CITY OF
JOHN DAY

CITY COUNCIL MEETING AGENDA

Executive Session 6:00 p.m.
Tuesday August 12, 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

Executive Session: 6:00 pm.
Enter into Executive Session:
Representatives of the news media and designated individuals are permitted to attend the executive sessions. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any deliberations held during the executive sessions, except to state the general subject of the executive sessions as previously announced. No decisions will be made in the executive session.

a. ORS 192.660 2 (f); To consider information or records that are exempt by law from public inspection.
b. ORS 192.660 2 (h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Regular Meeting:

Call to Order: Regular John Day Council Meeting 6:30 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 7-22-25
   b. Minutes of CC Mtg 7-08-25

7. Discussion and possible appointment of vacant council position:
   a. William “Bill” Coombs
   b. Meloni Cochran

8. Public Hearing: (file# SDR 24-01)
   The Oregon State Parks and Recreation Department (OPRD) is requesting Site Design Review for the new construction of the Kam Wah Chung State Heritage Site and Interpretive Center. OPRD also requests the vacation of two historic easements on the site; a historic setback and a waterline easement that is no longer needed. This application is being elevated to a type IV land use review. The Planning Commission recommended approval with conditions:

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

9. Ordinance No 25-05; An Ordinance of the City of John Day repealing Ordinance No. 3-68, which ordinance imposed certain restrictions on improvements near the Chinese museum building.

10. Community Grant request for Hope 4 Paws

11. Resolution No. 25-07; A Resolution establishing a temporary improvement advisory committee for city owned property located at 117 SW Canton Street.

12. Park Bench donation in honor of Fritz Phillips.

Other Business:

13. City Manager Comments:

14. Mayor and Council Comments:

15. Adjournment: Next Regular Meeting: August 26, 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							
06/30/2025	760270	1013	ACS - ADVANCED CONTROL SYSTEM	40660	03-000-63450	415.00	415.00
06/30/2025	760270	1013	ACS - ADVANCED CONTROL SYSTEM	40719	02-000-62900	1,677.29	1,677.29
Total 760270:							2,092.29
AMAZON CAPITAL SERVICES, INC.							
06/30/2025	760271	1026	AMAZON CAPITAL SERVICES, INC.	19JW-CJTM-V	01-000-63800	19.94	19.94
06/30/2025	760271	1026	AMAZON CAPITAL SERVICES, INC.	1DLG-YLV3-F	02-000-63800	87.43	87.43
06/30/2025	760271	1026	AMAZON CAPITAL SERVICES, INC.	1N4K-6DG6-P	02-000-63800	66.68	66.68
06/30/2025	760271	1026	AMAZON CAPITAL SERVICES, INC.	1TR1-V4HJ-3	01-000-63800	37.75	37.75
Total 760271:							211.80
ANALYTICAL LABS							
06/30/2025	760294	1030	ANALYTICAL LABS	2504762	03-000-63450	486.27	486.27
Total 760294:							486.27
BADGER METER INC.							
06/30/2025	760295	1041	BADGER METER INC.	80174275	02-000-66306	191.66	191.66
06/30/2025	760295	1041	BADGER METER INC.	80201356-1	02-000-66306	201.18	201.18
Total 760295:							392.84
BOX R WATER ANALYSIS							
06/30/2025	760296	1062	BOX R WATER ANALYSIS	X062732	02-000-64100	51.00	51.00
06/30/2025	760296	1062	BOX R WATER ANALYSIS	X062733	02-000-64100	51.00	51.00
Total 760296:							102.00
CHESTERS							
06/30/2025	760297	1097	CHESTERS	008082501340	06-000-63800	680.50	680.50
Total 760297:							680.50
CLARK'S DISPOSAL							
06/30/2025	760272	1109	CLARK'S DISPOSAL	1144-063025	01-050-64798	145.15	145.15
Total 760272:							145.15
DEPT OF ENVIRONMENTAL QUALITY							
06/30/2025	760298	17745	DEPT OF ENVIRONMENTAL QUALITY	SUB ID 75276	03-000-66230	1,082.64	1,082.64
Total 760298:							1,082.64
DUCOTE CONSULTING, LLC							
06/30/2025	760273	1163	DUCOTE CONSULTING, LLC	2503	03-000-66230	4,230.00	4,230.00
06/30/2025	760273	1163	DUCOTE CONSULTING, LLC	2516	07-000-63825	450.00	450.00
Total 760273:							4,680.00

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
EASTERN OREGON BLD MAINT INC							
06/30/2025	760274	1165	EASTERN OREGON BLD MAINT INC	6916	01-050-62900	240.00	240.00
Total 760274:							240.00
ED STAUB & SONS PROPANE							
06/30/2025	760275	1168	ED STAUB & SONS PROPANE	12637065	01-050-64798	480.19	480.19
06/30/2025	760275	1168	ED STAUB & SONS PROPANE	12637069	26-000-64798	617.58	617.58
06/30/2025	760275	1168	ED STAUB & SONS PROPANE	CL385597	26-050-63100	264.66	264.66
Total 760275:							1,362.43
EO MEDIA GROUP							
06/30/2025	760299	1173	EO MEDIA GROUP	0625EO10628	10-000-62100	252.00	252.00
Total 760299:							252.00
GASLIN ACCOUNTING CPAS PC							
06/30/2025	760276	1191	GASLIN ACCOUNTING CPAS PC	01645	06-000-63825	5,451.00	5,451.00
Total 760276:							5,451.00
GRANT COUNTY TREASURER							
06/30/2025	760300	1218	GRANT COUNTY TREASURER	JD062025	01-000-62450	8,333.33	8,333.33
Total 760300:							8,333.33
GRANT ESD							
06/30/2025	760277	1219	GRANT ESD	2024250314	03-000-64301	225.48	225.48
06/30/2025	760277	1219	GRANT ESD	2024250328	01-000-63800	11.99	11.99
Total 760277:							237.47
06/30/2025	760331	1219	GRANT ESD	2024250265	06-000-64000	2,219.95	2,219.95
Total 760331:							2,219.95
GRANT SWCD WEED CONTROL							
06/30/2025	760278	1220	GRANT SWCD WEED CONTROL	PO20246	06-000-63877	252.50	252.50
Total 760278:							252.50
GRAYBACK FORESTRY							
06/30/2025	760279	17735	GRAYBACK FORESTRY	PO20407	01-050-64450	1,320.00	1,320.00
Total 760279:							1,320.00
HIGH DESERT OFFICE EQUIPMENT							
06/30/2025	760280	1238	HIGH DESERT OFFICE EQUIPMENT	120391	03-000-63400	32.00	32.00
Total 760280:							32.00
06/30/2025	760301	1238	HIGH DESERT OFFICE EQUIPMENT	120414	01-050-63800	22.00	22.00
Total 760301:							22.00

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
HUECKMAN CONTRACTING							
06/30/2025	760281	1241	HUECKMAN CONTRACTING	0210	06-000-64300	3,100.00	3,100.00
Total 760281:							3,100.00
JD RENTS & POWER EQUIPMENT INC							
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	507312	01-050-62950	84.50	84.50
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	507888	01-050-62900	139.61	139.61
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	508343	01-050-62950	379.98	379.98
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	508477	01-050-62950	102.00	102.00
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	508513	01-050-62950	156.38	156.38
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	508515	06-000-63877	31.23	31.23
06/30/2025	760282	1258	JD RENTS & POWER EQUIPMENT INC	508517	01-050-62950	53.96	53.96
Total 760282:							947.66
JENSEN STRATEGIES							
06/30/2025	760302	17730	JENSEN STRATEGIES	1630	06-000-63825	3,888.50	3,888.50
Total 760302:							3,888.50
JOHN DAY AUTO PARTS							
06/30/2025	760303	1273	JOHN DAY AUTO PARTS	258391	03-000-64250	456.79	456.79
06/30/2025	760303	1273	JOHN DAY AUTO PARTS	258722	01-050-62900	13.48	13.48
Total 760303:							470.27
JOHN DAY FIREFIGHTERS ASSOC							
06/30/2025	760283	1276	JOHN DAY FIREFIGHTERS ASSOC	JDFF 06-2025	01-050-62950	442.00	442.00
Total 760283:							442.00
JOHN DAY TRUE VALUE HARDWARE							
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	626809	01-000-62400	41.96	41.96
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	627733	02-000-62900	22.95	22.95
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	627739	02-000-62900	11.16	11.16
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	627797	06-000-62900	70.64	70.64
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	627798	06-000-62900	16.99	16.99
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	628049	01-050-62950	30.16	30.16
06/30/2025	760304	1280	JOHN DAY TRUE VALUE HARDWARE	628056	01-050-62950	48.18	48.18
Total 760304:							242.04
KELLER ASSOCIATES							
06/30/2025	760284	1742	KELLER ASSOCIATES	0251716	03-000-66230	34,033.76	34,033.76
Total 760284:							34,033.76
06/30/2025	760308	1742	KELLER ASSOCIATES	0251932	03-000-66230	9,475.00	9,475.00
06/30/2025	760308	1742	KELLER ASSOCIATES	0252109	03-000-66230	90,405.70	90,405.70
Total 760308:							99,880.70
KJDY							
06/30/2025	760285	1305	KJDY	CC-12506156	03-000-62100	349.00	349.00

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 760285:							349.00
LANE COUNCIL OF GOVERNMENTS							
06/30/2025	760286	1314	LANE COUNCIL OF GOVERNMENTS	97951	10-000-63825	4,590.50	4,590.50
06/30/2025	760286	1314	LANE COUNCIL OF GOVERNMENTS	98281	10-000-63825	4,063.60	4,063.60
Total 760286:							8,654.10
LEAGUE OF OR CITIES							
06/30/2025	760287	1319	LEAGUE OF OR CITIES	2025-200279	01-000-62650	1,714.02	1,714.02
Total 760287:							1,714.02
LEN'S PHARMACY							
06/30/2025	760305	1322	LEN'S PHARMACY	172387	03-000-63460	14.58	14.58
06/30/2025	760305	1322	LEN'S PHARMACY	309005	01-050-63950	15.41	15.41
06/30/2025	760305	1322	LEN'S PHARMACY	309452	03-000-63400	13.98	13.98
06/30/2025	760305	1322	LEN'S PHARMACY	309581	03-000-63460	20.82	20.82
Total 760305:							64.79
LES SCHWAB TIRES							
06/30/2025	760309	1323	LES SCHWAB TIRES	1400457982	26-000-64700	171.99	171.99
Total 760309:							171.99
ONE CALL CONCEPTS							
06/30/2025	760306	1387	ONE CALL CONCEPTS	5060391	06-000-64100	90.50	90.50
Total 760306:							90.50
PECK RUBANOFF & HATFIELD PC							
06/30/2025	760307	1418	PECK RUBANOFF & HATFIELD PC	10716	06-000-63450	1,105.00	1,105.00
Total 760307:							1,105.00
RURAL OREGON BACKFLOW TESTING							
06/30/2025	760288	17740	RURAL OREGON BACKFLOW TESTIN	3987	06-000-63877	480.00	480.00
Total 760288:							480.00
S&C ELECTRIC							
06/30/2025	760289	1457	S&C ELECTRIC	7015	03-000-62500	715.00	715.00
Total 760289:							715.00
TEC COPIER SYSTEMS LLC							
06/30/2025	760290	1500	TEC COPIER SYSTEMS LLC	220371	06-000-62900	88.94	88.94
Total 760290:							88.94
USA BLUEBOOK							
06/30/2025	760291	1534	USA BLUEBOOK	INV00754872	03-000-63400	350.91	350.91
Total 760291:							350.91

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
VERIZON							
06/30/2025	760292	1538	VERIZON	6115607262	02-000-64798	173.74	173.74
Total 760292:							173.74
VISA							
06/30/2025	760293	1540	VISA	VISA 0548 JU	06-000-63500	289.78	289.78
06/30/2025	760293	1540	VISA	VISA 2957 MA	01-000-63500	59.00	59.00
Total 760293:							348.78
Grand Totals:							186,907.87

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-000-20000	.00	18,151.12-	18,151.12-
01-000-62400	41.96	.00	41.96
01-000-62450	8,333.33	.00	8,333.33
01-000-62490	104.70	.00	104.70
01-000-62650	1,714.02	.00	1,714.02
01-000-62900	26.68	.00	26.68
01-000-63450	331.50	.00	331.50
01-000-63500	59.00	.00	59.00
01-000-63800	69.68	.00	69.68
01-000-63825	2,881.85	.00	2,881.85
01-000-64000	665.98	.00	665.98
01-000-64798	200.36	.00	200.36
01-050-62900	393.09	.00	393.09
01-050-62950	1,297.16	.00	1,297.16
01-050-63550	44.95	.00	44.95
01-050-63800	22.00	.00	22.00
01-050-63950	15.41	.00	15.41
01-050-64160	55.60	.00	55.60
01-050-64450	1,320.00	.00	1,320.00
01-050-64798	573.85	.00	573.85
02-000-20000	.00	7,502.19-	7,502.19-
02-000-62100	104.70	.00	104.70
02-000-62900	2,095.58	.00	2,095.58
02-000-63450	331.50	.00	331.50
02-000-63500	78.00	.00	78.00
02-000-63800	380.94	.00	380.94
02-000-63825	3,009.35	.00	3,009.35
02-000-64000	665.98	.00	665.98
02-000-64100	132.17	.00	132.17
02-000-64798	311.13	.00	311.13
02-000-66306	392.84	.00	392.84
03-000-20000	.00	145,818.78-	145,818.78-
03-000-62100	104.70	.00	104.70
03-000-62500	384.18	.00	384.18
03-000-62850	331.50	.00	331.50
03-000-63200	55.60	.00	55.60
03-000-63400	623.72	.00	623.72
03-000-63450	3,655.62	.00	3,655.62

GL Account	Debit	Credit	Proof
03-000-63460	35.40	.00	35.40
03-000-63500	665.98	.00	665.98
03-000-64100	30.17	.00	30.17
03-000-64250	456.79	.00	456.79
03-000-64301	248.02	.00	248.02
03-000-66230	139,227.10	.00	139,227.10
06-000-20000	.00	5,788.64-	5,788.64-
06-000-62100	34.90	.00	34.90
06-000-62900	96.53	.00	96.53
06-000-63450	110.50	.00	110.50
06-000-63500	55.63	.00	55.63
06-000-63800	226.84	.00	226.84
06-000-63825	1,233.95	.00	1,233.95
06-000-63877	523.73	.00	523.73
06-000-64000	222.01	.00	222.01
06-000-64100	30.16	.00	30.16
06-000-64300	3,100.00	.00	3,100.00
06-000-64798	154.39	.00	154.39
07-000-20000	.00	150.00-	150.00-
07-000-63825	150.00	.00	150.00
10-000-20000	.00	8,906.10-	8,906.10-
10-000-62100	252.00	.00	252.00
10-000-63825	8,654.10	.00	8,654.10
26-000-20000	.00	591.04-	591.04-
26-000-63100	199.89	.00	199.89
26-000-64700	171.99	.00	171.99
26-000-64798	154.39	.00	154.39
26-050-63100	64.77	.00	64.77
Grand Totals:	186,907.87	186,907.87-	.00

Dated: _____

Mayor: _____

City Council: _____

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City Recorder: _____

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment" {AND} {<>} "EFT"

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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							
07/22/2025	760310	1013	ACS - ADVANCED CONTROL SYSTEM	40800	03-000-63450	415.00	415.00
Total 760310:							415.00
AMAZON CAPITAL SERVICES, INC.							
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	13PL-FCDX-4	01-000-63800	22.18	22.18
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	13TG-VPNN-F	01-000-63800	31.70	31.70
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	13V6-WNLJ-1	02-000-63800	110.75	110.75
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	14RH-3J4N-C	02-000-63800	44.85	44.85
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	16XV-9WRC-7	10-000-63877	47.98	47.98
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	1H3L-HGF3-L	01-000-63800	9.47	9.47
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	1JJF-YVVF-K3	01-000-63800	100.79	100.79
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	1N91-MMQV-	02-000-64260	174.43	174.43
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	1PC1-9TQC-6	01-000-63800	26.99	26.99
07/22/2025	760311	1026	AMAZON CAPITAL SERVICES, INC.	1XJ4-9J9L-R3	06-000-64300	76.42	76.42
Total 760311:							645.56
BRYANT, LOVLIEN, & JARVIS, PC.							
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23510	03-000-62850	3,750.00	3,750.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23511	03-000-62850	1,125.00	1,125.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23597	07-000-63450	250.00	250.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23598	01-000-63450	100.00	100.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23599	01-000-63450	255.51	255.51
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23600	07-000-63450	50.00	50.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23601	06-000-63450	225.00	225.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23602	01-000-63450	450.00	450.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23604	10-000-63450	125.00	125.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23605	10-000-63450	2,080.00	2,080.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23606	34-000-63450	2,370.00	2,370.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23607	01-000-63450	100.00	100.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23726	10-000-63450	75.00	75.00
07/22/2025	760312	1067	BRYANT, LOVLIEN, & JARVIS, PC.	23727	10-000-63450	100.00	100.00
Total 760312:							11,055.51
CARPENTER'S CONSTRUCTION							
07/22/2025	760313	17720	CARPENTER'S CONSTRUCTION	1091	02-000-62900	500.00	500.00
Total 760313:							500.00
CASELLE, INC							
07/22/2025	760314	1083	CASELLE, INC	INV-08558	26-000-64000	1,254.00	1,254.00
Total 760314:							1,254.00
DUBOIS CHEMICALS, INC							
07/22/2025	760315	1162	DUBOIS CHEMICALS, INC	IN-30459965	02-000-63800	3,445.02	3,445.02
Total 760315:							3,445.02

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
EAST OREGONIAN							
07/22/2025	760316	17750	EAST OREGONIAN	SUBSCRIPTI	06-000-62650	182.00	182.00
Total 760316:							182.00 ok
ED STAUB & SONS PROPANE							
07/22/2025	760317	1168	ED STAUB & SONS PROPANE	390654	26-050-63100	683.32	683.32
Total 760317:							683.32 ok
GCECA							
07/22/2025	760318	1193	GCECA	10002	01-050-62710	1,770.00	1,770.00
07/22/2025	760318	1193	GCECA	10012	03-000-62361	270.00	270.00
07/22/2025	760318	1193	GCECA	10015	01-000-62710	3,173.00	3,173.00
Total 760318:							5,213.00 ok
GRANT COUNTY CHAMBER COMMERCE							
07/22/2025	760319	1212	GRANT COUNTY CHAMBER COMMER	110711-2190	01-000-62650	150.00	150.00
Total 760319:							150.00 ok
HACH COMPANY							
07/22/2025	760320	1227	HACH COMPANY	14568929	03-000-64250	559.20	559.20
Total 760320:							559.20 ok
HAILEY & SAWYER SCHULZE							
07/22/2025	760321	17755	HAILEY & SAWYER SCHULZE	W/S REIMB 0	03-000-20130	64.90	64.90
Total 760321:							64.90 ok
IDEXX DISTRIBUTION, INC.							
07/22/2025	760322	1244	IDEXX DISTRIBUTION, INC.	3179170945	03-000-64250	656.87	656.87
Total 760322:							656.87 ok
LANE COUNCIL OF GOVERNMENTS							
07/22/2025	760323	1314	LANE COUNCIL OF GOVERNMENTS	98654	06-000-63825	2,341.66	2,341.66 ✓
07/22/2025	760323	1314	LANE COUNCIL OF GOVERNMENTS	FY26	06-000-62650	650.00	650.00 ✓
Total 760323:							2,991.66 ok
MELISSA BETHEL							
07/22/2025	760324	1349	MELISSA BETHEL	SMALL CITIE	01-000-63500	32.32	32.32
Total 760324:							32.32
OR ASSOC OF WATER UTIL-OAWU							
07/22/2025	760325	1390	OR ASSOC OF WATER UTIL-OAWU	40272	02-000-63500	335.00	335.00
Total 760325:							335.00 ok
QUILL CORPORATION							
07/22/2025	760326	1432	QUILL CORPORATION	44787905	01-000-63800	29.38	29.38
07/22/2025	760326	1432	QUILL CORPORATION	44825389	01-000-63800	24.80	24.80

Holding to make sure it was calculated correctly

Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 760326:							54.18
TEC COPIER SYSTEMS LLC							
07/22/2025	760327	1500	TEC COPIER SYSTEMS LLC	220564	06-000-62900	124.27	124.27
Total 760327:							124.27
USA BLUEBOOK							
07/22/2025	760328	1534	USA BLUEBOOK	INV00768802	02-000-63800	144.38	144.38
Total 760328:							144.38
VERIZON							
07/22/2025	760329	1538	VERIZON	6118118329	02-000-64798	130.26	130.26
Total 760329:							130.26
WILSON'S WELDING & FABRICATION							
07/22/2025	760330	1552	WILSON'S WELDING & FABRICATION	32734	01-050-62900	115.48	115.48
Total 760330:							115.48
Grand Totals:							28,751.93

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-000-20000	.00	9,506.01-	9,506.01-
01-000-62650	399.60	.00	399.60
01-000-62710	3,173.00	.00	3,173.00
01-000-62900	37.28	.00	37.28
01-000-63450	2,530.51	.00	2,530.51
01-000-63500	32.32	.00	32.32
01-000-63800	326.48	.00	326.48
01-000-63825	702.50	.00	702.50
01-000-64000	351.12	.00	351.12
01-050-62710	1,770.00	.00	1,770.00
01-050-62900	115.48	.00	115.48
01-050-64000	25.08	.00	25.08
01-050-64798	42.64	.00	42.64
02-000-20000	.00	8,107.38-	8,107.38-
02-000-20130	25.96	.00	25.96
02-000-62650	249.60	.00	249.60
02-000-62710	135.00	.00	135.00
02-000-62900	537.28	.00	537.28
02-000-63450	1,625.00	.00	1,625.00
02-000-63500	335.00	.00	335.00
02-000-63800	3,663.83	.00	3,663.83
02-000-63825	910.00	.00	910.00
02-000-64000	363.66	.00	363.66
02-000-64260	174.43	.00	174.43
02-000-64798	87.62	.00	87.62
03-000-20000	.00	4,575.55-	4,575.55-

GL Account	Debit	Credit	Proof
03-000-20130	38.94	.00	38.94
03-000-62360	249.60	.00	249.60
03-000-62361	135.00	.00	135.00
03-000-62500	37.28	.00	37.28
03-000-62850	1,625.00	.00	1,625.00
03-000-63450	910.00	.00	910.00
03-000-63500	363.66	.00	363.66
03-000-64250	1,216.07	.00	1,216.07
06-000-20000	.00	756.61-	756.61-
06-000-62650	83.20	.00	83.20
06-000-62900	12.43	.00	12.43
06-000-63450	225.00	.00	225.00
06-000-63825	234.16	.00	234.16
06-000-64000	125.40	.00	125.40
06-000-64300	76.42	.00	76.42
07-000-20000	.00	300.00-	300.00-
07-000-63450	300.00	.00	300.00
10-000-20000	.00	2,427.98-	2,427.98-
10-000-63450	2,380.00	.00	2,380.00
10-000-63877	47.98	.00	47.98
26-000-20000	.00	708.40-	708.40-
26-000-63100	374.31	.00	374.31
26-000-64000	25.08	.00	25.08
26-050-63100	309.01	.00	309.01
34-000-20000	.00	2,370.00-	2,370.00-
34-000-63450	2,370.00	.00	2,370.00
Grand Totals:	28,751.93	28,751.93-	.00

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment" {AND} {<>} "EFT"

CITY OF
JOHN DAY

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED:			
Ordinance ☐	**Resolution ☐**	**Motion X**	**Information ☐**
Date Prepared: 8/4/25		**Dept.: City Manager's Office**	
SUBJECT: Council Appointment		**Contact Person for this Item: Melissa Bethel, City Manager, bethelm@grantcounty-org.gov 541 575 0028 ex 4224**	

SUBJECT: Appointment to fill Councilor Bush's seat for the unexpired term ending December 2026

BACKGROUND:
Councilor Eric Bush resigned from his position on the John Day City Council effective June 30, 2025, leaving an open seat with a term ending December 31, 2026. In accordance with the City Charter and Oregon law, the remaining members of the City Council may appoint a qualified individual to fill the vacancy for the remainder of the term.

