be connected to city water, sewer, and electrical service, with all connections requiring an approved building permit.

4(f) States that each connection to city water or sewer triggers a separate System Development Charge (SDC).

4(g) Establishes the maximum number of RVs allowed on a property. Both new and existing RV pads count toward the zoning's maximum lot coverage. This standard is intended to limit the number of RVs to a reasonable level and prevent the proliferation of RVs on a property.

4(h) Requires that each new RV pad be sufficiently sized to accommodate one personal vehicle in addition to the RV. This standard is intended to prevent personal vehicles from parking off-site or in the public right-of-way.

K. Dormitory Dwelling. A dormitory dwelling may be authorized as a residential use, subject to a Type II Land Use Review, if all of the following requirements are met:

1. The subject property is owned or leased by a state or federal governmental entity;
2. Dormitory dwelling is intended to serve as temporary accommodations to host visitors, billeting for seasonal employees or fire-fighting personnel, responding to emergencies (e.g. conflagration), and other official functions necessary to carry out the duties of a state or federal governmental entity.
3. Building mass. Maximum width or length of dormitory dwelling shall not exceed 100 feet from end-wall to end-wall, not including outdoor living space (e.g., porches, balconies, patios, or similar unenclosed spaces) that may be provided.
4. Trash receptacles. Trash receptacles shall be oriented away from building entrances, setback at least ten (10) feet from any public right-of-way and adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height. Receptacles must be accessible to trash pick-up trucks.
5. Dormitory dwelling shall be duly connected to city water, sewer and electrical service and shall obtain all building permits through the Building Official.
6. Each dormitory dwelling structure connection to city water or sewer shall trigger a System Development Charge (SDC) in accordance with Ord. 09-140-06, 10-27-2009 and Chapter 8 of Title 7 of the John Day Municipal Code.
8. Off-street Parking based on applicant's projected parking demand, subject to review and approval by the Planning Official or their designee.

Section K of the amendments addresses the standards for the eventual dormitory dwelling that ODF is proposing as a long-term solution to housing its personnel on-site. Before a dormitory dwelling is permitted, it must first undergo a Type II Land Use Review, including notice to adjacent neighbors and an opportunity for them to review and comment on the proposal, before being approved by the local Planning Official or their designee.

K(1) requires that, in order for a dormitory dwelling to be authorized, the property must be owned or leased by a state or federal governmental entity.

K(2) clarifies the intended use of the dormitory dwellings.

K(3) limits the building mass to 100 feet as a design standard and overall size for the dormitory

7
dwelling.

K(4) requires that trash receptacles be screened and accessible to garbage trucks.

K(5) requires the dormitory dwelling to be connected to city water and sewer service and that a building permit be obtained.

K(6) states that each new dormitory dwelling triggers a new and separate System Development Charge (SDC).

K(7) allows the property owner to propose an off-street parking plan that best suits the needs of the agency and site. The parking plan must be reviewed and approved by the City under the Type II process, which includes notice to adjacent neighbors.

9. Sanitary Sewer and Water Service Improvements as contained in 5-3.4.030 are complied with. Sanitary Sewer and Water Service Improvements subject to review and approval by Public Works Director or their designee.

10. Storm Drainage Improvements as contained in 5-3-4.040 are complied with. Storm Drainage Improvements are subject to review and approval by Public Works Director or their designee.

K(9) requires that sewer and water improvement plans be reviewed and approved prior to construction.

K(10) requires that appropriate stormwater drainage improvements be reviewed and approved prior to construction.

Definitions –

G – Terms

- **Governmental entity.** Means a department or agency of the United States or State of Oregon.

R – Terms

Residential Structure Types

- **Dormitory Dwelling.** Large dwellings structure(s) consisting of rooms for sleeping containing numerous beds for individuals or groups usually without private baths. Communal spaces such as kitchen/galley, dining area, and living space may be provided.

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.

- 1. 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.***

[...]

- 10. Dormitory Dwelling located on property that is owned or leased by a state or federal governmental entity.**

When a dormitory dwelling is eventually proposed, it will be reviewed and processed as a Type II review with adjacent notice and opportunity to comment.

3. APPROVAL CRITERIA.

Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

- 1. Approval of the request is consistent with the Statewide Planning Goals;***

Staff Response: To determine whether the proposal is consistent with the Oregon Statewide Planning Goals, staff have reviewed and evaluated the applicable goals as follows:

The proposed amendment to the John Day Development Code to allow recreational vehicles (RVs) as residential uses on government-owned properties for the seasonal housing of employees is consistent with the applicable Oregon Statewide Planning Goals, as adopted by the Land Conservation and Development Commission (LCDC).