A public notice was issued inviting qualified citizens to apply. The City received two applications:

- **William "Bill" Coombs**
- **Meloni Cochran**

Each applicant meets the residency and eligibility requirements for serving on the City Council.

The City Council may choose to conduct interviews with the applicants during the council meeting. Following the interviews, the Council may deliberate and vote to appoint one applicant to the position. The selected applicant will be sworn in at the conclusion of the appointment.

To assist in the evaluation process, the following questions are suggested. Councilors may choose to ask any or all of these questions, or modify them as they see fit:

1. What motivated you to apply for this vacant council position?
2. What do you believe are the most pressing issues currently facing the City of John Day?
3. Describe your experience with public service, civic engagement, or community involvement.
4. How would you approach decision-making when faced with conflicting viewpoints from citizens, staff, and fellow councilors?
5. What skills or strengths do you bring that would benefit the City Council and the community?
6. How do you view the role of the City Council in relation to city staff and the City Manager?

CITY OF
JOHN DAY

7. What do you hope to accomplish during the remainder of this term if appointed?
8. Is there a specific policy area (e.g., housing, infrastructure, economic development) you are particularly interested in working on?

RECOMMENDATION:

Staff recommends the City Council:

1. Interview both candidates (if it chooses) during the public meeting.
2. Deliberate on the qualifications and responses of each applicant.
3. Appoint one individual to fill the vacant council position for the term ending **December 31, 2026**.

The appointed councilor will be eligible to run for a full term in the next general election if they so choose.

FINANCIAL IMPACT: None

ATTACHMENTS:
William "Bill" Coombs application
Meloni Cochran application

RECEIVED
JUL 08 2025
CITY OF JOHN DAY

CITY OF
JOHN DAY

Application for Boards/Commission

Contact Information

Name: William G Coombs (Bill)
Street Address:
Mailing Address: PO Box 191
City/State/Zip Code: John Day Oregon 97845
Home Phone:
Work Phone:
E-Mail Address:

Background

Years of Residence in John Day: 45
Place of Employment: Clarks Disposal
Occupation: Truck Driver
Educational Background: High school

Prior Civic Activities: non

Boards/Commissions of Interest

Please check all of the following Boards/Commissions that interest you:

+ City Council
Budget Committee
Planning Commission

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board/Commission to which you are applying.
get along good with People and use Common Sense

Motivation

Discuss your motivation for serving on this Board/Commission.

John Day Seem to be in a funk and I would Like to help be part of Helping get John Day Back on Track. I think I would be a great help to some of the Soulutions to benefit John Day. I have Lived here most of my Life and I see things and here things

Special Notice

Please be advised that members of the City Council and Planning Commission are required to file an annual **Statement of Economic Interest** with the State of Oregon. A sample reporting form is available from the Administration Office at John Day City Hall indicating the type of information you will be required to disclose if you are appointed.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed) William G Coombs (Bill)

Signature

Date 7-8-25

Our Policy

It is the policy of the City of John Day to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The City of John Day accepts applications from potential board/commission members throughout the year and will hold applications until vacancies exist on specific boards/commissions.

Thank you for completing this application form and for your interest in volunteering with us.

CITY OF
JOHN DAY

RECEIVED
JUL 22 2025
CITY OF JOHN DAY

Application for Boards/Commission

Contact Information

Name: Melani Cochran
Street Address:
Mailing Address:
City/State/Zip Code: John Day OR 97845
Home Phone:
Work Phone:
E-Mail Address:

Background

Years of Residence in John Day: 6 yrs
Place of Employment: Retired
Occupation: Agriculture - Business - Administrative Assistant
Educational Background: Linn-Benton Community - Criminal Justice/Business
Oregon State Univ. - Business/Clerical

Prior Civic Activities: Please see attachment.

Boards/Commissions of Interest

Please check all of the following Boards/Commissions that interest you:

X City Council
Budget Committee
Planning Commission

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board/Commission to which you are applying.

Motivation

Discuss your motivation for serving on this Board/Commission.

Please see attachment

Special Notice

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Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed) Melani Cochran

Signature

Date 7/22/25

Our Policy

It is the policy of the City of John Day to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The City of John Day accepts applications from potential board/commission members throughout the year and will hold applications until vacancies exist on specific boards/commissions.

Thank you for completing this application form and for your interest in volunteering with us.

List of Professional/Business/Volunteer Affiliations

- Member First Baptist Church John Day OR
- Grant County Senior Citizens Association – Chairwoman- Board of Directors.
- Grant County Republican Central Committee – Past Secretary, current Precinct Committee Person John Day Valley #3.
- Grant County Republican Woman – Co-founder, Acting Vice-President.
- Lone Pine Irrigation District – Administrative Assistant Board of Directors, Terrebonne OR
- Owner/Operator Cochran and Cochran Registered Herefords and Certified Grass Seeds Farms. – Brownsville OR
- Linn – Benton Community College – Criminal Justice/Business
- Oregon State University – Business

I have experience with financial statements, operating budgets, navigating State and Federal regulations, taxes, payroll, and communications.I am a past member of the International Order of Rainbow for Girls and International Order of Eastern Star. My membership gave me the opportunity to serve the community with a focus on Shriner's Hospital for Children.

I'm aware of a current position open on the City Council. I love John Day and Grant County and would consider it an honor to be of service. My intention is to offer my experience to be of service and help my community.
I am looking forward to your consideration of my application.

Sincerely,
Meloni Cochran

CITY OF JOHN DAY

STAFF REPORT for CITY COUNCIL
Kam Wah Chung Site Design Review 24-01

Date Submitted:	August 5th, 2025
Agenda Date Requested:	August 12th, 2025
To:	John Day City Council
From:	Henry Hearley, Associate Planner, Lane Council of Governments
Subject:	Staff report for SDR 24-01
Location:	Tax Lots 03000, 03002, 04000, 04200, 04400 on Map 13S-31E-23CC
Published Notice:	June 11, 2025

Type of Action Requested

[ ]	**Resolution**	**[X]**	**Ordinance**
[X]	**Formal Action**	**[ ]**	**Report Only**

BACKGROUND.

Applicant:

The applicant of record for the project is Aaron Buckman of Cole Architects. The subject property is owned by the Oregon Parks and Recreation Department (OPRD). The local point of contact from OPRD is James Robinson, Construction Project Manager.

Kam Wah Chung State Heritage Site (referred to hereafter as “KWC”) offers a rare and unforgettable glimpse into the past. Once a Chinese medical clinic, general store, community center, and residence, this remarkable site—now a National Historic Landmark—is located in the town of John Day. It includes both the original historic building and a separate interpretive center.

The historic structure, built in 1865—possibly as a trading post and stage stop—became home to two Chinese immigrants, Ing "Doc" Hay and Lung On, in 1888. Both men rose to local prominence: Lung On as a general store owner and entrepreneur, and "Doc" Hay as a skilled practitioner of herbal

medicine. For more than 60 years, the building served as a hub of social, medical, and spiritual life for Oregon's Chinese community.

Truly a one-of-a-kind time capsule, KWC is a place that must be seen to be believed. Learn more by watching the Emmy-nominated documentary produced by Oregon Public Broadcasting.

A new interpretive center and collections building is planned for KWC, with construction expected to begin in spring 2026. This project is funded in part by general obligation bonds approved by the 2021 Oregon Legislature.

OPRD received an approved minor variation from the 2009 master plan in January 2025. The minor variation changed the actual location of the Interpretive Center to where it is now seen on the site plans. Refer to **Exhibit J&K** for copy of approved minor variation.

Planning Commission Recommendation:

The Planning Commission held a public hearing on June 25th. Prior to the Planning Commission hearing, a request to leave the record open was received. Planning Commission held the hearing and accepted written and oral testimony and closed the hearing but passed a motion of leave the record open for seven days to allow for additional testimony to be submitted into the record. The Planning Commission reconvened on July 15 to consider the new testimony submitted and the applicant's final written rebuttal. Following receipt of the new testimony, the Planning Commission passed a motion to recommend approval of the application onto the City Council with the conditions and findings as outlined in the staff reports dated July 8th and June 18th.

Public Process:

Notice of the public hearings before the Planning Commission and City Council was published in the *Blue Mountain Eagle* and *East Oregonian* on June 11 and July 23, 2025.

The applicant also satisfied the requirement to hold a neighborhood meeting prior to formally submitting the land use application. This meeting was held on December 13, 2024.

Subject Property:

The subject property is located on Tax Lots 03000, 03002, 04000, 04200, and 04400 on Map 13S-31E-23CC. It lies south of NW 3rd Avenue, west of NW Canton Street, north of Ing-Hay Way, and west of Main Street. The property is zoned Park Reserve (PR).

Because the site lies within the designated floodplain, a floodplain development permit must be obtained prior to issuance of any building permits. The applicant is aware of this requirement and is actively working to meet the floodplain development standards in accordance with the new FEMA Performance-Based Implementation of Community Mitigation (PICM) floodplain regulations.

The property currently contains two easements proposed for vacation as part of this application:

Historical Setback Easement
This easement, established in 1967, prohibits any construction or structural improvements within 60 feet of the Kam Wah Chung heritage site. It effectively prevents any redevelopment or modernization of the site. To allow for essential updates and remodeling efforts, this easement must be vacated.

Water Line Easement
This easement allows for a two-inch water line historically used by OPRD to irrigate the site. However, this line is no longer necessary, as a new irrigation system will be installed.

After consultation with the City Attorney, it was determined that vacation of the water line easement can simply occur via a recorded document with Grant County Deeds and Records indicating the easement is abandon in place because the easement is granted to the City of John Day. City Attorney will draft up appropriate paperwork for recording.

PROPOSAL.

The new interpretive center features approximately 9,600 square feet of interior space (excluding enclosed outdoor mechanical areas). According to the architectural plans, the southern portion includes a spacious hallway for tour gatherings, permanent and rotating exhibit areas, classroom space, a reception area, and restrooms. The northern section houses staff facilities, including offices for the Ranger and Director, a mechanical room, electrical room, janitor's closet, break room, workroom, and storage areas. For transportation and planning purposes, the facility is functionally equivalent to a museum and is referred to as such throughout this report. Other improvements include expanded off-street parking for a total of 39 spaces and an integrated pedestrian walkway system throughout the site.

An additional significant component of the project is the inclusion of a new pedestrian path identified in the *John Day Local Street Network Plan* as Project 8, referenced on pages 44 and 51 and shown in Figure 4-2, as well as in the *Innovation Gateway Plan* in Figure 4.3 on page 57. The City seeks to have this path constructed as part of the applicant's responsibilities, as it is a project listed in an adopted master plan, and such projects are typically required when development occurs on the site they encompass. Furthermore, at the advice of the City Attorney, the method by which this is accomplished is via a deferred development agreement and such a route is permissible per John Day Development Code Chapters 5-3-4.010 and 5-3.4-0909(D).

As outlined throughout this staff report, staff recommend that the City Council impose Conditions of Approval #2 and #7 on the applicant to address the sidewalk along the property frontage and the eventual construction of the multi-use path identified in the *John Day Local Street Network Plan* and the *Innovation Gateway Plan*. Staff recommend accepting a deferred development agreement for the construction of the multi-use path but recommend that the City Council require the sidewalk along the frontage to be constructed concurrently with the rest of the site improvements. The applicant is willing to construct the sidewalk; the only remaining question is whether the sidewalk will be located on land dedicated to the City (a 5-foot dedication) or placed under a limited license agreement.

APPROVAL CRITERIA.

5-4.2.040 Site Design Review - Application Review Procedure

Site Design Review shall be conducted using a Type II procedure, consistent with Chapter 5-4.1, except that proposals exceeding the thresholds below shall be reviewed using a Type III procedure:

[…]

D. The City Planning Official determines that, due to the nature of the proposal, a public hearing is the most effective way to solicit public input in reviewing the application.

Staff Response: The City Planning Official exercised their authority to elevate the Site Design Review to a Type III process due to the significant public interest the project has generated; a public hearing was deemed the most effective means to solicit input and ensure the broader community is informed.

5-4.2.050 Site Design Review - Application Submission Requirements

Both Type II and Type III Site Design Review applications shall conform to the application requirements and approval criteria in Sections 5-4.2.050 through 5-4.2.060. For information on Type II and Type III procedures, please refer to Chapter 5-4.1. All of the following information is required for Site Design Review application submittal, except where the Planning Official determines that some information is not pertinent and therefore is not required.

A. General Submission Requirements. An application for Site Design Review shall contain all of the information required for a Type II or Type III review, as applicable, under Sections 5-4.1.030-040, and provide:

1. ***Public Facilities and Services Impact Study. The impact study shall quantify and assess the effect of the development on public facilities and services. The City shall advise as to the scope of the study during the required pre-application conference (Section 5-4.1.060C). The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians, the drainage system, the parks system, the water system, and the sewer system. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards;***

2. ***Traffic Impact Analysis, if required by the City or other road authority. Traffic Impact Analysis shall conform to the standards and procedures in Section 5-4.1.090; and***

3. ***In situations where this Code requires the dedication of real property to the City, the City shall either (1) include in the written decision evidence that shows that the required property dedication is directly related to and roughly proportional to the projected impacts of the development on public facilities and services, or (2) not require the dedication as a condition of approval.***

B. Site Design Review Information. In addition to the general submission requirements for a Type III review (Section 5-4.1.040) an applicant for Site Design Review shall provide the following additional information, as deemed applicable by the City Planning Official. The Planning Official

may deem applicable any information that he or she needs to review the request and prepare a complete staff report and recommendation to the approval body:

1. ***Site analysis map. At a minimum the site analysis map shall contain the following:***
   a. The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified;
   b. Topographic contour lines at 2-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;
   c. Identification of slopes greater than fifteen (15) percent, with slope categories identified in 5 percent increments (e.g., 0%-5%, >5%-10%, >10%-15%, >15%20%, and so on.);
   d. The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;
   e. Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA Flood Insurance Rate Maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the City, County, or State as having a potential for geologic hazards;
   f. Resource areas, including marsh and wetland areas, streams, and wildlife habitat identified by the City or any natural resource regulatory agencies as requiring protection;
   g. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;
   h. Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;
   i. The location, size and species of trees and other vegetation having a caliper (diameter) of six (6) inches or greater at four feet above grade;
   j. North arrow, scale, names and addresses of all persons listed as owners of the subject property on the most recently recorded deed;
   k. Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

Staff Response: The site plans submitted by the applicant address the items noted above. The subject property is located within the designated floodplain, and the applicant is currently in the process of fulfilling the new PICM floodplain requirements. Review of the floodplain development permit will occur concurrently with the review of building permit materials. A floodplain development permit must be approved prior to the start of construction.

2. ***Proposed site plan. The site plan shall contain the following information:***
   a. ***The proposed development site, including boundaries, dimensions, and gross area;***
   b. ***Features identified on the existing site analysis maps that are proposed to remain on the site;***
   c. ***Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;***

d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
e. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
f. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;
g. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);
h. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;
i. Loading and service areas for waste disposal, loading and delivery;
j. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;
k. Location, type, and height of outdoor lighting;
l. Location of mail boxes, if known;
m. Name and address of project designer, if applicable;
n. Locations of bus stops and other public or private transportation facilities;
o. Locations, sizes, and types of signs;

Staff Response: The applicant's numerous site plans, contain the necessary information for staff review and recommendation.

3. Architectural drawings. Architectural drawings showing one or all of the following shall be required for new commercial, commercial/residential, industrial and multifamily buildings, and major remodels of the same:
a. Building elevations (as determined by the City Planning Official) with building height and width dimensions;
b. Building materials, colors and type;
c. The name of the architect or designer.

Staff Response: Exterior elevations are shown on Sheet A201 (Elevations are included in **Exhibit A**). Building materials include vertical wood siding, horizontal lap siding, coursed ashlar stone, a standing seam metal roof, trim, and fascia. The maximum height of the new building is 27 feet, 6 inches. The architectural firm designing the building is Cole Architects.

4. Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half (½) acre or larger. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Section 5-3.4.040.

Staff Response: The applicant's civil engineering firm, Ashley & Vance, submitted a grading and drainage plan as shown on Sheets C-4.0 and C-4.1 (**Exhibit A**). The preliminary grading and drainage plans have been reviewed by the City Engineer. The site will include three swales to manage stormwater drainage. Swale 1 will be located at the northern end of the site, adjacent to the entrance from NW Canton Street. Swale 2 will be situated to the rear of the new museum, and Swale 3 will be

positioned near the southeast corner of the site, adjacent to the southern portion of the parking lot. For additional details, refer to Sheets C-4.0 and C-4.1.

5. ***Landscape plan. Where a landscape plan is required, it shall show the following:***

    a. ***The location and height of existing and proposed fences, buffering or screening materials;***
    b. ***The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;***
    c. ***The location, size, and species of the existing and proposed plant materials (at time of planting);***
    d. ***Existing and proposed building and pavement outlines;***
    e. ***Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule;***
    f. ***Other information as deemed appropriate by the City Planning Official. An arborist's report may be required for sites with mature trees that are protected under Chapter 5-3.2. Landscape, Street Trees, Fences and Walls of this Code.***

Staff Response: The applicant submitted a Landscape and Construction Plan, shown on Sheets LC1.01 and LP6.01 (**Exhibit A**). The landscape plan includes pedestrian paving for internal paths, a City multi-use pedestrian path (as adopted in the Local Street Network Plan), identification of trees to remain, and the introduction of new vegetation—including broad-canopy deciduous trees, small accent trees, screening shrubs, and ornamental grasses and perennials such as feather red grass, Great Basin wildrye, white yucca, and various ground cover plantings. The landscape plans are sufficient for staff-level review and meet the applicable standards outlined above.

6. ***Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for access control.***

Staff Response: The applicant has submitted copies of all existing restrictions and covenants. New restrictions or covenants may be added as the project progresses, or they may ultimately be deemed unnecessary. However, the vacation of both the existing waterline easement and the historical setback easement is essential to facilitate the remodel of the site. New easements will likely be required for utilities to be installed as part of the project. The applicant is advised to identify all required new easements on a revised site plan prior to the issuance of certificates of occupancy for the KWC site. All easements must be duly recorded with the Grant County Deeds and Records Office.

7. ***Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 5-4.2.060 Approval Criteria.***

Staff Response: The applicant submitted a written narrative addressing approval criteria.

8. ***Traffic Impact Analysis, when required, shall be prepared in accordance with the road authority's requirements. See Section 5-4.1.090, and Section 5-3.4.010 for relevant standards.***

Staff Response: A traffic memorandum was submitted for this project. Staff did not require a full TIA, but rather a technical memorandum outlining estimated trips, and access, and site circulation, as well as existing and proposed infrastructure. Refer to **Exhibit D.**

9. ***Other information determined by the City Planning Official. The City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), in conformance with this Code.***

Staff Response: As part of staff level review, the City Planning Official may request additional information as needed in order to find all applicable criteria are met or can reasonably be met by the applicant, if conditioned. One such additional request was for the applicant to outline a proposal for the multi-use path as adopted in the LSNP. See **Exhibit C** for Real Estate Memo and for newest Memo outlining this matter, also included in **Exhibit C**.

5-4.2.60 Site Design Review - Approval Criteria; Adjustments

A. Approval Criteria. An application for Site Design Review shall be approved if the proposal meets all of the following criteria. The City decision making body may, in approving the application may impose reasonable conditions of approval, consistent with the applicable criteria:

1. The application is complete, as determined in accordance with Chapter 5-4.1 - Types of Applications and Section 5-4.2.050, above.

Staff Response: As discussed above in this staff report, the applicant has submitted the necessary information and materials necessary for staff level review. Accordingly, the application was deemed "complete" for processing on April 29, 2025. This criterion is met.

2. The application complies with all of the applicable provisions of the underlying Land Use District (Article 5-2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;

Staff Response: The subject property is zoned Park Reserve (PR). As shown on Sheet C-2.0, the new KWC maintains the following setbacks:

- 10-foot rear setback
- 100-foot setback from the stream
- 5-foot setback from side property lines
- 20-foot front setback from the road

All setbacks are met.

The historical setback easement will be vacated with this application to allow for the site's remodel. The lot already exists in its current configuration. The PR zone does not have specific lot standards, other than requiring the lot to be sufficient for the proposed use. Since this project does not create a new lot, the existing lot is considered sufficient for the proposed use due to its current existence and function as a heritage site.

3. ***The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5-5.2, Non-Conforming Uses and Development;***

Staff Response: NW Canton Street, along the site's frontage, has a substandard right-of-way (ROW) width. The City Engineer has recommended that the City require a 5-foot dedication along Canton Street to achieve a standard 50-foot ROW. This additional 5 feet would be used to construct a sidewalk within the ROW along the property's frontage.

Staff disagree with the applicant's narrative, which states that "we find this article does not apply to this application, as this is an existing developed site." The upgrading of existing developments to meet current standards is codified in Chapters 5-3-4.010 and 5-3.4.090(D), which will be discussed further in later sections of this staff report.

Staff recommend that the additional 5 feet of sidewalk either be dedicated to the City or that the applicant and City enter into a limited license agreement. Under the license agreement, the land on which the sidewalk would be built would remain under ORPD and NPS ownership, but the applicant would construct a sidewalk for public use that remains open to the public. ORPD and NPS would technically retain ownership and be responsible for maintenance of the sidewalk.

The license agreement option may be somewhat more straightforward, as dedicating land encumbered by NPS and intended for recreational use requires that commensurate land be provided to NPS in exchange for the loss. For this reason, staff recommend that the condition of approval related to street dedication and sidewalk improvements be written flexibly to allow both the City and the applicant two viable options.

4. ***The proposal complies with all of the Design Standards in Article 5-3:***
    1. ***Chapter 5-3.1 - Access and Circulation;***

Staff Response: Not all components of Chapter 5-3.1 are applicable to the present application. Staff only include a review and discussion of relevant access and circulation component that apply to the application.

> ***Access Connections and Driveway Design. All driveway connections to a public right-of-way (access) and driveways shall conform to all of the following design standards:***
>
> 1. ***Driveway Width. Driveways shall meet the following standards:***
>   1. ***One-way driveways (one way in or out) shall have a minimum driveway width of 10 feet (single lane) and a maximum width of 12 feet per lane, and shall have appropriate signage designating the driveway as a one-way connection.***
>   2. ***For two-way access, each lane shall have a minimum width of 9 feet and a maximum width of 11 feet.***
>   3. ***Driveway width shall increase (taper out) to provide for required emergency vehicle access and truck/trailer turning radius.***

Staff Response: As shown on Sheet C-2.0, a looped one-way driveway is proposed from NW Canton Street. The entrance taper at NW Canton Street is 20 feet, widening as vehicles enter the one-way driveway to access parking. While the 20-foot wide driveway meets fire code standards, it does exceed the maximum stated width of 12 feet per lane. However, this 20-foot width is necessary for fire access and to accommodate RVs and buses for large groups, such as tour groups and schools, visiting the site.

2. ***Driveway Approaches. Driveway approaches shall be designed and located to provide exiting vehicles with an unobstructed view of other vehicles and pedestrians, and to prevent vehicles from backing into the flow of traffic on the public street or causing conflicts with on-site circulation. Construction of driveway accesses along acceleration or deceleration lanes or tapers should be avoided due to the potential for vehicular conflicts. Driveways should be located to allow for safe maneuvering in and around loading areas. See also, Chapter 5-3.3, Parking and Loading.***
3. ***Driveway Construction.***
    1. ***Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 5-3.1.020K.***
    2. ***Driveway aprons shall conform to Americans with Disability Act requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than 3 feet in width, with a cross slope not exceeding 2 percent, and providing for landing areas and ramps at intersections.***
    3. ***Where no sidewalk exists and the Public Works Director determines that sidewalk improvements in the vicinity are unlikely in the future, a paved apron extending 10 feet behind the right-of-way is required.***
    4. ***Where a drainage ditch exists, a 12-inch minimum culvert extending a minimum of two (2) feet past the edge of the driveway on both sides of the driveway is required***

Staff Response: As shown on Sheet C-2.0, the driveway approaches provide an unobstructed view of other vehicles and pedestrians. Furthermore, the traffic generation memo prepared by the applicant's traffic engineer recommends constructing concrete "dustpan" driveway aprons at the reconstructed access points on NW Canton Street and NW Ing Hay Way. It also suggests replacing the rolled curb on NW Canton Street with standard curbing to prevent parked vehicles from encroaching onto the sidewalks. These recommendations from the traffic engineer will be implemented as conditions of approval for Site Design Review. Please refer to **Exhibit D** for the revised traffic generation memo.

N. Vision Clearance. No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) between three (3) feet and eight (8) feet in height shall be placed in "vision clearance areas" at street intersections on streets, driveways, alleys, or mid-block lanes as shown in Figure 5-3.1.020N. The minimum vision clearance area may be modified by the Public Works Director upon finding that more or

less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). The Public Works Director may allow light standards, utility poles, tree trunks and similar objects within a required clear vision area. See also, Chapter 5-6.2 Methods of Measurement.

Staff Response: No visual obstruction between three feet and eight feet in height shall be placed in vision clearance areas at intersections between driveways and streets.

L. Fire Access and Turnarounds. When required by applicable Fire Codes, fire access lanes with turnarounds shall be provided. Except as waived in writing by the Fire Marshal, a fire equipment access drive shall be provided within 150 of all exterior walls of the first story of a building that is located more than 150 feet from an existing public street. The drive shall contain unobstructed adequate aisle width (14-20 feet) and turn-around area for emergency vehicles. The Fire Marshal may require that fire lanes be marked as "No Stopping/No Parking." For requirements related to cul-de-sacs or dead-end streets, please refer to Section 5-3.4.010N.

Staff Response: As shown on Sheet LC1.01, a 20-foot wide fire lane is provided at the northern end of the site. This fire lane offers separate and controlled access to the site via 3rd Avenue and will include a lock box or gate. Its use is restricted to employee access and parking only, and by emergency personnel.

P. Site Circulation. New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, must conform to the provisions in Section 5-3.1.030.

Staff Response: As seen on Sheet LC1.01, a continuous pedestrian walkway system is provided throughout the site.

5-3.1.030 Pedestrian Access And Circulation

A. Site Layout and Design. To provide safe, direct, and convenient pedestrian circulation, all developments, except single-family and duplex dwellings shall provide a continuous pedestrian system within the development site that connects to the public right-of-way, regardless of whether a public sidewalk currently exists. The pedestrian system shall be based on the standards in subsections 1-4, below:

1. Continuous Walkway System. The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, if any, and to existing or planned off-site adjacent trails, public parks, and open space areas to the greatest extent practicable. The

developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose, in accordance with the provisions of Section 5-3.1.020, Vehicular Access and Circulation, and Section 5-3.4.010, Transportation Standards.

2. ***Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following definitions:***
    a. ***Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.***
    b. ***Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.***
    c. ***"Primary entrance" is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance, as applicable.***
3. ***Connections Within Development. Connections within developments shall be provided as required in subsections a-c, below:***
    a. ***Walkways shall connect all building entrances to one another to the extent practicable, as generally shown in Figure 5-3.1.030A(1);***
    b. ***Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections, as generally shown in Figure 5-3.1.030A(1); and***

Staff Response: As shown on Sheet LC1.01, the entire site features a safe, direct, and convenient pedestrian network. This network connects parking areas and other walking spaces directly to the Center's primary entrance. Criterion met. Stripped contrasting pavement is also included to delineate the pedestrian path from the parking lot to the sidewalk leading into the Center's main entrance. Refer to Sheet LC1.01 for details.

B. Walkway Design and Construction. Walkways, including those provided with access ways through a block, shall conform to all of the standards in subsections 1-4, below, as generally illustrated in Figure 5-3.1.030B:

1. ***Vehicle/Walkway Separation. Except for crosswalks (subsection 2), where a walkway abuts a driveway or street, it shall be raised 6***

inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or masonry bollards designed to withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.

2. ***Crosswalks. Where a walkway crosses a parking area, driveway, or street ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., light-color concrete or pavers inlaid between asphalt), which may be part of a raised/hump crossing area. The reviewing body may approve painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crosswalks not exceeding 24 feet in length.***
3. ***Walkway Width and Surface. Walkway and accessway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least four (4) feet wide in residential projects and at least six (6) feet wide in all other projects. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least 10 feet wide, or as required by the roadway authority or park district, as applicable.***
4. ***Accessible routes. Walkways shall comply with applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.***

Staff Response: As shown on Sheet C5.0, the walkways are proposed to be 4' wide. This standard is met.

Chapter 5-3.2 - Landscaping, Significant Vegetation, Street Trees, Fences and Walls;

Staff Response: Trees to remain are denoted on the landscape plans with a (+). Refer to Sheets LC1.01 through LP7.01.

2. Chapter 5-3.3 - Parking and Loading, for automobiles and bicycles;

Staff Response: Per the applicant's written narrative and site plans (Sheets C-2.0 and C-2.1), a total of 39 off-street parking spaces are provided. This total includes two ADA spaces in the southern parking lot.

Employee parking is located off the fire lane, which accesses the site via 3rd Avenue, and includes two off-street parking spaces and one ADA space. The full breakdown of off-street parking is:

- 27 spaces in the northeast parking lot
- 3 spaces in the northwest staff parking lot (including one ADA space)
- 9 spaces in the south parking lot (including two ADA spaces)

Additionally, there are four ADA spaces, with one being van-accessible, in the northeast parking lot.

The applicant's narrative also states that all parking spaces will be adequately screened to prevent headlights from impacting adjacent properties. Site lighting will be provided and will comply with Dark Sky requirements (**refer to Photometric Plan in Exhibit A**). A minimum of eight bicycle parking spaces are required, and the applicant is proposing eight spaces distributed throughout the site and near the entrances.

Chapter 5-3.4 - Public Facilities and Franchise Utilities;

5-3.4.10 Transportation Standards

A. Development Standards and Criteria. Projects shall be required to meet the current standards in effect at the time an application is filed.

1. Adequate Public Facilities. No development shall be approved unless adequate transportation facilities are available or improvements will be constructed and operational, as required by this Code, the John Day Transportation System Plan and the John Day Local Street Network Plan. If existing improvements leading to or serving the site are inadequate to handle anticipated loads, improvements are to be constructed and operational prior to the issuance of building permits or in conjunction with construction of the approved lots or parcels pursuant to financial assurance for the improvements or a written agreement with the City prior to final plat approval. Development resulting in increased traffic on a state highway shall meet the traffic operations standards per the current Oregon Highway Plan.

3.Street Improvements. Streets within and adjacent to a development shall be improved in accordance with the City of John Day Transportation System Plan and the provisions of this Chapter. Development of new streets, including sidewalks, curbs, gutters, bicycle lanes, vehicle travel lanes, traffic control devices, and park strips, and additional right-of-way or street width or improvements planned as a portion of an existing street, shall be improved in accordance with this Chapter; and all public streets shall be dedicated to the applicable road authority upon the Public Works Director's acceptance of said improvements;

4. Access Improvements. All new streets, and driveways connecting to streets, shall be paved; driveways and driveway aprons shall be improved as required under Section 5-3.4.030 and subject to approval by the Public Works Director.

Staff Response: There are two issues at play with respect to Chapter 5-3.4.

The first issue concerns the additional 5 feet of right-of-way (ROW) dedication along NW Canton Street. This dedication, spanning the property's frontage, is intended to bring NW Canton into full 50-foot ROW compliance with adopted street standards. Staff understand that the additional 5 feet will facilitate sidewalk construction along the entire frontage. The core question is whether this land can be formally dedicated to the City or must remain under NPS ownership. This matter requires further discussion between the applicant, the City, and the City Attorney.

To address this, staff recommend that the condition of approval regarding street dedication and sidewalk improvements be written flexibly to accommodate two potential approaches. One option is for the additional 5 feet to be formally dedicated to the City. The alternative is for the applicant and City to enter into a limited license agreement, under which the land remains under the ownership of the Oregon Parks ORPD and NPS, but a sidewalk for public use is constructed by the applicant and remains accessible to the public. Under this option, ORPD and NPS would retain ownership and technical maintenance responsibilities.

The license agreement approach may be more straightforward, as dedication of NPS-encumbered land intended for recreational purposes typically requires that equivalent land be provided in exchange. In either case, the City supports the applicant constructing the sidewalk along the property frontage at their expense as part of required public improvements. Conversations with the applicant suggest a willingness to do so; the key remaining issue is determining the most feasible and legally viable pathway for addressing the land dedication.

The second issue concerns Project #8, a planned multi-use path adopted in the Landscaped Streets and Neighborhood Plan (LSNP) and illustrated in Figure 4.3 of the Gateway Innovation Plan. Project #8 proposes a public trail connection running north–south along Canyon Creek and across the KWC site, linking 3rd Avenue to Main Street. This segment is a critical component of the City's active transportation system and broader open space and recreation network.

As with many public facilities identified in adopted master plans, implementation of this trail is typically triggered when private development occurs on property containing the proposed facility. In this case, the development of the KWC site initiates consideration of the trail's alignment and construction through the site.

Under the U.S. Supreme Court precedents set forth in Nollan v. California Coastal Commission (1987) and Dolan v. City of Tigard (1994), conditions imposed on land use approvals must meet two tests:

1. Essential Nexus – there must be a logical relationship between the condition and a legitimate public interest affected by the proposed development; and
2. Rough Proportionality – the condition must be roughly proportional, both in nature and extent, to the development's impact on the public interest.

Nexus

The essential nexus is satisfied in this case. Project #8 is identified in a duly adopted and publicly vetted City master plan. The project serves a legitimate public interest by:

- Establishing a vital non-motorized transportation route through the city core;
- Improving pedestrian and bicycle connectivity between major destinations;
- Enhancing access to public parks and green space;
- Supporting goals of reduced vehicle dependency and improved safety;
- Advancing the City's adopted policies regarding sustainability, public health, and multimodal transportation.

Because the proposed development lies directly along the planned alignment of the trail, and would otherwise sever the potential corridor, the construction and dedication of the trail segment across this site is directly related to the City's ability to achieve the stated public goals.

Rough Proportionality

The condition is also roughly proportional in nature and extent to the development's impact. The KWC project introduces increased residential and/or commercial activity on the site, which:

- Generates additional trips (both vehicular and pedestrian);
- Increases demand on surrounding infrastructure, including transportation;
- Benefits directly from enhanced pedestrian connectivity provided by the trail;
- Occupies land along the proposed trail corridor that would otherwise remain undeveloped or underutilized for public use.

Requiring the applicant to construct the portion of the trail on their property is proportionate to the project's scale and impact. The requirement is limited to improvements within the site boundaries and does not require the applicant to complete off-site connections to the north or south—those improvements will be phased and coordinated as adjacent parcels are developed.

Moreover, the City has offered to enter into a Deferred Development Agreement, allowing construction of the path to be postponed until adjacent connections are feasible. This approach limits the applicant's obligation to only their proportional share and ensures that the condition is not overly burdensome relative to the scope of the project. City Council can approve this approach to dealing with the multi-use path and allow for City Staff and Applicant to work out the necessary details in the Deferred Development Agreement. Staff would highly recommend including a specific timeline on when the multi-use path must be constructed by, once first triggered by presence of the Multi-use path both north and south of the KWC site.

Although no SDC credits are available, the City's requirement does not exceed what would reasonably be required to mitigate the project's impacts or further the public interest in a way directly tied to this property.

Project #8 - Multi-Use Path along Canyon Creek from John Day River to Main Street

A 10'-wide paved multi-use path along the east side of Canyon Creek from Main Street to the John Day River would provide an attractive pedestrian route to Kam Wah Chung that would appeal to residents and visitors. This would provide a critical non-motorized link on a north-south axis to connect to the proposed John Day River path. This project would be integrated with Project #28 & Project #30 to reach to the southern edge of the city. A bridge would be necessary to allow people to cross the river.

Fig. 4.3 Proposed open space and trail network ties the Oregon Pine site with existing open space, residential neighborhoods, and downtown John Day.

B. Guarantee. The City may accept a future improvement guarantee (e.g., cash, bond, and/or owner agreement not to object to the formation of a local improvement district in the future) in lieu of street improvements if one or more of the following conditions exist:

1. ***A partial improvement would create a potential safety hazard to motorists or pedestrians;***
2. ***Due to the developed condition of adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the standard improvement associated with the project under review would not, by itself, provide increased street safety or capacity, or improved pedestrian circulation;***
3. ***The improvement would be in conflict with an adopted capital improvement plan; or***
4. ***The improvement is associated with an approved land partition and the proposed land partition does not create any new streets or result in increased transportation demand.***

Staff Response: Chapter 5-3.4.010(B) permits the deferment of the 5' street dedication and the creation and construction of the public trail (Project #8) discussed above. This allows the City to accept a future

improvement guarantee in lieu of concurrent development requirements. The deferment is triggered by the existing conditions 1 and 2, as previously noted. The City prioritizes a more complete and connected trail system before proceeding with Project #8. However, there is currently no established timeframe for the construction of the projects immediately north and south of Project #8.

5-3.4.020 Public Use Areas

A. Dedication of Public Use Areas.

1. ***Where a proposed open space, park, playground, or other public use shown in a plan adopted by the City is located in whole or in part in a subdivision, the City may require the public dedication or reservation of this area on the final plat for the subdivision, provided that the impact of the development on the City park system is roughly proportionate to the dedication or reservation being made.***
2. ***The City may purchase or accept voluntary dedication or reservation of areas within the subdivision that are suitable for the development of parks and other public uses; however, the City is under no obligation to accept such areas offered for dedication or sale.***
3. ***Alternatively, the City may impose conditions of approval providing for reservation and ongoing ownership, improvement and maintenance of open space areas (e.g., through Master Plan Development approvals under Chapter 5-4.5), including payment of property taxes for said property, by a private entity such as a homeowners association.***

B. System Development Charge Credit. Dedication of land to the City for public use areas, voluntary or otherwise, may be eligible as a credit toward required system development charges for parks, as applicable.

Staff Response: Project #8, adopted in the City master plan, is intended for public use. This is why the City requires the preservation of the trail path through the creation of an easement on the KWC property, with eventual construction by the applicant. There are no SDCs available to give the applicant a credit. As evidenced throughout this staff report, there is much more discussion regarding Project #8 and the dedication of an additional five feet of right-of-way (ROW) to bring NW Canton Street into full compliance with adopted City right-of-way minimums. Staff envision the details of these matters being memorialized in a deferred development agreement that includes terms of long-term ownership and maintenance of said facilities, in consultation with and at the behest of the City Attorney.

5-3.4.030 Sanitary Sewer And Water Service Improvements

A. Sewers and Water Mains Required. Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's Sanitary Sewer Master Plan, Water System Master Plan, and applicable engineering requirements. When streets are required to be stubbed to the edge of the subdivision, sewer and water system improvements shall also be stubbed with the streets, except as may be waived by the Public Works Director when alternate alignment(s) are provided.

B. Sewer and Water Plan Approval. Development permits for sewer and water improvements shall not be issued until the Public Works Director has approved all sanitary sewer and water plans in conformance with City standards.

C. Over-Sizing. The City may require as a condition of development approval that sewer, water, and/or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable Water, Sewer, and/or Storm Drainage Master Plan, provided that the City may grant the developer credit toward any required system development charge for the same, or the City may authorize other cost-recovery or cost-sharing methods, in conformance with Section 5-3.4.010D.

D. Inadequate Facilities. Development permits may be restricted or rationed by the City where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which if not rectified will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The City may require water booster pumps or sanitary sewer lift stations be installed with backup power.

E. Water Pressure. Above a certain elevation, where the City has limited ability to serve new development, a developer may be required to install a water storage reservoir and related infrastructure for required water flow pressure, consistent with adopted City master plans.

Staff Response: The project includes construction of necessary water and sewer facilities. The applicant's civil plans are included on Sheets C-2.0 and C-2.1 and have undergone several reviews and iterations by the City Engineer. At this time, the civil plans have been found to be preliminary acceptable, with further detailed engineering level plans to be submitted and reviewed concurrent with building permit submittal. Recall that the project does include vacation of a historical waterline easement that is no longer needed.

5-3.4.40 Storm Drainage Improvements

A. General Provisions. A development permit may be granted only when adequate provisions for storm water and flood water runoff have been assured (i.e., through plans and assurances approved by the City). See also, Section 5-3.4.090.

B. Accommodation of Upstream Drainage. Culverts and other drainage facilities shall be large enough to accommodate existing and potential future runoff from the entire upstream drainage area, whether inside or outside the development. Such facilities shall be subject to review and approval by the Public Works Director.

C. Effect on Downstream Drainage. The rate of stormwater runoff leaving a development site during and after development (post-development) shall not exceed the rate of stormwater runoff leaving the site before development (pre-development).

D. Storm Drainage Analysis and Mitigation Required. The Public Works Director may require an applicant for development to provide a storm drainage analysis prepared by a qualified professional engineer registered in the State

of Oregon to examine pre- and post-development stormwater runoff conditions and any required mitigation consistent with the City of John Day Stormwater Master Plan. Such analysis, at a minimum, shall quantify pre- and post-development runoff volumes and rates and propose mitigation based on stormwater management best practices, as specified by the Public Works Director. Such mitigation shall ensure that post-development runoff rates do not exceed pre-development rates and necessary facilities are provided to protect public health, safety, and welfare. If upon reviewing the applicant's storm drainage analysis, the Public Works Director determines that the stormwater runoff resulting from the development will overload any existing and/or proposed drainage facility, the City shall withhold approval of the development until provisions have been made for improvement of the potential adverse impacts.

E. Over-Sizing. The City may require as a condition of development approval that any public storm drainage system serving new development be sized to accommodate future development upstream, provided that the City may grant the developer credit toward any required system development charge for the same, or the City may authorize other cost-recovery or cost-sharing methods, in conformance with Section 5-3.4.010D.

F. Existing Watercourse. Where a watercourse, drainage way, channel, or stream traverses a proposed development there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width as will be adequate for conveyance and maintenance to protect the public health and safety. See also, Chapter 5-2.9 Flood Plain Overlay Zone.

Staff Response: The project does include new stormwater drainage facilities. Refer to applicant's drainage plans on Sheets C-4.0 and C-4.1, as well as a stormwater drainage study completed by the applicant's engineering firm. The applicant's preliminary stormwater drainage plans have been reviewed by the City Engineer and have undergone several revisions. At this time, the plans are acceptable for Site Design Review. Further and more detailed review will occur as part of building permit review when the applicant completes a full set of detailed engineering plans.

5-3.4.060 Easements

A. Provision. The developer or applicant shall make arrangements with the City, the applicable district, and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City's standard width for public main line utility easements shall be determined by the Public Works Director.

B. Recordation. As determined by the Public Works Director, all easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be recorded with the final plat. See Chapter 5-4.2, Site Design Review, and Chapter 5-4.3, Land Divisions.

5-3.4.070 Construction Plan Approval

A. Plan Approval and Permit. No public improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued. The permit fee is required to defray the cost and expenses incurred by the City for construction and other services in connection with the improvement. The permit fee shall be set by City Council.

B. Performance Guarantee. The City may require the developer or subdivider to provide bonding or other performance guarantees, to the City's satisfaction, to ensure completion of required public improvements pursuant to Section 5-3.4.090.

5-3.4.080 Installation

A. Conformance Required. Improvements installed by the developer either as a requirement of these regulations or at his/her own option, shall conform to the requirements of this Chapter, approved construction plans, and to improvement standards and specifications adopted by the City.