The amendment complies with the following goals, listed in numerical order:

- **Goal 1 – Citizen Involvement:** The City has provided adequate opportunity for public input consistent with its acknowledged citizen involvement program. The proposed amendment is being processed through the City's legislative amendment procedure, which includes public notice, hearings, and opportunities for community participation.

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- **Goal 2 – Land Use Planning:** The amendment reflects a coordinated and logical land use decision made through a clear and accessible process. It is supported by factual information related to seasonal housing needs, emergency services, and infrastructure availability.
- **Goal 7 – Areas Subject to Natural Disasters and Hazards:** The amendment addresses the increasing threat of wildfires by enabling temporary housing for seasonal personnel in strategic locations. This supports wildfire hazard mitigation and enhances public safety response capabilities in high-risk periods.
- **Goal 10 – Housing:** The amendment supports the provision of “needed housing” as defined in ORS 197.295, which includes accommodations for seasonal and emergency workers. Allowing RVs as a temporary housing type expands the City’s capacity to meet urgent, short-term housing needs during wildfire season.
- **Goal 11 – Public Facilities and Services:** The amendment promotes the efficient use and extension of public services by allowing temporary housing in areas where infrastructure is already available or easily accessible, such as on government-owned properties. This ensures emergency housing can be provided without undue strain on City systems.

Therefore, the proposed amendment is consistent with the relevant Oregon Statewide Planning Goals by facilitating an efficient, coordinated, and responsive land use solution that supports emergency housing, hazard mitigation, and infrastructure efficiency, while maintaining compliance with public process and planning standards.

2. Approval of the request is consistent with the Comprehensive Plan;

Staff Response: Similar to Criterion 1 above, Criterion 2 requires the proposed amendments to be consistent with the John Day Comprehensive Plan. The Comprehensive Plan was last updated by Tenneson Engineering Corporation and Central Oregon Land Use Consultants in June 2003.

The proposed amendment to the John Day Development Code to allow recreational vehicles (RVs) as residential uses on government-owned properties (only in the GI Zone) for the seasonal housing of employees is consistent with the goals and policies of the Comprehensive Plan.

The amendment supports **Goal 1**, which emphasizes retaining and enhancing the quality and character of the urban area, by facilitating a safe, functional, and temporary housing option for emergency personnel and seasonal employees. It also aligns with **Goal 3**, which promotes the coordinated and efficient provision of services, by enabling seasonal housing where public infrastructure already exists, thereby reducing service delivery costs and impacts. Additionally, it furthers **Goal 7**, which supports economic development by protecting the community’s natural resources and promoting public safety, both of which are vital to the local economy.

Relevant Comprehensive Plan policies also support the proposed amendment. The Plan encourages flexibility and innovation in land use design—particularly in undeveloped or transitional areas—and acknowledges the need for a variety of housing types. This includes temporary accommodations to meet urgent seasonal or emergency needs. The Plan further recognizes the importance of “needed housing” as defined in ORS 197.295, which can include housing for seasonal and emergency workers.

Furthermore, the Comprehensive Plan’s public facilities and hazard mitigation elements emphasize the importance of adequate fire protection and emergency preparedness. Providing on-site RV

accommodations for seasonal personnel directly addresses the Plan's recognition of wildfire as a significant local hazard and supports its policies encouraging proactive, coordinated responses to natural disasters.

Therefore, the proposed amendment is consistent with and implements the goals and policies of the Comprehensive Plan by enabling context-appropriate, flexible, and responsive land use practices that address critical housing and public safety needs during wildfire season.

3. *The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period.*

Staff Response: The Oregon Department of Forestry (ODF) property proposed for seasonal RV housing is currently served by adequate public facilities and services, including City water and sewer infrastructure. Each new RV space will be required to connect to these services and pay the applicable System Development Charges (SDCs), ensuring fair cost recovery and adequate infrastructure support. The property has existing access to the public transportation network, and the proposed seasonal use does not require any new transportation infrastructure or improvements. The location is accessible for both emergency response coordination and daily vehicle use by temporary residents. Therefore, the existing public facilities, services, and transportation networks are adequate to support the proposed seasonal housing use.