B. Adopted Installation Standards. The City of John Day may adopt design standards, criteria and specifications for public improvements as well as private utility installation within the public right-of-way; until such standards are adopted, project designs shall conform to the recommendations of the Public Works Director.

C. Commencement. Work in a public right-of-way shall not begin until all applicable agency permits have been approved and issued.

D. Resumption. If work is discontinued for more than one month, it shall not be resumed until the City is notified in writing.

E. City Inspection. Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require minor changes in typical sections and details if unusual conditions arising during construction warrant

such changes in the public interest. Modifications to the approved design requested by the developer may be subject to review under Chapter 5-4.6, Modifications to Approved Plans and Conditions of Approval. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced prior to final acceptance of the improvements.

F. Engineer's Certification and As-Built Plans. A registered civil engineer shall provide written certification in a form required by the City that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to City acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide 2 set(s) of "as-built" plans, in conformance with the Public Works Director's specifications, for permanent filing with the City. The Public Works Director may require the developer or subdivider to provide a warranty bond or other assurance pursuant to Section 5-3.4.090.

5-3.4.90 Performance Guarantee And Warranty Bond

A. Performance Guarantee Required. The City at its discretion may approve a final plat or building permit when it determines that at least 75 percent of the public improvements required for the land division or phase thereof are complete and the applicant has an acceptable assurance for the balance of said improvements. The applicant shall provide a bond issued by a surety authorized to do business in the State of Oregon, irrevocable letter of credit from a surety or financial institution acceptable to the City, cash, or other form of security acceptable to the City.

B. Determination of Sum. The assurance of performance shall be for a sum determined by the City as required to cover the cost of the improvements and repairs, including related engineering and incidental expenses, plus reasonable inflationary costs (110% of estimated improvement costs, as prepared by a qualified civil engineer).

C. Itemized Improvement Estimate. The developer shall furnish to the City an itemized improvement estimate, certified by a registered civil engineer, to assist the City in calculating the amount of the performance assurance.

D. Agreement. A written agreement between the City and developer shall be recorded with the final plat. The agreement shall not be valid until it is signed and dated by both the applicant and City Planning Official. The agreement shall contain, at a minimum, all of the following:

1. ***The period within which all required improvements and repairs shall be completed;***
2. ***A provision that if work is not completed within the period specified, the City may complete the work and recover the full cost and expenses from the applicant;***
3. ***The improvement fees and deposits that are required;***

4. ***(Optional) A provision for the construction of the improvements in stages and for the extension of time under specific conditions therein stated in the contract.***

E. When Subdivider Fails to Perform. In the event the developer fails to carry out all provisions of the agreement and the City has un-reimbursed costs or expenses resulting from such failure, the City shall call on the bond, cash deposit or letter of credit for reimbursement.

F. Termination of Performance Guarantee. The developer shall not cause termination of nor allow expiration of the guarantee without first securing written authorization from the City.

G. Warranty Bond. A warranty bond good for two (2) years is required on all public improvements and landscaping when installed in the public right-of-way. The warranty bond shall equal fifteen percent (15%) of the total cost of improvements and begin upon acceptance of said improvements by the City.

Staff Response: Consistent with Chapter 5-3.4.060 (Easements) and Chapter 5-3.4.070 (Construction Plan Approval), all necessary easements must be duly recorded, with copies of recording documents submitted to City Hall for record-keeping.

Before constructing any public improvements, the applicant must first get Construction Plan Approval from the City Engineer or their designee. The civil and other associated plans submitted by the applicant are adequate for Site Design Review, but it's likely some revisions will be needed as the applicant's engineering team develops more final engineering plans. Performance guarantees may be necessary if the public improvements completed by the applicant will be turned over to the City as new city infrastructure. A performance guarantee protects against defects or workmanship issues in these newly constructed public improvements. It's important to note that before the City accepts any public infrastructure completed by the applicant, it must first be inspected by the City Manager or their designee, in conformance with Chapter 5-3.4.080 and Chapter 5-3.4.090.

Chapter 5-3.5 - Signs;

Staff Response: An entry sign is proposed and is provided below and can be found on Sheet LC3.03. The following conditions apply to signs in all zones:

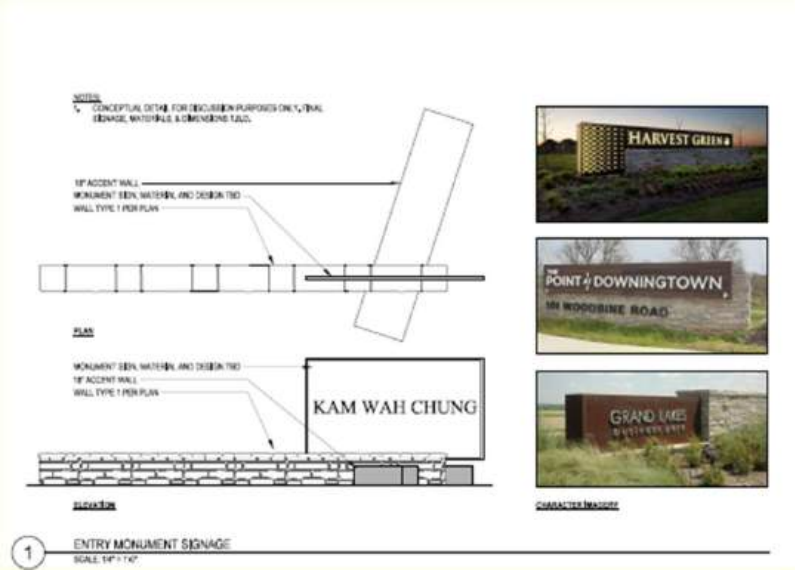
A. No sign shall encroach into the clear vision area at a street or driveway intersection.

B. No sign shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building.

C. No sign shall be constructed in such a manner or at such a location that it will interfere with surface or underground utility and communication lines or equipment.

D. Where a sign is subject to this Chapter and the provisions of Oregon Revised Statutes Chapter 377 – Highway Beautification; Motorist Information Signs, the most restrictive regulation shall apply.

Judging by the site plans, the proposed sign meets all of the conditions above. Condition D is not applicable. Applicant is advised that final placement and construction of the sign seen on Sheet LC3.03 and any other signs proposed shall conform to the adopted standards as contained in Chapter 5-3.5.010, General Sign Standards in All Zoning Districts. Criterion met.



3. Chapter 5-3.6 - Other Standards.

Staff Response: At this time no other standards are identified, other than noting that the property is subject to John Day Floodplain Development Standards and that review of the floodplain permit will occur concurrently with building permit review, following Site Design Review.

5. Adverse impacts to adjacent properties, such as light, glare, noise, odor, vibration, smoke, dust, or visual impact are avoided; or where impacts cannot be avoided, they are minimized.

Staff Response: Through careful and meticulous site design, staff reasonably concludes that any potential adverse impacts have been entirely eliminated or significantly mitigated, preventing harm to adjacent properties. The applicant appropriately held a neighborhood meeting, informing neighbors of the pending development.

6. Existing conditions of approval required as part of a prior land use decision, if any, are be met.

Staff Response: Staff are unaware of any previous conditions of approval applied to the site, other than two historical easements being vacated concurrently with this application. These include a waterline easement that's no longer needed and a historical setback that will be vacated to properly facilitate the remodel and upkeep of the Center and its important surrounding features.

Saff Response: This concludes staff's review and responses to Chapter 5-4.2.060 Site Design Review – Approval Criteria. Through this review, staff has found that the application meets or can reasonably meet all applicable approval criteria, and any remaining issues can be addressed as conditions of approval.

Next, staff will review and present responses in accordance with the Type IV procedures addressing the criteria to vacate easements.

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:

- **Goal 1 – Citizen Involvement**
  - Ensure the opportunity for citizens to be involved in all phases of the planning process.
    - Application will go through Planning Commission and City Council hearings, consistent with Goal 1's public notice and participation requirements.
    - The remodel of a prominent heritage site through a transparent, participatory process reinforces trust in land use planning.
- **Goal 2 – Land Use Planning**
  - Establish a land use planning process and policy framework as a basis for decisions and assure an adequate factual base.
    - The vacation request and remodel are being evaluated under the City's Comprehensive Plan, which is Goal 2-compliant.
    - Vacating obsolete easements to enable culturally significant redevelopment is based on clear purpose, site-specific conditions, and local policy consistency.
- **Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces**
  - **Protect natural and cultural resources, including historic places.**
    - Kam Wah Chung is a National Historic Landmark and Oregon State Heritage Site. Goal 5 explicitly prioritizes the preservation and enhancement of historic resources.
    - The easement vacation facilitates a rehabilitation and enhancement project led by OPRD and the National Park Service. Preventing the remodel due to outdated easements would run counter to Goal 5's purpose.
- **Key Point:** This goal is perhaps the most directly supportive of the proposal. By vacating restrictions that inhibit appropriate improvements, the City enables better preservation, interpretation, and public access to this irreplaceable historic site.

- **Goal 8 – Recreational Needs**
  - Satisfy the recreational needs of citizens and visitors.
    - Kam Wah Chung functions as a cultural tourism and educational destination. Enhancing the site fulfills local and statewide goals to provide recreational opportunities with historical significance.
    - The remodel makes the site more accessible, safe, and functional for the public.
- **Goal 9 – Economic Development**
  - Diversify and improve the economy.
    - Cultural tourism at Kam Wah Chung contributes to local economic activity. Improved facilities will likely increase visitor numbers, length of stay, and local spending.
    - The proposal supports sustainable economic development via heritage tourism—a key economic strategy for rural Oregon communities.
- **Goal 11 – Public Facilities and Services**
  - **Plan and develop public facilities in a timely, orderly, and efficient manner.**
    - The easement for a no-longer-needed water line may encumber efficient site use. Removing it is consistent with modernizing infrastructure planning and ensuring appropriate facility design.
    - The remodel ensures public investment in the site is not compromised by outdated, non-functional infrastructure encumbrances.

As discussed above, staff find the proposed vacation of two easements is consistent with the Oregon Statewide Planning Goals. Criterion met.

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

Staff Response: Following staff's review of the John Day Comprehensive Plan, staff have included a list and discussion of relevant goals and policies that find the request vacating two easements is consistent with the Comprehensive Plan.

- Policy 1: "All new developments should recognize and respect the particular character of established areas in which they locate." (p. 4)
  - Vacating the easements that prevent appropriate improvements would support the heritage site's evolution while respecting the character and historical context.

- Policy 2: "Innovations in concepts and flexibility in design should be encouraged…" (p. 4)
  - This supports your proposal to modernize and enhance the interpretive center through thoughtful design flexibility.

- Policy 6: "Capital improvements programming and budgeting should be utilized to achieve desired types and levels of public facilities and services in the urban area." (p. 39)
  - This recognizes that public investment (e.g., OPRD and NPS participation) in upgrading facilities like the Kam Wah Chung site aligns with Plan priorities.

- Policy 1: "To provide the opportunity for people to attend and participate in Planning Commission and City Council meetings and hearings and provide ample public notice thereof." (p.2)
  - This underscores the importance of public transparency, which supports holding public hearings for this type of action.

As discussed above, staff find the request to vacate two easements is consistent with the John Day Comprehensive Plan. Criterion met.

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 subject property currently operates as a museum, visitor center, and heritage site. The planned remodel aims to upgrade facilities and enhance the visitor experience. The site already has adequate public facilities, and some—like stormwater, sewer, water, and parking—will be upgraded as part of the remodel. As noted in this staff report, NW Canton Street is functional but is five feet short of the required 50-foot minimum right-of-way (ROW). As part of the project, the City is seeking a five-foot dedication along NW Canton Street to facilitate sidewalk construction. The site is also envisioned to accommodate Project #8, as outlined in the LSNP, to improve John Day's trail network.

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 KWC Heritage Site is a highly esteemed and popular landmark within John Day. Given the high level of public interest surrounding the site's remodel, staff elevated this application to Site Design Review status and mandated that the applicant conduct a neighborhood meeting. Although this application does not rectify any inconsistencies or errors within the comprehensive plan or zoning maps, the project will undoubtedly result in a significant enhancement to a cherished community site.

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

Staff Response: Not applicable because the project does not invovle a rezone. Therefore, Goal 12 is not triggered.

STAFF RECOMMENDATION.

Staff recommend that the City Council **approve** the application for Site Design Review and the vacation of two easements, subject to the findings contained in this staff report and the conditions of approval listed below.

As the City Council is the highest local approval authority, any appeal of its decision must be filed with the Oregon Land Use Board of Appeals (LUBA).

If the applicant disagrees with a particular finding or condition, it is their responsibility to rebut that finding or condition. In such a case, the applicant may consider requesting that the City Council leave the record open to allow for the submission of additional evidence or testimony before a final decision is rendered.

CONDITIONS OF APPROVAL.

Condition of Approval #1: Because the site lies within the designated floodplain, a floodplain development permit must be obtained prior to issuance of any building permits. The applicant is aware of this requirement and is actively working to meet the floodplain development standards in accordance with the new FEMA PICM floodplain regulations.

Condition of Approval #2: The applicant shall provide a public access easement or enter into a limited license agreement across the property for the future construction of Project #8—the multi-use trail identified in the Local Street Network Plan (LSNP) and Figure 4.3 of the Gateway Innovation Plan. The alignment shall generally follow the adopted plan, traversing the site near Canyon Creek and connecting with trail segments on adjacent parcels.

Within 30 days of triggering Condition of Approval #2, the City shall provide written notice to the property owner. The timeframe for completing Condition of Approval #2 shall be 36 months from the date of that notice. By the end of this 36-month period, the property owner must have submitted a City of John Day Right-of-Way permit application for construction of the multi-use path.

Note: A floodplain development permit may also be required, as the property lies within the regulated floodplain. Construction of the multi-use path shall comply with the floodplain development standards in effect at the time of Right-of-Way permit submittal.

Construction of the trail segment shall be required once the City determines that a feasible connection can be established to both the north and south of the property, enabling a continuous pedestrian and bicycle route between 3rd Avenue and Main Street. Until such time, trail construction may be deferred through a Deferred Development Agreement executed between the applicant and the City. This agreement shall be executed prior to the issuance of certificates of occupancy for the Interpretive Center.

The multi-use path shall be constructed in accordance with the standards shown in *Exhibit 3 – Shared Use Path Dimensions*, as outlined in the John Day Transportation System Plan. Recognizing that the path has not yet been designed and that construction is likely several years away, modifications to

Exhibit 3 may be authorized in writing by the John Day Planning Commission—upon the advisement of the City Engineer—to accommodate terrain, floodplain constraints, or other engineering challenges.

This condition is imposed under the authority of John Day Development Code Sections 5-3.4.010 and 5-3.4.090(D). The requirement satisfies the legal standards of nexus and rough proportionality under *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard*, as the trail project is:

- Identified in a duly adopted City master plan supported by public process;
- Located on land proposed for development that would otherwise obstruct a planned public trail;
- Directly related in function and location to the property being developed; and
- Proportionate in scope to the project's scale and its impact on local transportation infrastructure.

Condition of Approval #3: All necessary easements, consistent with Chapter 5-3.4.060 (Easements), must be duly recorded. Copies of the recorded documents must be submitted to City Hall for record-keeping.

Condition of Approval #4: Before any public improvements are constructed, the applicant must obtain Construction Plan Approval from the City Engineer or their designee. While plans submitted for Site Design Review are adequate, anticipate revisions as final engineering plans are developed.

Condition of Approval #5: If public improvements will be turned over to the City as new infrastructure, performance guarantees protecting against defects and workmanship issues may be required.

Condition of Approval #6: All public infrastructure completed by the applicant must be inspected by the City Manager or their designee, in conformance with Chapters 5-3.4.080 and 5-3.4.090, prior to City acceptance.

Condition of Approval #7: The applicant shall construct a 5-foot-wide public sidewalk along the NW Canton Street frontage of the subject property. This sidewalk segment is required to bring the street frontage into compliance with the City's adopted right-of-way standards and to ensure safe and continuous pedestrian access along the corridor.

To accommodate the sidewalk, the applicant shall either:

- Dedicate 5 feet of right-of-way to the City; or
- Enter into a limited license agreement with the City if the land remains under the ownership of the National Park Service (NPS) or the Oregon Parks and Recreation Department (OPRD).

In either case, the sidewalk must be constructed by the applicant and shall remain open and accessible to the public. The City reserves the right to determine the appropriate method of land dedication or agreement, in consultation with the City Attorney.

The sidewalk shall be fully constructed, and, if dedicated to the City, shall be inspected and formally accepted as public infrastructure, **prior to the issuance of Certificates of Occupancy for the KWC Interpretive Center**. If the sidewalk remains under NPS or OPRD ownership via a limited license agreement, it must nonetheless be completed and in place prior to the issuance of Certificates of Occupancy.

Condition of Approval #8: Prior to the issuance of Certificates of Occupancy for the Kam Wah Chung Interpretive Center, the City and the applicant shall mutually agree on the form and content of a document to be recorded with Grant County that officially extinguishes the City's interest in the water line easement recorded in Book 97, Page 373 of the Grant County Deeds and Records.

The terms of the document may be flexible and allow for either:

- Abandoning the easement in place and leaving the 2" water line undisturbed; or
- Abandoning the easement and removing the 2" water line.

Given the archaeological sensitivity of the area, the applicant and property owners are entitled to discretion regarding whether the water line remains in place or is removed. The easement subject to this condition is attached as **Exhibit H**.

The applicant shall be responsible for all costs associated with the easement abandonment, including recording fees and any consultant or legal costs incurred in connection with the process.

EXHIBITS.

Exhibit A – Civil and Landscaping Sheets, most recently revised July 15, 2025

Exhibit B – Notice

Exhibit C – Real Estate Letter dated May 6, 2025, and Memo dated July 18, 2025

Exhibit D – Traffic Memo

Exhibit E – Comments from City Engineer

Exhibit F – Comments from Fire Chief

Exhibit G – Comments from ODOT

Exhibit H – Existing Water Line Easement to Be Vacated

Exhibit I – Existing Historical Easement to Be Vacated

Exhibit J & K – Comments from Planning Commission Record, including Applicant's Final Written Rebuttal (Exhibit K).

EXHIBIT A

KAM WAH CHUNG INTERPRETIVE CENTER

100% CONSTRUCTION DOCUMENTS

250 NW CANTON ST

JOHN DAY, OR 97845

VICINITY MAP

SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY S&F LAND SERVICES DATED 11/22/23.

BASIS OF BEARINGS: OREGON COORDINATE REFRENCE SYSTEM (OCRS), NORTH AMERICAN DATUM OF 1983 (NADB3(2011) EPOCH 2010.00) DAYVILLE-PRAIRIE CITY ZONE BASED ON STATIC GPS OBSERVATIONS OF CONTROL POINT #1 PROCESSED THROUGH OPUS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

BENCHMARK: A VERIFICATION TIE TO NGS BENCHMARK QC0104 WITH AN ELEVATION OF 3086.72' WAS PERFORMED.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 18 BASED ON STATIC GPS OBSERVATIONS OF CONTROL POINT #1 PROCESSED THROUGH OPUS.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

STANDARD ABBREVIATIONS

(E)	EXISTING	GB	GRADE BREAK
(P)	PROPOSED	IE	INVERT ELEVATION
AC	ASPHALTIC CONCRETE	INV	INVERT
BLDG	BUILDING	LA	LANDSCAPE AREA
BCR	BEGIN CURB RETURN	NG	NATURAL GRADE
BS	BOTTOM OF STEP	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
CB	CATCH BASIN	POC	POINT OF CONNECTION
C/L	CENTERLINE	PS	PARKING STRIPE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RW	RIGHT OF WAY
DW	DRIVEWAY	SD	STORM DRAIN
ECR	END CURB RETURN	SG	SUB-GRADE ELEVATION
EG	EXISTING GRADE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	TC	TOP OF CURB, CONCRETE
EVC	END VERTICAL CURVE	TF	TOP OF FOOTING
FFE	FINISHED FLOOR ELEVAITON	TG	TOP OF GRATE
FG	FINISHED GRADE	TS	TOP OF STEP
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	VC	VERTICAL CURVE
FS	FINISHED SURFACE		

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UTILITY PURVEYORS

ELECTRICITY:	OREGON TRAIL ELECTRIC COOPERATIVE 400 PATTERSON BRIDGE RD JOHN DAY, OR 97845 (541) 575-0161
TV/TELEPHONE INTERNET:	OREGON TELEPHONE CORPORATION 155 WEST MAIN ST JOHN DAY, OR 97845 (541) 932-4411
ALT TELE/INT:	LUMEN 200 E 1ST ST PRINEVILLE, OR 97754 (541) 447-1227
SEWER:	CITY OF JOHN DAY PUBLIC WORKS DEPARTMENT 450 EAST MAIN ST JOHN DAY, OR 97845 (541) 575-0028
WATER:	CITY OF JOHN DAY PUBLIC WORKS DEPARTMENT 450 EAST MAIN ST JOHN DAY, OR 97845 (541) 575-0028
NATURAL GAS:	N/A

PROJECT INFORMATION

CLIENT:	OREGON PARKS AND RECREATION DEPARTMENT PO BOX 115 JOHN DAY, OR 97845
ARCHITECT:	COLE ARCHITECTS 1000 NW WALL ST #205 BEND, OR 97703
GEOTECHNICAL:	GN NORTHERN, INC 722 N 16TH AVE, STE 31 YAKIMA, WA 98902
SURVEYOR:	S&F LAND SERVICES 901 NW CARLON AVE, SUITE 3 BEND, OR 97703
TAXLOT:	13S31E23CC-3000, 13S31E23CC-3002, 13S31E23CC-4000, 13S31E23CC-4200, 13S31E23CC-4400
SITE AREA:	3.81 AC

SHEET INDEX

SHEET	SHEET TITLE
C-0.0	TITLE SHEET
C-0.1	NOTES SHEET
C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN NORTH
C-1.1	EXISTING CONDITIONS AND DEMOLITION PLAN SOUTH
C-2.0	EROSION AND SEDIMENT CONTROL PLAN
C-2.1	EROSION DETAILS
C-3.0	CIVIL SITE AND UTILITY PLAN NORTH
C-3.1	CIVIL SITE AND UTILITY PLAN SOUTH
C-4.0	OVERALL DRAINAGE PLAN
C-4.1	GRADING AND DRAINAGE PLAN NORTHWEST
C-4.2	GRADING AND DRAINAGE PLAN NORTHEAST
C-4.3	GRADING AND DRAINAGE PLAN SOUTH
C-5.0	DETAIL SHEET
C-5.1	DETAIL SHEET

COLE /ARCHITECTS

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Bend, OR 97703
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colearchitects.com

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STAMP

REGISTERED PROFESSIONAL ENGINEER
91236
OREGON
JULY 15, 2025
PLAN REVIEW SET
NOT FOR CONSTRUCTION
JOSEPH W. MITCHELL
EXPIRES: 12/31/26

CONSULTANT

ASHLEY & VANCE ENGINEERING
33 NW FRANKLIN AVENUE, SUITE 110
BEND, OR 97703
541.647.1445

PROJECT INFORMATION

Kam Wah Chung Interpretive Center

250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

TITLE SHEET

SHEET NUMBER

C-0.0

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_23CH\02_CD'S\C-0 TITLE SHEET, C-0.0, 7/14/25, Emily

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JOHN DAY AND THE CURRENT EDITION OF THE OREGON STATE BUILDING CODE.
2. IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF JOHN DAY.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.
6. UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED.
   A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.
   B. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.
   C. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.
7. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF OREGON OSHA AND OSHA.
8. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
9. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
10. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.
11. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
12. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF OREGON OSHA AND OSHA.
13. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY, PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS."
    WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.
15. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM AS TO LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
17. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

GENERAL GRADING NOTES:

1. GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK, FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN.
2. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION.
3. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
4. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.
5. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.
6. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.
7. CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE:
   - ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS.
   - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS.
   - PUBLIC IMPROVEMENTS PLANS INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS.
8. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / FLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPPROOF OR WATERPROOF CONSTRUCTION AND PERFORM CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS.
9. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.
10. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER, DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.
11. QUALITY REVIEW AND REPORTING REQUIREMENTS.
   A. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE.
      REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS:
      - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION
      - A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION
      - CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS.

TRENCHING AND BACKFILL NOTES:

1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL.
2. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
4. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
5. BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER.
6. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.
7. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.
8. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE.

DEMOLITION NOTES:

1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POTHOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGE CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

USE OF PLANS:

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY, IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS ASHLEY & VANCE FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION:

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS, DETAILS AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTORS RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

WATER NOTES:

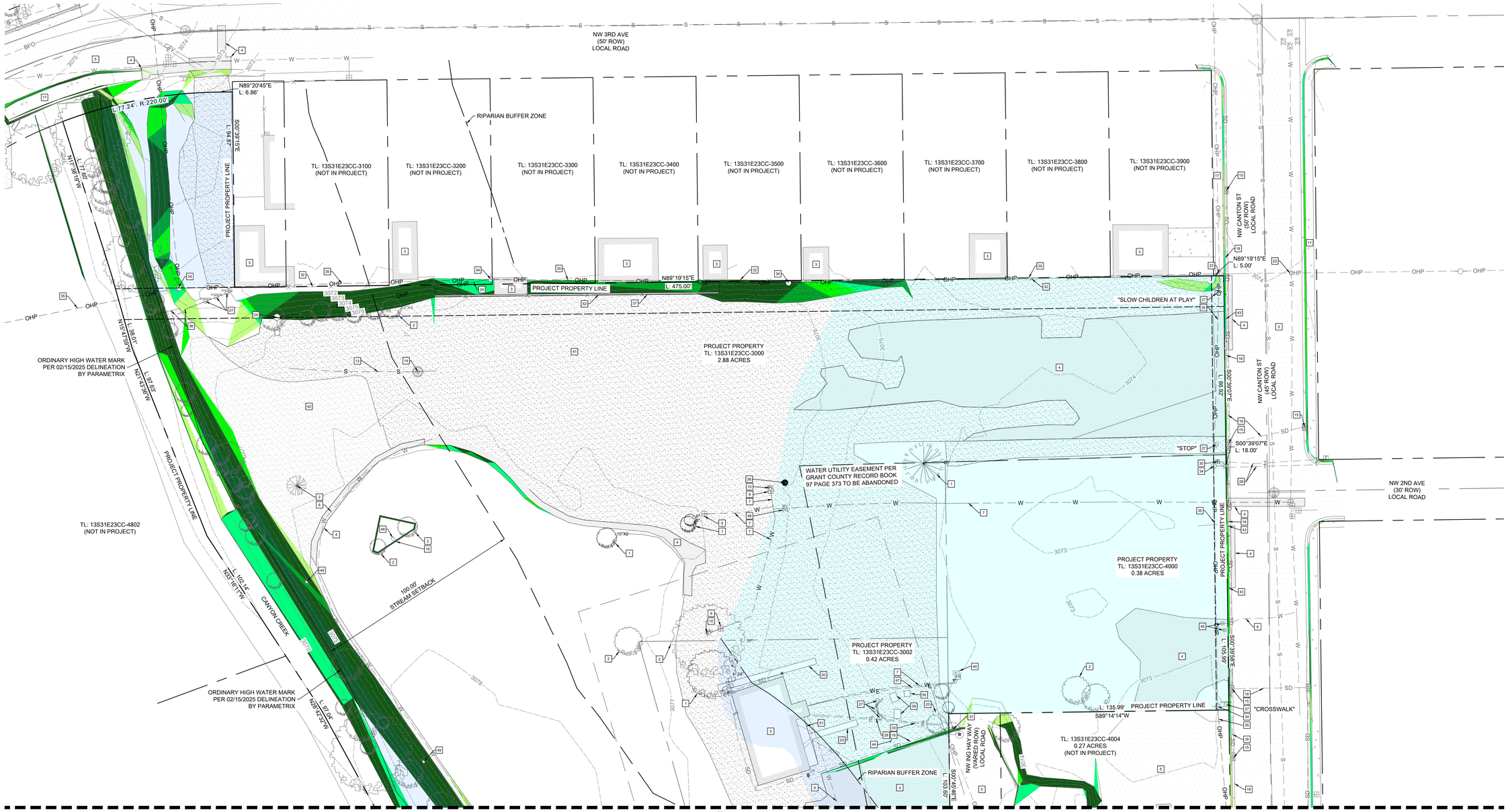
1. ALL PUBLIC WATER LINE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.
2. ALL PRIVATE WATER LINE MATERIALS AND CONSTRUCTION, INCLUDING SERVICE LATERALS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE.
3. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS.
4. PVC SCH 40 PIPE SHALL CONFORM TO ASTM D 1785 FOR GASKET OR SOLVENT-WELD. GASKET JOINTS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD JOINTS SHALL CONFORM TO ASTM D2672.
5. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS OF ALL WATER VALVES, METERS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.
6. ALL WATER METER BOXES AND VALVE BOX RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.
7. PRIOR TO ALLOWING WATER MIXING FROM THE MUNICIPAL SOURCE, NEW AND REPLACED PUBLIC WATER MAINS SHALL BE DISINFECTED TO THE STANDARD PROVIDED IN THE AMERICAN WATER WORKS ASSOCIATION STANDARD C651-14 FOR DISINFECTING WATER MAINS.

SEWER NOTES:

1. ALL PUBLIC SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.
2. ALL PRIVATE SEWER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE.
3. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS.
4. PVC SDR 35 PIPE SHALL CONFORM TO ASTM D 3034 FOR GASKET OR SOLVENT-WELDED PIPE WITH A MINIMUM PIPE STIFFNESS OF 46 TESTED PER ASTM D2412. GASKET JOINTS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD JOINTS SHALL CONFORM TO ASTM D2672.
5. HDPE SDR 17 PIPE SHALL CONFORM TO ASTM D 3035 FOR GASKET OR HEAT FUSION-WELDED PIPE. GASKET JOINTS SHALL CONFORM TO ASTM F 477. HEAT FUSION-WELD JOINTS SHALL CONFORM TO ASTM D2620.
6. GRAVITY SEWER CONSTRUCTION SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
7. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS AND DEPTHS OF ALL SEWER MANHOLES, CLEANOUTS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.
8. ALL SEWER MANHOLE AND CLEAN-OUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.

STORM DRAIN NOTES:

1. ALL PRIVATE STORM DRAIN MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.
2. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
3. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 8" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 8" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
5. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 12" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS) UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
6. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN HEREON.
7. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE



MATCHLINE - SEE SHEET C-1.1

EXISTING CONDITIONS AND DEMOLITON LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- PROJECT PROPERTY LINE
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING AC PAVEMENT
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GRAVEL
- EXISTING GRAVEL TO BE REMOVED
- EXISTING CURB
- EXISTING CURB TO BE REMOVED
- EXISTING SLOPE EXCEEDING 15%
- RBZ - SPECIAL FLOOD HAZARD AREA
- RBZ FRINGE - SPECIAL FLOOD HAZARD AREA

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

AREA TABLE:

IMPERVIOUS:

AC + CONCRETE: 21,340 SF

BUILDING FOOTPRINT: 2,508 SF

GRAVEL: 68,043 SF

TOTAL: 91,982 SF

PERVIOUS:

TOTAL: 93,260 SF

SIGNIFICANT TREE TABLE:

TREES 6" DBH AND ABOVE TO:

REMAIN: 80

BE REMOVED: 8

OLD GLEASON POOL AREA TABLE:

POOL DECK: 12,219 SF

POOL BUILDINGS FOOTPRINT: 3,246 SF

PARKING LOT: 13,756 SF

EXISTING SLOPES LEGEND

- 15% - 20% SLOPES
- 20% - 25% SLOPES
- 25% - 30% SLOPES
- 30% - 35% SLOPES
- > 35% SLOPES

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EXISTING CONDITIONS AND DEMOLITION NOTES

1. EXISTING TREE TO BE REMOVED (TYP. 8)
2. EXISTING TREE TO REMAIN (TYP. 80)
3. EXISTING BUILDING TO REMAIN.
4. SAWCUT, AS REQUIRED, AND REMOVE EXISTING AC PAVEMENT.
5. EXISTING AC PAVEMENT TO REMAIN.
6. EXISTING WATER LINE TO REMAIN.
7. CONTRACTOR TO DETERMINE IF EXISTING WATER LINE IS IN USE AND REPORT RESULTS TO ENGINEER. REMOVE IF ABANDONED.
8. EXISTING WATER METER TO REMAIN.
9. EXISTING WATER METER TO BE REMOVED.
10. EXISTING WATER SPIGOT TO REMAIN.
11. EXISTING WATER VALVE TO REMAIN.
12. EXISTING WATER MAIN TO REMAIN.
13. CONTRACTOR TO DETERMINE IF EXISTING PRIVATE SEWER LINE IS IN USE AND REPORT RESULTS TO ENGINEER. REMOVE IF ABANDONED.
14. CONTRACTOR TO DETERMINE IF EXISTING PRIVATE SEWER MANHOLE IS IN USE AND REPORT RESULTS TO ENGINEER. REMOVE IF ABANDONED.
15. EXISTING CATCH BASIN TO REMAIN.
16. EXISTING STORM LINE TO REMAIN.
17. EXISTING CONCRETE SIDEWALK TO REMAIN.
18. EXISTING CURB AND GUTTER TO REMAIN.
19. EXISTING PLANTER TO REMAIN.
20. EXISTING RUNNERS TO BE REMOVED. SALVAGE TO OWNER.
22. EXISTING OVERHEAD POWER LINE TO REMAIN.
23. EXISTING POWER POLE TO REMAIN.
24. EXISTING OVERHEAD POWER LINE TO BE REMOVED.
25. EXISTING POWER POLE TO BE REMOVED.
26. EXISTING SIGN TO REMAIN.
27. EXISTING SIGN TO BE REMOVED. SALVAGE TO OWNER.
28. EXISTING TELEPHONE LINE TO REMAIN.
29. EXISTING STREET LIGHT TO REMAIN.
30. EXISTING TELEPHONE PEDESTAL TO BE RELOCATED. CONTRACTOR TO COORDINATE RELOCATION WITH FRANCHISE UTILITY.
31. EXISTING STORM MANHOLE TO REMAIN.
32. EXISTING FENCE TO REMAIN.
33. EXISTING UNDERGROUND POWER LINE TO REMAIN.
34. EXISTING POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE RELOCATION WITH OREGON TRAIL ELECTRIC COOP.
35. EXISTING OVERHEAD POWER LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE RELOCATION WITH OREGON TRAIL ELECTRIC COOP.
36. EXISTING FENCE TO BE REMOVED.
37. EXISTING RETAINING WALL TO REMAIN.
38. EXISTING WATER MANHOLE TO BE REMOVED.
39. EXISTING BENCH TO BE REMOVED. SALVAGE TO OWNER.
40. EXISTING AC CONDENSER TO REMAIN. INSTALL SCREENING AROUND CONDENSER.
41. EXISTING GRAVEL TO BE REMOVED.
42. EXISTING GRAVEL TO REMAIN.
43. EXISTING CURB AND GUTTER TO BE REMOVED.
44. APPROXIMATE LOCATION OF TREE AND SIGN TO BE REMOVED. (NOT INCLUDED IN TOPOGRAPHIC SURVEY).
45. ADJUST EXISTING WATER METER BOX TO FINISH GRADE.
46. EXISTING STONE MONUMENT TO REMAIN.
47. EXISTING UNDERGROUND POWER LINE AND POWER RISER TO BE REMOVED.
48. EXISTING WATER VALVE TO BE REMOVED.
49. EXISTING WATER SPIGOT TO REMAIN.
50. EXISTING CONCRETE TO BE REMOVED.
51. EXISTING DECK TO BE REMOVED.
52. CUT TOPS OFF EXISTING FENCE POSTS AND REMOVE EXISTING CHAIN LINK FENCE.

HORIZONTAL SCALE: 1" = 20'

20 0 20 40

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_22x34\02_CD'S\C-1 DEMOLITION SHEET, C-1.0, 7/15/25, Emily

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91258
OREGON
JANUARY 28, 2005
JOSEPH W. MITCHELL
PLAN REVIEW SET
NOT FOR CONSTRUCTION
EXPIRES: 12/31/26

CONSULTANT

ASHLEY & VANCE ENGINEERING
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PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

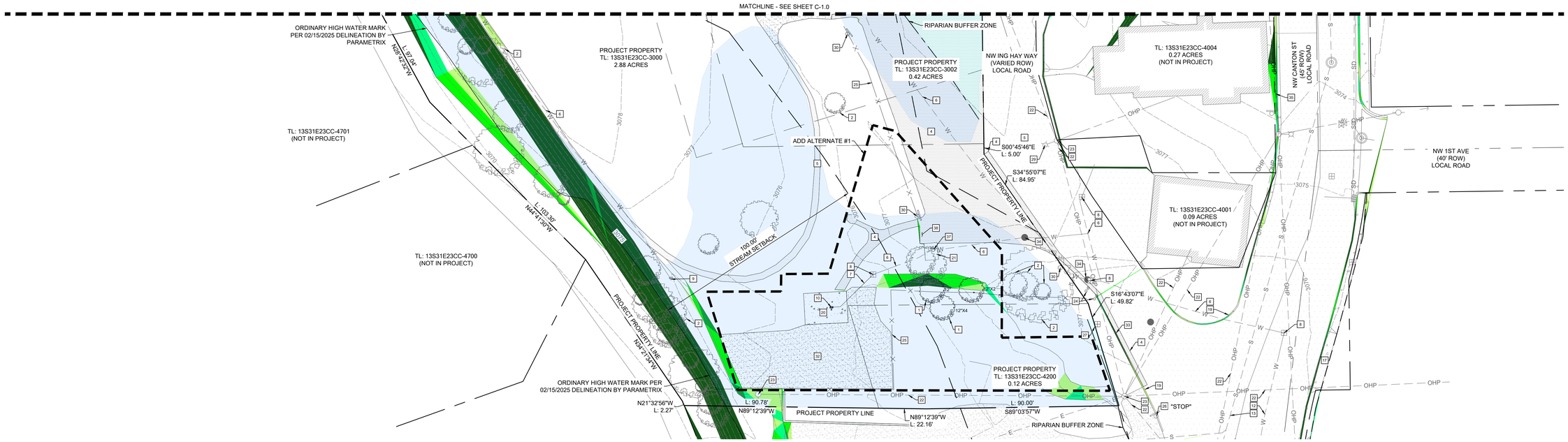
PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

EXISTING CONDITIONS AND DEMOLITION PLAN NORTH

SHEET NUMBER

C-1.0



EXISTING CONDITIONS AND DEMOLITON LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- PROJECT PROPERTY LINE
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING AC PAVEMENT
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED
- EXISTING GRAVEL
- EXISTING GRAVEL TO BE REMOVED
- EXISTING CURB
- EXISTING CURB TO BE REMOVED
- EXISTING SLOPE EXCEEDING 15%
- RBZ - SPECIAL FLOOD HAZARD AREA
- RBZ FRINGE - SPECIAL FLOOD HAZARD AREA

GENERAL NOTES:

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EXISTING SLOPES LEGEND

- 15% - 20% SLOPES
- 20% - 25% SLOPES
- 25% - 30% SLOPES
- 30% - 35% SLOPES
- > 35% SLOPES

EXISTING CONDITIONS AND DEMOLITION NOTES

1. EXISTING TREE TO BE REMOVED (TYP. 8)
2. EXISTING TREE TO REMAIN (TYP. 80)
3. EXISTING BUILDING TO REMAIN.
4. SAWCUT, AS REQUIRED, AND REMOVE EXISTING AC PAVEMENT.
5. EXISTING AC PAVEMENT TO REMAIN.
6. EXISTING WATER LINE TO REMAIN.
7. REMOVE EXISTING PRIVATE WATER LINE.
8. EXISTING WATER METER TO REMAIN.
9. EXISTING WATER SPIGOT TO REMAIN.
10. EXISTING WATER SPIGOT TO BE REMOVED.
11. EXISTING WATER VALVE TO REMAIN.
12. EXISTING WATER MAIN TO REMAIN.
13. EXISTING SEWER MAIN TO REMAIN.
14. EXISTING SEWER MANHOLE TO REMAIN.
15. EXISTING CATCH BASIN TO REMAIN.
16. EXISTING STORM LINE TO REMAIN.
17. EXISTING CONCRETE SIDEWALK TO REMAIN.
18. EXISTING CURB AND GUTTER TO REMAIN.
19. EXISTING CONCRETE CURB TO REMAIN.
20. EXISTING CONCRETE PAD TO BE REMOVED.
21. EXISTING CONCRETE TO REMAIN.
22. EXISTING OVERHEAD POWER LINE TO REMAIN.
23. EXISTING POWER POLE TO REMAIN.
24. REMOVE EXISTING BOLLARD.
25. EXISTING FENCE TO BE REMOVED.
26. EXISTING SIGN TO REMAIN.
27. CONTRACTOR TO DETERMINE IF EXISTING WATER METER IS IN USE AND REMOVE OR RELOCATE, AS REQUIRED. COORDINATE REMOVAL OR RELOCATION WITH CITY OF JOHN DAY PUBLIC WORKS DEPARTMENT.
28. EXISTING OVERHEAD POWER LINE TO BE RELOCATED.
29. EXISTING STREET LIGHT TO REMAIN.
30. EXISTING SIGN TO BE REMOVED.
31. EXISTING STORM MANHOLE TO REMAIN.
32. EXISTING GRAVEL TO BE REMOVED.
33. EXISTING CONCRETE CURB TO BE REMOVED.
34. EXISTING WATER MANHOLE TO REMAIN.
35. EXISTING OVERHEAD POWER LINE TO BE REMOVED.
36. EXISTING VALLEY GUTTER TO REMAIN.
37. EXISTING FOUNTAIN TO BE REMOVED. SALVAGE MEMORIAL PLAQUE TO OWNER.
38. EXISTING BOULDERS, TRASH CANS, AND LITTLE LIBRARY TO BE REMOVED.

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REGISTERED PROFESSIONAL ENGINEER
91236
OREGON
JULY 15, 2025
PLAN REVIEW SET
NOT FOR CONSTRUCTION
JOHN W. MITCHELL
EXPIRES: 12/31/26

CONSULTANT

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PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

EXISTING CONDITIONS AND DEMOLITION PLAN SOUTH

SHEET NUMBER

C-1.1

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_23-24\02_CD'S\C-1 DEMOLITION SHEET, C-1.1, 7/15/25, Emily

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS AND IMMEDIATELY AFTER GRADING IS COMPLETE.
4. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
5. INLET PROTECTION SHALL BE IN PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.
6. CONTRACTOR TO HAVE DESIGNATED AREA FOR CONTAINING ALL POLLUTANT GENERATING MATERIALS WITH ONSITE SPILL PREVENTION MEASURES IN PLACE. IN THE EVENT OF A SPILL, IT IS TO BE IMMEDIATELY CLEANED UP. IN THE EVENT OF A SPILL OF A HAZARDOUS SUBSTANCE, THE REGISTRANT IS REQUIRED TO NOTIFY THE OREGON EMERGENCY RESPONSE SYSTEM AT (800) 452-0311 AS SOON AS THE REGISTRANT HAS KNOWLEDGE OF THE SPILL.
7. PRIOR TO COMPLETION OF PROJECT, CONTRACTOR IS TO STABILIZE SITE UTILIZING MEASURES CONSISTENT WITH 2.2.21 OF THE 1200-C PERMIT. IT WILL BE UP TO THE DISCRETION OF THE CONTRACTOR TO DETERMINE WHICH FINAL STABILIZATION METHODS WILL BE MOST RELEVANT TO THE PROPOSED SITE CONDITIONS.
8. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
9. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
10. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

EROSION AND SEDIMENT CONTROL NOTES:

- EC-1 CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE PER DETAIL 1, SHEET C-2.1.
- EC-2 INSTALL STRAW WATTLE PER DETAIL 3, SHEET C-2.1.
- EC-3 INSTALL FILTER INSERT INLET PROTECTION PER DETAIL 4, SHEET C-2.1. (TYP. OF 8)
- EC-4 INSTALL CONCRETE WASHOUT PER DETAIL 2, SHEET C-2.1.