4. *The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan map or zoning map regarding the property which is the subject of the application.*

Staff Response: The proposed amendment is in the public interest with regard to community conditions. Oregon continues to experience more frequent and intense wildfire seasons, making the ability to quickly house and deploy seasonal personnel increasingly critical. Allowing RVs as a temporary residential use on government-owned property, such as the ODF site, directly supports public safety by providing on-site accommodations for seasonal crews. This improves readiness and response times and reduces pressure on the local housing market. The amendment also facilitates a longer-term strategy by allowing for future development of permanent seasonal housing, such as a dormitory or barracks. The proposal does not involve correcting a mapping error but is justified by its substantial benefit to public health and safety and responsiveness to worsening wildfire conditions.

5. *The amendment conforms to the Transportation Planning Rule provisions under Section 5-4.7.060.*

Staff Response: The proposal does not involve a zone change or create a new transportation facility. The proposed seasonal use of RVs for seasonal housing on an already developed and served site will not result in a significant impact to the transportation system. Therefore, the amendment does not trigger the requirements of the Transportation Planning Rule (TPR) under OAR 660-012-0060 and conforms to Section 5-4.7.060 of the John Day Development Code.

5. STAFF RECOMMENDATION

Staff recommend the City Council approve and adopt PAPA24-01 amending the text of the John Day Development Code as set forth in this staff report and further cite staff's findings as contained in the City Council staff report. Staff have prepared an ordinance No. 25-02 officially adopting the text amendments to the John Day Development Code.

6. ATTACHMENTS

Attachment A – Applicant's application materials

Attachment B – Notice materials

Attachment C – Neighborhood meeting materials

Attachment D – Planning Commission signed recommendation

ORDINANCE NO. 25-02
AN ORDINANCE OF THE CITY OF JOHN DAY AMENDING THE JOHN DAY DEVELOPMENT
CODE TO PERMIT RECREATIONAL VEHICLES AS RESIDENTIAL USES IN THE GENERAL
INDUSTRIAL ZONE

WHEREAS, the City of John Day City Council ("Council") recognizes the need for accommodations for seasonal and emergency personnel of government entities on government-owned or -leased properties, and desires to implement regulations to permit recreational vehicles to be used for residential purposes on such properties within the General Industrial Zone; and

WHEREAS, John Day duly submitted notice of proposed amendment to Department of Land Conservation and Development on April 1, 2025; and

WHEREAS, the John Day Planning Commission held a duly noticed public hearing on the matter at the John Day Fire Station at 6:30 P.M. on May 16, 2025, and, after hearing the staff report and soliciting public comment, passed a motion to recommend approval of the proposed text amendments to the City Council as written in the staff report; and

WHEREAS, the Council held a duly noticed public hearing on the matter at the John Day Fire Station at 6:30 P.M. on June 10, 2025, and passed a motion to accept the Planning Commission's recommendation for approval and adoption of the text amendments; and

WHEREAS, the Council finds that the text amendments related to recreational vehicles as residential uses on government properties in the General Industrial Zone are in the public interest and meet the applicable approval criteria outlined in the staff report; said amendments are included in this ordinance as **Exhibit A**.

NOW, THEREFORE, THE CITY OF JOHN DAY ORDAINS AS FOLLOWS:

Section 1. Findings. The findings contained in the staff report presented to the City Council on June 10, 2025 are hereby adopted as the findings of fact in support of PAPA24-01. Findings are attached to **Ordinance 25-02** as **Exhibit B**.

Section 2. Amendments. The John Day City Council adopts the text amendments to the John Day Development Code, as set forth in **Exhibit A**.

Section 3. Severability. If any phrase, clause, or part of this Ordinance is found to be invalid by a court of competent jurisdiction, the remaining phrases, clauses, and parts shall remain in full force and effect.

APPROVED AND ADOPTED by the City Council of the City of John Day and signed by the mayor this _____ day of June 2025.

Ayes: _____

Nays: _____

Abstentions:

Absent: _____

Vacancy: _____

ATTEST:

Melissa Bethel, City Manager

Exhibit A
Text Amendments
~~Strikethrough~~ = deleted text
Underlined = new text

Table 5-2.4.020 – Land Uses Allowed in Industrial Districts			
Uses	Status of Use in District		
Use Categories (Examples of uses are in Chapter 5-1.3; definitions are in Chapter 5-6.1.)	General Industrial (GI)	Light Industrial (LI)	Airport Industrial Park (AIP)
Residential Categories			
Household Living			
Residential Uses (Household Living and Group Living) allowed, if:			
- Lawfully existing as of November 24, 2005	P	P	N
- New dwelling built in conjunction with a permitted commercial or industrial use	N	P	CU/S
- Manufactured dwelling on an individual lot, subject to Section <u>5-2.2.100F.</u>	N	N	N
- Manufactured dwelling park	N	N	N
<u>Recreational Vehicles (RV) as a residential use subject to 5-2.2.100(L)(4) regardless of lawfully existing as of November 24, 2005.</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>Dormitory Dwellings, subject to 5-2.2.100(K).</u>	<u>P</u>	<u>N</u>	<u>N</u>
<i>Group Living Uses, if allowed above, shall conform to the provisions in Section 5-2.2.100D.</i>			

5-2.2.100 Residential Districts – Special Use Standards.