EROSION CONTROL LEGEND

- PROPOSED STRAW WATTLE
- IP PROPOSED INLET PROTECTION
- PROPOSED GRAVEL CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE TRUCK WASHOUT

HORIZONTAL SCALE: 1" = 20'
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PLAN REVIEW SET NOT FOR CONSTRUCTION
EXPIRES: 12/31/26

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PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

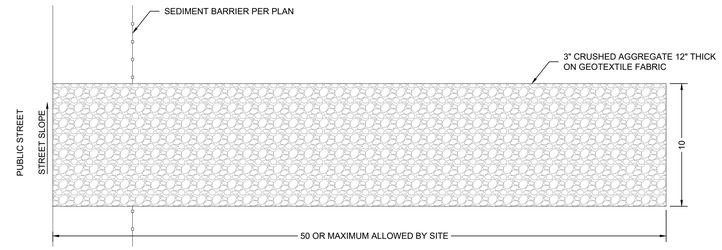
SHEET NAME

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER

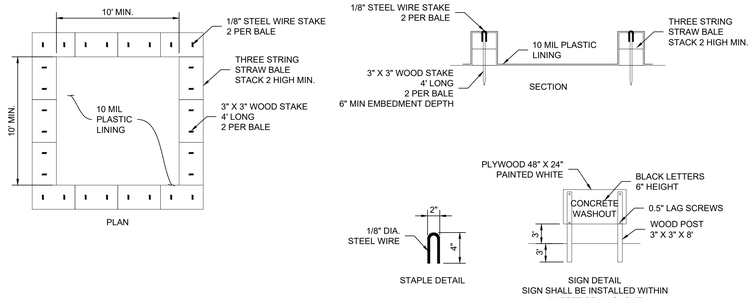
C-2.0

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_22x34\02_CD'S\C-5 EROSION SHEET, C-2.0, 7/18/25, Emily



1 STABILIZED CONSTRUCTION ACCESS DETAIL PLAN

NTS



2 CONCRETE WASHOUT DETAIL

NTS

3 STRAW WATTLE DETAIL

NTS

CONCRETE CATCH BASIN INLET

4 INLET PROTECTION DETAIL

NTS

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EXPIRES: 12/31/26

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250 NW CANTON STREET
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ISSUES

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PHASE 100% CONSTRUCTION DOCUMENTS
DATE JULY 15, 2025
JOB NUMBER 221483

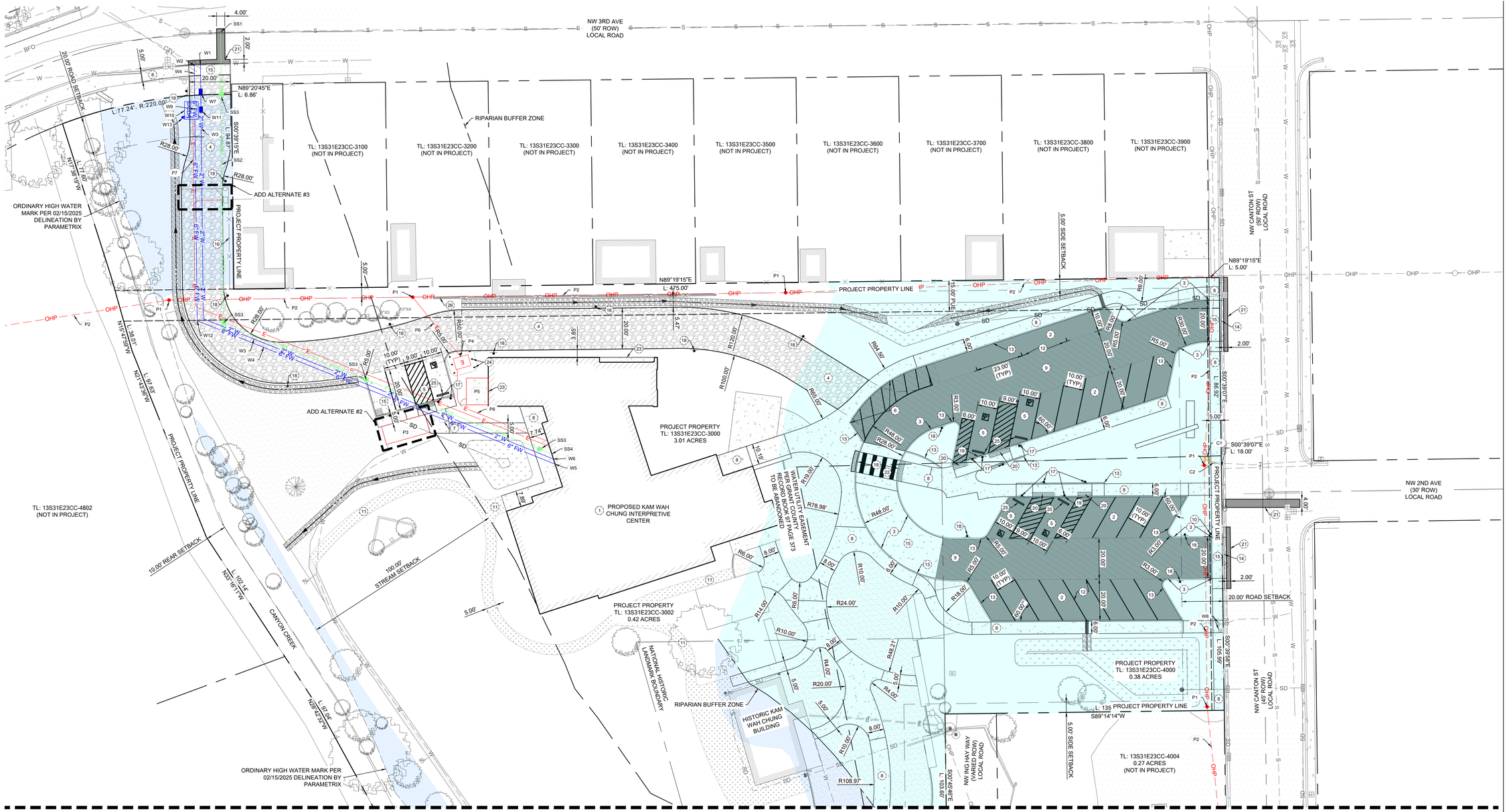
SHEET NAME

EROSION DETAILS

SHEET NUMBER

C-2.1

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_23-24\02_CD'S\C-5 EROSION SHEET (, C-2.1, 7/18/25, Emily



CIVIL SITE AND UTILITY LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- SETBACK
- CENTERLINE
- BUILDING
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- AC PAVEMENT
- EXISTING AC PAVEMENT
- HEAVY DUTY AC PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PAVERS
- PROPOSED DECOMPOSED GRANITE
- RBZ - SPECIAL FLOOD HAZARD AREA
- RBZ FRINGE - SPECIAL FLOOD HAZARD AREA
- 12" CONCRETE CURB WITH 6" REVEAL
- STRIPING
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- FIRE WATER LINE
- UNDERGROUND POWER SERVICE
- OVERHEAD POWER LINE
- COMMUNICATIONS LINE
- TELEPHONE PEDESTAL

GENERAL NOTES:

1. SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.
3. INTERPRETIVE CENTER MAIL SERVICE WILL BE PROVIDED VIA EXISTING P.O. BOX OFFSITE.
4. WASTE DISPOSAL COLLECTION POINT TO REMAIN AT THE EXISTING OPRD SHOP.
5. PER OFC 503.1 FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

WATER CONSTRUCTION NOTES:

- (W1) CONNECT 2" WATER SERVICE TO EXISTING WATER MAIN PER CITY OF JOHN DAY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF JOHN DAY PUBLIC WORKS DEPARTMENT.
- (W2) CONNECT 6" FIRE WATER SERVICE TO EXISTING WATER MAIN PER CITY OF JOHN DAY STANDARDS AND SPECIFICATIONS. CONSTRUCT THRUST BLOCK AT TEE PER DETAIL 3, SHEET C-5.1. CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF JOHN DAY PUBLIC WORKS DEPARTMENT.
- (W3) INSTALL 2" WATER SERVICE PER OREGON PLUMBING SPECIALITY CODE AND DETAIL 4, SHEET C-5.1.
- (W4) INSTALL 6" C900 (DR 18) PVC FIRE WATER LINE PER NFPA 13 AND DETAIL 4, SHEET C-5.1.
- (W5) FIRE WATER LINE POINT OF CONNECTION TO BUILDING AT FIRE RISER ROOM. SEE FIRE SUPPRESSION PLANS FOR CONTINUATION.
- (W6) WATER POINT OF CONNECTION AT BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- (W7) INSTALL 2" WATER METER IN TRAFFIC-RATED METER BOX PER CITY OF JOHN DAY STANDARDS AND SPECIFICATIONS.
- (W8) ADJUST EXISTING WATER METER BOX TO FINISH GRADE.
- (W9) INSTALL DOUBLE CHECK DETECTOR ASSEMBLY PER OREGON PLUMBING SPECIALTY CODE.
- (W10) INSTALL 687-WA FIRE VAULT WITH TRAFFIC RATED LID PER DETAIL 1, SHEET C-5.1. INSTALL POWER SOURCE FOR HEATER AND SUMP PUMP. SEE MEP PLANS FOR ADDITIONAL DETAILS.
- (W11) INSTALL 2" DOMESTIC DOUBLE CHECK VALVE ASSEMBLY PER OREGON PLUMBING SPECIALTY CODE IN TRAFFIC-RATED METER BOX.
- (W12) INSTALL 6" 45° AND 22.5° DUCTILE IRON BENDS FOR FIRE WATER LINE PER NFPA 13. CONSTRUCT THRUST BLOCK PER DETAIL 3, SHEET C-5.1.
- (W13) FDC SHALL BE LOCATED OUTSIDE THE FIRE LANE. FDC MAY BE INSTALLED THROUGH THE VAULT LID PROVIDED IT DOES NOT INTERFERE WITH VAULT ACCESS OR CLEAR WIDTH OF THE FIRE LANE. GROUT AROUND PIPE PENETRATION.

SANITARY SEWER CONSTRUCTION NOTES:

- (SS1) CONNECT PROPOSED 4" SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER MAIN PER CITY OF JOHN DAY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF JOHN DAY PUBLIC WORKS DEPARTMENT.
- (SS2) INSTALL 4" ASTM D3034 PVC SANITARY SEWER SERVICE PER OREGON PLUMBING SPECIALTY CODE AND DETAIL 9, SHEET C-5.0.
- (SS3) INSTALL SANITARY SEWER CLEANOUT PER OREGON PLUMBING SPECIALTY CODE AND DETAIL 12, SHEET C-5.0.
- (SS4) SEWER POINT OF CONNECTION AT BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

COMMUNICATION CONSTRUCTION NOTES:

- (C1) RELOCATE TELEPHONE PEDESTAL. CONTRACTOR TO COORDINATE RELOCATION WITH FRANCHISE UTILITY.
- (C2) INSTALL COMMUNICATIONS LINE TO RELOCATED PEDESTAL. CONTRACTOR TO COORDINATE RELOCATION WITH FRANCHISE UTILITY.

SITE CONSTRUCTION NOTES:

1. PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. CONSTRUCT STANDARD DUTY AC PAVEMENT PER DETAIL 1, SHEET C-5.0.
3. PAINT FIRE LANE CURBS IN BRIGHT RED PAINT WITH WHITE LETTERS "NO PARKING - FIRE LANE".
4. CONSTRUCT GRAVEL FIRE ACCESS ROAD PER DETAIL 2, SHEET C-5.0.
5. CONSTRUCT ADA PARKING STALL AND ACCESS AISLE PER DETAIL 7, SHEET C-5.0.
6. CONSTRUCT MOUNTABLE CONCRETE CURB PER DETAIL 13, SHEET C-5.0.
7. NOT IN USE.
8. CONSTRUCT CONCRETE WALKWAY PER DETAIL 4, SHEET C-5.0.
9. CONSTRUCT HEAVY DUTY AC PAVEMENT PER DETAIL 11, SHEET C-5.0.
10. INSTALL R5-1 DO NOT ENTER SIGN ON PSST POST.
11. CONSTRUCT DECOMPOSED GRANITE WALKWAY. SEE LANDSCAPE PLANS FOR DETAILS.
12. PAINT 4" WIDE STRIPING PER PLANS FOR PARKING STALLS (TYP. 26).
13. CONSTRUCT 12" CONCRETE CURB WITH 6" REVEAL PER DETAIL 5, SHEET C-5.0.
14. CONSTRUCT CURB AND GUTTER FOR DRIVEWAY APRON PER CITY OF JOHN DAY STANDRDS AND SPECIFICATIONS. MATCH EXISTING CURB SECTION.
15. CONSTRUCT CONCRETE DRIVEWAY PER DETAIL 3, SHEET C-5.0.
16. CONSTRUCT FENCE. SEE LANDSCAPE PLANS FOR DETAILS.
17. INSTALL ADA ACCESSIBLE PARKING SIGNAGE PER DETAIL 7, SHEET C-5.0.
18. INSTALL "NO PARKING - FIRE LANE" SIGN TYPE D PER OREGON FIRE CODE SECTION D103.6 ON PSST POST.
19. CONSTRUCT FLUSH CONCRETE CURB PER DETAIL 6, SHEET C-5.0.
20. CONSTRUCT CONCRETE CURB RAMP WITH TRUNCATED DOMES PER ADA ACCESSIBILITY GUIDELINES. SEE GRADING AND DRAINAGE PLANS FOR ADDITIONAL DETAILS.
21. PATCH EXISTING AC PAVEMENT PER CITY OF JOHN DAY STANDARDS AND SPECIFICATIONS. MATCH EXISTING PAVEMENT SECTION.
22. CONSTRUCT RAISED CROSSWALK WITH 2' WIDE WHITE CONTINENTAL CROSSWALK BARS. SPACE 3' TO 5' MAX (ADJUST SPACE TO MISS WHEEL TRACKS).
23. CONSTRUCT CONCRETE PAD FOR MECHANICAL EQUIPMENT. SEE STRUCTURAL PLANS FOR DETAILS.
24. INSTALL BOLLARD PER DETAIL 5, SHEET C-5.1.
25. INSTALL WHEEL STOPS PER DETAIL 6, SHEET C-5.1.
26. INSTALL 48" CHAIN LINK FENCE ON EXISTING POSTS ON TOP OF WALL.

POWER CONSTRUCTION NOTES:

- (P1) INSTALL POWER POLE. CONTRACTOR TO COORDINATE INSTALLATION WITH OREGON TRAIL ELECTRIC COOP.
- (P2) RELOCATE OVERHEAD POWER LINE. CONTRACTOR TO COORDINATE RELOCATION WITH OREGON TRAIL ELECTRIC COOP.
- (P3) CONSTRUCT GENERATOR ENCLOSURE PER MECHANICAL AND ARCHITECTURAL PLANS.
- (P4) INSTALL TRANSFORMER VAULT AND SURFACE-MOUNTED TRANSFORMER PER ELECTRICAL PLANS.
- (P5) CONSTRUCT CONDENSER UNIT ENCLOSURE PER MECHANICAL AND ARCHITECTURAL PLANS.
- (P6) INSTALL UNDERGROUND POWER SERVICE PER ELECTRICAL PLANS.
- (P7) INSTALL UNDERGROUND POWER SERVICE TO DCDA VAULT PER ELECTRICAL PLANS.

MITIGATION ASSESSMENT VALUES

	UNDEVELOPED SPACE (CF)	DEVELOPED SPACE (CF)
RBZ	22,861	22,864
RBZ-FRINGE	54,000	54,116

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PLAN REVIEW SET
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EXPIRES: 12/31/26

CONSULTANT

ASHLEY & VANCE ENGINEERING
33 NW FRANKLIN AVENUE, SUITE 110
BEND, OR 97703
541.647.1445

PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

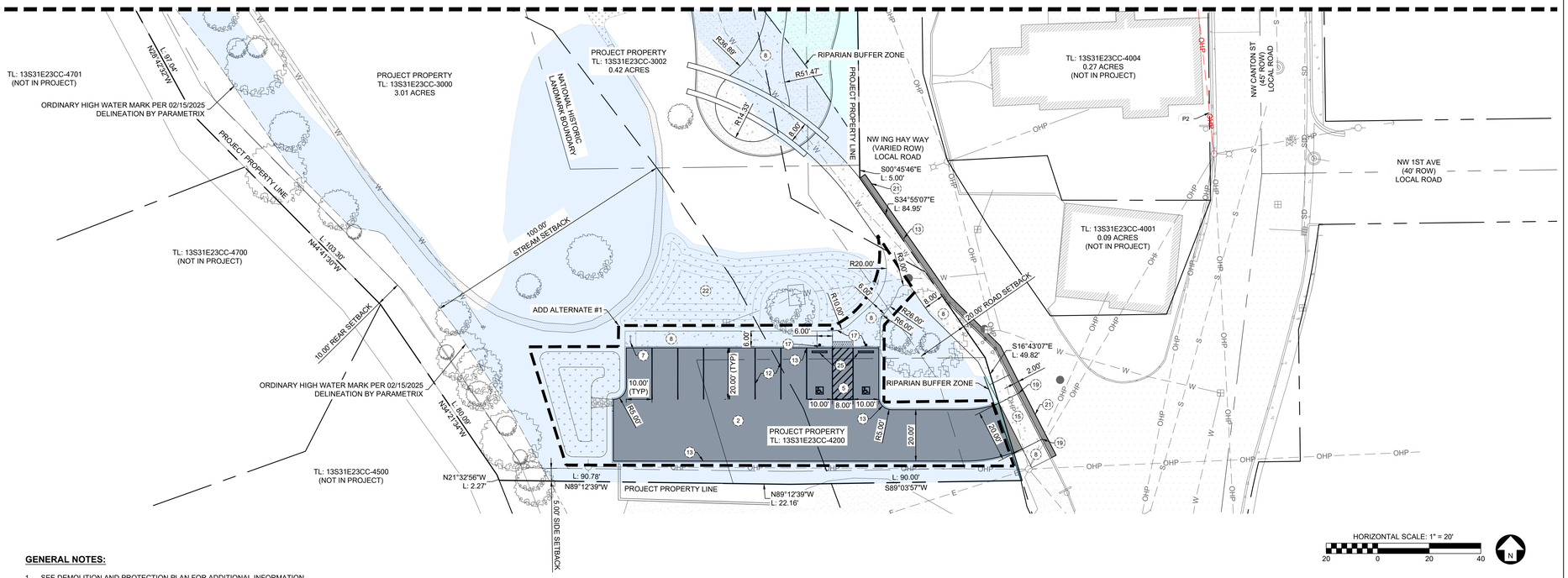
CIVIL SITE AND UTILITY PLAN NORTH

SHEET NUMBER

C-3.0

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_22x34\02_CD'S\C-2 CIVIL SITE PLAN\ C-3.0_ 7/18/25, Emily

MATCHLINE - SEE SHEET C-2.0



HORIZONTAL SCALE: 1" = 20'
20 0 20 40

CIVIL SITE AND UTILITY LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- SETBACK
- CENTERLINE
- BUILDING
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- AC PAVEMENT
- EXISTING AC PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PAVERS
- PROPOSED DECOMPOSED GRANITE
- RBZ - SPECIAL FLOOD HAZARD AREA
- RBZ FRINGE - SPECIAL FLOOD HAZARD AREA
- 12" CONCRETE CURB WITH 6" REVEAL
- STRIPING
- SANITARY SEWER MAIN
- SANITARY SEWER CLEANOUT
- WATER LINE
- FIRE WATER LINE
- OVERHEAD POWER LINE
- COMMUNICATIONS LINE
- TELEPHONE PEDESTAL

GENERAL NOTES:

1. SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.
3. PER OFC 503.1 FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

SITE CONSTRUCTION NOTES:

(2) CONSTRUCT STANDARD DUTY AC PAVEMENT PER DETAIL 1, SHEET C-5.0.

(5) CONSTRUCT ADA PARKING STALLS AND ACCESS AISLE PER DETAIL 7, SHEET C-5.0.

(7) INSTALL BIKE PARKING. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS.

(8) CONSTRUCT CONCRETE WALKWAY PER DETAIL 4, SHEET C-5.0.

(12) PAINT 4" WIDE STRIPING PER PLAN FOR PARKING STALLS (TYP. 9).

(13) CONSTRUCT 12" CONCRETE CURB WITH 6" REVEAL PER DETAIL 5, SHEET C-5.0.

(15) CONSTRUCT CONCRETE DRIVEWAY PER DETAIL 3, SHEET C-5.0.

(17) INSTALL ADA ACCESSIBLE PARKING SIGNAGE PER DETAIL 7, SHEET C-5.0.

(19) CONSTRUCT FLUSH CONCRETE CURB PER DETAIL 6, SHEET C-5.0.

(21) PATCH EXISTING AC PAVEMENT PER CITY OF JOHN DAY STANDARDS AND SPECIFICATIONS. MATCH EXISTING PAVEMENT SECTION.

(22) CONSTRUCT EARTH DEPRESSION PER DETAIL 16, SHEET C-5.0.

(25) INSTALL WHEEL STOPS PER DETAIL 6, SHEET C-5.1.

POWER CONSTRUCTION NOTES:

(P2) RELOCATE OVERHEAD POWER LINE. CONTRACTOR TO COORDINATE RELOCATION WITH OREGON TRAIL ELECTRIC COOP.

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JANUARY 28, 2005
JEFFREY W. MITCHELL
PLAN REVIEW SET
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541.647.1445

PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

CIVIL SITE AND UTILITY PLAN SOUTH

SHEET NUMBER

C-3.1

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\03_22x34\02_CD'S\C-2 CIVIL SITE PLAN_C-3.1, 7/18/25, Emily

DRAINAGE CALCULATIONS:

Basin	Total Basin Area (SF)	Impervious Area (SF)	Impervious CN	Pervious Area (SF)	Pervious CN	Storm Event					
						6 Mo. Storm Flow/Volume		25 YR Storm Flow/Volume		100 YR Storm Flow/Volume	
Pre-Development											
DA-1	29,638	28,893	97	745	89	0.18 cfs	911 CF	0.69 cfs	3415 CF	0.92 cfs	4568 CF
DA-2	9,090	7,135	97	1,955	89	0.02 cfs	121 CF	0.15 cfs	735 CF	0.21 cfs	1054 CF
DA-3	37,022	18,862	98	18,160	89	0.12 cfs	709 CF	0.69 cfs	3431 CF	0.96 cfs	4781 CF
DA-4	10,986	2,688	98	8,298	89	0.02 cfs	151 CF	0.18 cfs	896 CF	0.26 cfs	1282 CF

Basin	Total Basin Area (SF)	Impervious Area (SF)	Impervious CN	Pervious Area (SF)	Pervious CN	Factored Infiltration Rate (IN/HR)	Storm Event						Drainage Infrastructure Peak Storage Volume			Drainage Infrastructure Information			
							6 Mo. Storm Flow/Volume		25 YR Storm Flow/Volume		100 YR Storm Flow/Volume		6 Mo. Peak	25 YR Peak	100 YR Peak	Designation	Surface Area (SF)	Total Available Storage (CF)	Depth of Swale (FT)
Post-Development																			
DA-1	29,638	19,793	98	9,845	79	4.6	0.12 cfs	577 CF	0.43 cfs	2344 CF	0.61 cfs	3273 CF	86 CF	525 CF	745 CF	SWALE - 1	1078	1200	2
DA-2	9,090	6,230	98	2,860	79	4.6	0.04 cfs	191 CF	0.14 cfs	762 CF	0.20 cfs	1060 CF	32 CF	171 CF	262 CF	SWALE - 2	543	848	3
DA-3	37,022	25,986	98	11,036	79	4.6	0.14 cfs	696 CF	0.52 cfs	2865 CF	0.75 cfs	4015 CF	36 CF	432 CF	735 CF	SWALE - 3	2119	2989	2
DA-4	10,986	6,906	98	4,080	79	4.6	0.05 cfs	268 CF	0.19 cfs	1003 CF	0.26 cfs	1370 CF	18 CF	161 CF	257 CF	SWALE - 4	937	1166	2

STORMWATER NOTES:

1. ASSUMED DESIGN STORMWATER INFILTRATION RATE 4.6 IN/HR. LOWEST MEASURED INFILTRATION RATE PER GEOTECHNICAL SITE INVESTIGATION REPORT PREPARED BY GN NORTHERN, INC. (PROJECT NO. 224-1728), DATED FEBRUARY 2025, IS 13.9 IN/HR. A FACTOR OF SAFETY OF 3 WAS APPLIED PER RECOMMENDATIONS PROVIDED IN THE REPORT.
2. DISCHARGE DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 25-YEAR STORM.

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- SETBACK
- CENTERLINE
- BUILDING
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- AC PAVEMENT
- EXISTING AC PAVEMENT
- HEAVY DUTY AC PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PAVERS
- PROPOSED DECOMPOSED GRANITE
- STORM DRAIN LINE
- SWALE
- CONVEYANCE CHANNEL
- DRAINAGE BASIN
- 3675 PROPOSED MAJOR CONTOUR (5' INTERVAL)
- 3676 PROPOSED MINOR CONTOUR (1' INTERVAL)
- 3690 MAJOR CONTOUR (5' INTERVAL)
- 3691 MINOR CONTOUR (1' INTERVAL)
- CATCH BASIN

HORIZONTAL SCALE: 1" = 20'

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PLANS NOT VALID UNLESS SIGNED AND DATED
EXPIRES: 12/31/26

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541.647.1445

PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

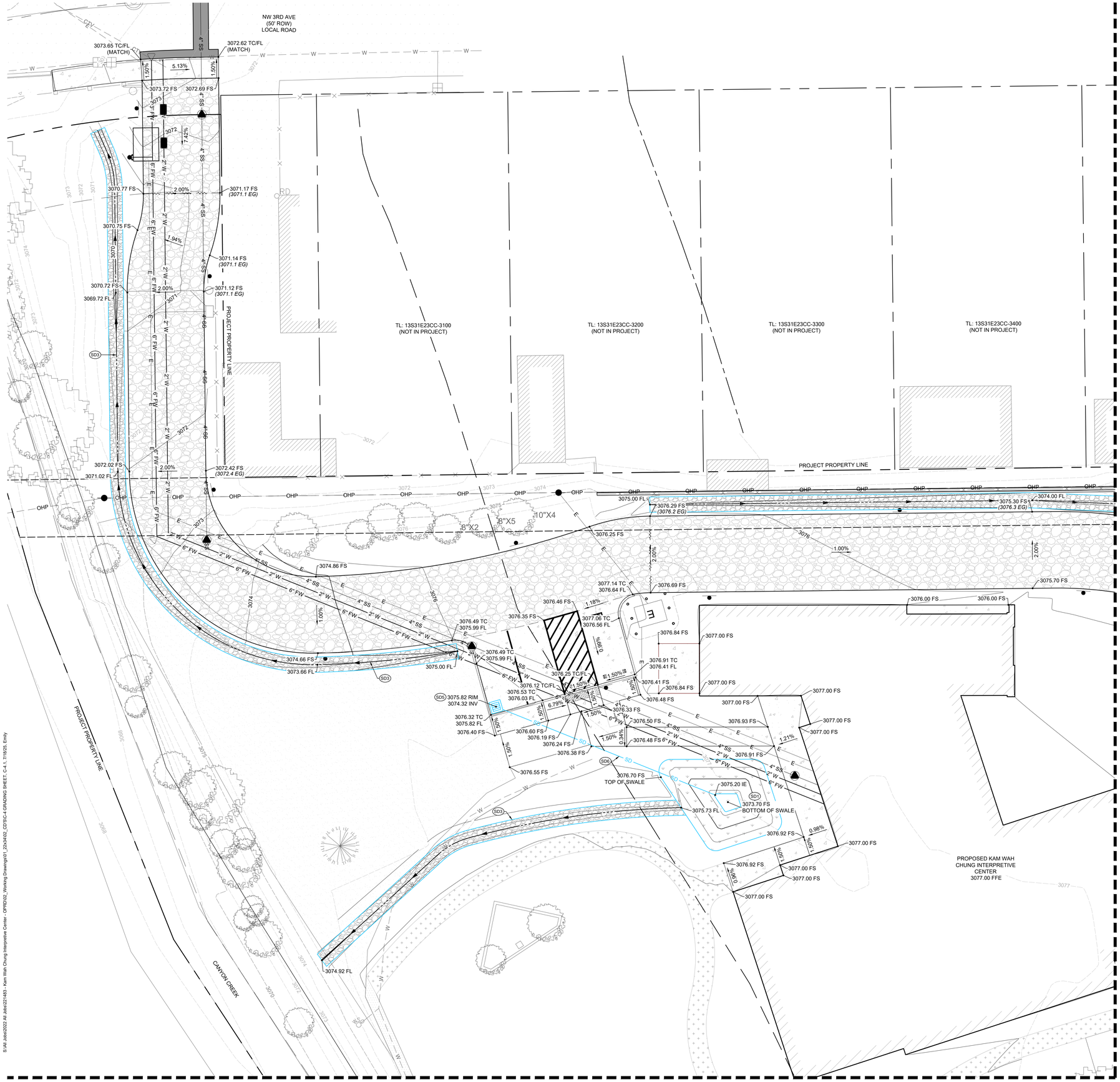
SHEET NAME

OVERALL DRAINAGE PLAN

SHEET NUMBER

C-4.0

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01 - 22x34\02_CD\SC-4 GRADING SHEET, C-4.0, 7/18/25, Emily



GRADING AND DRAINAGE LEGEND

- EXISTING PROJECT PROPERTY LINE
- STORM DRAIN LINE
- SWALE
- CONVEYANCE CHANNEL
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- CATCH BASIN

STORM DRAIN CONSTRUCTION NOTES:

SD1 CONSTRUCT STORMWATER SWALE PER DEATIL 16, SHEET C-5.0.

SD2 NOT USED.

SD3 CONSTRUCT CONVEYANCE CHANNEL PER DETAIL 10, SHEET C-5.0.

SD4 NOT USED.

SD5 INSTALL CATCH BASIN PER DETAIL 15, SHEET C-5.0.

SD6 INSTALL 6" STORM DRAIN PIPE PER OREGON PLUMBING SPECIALTY CODE AND DETAIL 9, SHEET C-5.0.

HORIZONTAL SCALE: 1" = 10'

10 0 10 20

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PLAN REVIEW SET
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PROJECT INFORMATION

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250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

GRADING AND DRAINAGE PLAN NORTHWEST

SHEET NUMBER

C-4.1

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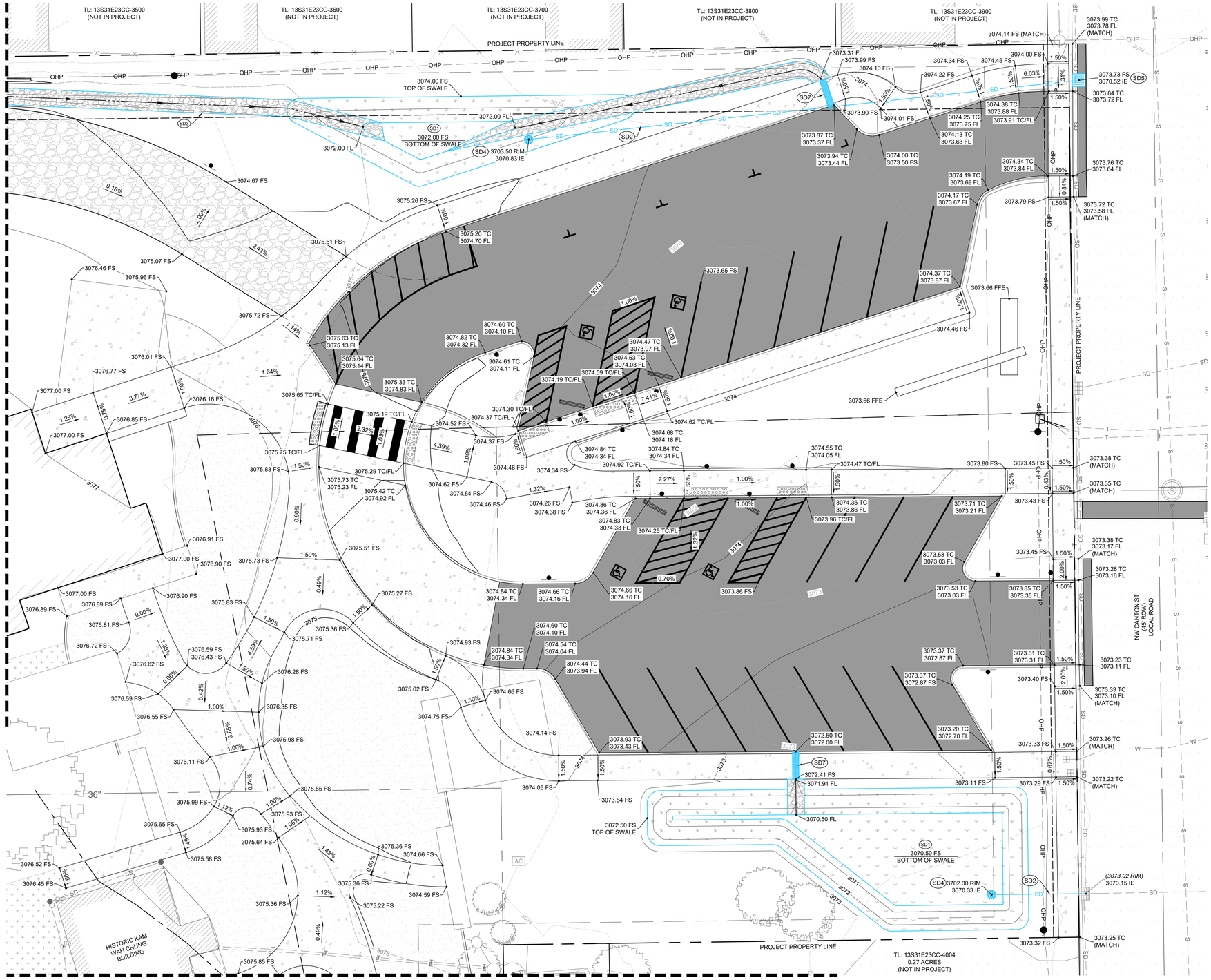
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TL: 13S31E23CC-3600 (NOT IN PROJECT)
TL: 13S31E23CC-3700 (NOT IN PROJECT)
TL: 13S31E23CC-3800 (NOT IN PROJECT)
TL: 13S31E23CC-3900 (NOT IN PROJECT)
PROJECT PROPERTY LINE
MATCHLINE - SEE SHEET C-4.1
MATCHLINE - SEE SHEET C-4.3
NW CANTON ST (45' ROW) LOCAL ROAD
HISTORIC KAM WAH CHUNG BUILDING
TL: 13S31E23CC-4004 0.27 ACRES (NOT IN PROJECT)
SD1 3072.00 FS BOTTOM OF SWALE
SD1 3070.50 FS BOTTOM OF SWALE
SD2
SD3
SD4 3703.50 RIM 3070.83 IE
SD4 3702.00 RIM 3070.33 IE
SD5
SD6
SD7
3074.00 FS TOP OF SWALE
3072.50 FS TOP OF SWALE
3072.00 FL
3070.50 FL
3073.73 FS 3070.52 IE
(3073.02 RIM) 3070.15 IE
3073.99 TC 3073.78 FL (MATCH)
3073.84 TC 3073.72 FL
3073.76 TC 3073.64 FL
3073.72 TC 3073.58 FL (MATCH)
3073.38 TC (MATCH)
3073.35 TC (MATCH)
3073.38 TC 3073.17 FL (MATCH)
3073.28 TC 3073.16 FL
3073.23 TC 3073.11 FL
3073.33 TC 3073.10 FL (MATCH)
3073.26 TC (MATCH)
3073.22 TC (MATCH)
3073.25 TC (MATCH)
3073.66 FFE
3073.79 FS
3073.80 FS
3073.45 FS
3073.43 FS
3073.71 TC 3073.21 FL
3073.53 TC 3073.03 FL
3073.85 TC 3073.35 FL
3073.37 TC 3072.87 FL
3073.81 TC 3073.31 FL
3073.40 FS
3073.20 TC 3072.70 FL
3073.33 FS
3073.29 FS
3073.11 FS
3073.32 FS
3072.50 TC 3072.00 FL
3072.41 FS
3071.91 FL
3073.93 TC 3073.43 FL
3073.84 FS
3074.05 FS
3074.14 FS
3074.75 FS
3075.02 FS
3074.93 FS
3074.66 FS
3074.59 FS
3075.22 FS
3075.36 FS
3075.85 FS
3075.99 FS
3075.93 FS
3075.64 FS
3075.58 FS
3076.52 FS
3076.45 FS
3075.65 FS
3076.11 FS
3075.98 FS
3076.55 FS
3076.59 FS
3076.62 FS
3076.72 FS
3076.81 FS
3076.89 FS
3077.00 FS
3076.90 FS
3075.83 FS
3075.73 FS
3075.51 FS
3075.27 FS
3075.71 FS
3075.36 FS
3076.28 FS
3076.35 FS
3076.59 FS
3076.43 FS
3074.84 TC 3074.34 FL
3074.60 TC 3074.10 FL
3074.54 TC 3074.04 FL
3074.44 TC 3073.94 FL
3074.66 TC 3074.16 FL
3074.86 TC 3074.36 FL
3074.83 TC 3074.33 FL
3074.25 TC/FL
3073.86 FS
3073.96 TC/FL
3074.36 TC 3073.86 FL
3074.55 TC 3074.05 FL
3074.47 TC/FL
3074.84 TC 3074.34 FL
3074.92 TC/FL
3074.34 FS
3074.46 FS
3074.54 FS
3074.62 FS
3074.26 FS 3074.38 FS
3075.42 TC 3074.92 FL
3075.73 TC 3075.23 FL
3075.29 TC/FL
3075.83 FS
3075.75 TC/FL
3074.37 FS
3074.52 FS
3075.19 TC/FL
3074.37 TC/FL
3074.30 TC/FL
3074.62 TC/FL
3074.68 TC 3074.18 FL
3074.09 TC/FL
3074.19 TC/FL
3074.53 TC 3074.03 FL
3074.47 TC 3073.97 FL
3074.61 TC 3074.11 FL
3074.82 TC 3074.32 FL
3075.64 TC 3075.14 FL
3075.63 TC 3075.13 FL
3075.33 TC 3074.83 FL
3076.01 FS
3076.77 FS
3077.00 FS
3076.16 FS
3076.85 FS
3077.00 FS
3076.91 FS
3077.00 FS
3076.90 FS
3077.00 FS
3076.89 FS
3076.81 FS
3076.72 FS
3076.62 FS
3076.59 FS
3076.55 FS
3076.11 FS
3075.99 FS
3075.93 FS
3075.64 FS
3075.58 FS
3076.52 FS
3076.45 FS
3075.65 FS
3075.36 FS
3074.66 FS
3074.59 FS
3075.22 FS
3075.36 FS
3075.85 FS
3074.84 TC 3074.34 FL
3074.66 TC 3074.16 FL
3074.60 TC 3074.10 FL
3074.54 TC 3074.04 FL
3074.44 TC 3073.94 FL
3074.93 FS
3074.66 FS
3074.75 FS
3074.14 FS
3073.93 TC 3073.43 FL
3073.84 FS
3074.05 FS
3072.50 TC 3072.00 FL
3072.41 FS
3071.91 FL
3073.11 FS
3073.29 FS
3073.33 FS
3073.32 FS
3073.20 TC 3072.70 FL
3073.37 TC 3072.87 FL
3073.53 TC 3073.03 FL
3073.43 FS
3073.45 FS
3073.35 FS
3073.40 FS
3073.66 FFE
3073.71 TC 3073.21 FL
3073.96 TC/FL
3074.36 TC 3073.86 FL
3074.55 TC 3074.05 FL
3074.47 TC/FL
3073.80 FS
3074.84 TC 3074.34 FL
3074.84 TC 3074.34 FL
3074.92 TC/FL
3074.34 FS
3074.46 FS
3074.54 FS
3074.62 FS
3074.26 FS 3074.38 FS
3075.42 TC 3074.92 FL
3075.73 TC 3075.23 FL
3075.29 TC/FL
3075.83 FS
3075.75 TC/FL
3074.37 FS
3074.52 FS
3075.19 TC/FL
3074.37 TC/FL
3074.30 TC/FL
3074.62 TC/FL
3074.68 TC 3074.18 FL
3074.09 TC/FL
3074.19 TC/FL
3074.53 TC 3074.03 FL
3074.47 TC 3073.97 FL
3074.61 TC 3074.11 FL
3074.82 TC 3074.32 FL
3075.64 TC 3075.14 FL
3075.63 TC 3075.13 FL
3075.33 TC 3074.83 FL
3076.01 FS
3076.77 FS
3077.00 FS
3076.16 FS
3076.85 FS
3077.00 FS
3076.46 FS
3075.96 FS
3075.72 FS
3075.51 FS
3075.07 FS
3074.67 FS
3074.37 TC 3073.87 FL
3074.46 FS
3074.19 TC 3073.69 FL
3074.17 TC 3073.67 FL
3074.34 TC 3073.84 FL
3074.25 TC 3073.75 FL
3073.91 TC/FL
3074.13 TC 3073.63 FL
3074.00 TC 3073.50 FL
3073.87 TC 3073.37 FL
3074.38 TC 3073.88 FL
3074.01 FS
3073.90 FS
3074.10 FS
3073.99 FS
3073.31 FL
3074.14 FS (MATCH)
3074.22 FS
3074.34 FS
3074.45 FS
3074.00 FS
3072.00 FS BOTTOM OF SWALE
3072.00 FL
3074.67 FS
0.18%
2.00%
2.43%
1.14%
1.64%
3.71%
1.25%
0.67%
1.50%
0.49%
0.00%
1.50%
1.50%
4.68%
1.50%
0.00%
0.42%
1.00%
3.65%
1.00%
0.74%
1.00%
1.12%
1.06%
1.43%
0.00%
1.12%
0.49%
0.60%
1.32%
4.39%
1.00%
1.00%
2.32%
1.03%
1.00%
1.00%
7.41%
1.50%
1.00%
0.70%
1.32%
1.00%
7.27%
1.50%
1.50%
1.50

GRADING AND DRAINAGE LEGEND

- EXISTING PROJECT PROPERTY LINE
- SD — SD — STORM DRAIN LINE
- SWALE
- CONVEYANCE CHANNEL
- 3675 — PROPOSED MAJOR CONTOUR (5' INTERVAL)
- 3676 — PROPOSED MINOR CONTOUR (1' INTERVAL)
- 3690 — MAJOR CONTOUR (5' INTERVAL)
- 3691 — MINOR CONTOUR (1' INTERVAL)
- CATCH BASIN

STORM DRAIN CONSTRUCTION NOTES:

SD1 CONSTRUCT STORMWATER SWALE PER DEATIL 16, SHEET C-5.0.

SD2 INSTALL 8" OVERFLOW PIPE PER OREGON PLUMBING SPECIALTY CODE.

SD3 CONSTRUCT OVERFLOW CONVEYANCE CHANNEL PER DETAIL 10, SHEET C-5.0.

SD4 CONSTRUCT SWALE OVERFLOW STRUCTURE PER DETAIL 2, C-5.1.

SD5 INSTALL CATCH BASIN PER DETAIL 15, SHEET C-5.0.

SD6 INSTALL 6" STORM DRAIN PIPE PER OREGON PLUMBING SPECIALTY CODE AND DETAIL 9, SHEET C-5.0.

SD7 CONSTRUCT CURB CUT WITH ROCK APRON PER DETAIL 8, SHEET C-5.0.