L. Manufactured Homes and RV's as Temporary Residences. Recreational vehicles may not be occupied for residential purposes outside an approved recreational vehicle park or in an approved mobile or manufactured home park on any lot in the city except:

**

4. Recreational Vehicles (RVs) may be authorized for residential use, subject to a Type I Land Use Review, if all of the following requirements are met:

- a. The use is permitted by Table 5-2.4.020, Land Uses Allowed in Industrial Districts
- b. The subject property is owned or leased by a state or federal governmental entity;
- c. The RVs are intended to serve as temporary accommodations to host visitors, billeting for seasonal employees or fire-fighting personnel, responding to emergencies (e.g. conflagration), and other official functions necessary to carry out the duties of the governmental agency;
- d. Each RV shall be placed on a suitable pad consisting of asphalt, concrete or compacted gravel base.
- e. In accordance with OAR 333-031-0062(2), each RV pad shall maintain:
 - (1) . 10' separation from adjacent RV pads;
 - (2). 10' separation from any building or structure;
 - (3). 10' separation from a property line abutting a public street or highway; and
 - (4). 5' from any property.
- f. Each RV shall duly be connected to city water, sewer and electrical service and shall obtain all building permits through the Building Official.
- g. Each RV connection to city water or sewer shall trigger a System Development Charge (SDC) in accordance with Ord. No. 09-140-06, 10-27-2009 and Chapter 8 of Title 7 of the John Day Municipal Code.
- h. Each new or existing RV pad shall count towards maximum lot coverage in the underling zoning district, irrespective of definition of Lot Coverage.
- i. Each RV pad shall be of sufficient size to accommodate one personal vehicle, in addition to the RV.

5-2.2.100 M. Dormitory Dwelling. A dormitory dwelling may be authorized as a residential use, subject to a Type II Land Use Review, if all of the following requirements are met:

- 1. The use is permitted by Table 5-2.4.020, Land Uses Allowed in Industrial Districts
- 2. The subject property is owned or leased by a state or federal governmental entity;
- 3. Dormitory dwelling is intended to serve as temporary accommodations to host visitors, billeting for seasonal employees or fire-fighting personnel, responding to emergencies (e.g. conflagration), and other official functions necessary to carry out the duties of a state or federal governmental entity.

4. Building mass. Maximum width or length of dormitory dwelling shall not exceed 100 feet from end-wall to end-wall, not including outdoor living space (e.g., porches, balconies, patios, or similar unenclosed spaces) that may be provided.

5. Trash receptacles. Trash receptacles shall be oriented away from building entrances, setback at least ten (10) feet from any public right-of-way and adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height. Receptacles must be accessible to trash pick-up trucks.

6. Dormitory dwelling shall be duly connected to city water, sewer and electrical service and shall obtain all building permits through the Building Official.

7. Each dormitory dwelling structure connection to city water or sewer shall trigger a System Development Charge (SDC) in accordance with Ord. 09—140-06, 10-27-2009 and Chapter 8 of Title 7 of the John Day Municipal Code.

8. Off-street Parking based on applicant's projected parking demand, subject to review and approval by the Planning Official or their designee.

9. Sanitary Sewer and Water Service Improvements as contained in 5-3.4.030 are complied with. Sanitary Sewer and Water Service Improvements subject to review and approval by Public Works Director or their designee.

10. Storm Drainage Improvements as contained in 5-3-4.040 are complied with. Storm Drainage Improvements are subject to review and approval by Public Works Director or their designee.

5-6.1.030 Definitions

G.

Governmental entity. Means a department or agency of the United States or State of Oregon

R.

Residential Structure Types

S. Dormitory Dwelling. Large dwelling structure(s) consisting of room(s) for sleeping containing numerous beds for individuals or groups usually without private baths. Communal spaces such as kitchen/galley, dining area, and living space may be provided.

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.

1. 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;
5. Home occupation, except where Site Design Review is required under Chapter 5-4.9.020;
6. Temporary uses, except where Site Design Review is required under Chapter 5-4.9.020;
7. Accessory structures and accessory parking;
8. 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;
9. 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.
10. Dormitory Dwelling located on property that is owned or leased by a state or federal governmental entity.