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

OREGON UTILITY NOTIFICATION CENTER
1-800-332-2344

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JANET W. MITCHELL
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EXPIRES: 12/31/26

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PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

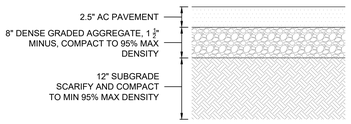
SHEET NAME

GRADING AND DRAINAGE PLAN SOUTH

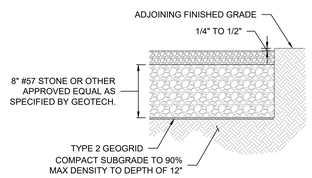
SHEET NUMBER

C-4.3

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_23x36\02_CD\SHEET_C-4.3_7/18/25, Emily



1 STANDARD DUTY ASPHALT DRIVEWAY SECTION
NTS



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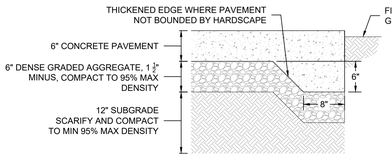

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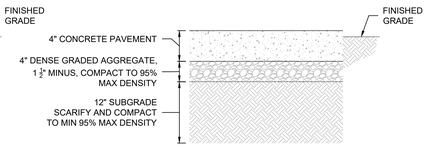

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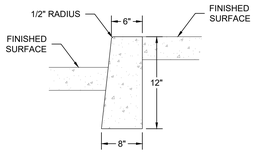
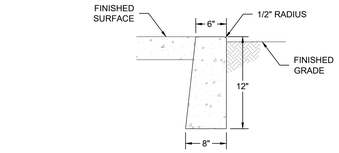
NTS



5 CONCRETE CURB DETAIL
NTS



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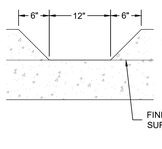
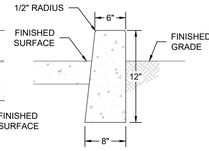
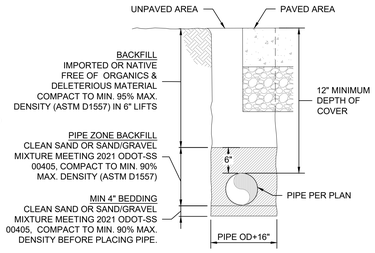
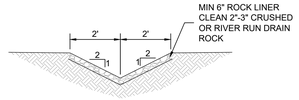


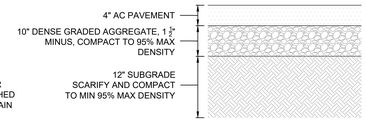




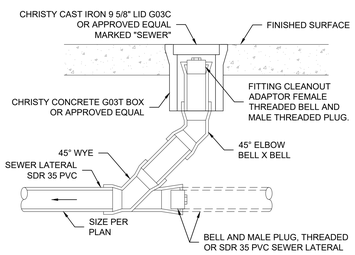
7 CONCRETE CURB CUT DETAIL
NTS



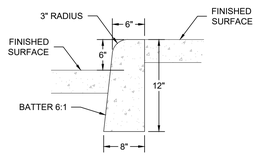
8 SEWER/STORM DRAIN TRENCH SECTION
NTS



9 CONVEYANCE CHANNEL DETAIL
NTS



10 HEAVY DUTY ASPHALT DRIVEWAY SECTION
NTS



11 SEWER CLEANOUT DETAIL
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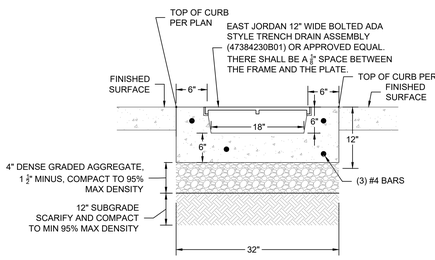

12 MOUNTABLE CONCRETE CURB DETAIL
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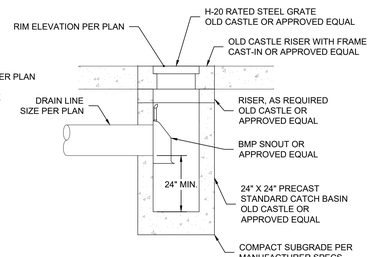

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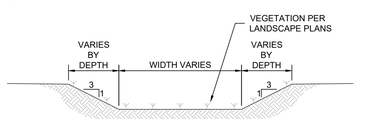
NTS



14 24" X 24" STANDARD DOUBLE CATCH BASIN
NTS

15 SWALE DETAIL
NTS

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

MINIMUM STANDARD SINGLE-ACCESSIBLE PARKING SPACE
(VAN-ACCESSIBLE DESIGNATION REQUIRED)

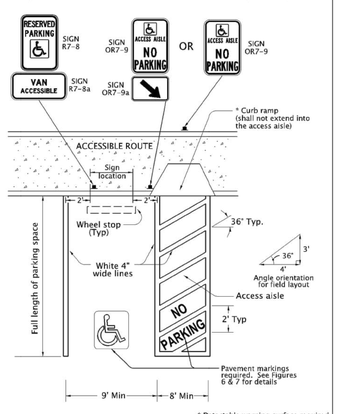
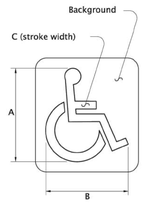


Figure 1

6

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING STENCIL



Pavement Marking Background: Optional: Blue, Retroreflective

Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 6

11

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING LEGEND

Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

Figure 7

12

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. R7-8

Sign Background: White, Retroreflective sheeting

Sign Legend: Green, Retroreflective sheeting

Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

Figure 8

13

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. R7-8P

Sign Background: White, Retroreflective sheeting

Sign Legend: Green, Retroreflective sheeting

Refer to Standard Highway Signs book for details and dimensions.

The VAN-ACCESSIBLE sign shall only be used with sign R7-8 to designate the parking spaces that have an access aisle 8 ft or wider

Figure 9

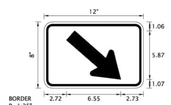
14

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN

SIGN NO. OR7-9

SIGN NO. OR7-9a



Sign Background: White, Retroreflective sheeting

Sign Legend: Red, Retroreflective sheeting

Sign Symbol: White on Blue, Retroreflective sheeting

Sign OR7-9a: Use when back of walk directly behind access aisle is not available for sign placement and sign must be placed to one side of pedestrian access ramp.

The No Parking in Access Aisle sign is used to designate an access aisle reserved for persons use parking with DMV permit. Install sign in locations where "No Parking" pavement marking may not be visible regularly from snow or sand. Place sign to have direct view from end of access aisle when possible outside of accessible route.

Figure 11

16

7 ACCESSIBLE PARKING SPACE DETAILS
SCALE: NTS

S:\All Jobs\2022 All Jobs\221483 - Kam Wah Chung Interpretive Center - OPRD\02_Working Drawings\01_23x24x02_CD\SC-4 DETAIL SHEET, C-5.0, 7/15/25, Emily

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REGISTERED PROFESSIONAL ENGINEER 9126 OREGON JULY 15, 2025 JOHN W. MITCHELL
PLAN REVIEW SET NOT FOR CONSTRUCTION
EXPIRES: 12/31/26

CONSULTANT

ASHLEY & VANCE ENGINEERING
33 NW FRANKLIN AVENUE, SUITE 110
BEND, OR 97703
541.647.1445

PROJECT INFORMATION

Kam Wah Chung Interpretive Center
250 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

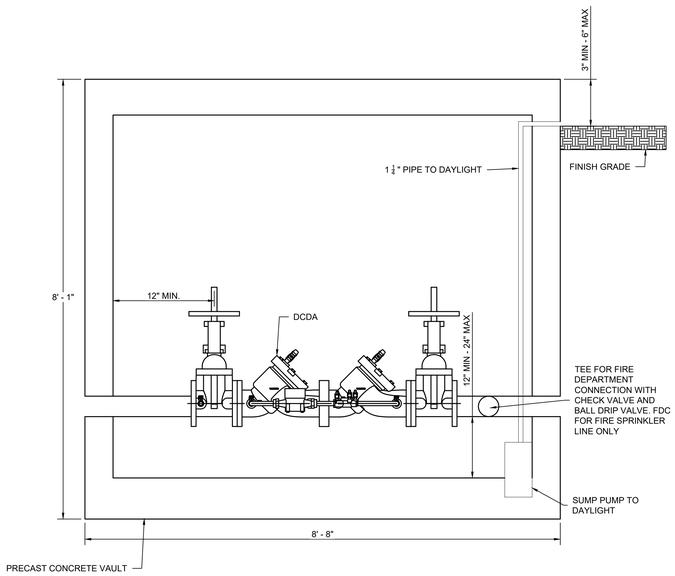
PHASE	100% CONSTRUCTION DOCUMENTS
DATE	JULY 15, 2025
JOB NUMBER	221483

SHEET NAME

DETAIL SHEET

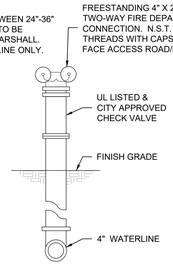
SHEET NUMBER

C-5.0



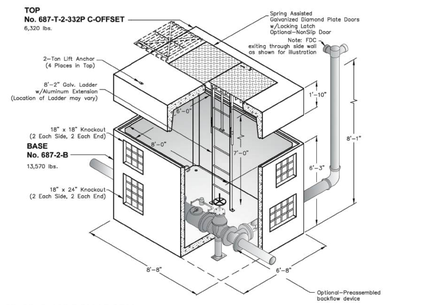
1 687-WA FIRE VAULT DETAIL

NOTE:
FDC HEIGHT SHALL BE BETWEEN 24"-36" ABOVE GRADE. LOCATION TO BE APPROVED BY CITY FIRE MARSHALL. FDC FOR FIRE SPRINKLER LINE ONLY.

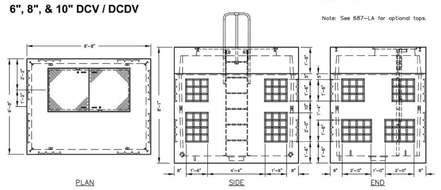


FIRE DEPARTMENT CONNECTION

687-WA



6", 8", & 10" DCV / DCDV



Note: Designed for 0 to 5'–0" of Cover

Oldcastle Precast®	687-WA	687-WA DCV / DCDV BACKFLOW DEVICE VAULT
PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2657	File Name: 020-687-WA Issue Date: 2016 oldcastleprecast.com/wilsonville	

5.0

PF92342

Automatic Sump Pump with Verticle Float

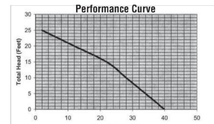
PROFLO

PF92342

Product Features

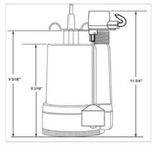
- 1/3 HP thermoplastic automatic sump pump with vertical float
- Submersible sump pump for typical residential applications
- Comes with 10' power cord with piggyback plug (on switch cord)
- 4.1 amps, 486 watts
- Maximum head of 25 feet
- Maximum flow rate of 40 GPM
- 3450 RPM
- Permanent split capacitor motor
- SJE Rhombus vertical float switch
- Liquid temperature range 32°-120°F
- Discharge size 1-1/4" MNPT & 1-1/4" FNPT
- Pumps down to 1/2" of the floor
- Handles 1/8" solids
- Glass reinforced nylon housing and impeller

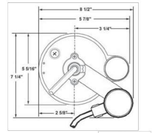
Product Specifications



Performance Chart

Discharge Height	0'	5'	10'	15'	20'	25'
Gallons per Minute	40	34	28	22	12	2
Gallons per Hour	2400	2040	1680	1320	720	120





Warranty and Codes

This product comes complete with installation, operating, care and maintenance instructions. This PROFLO pump carries a 3-year limited warranty. In an effort to continually improve our products, we will make design changes from time to time. We reserve the right to ship newly designed products to fill any order unless we agree in writing to do otherwise.

cULus LISTED

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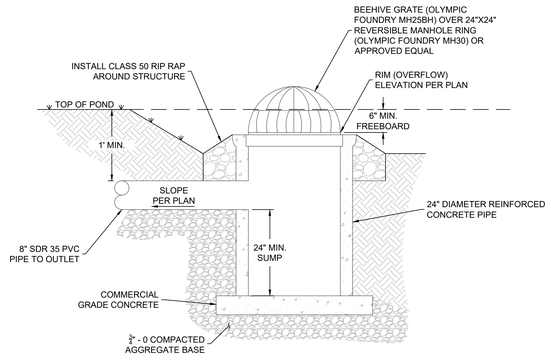
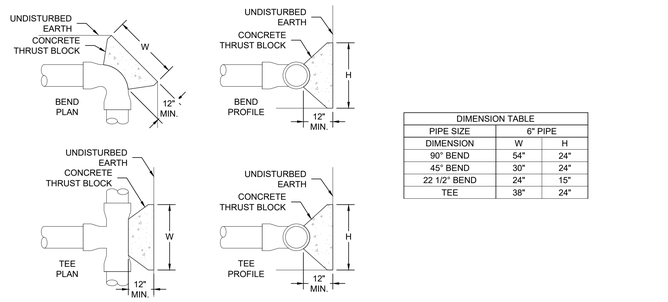
9648 11/11



2 SWALE OVERFLOW STRUCTURE DETAIL

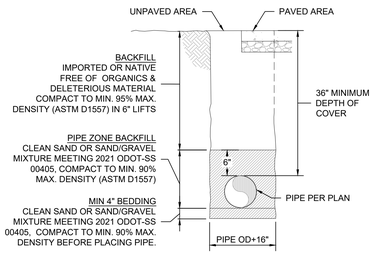
NTS



DIMENSION TABLE		
PIPE SIZE	6" PIPE	
DIMENSION	W	H
90° BEND	54"	24"
45° BEND	30"	24"
22 1/2° BEND	24"	15"
TEE	38"	24"

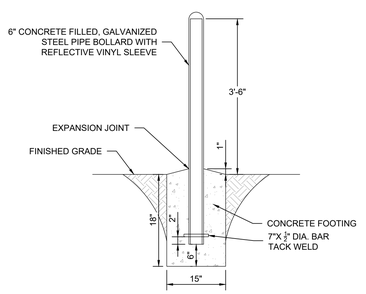
3 HORIZONTAL THRUST BLOCK DETAIL

NTS



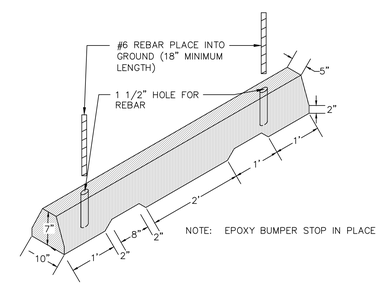
4 WATER TRENCH SECTION

NTS



5 BOLLARD DETAIL

NTS



NOTES:

1. PLACE WHEEL STOP ON CENTER OF STALL.

6 PRECAST CONCRETE WHEEL STOP

NTS

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1000 Wall St, Ste 205
Bend, OR 97703
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colearchitects.com
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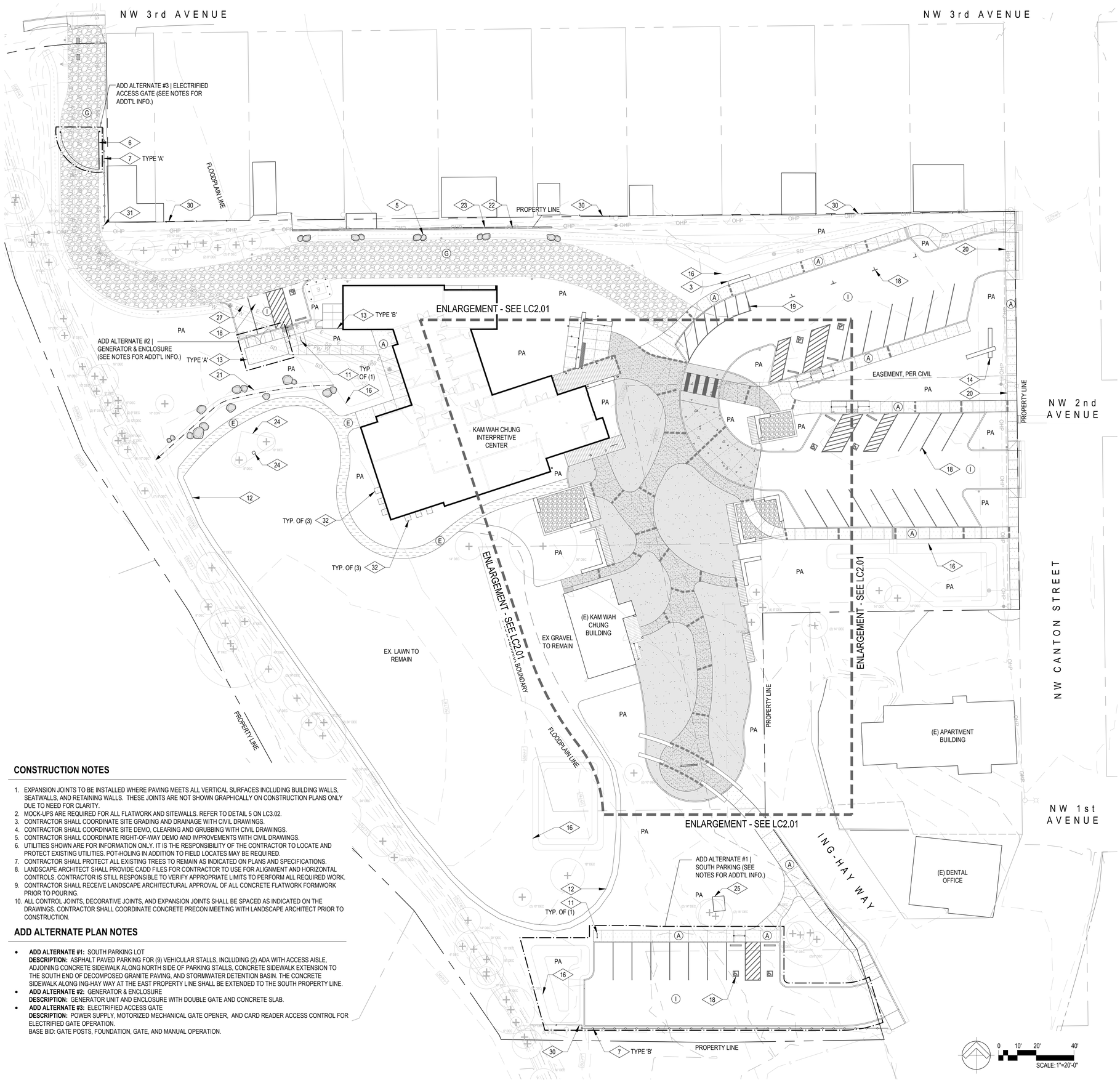

CONSTRUCTION NOTES

1. EXPANSION JOINTS TO BE INSTALLED WHERE PAVING MEETS ALL VERTICAL SURFACES INCLUDING BUILDING WALLS, SEATWALLS, AND RETAINING WALLS. THESE JOINTS ARE NOT SHOWN GRAPHICALLY ON CONSTRUCTION PLANS ONLY DUE TO NEED FOR CLARITY.
2. MOCK-UPS ARE REQUIRED FOR ALL FLATWORK AND SITEWALLS. REFER TO DETAIL 5 ON LC3.02.
3. CONTRACTOR SHALL COORDINATE SITE GRADING AND DRAINAGE WITH CIVIL DRAWINGS.
4. CONTRACTOR SHALL COORDINATE SITE DEMO, CLEARING AND GRUBBING WITH CIVIL DRAWINGS.
5. CONTRACTOR SHALL COORDINATE RIGHT-OF-WAY DEMO AND IMPROVEMENTS WITH CIVIL DRAWINGS.
6. UTILITIES SHOWN ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES. POT-HOLING IN ADDITION TO FIELD LOCATES MAY BE REQUIRED.
7. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN AS INDICATED ON PLANS AND SPECIFICATIONS.
8. LANDSCAPE ARCHITECT SHALL PROVIDE CADD FILES FOR CONTRACTOR TO USE FOR ALIGNMENT AND HORIZONTAL CONTROLS. CONTRACTOR IS STILL RESPONSIBLE TO VERIFY APPROPRIATE LIMITS TO PERFORM ALL REQUIRED WORK.
9. CONTRACTOR SHALL RECEIVE LANDSCAPE ARCHITECTURAL APPROVAL OF ALL CONCRETE FLATWORK FORMWORK PRIOR TO POURING.
10. ALL CONTROL JOINTS, DECORATIVE JOINTS, AND EXPANSION JOINTS SHALL BE SPACED AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE CONCRETE PRECON MEETING WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

ADD ALTERNATE PLAN NOTES

- **ADD ALTERNATE #1:** SOUTH PARKING LOT
  DESCRIPTION: ASPHALT PAVED PARKING FOR (9) VEHICULAR STALLS, INCLUDING (2) ADA WITH ACCESS AISLE, ADJOINING CONCRETE SIDEWALK ALONG NORTH SIDE OF PARKING STALLS, CONCRETE SIDEWALK EXTENSION TO THE SOUTH END OF DECOMPOSED GRANITE PAVING, AND STORMWATER DETENTION BASIN. THE CONCRETE SIDEWALK ALONG ING-HAY WAY AT THE EAST PROPERTY LINE SHALL BE EXTENDED TO THE SOUTH PROPERTY LINE.
- **ADD ALTERNATE #2:** GENERATOR & ENCLOSURE
  DESCRIPTION: GENERATOR UNIT AND ENCLOSURE WITH DOUBLE GATE AND CONCRETE SLAB.
- **ADD ALTERNATE #3:** ELECTRIFIED ACCESS GATE
  DESCRIPTION: POWER SUPPLY, MOTORIZED MECHANICAL GATE OPENER, AND CARD READER ACCESS CONTROL FOR ELECTRIFIED GATE OPERATION.
  BASE BID: GATE POSTS, FOUNDATION, GATE, AND MANUAL OPERATION.

PAVING LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC. SECTION
A	PEDESTRIAN CONCRETE PAVING TYPE 'A' NATURAL GRAY COLOR FINISH: LT. BROOM W/ TOOLED JOINTS	1 / LC3.01	32 13 13
B	VEHICULAR CONCRETE PAVING INTEGRAL COLOR: DAVIS COLORS, WESTERN GOLD #5844 FINISH: TOPCAST 05 w/ SAWCUT JOINTS	RE: CIVIL	32 13 13
C	PEDESTRIAN CONCRETE PAVING TYPE 'C' INTEGRAL COLOR: DAVIS COLORS, WESTERN GOLD #5844 FINISH:TOPCAST 05 w/ SAWCUT JOINTS	1 / LC3.01	32 13 13
D	DECOMPOSED GRANITE PAVING COLOR: TAN STABILIZER: STALOK ORIGINAL FROM STABILIZER SOLUTIONS	6 / LC3.01	32 14 45
E	PARK TRAIL SURFACE PER CITY OF JOHN DAY PARKS AND RECREATION COLOR: TBD	-	-
F	PEDESTRIAN GRAVEL PAVING 1/4" CRUSHED CLEAN GRAVEL	6 / LC3.01	-
G	GRAVEL FIRE LANE	RE: CIVIL	-
H	STAMPED PEDESTRIAN ACCENT PAVING CONCRETE COLOR: NATURAL GRAY ACCENT STAIN COLOR: 'ESPRESSO' BASE COLOR W/ 'PINTO', 'MISSION BROWN' & 'CHARCOAL' ACCENTS ANTIQUE WASH: 'EZ-TIQUE' 'WALNUT' & 'MIDNIGHT GRAY' PATTERN: RECLAIMED TIMBER PLANK 16" WIDE PACKAGE MFR: CALICO CONSTRUCTION PRODUCTS - (800)221-9469	1 / LC3.01	32 13 13
I	VEHICULAR ASPHALT PAVING	RE: CIVIL	-
J	TRUNCATED DOMES MFR: TUF-TILE MDL#: 24"x 24" WET SET COLOR: PRE WEATHERED CAST IRON	PER MANUF.	-

JOINT LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC. SECTION
	SAWCUT CONTROL JOINT	2 / LC3.01	32 13 13
	TOOLED CONTROL JOINT	2 / LC3.01	32 13 13
	EXPANSION JOINT	3, 4 / LC3.01	32 13 73

STANDARD CONSTRUCTION SYMBOLS & ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
PA	PLANTING AREA		POINT OF ORIGIN
	ALIGN	PAV.	PAVING
SIM.	SIMILAR	JTS.	JOINTS
TYP.	TYPICAL	EQ.	EQUAL

CONSTRUCTION KEYTAGS

SYMBOL	DESCRIPTION	DETAIL	SPEC. SECTION
1	ADA RAMP CONNECTION AT KAM WAH CHUNG BUILDING	7 / LC3.01	-
2	WALL TYPE 1 - ENTRY WALL TO MATCH ARCHITECTURE	8 / LC3.01	04 431 316
3	WALL TYPE 2	3 / LC3.04	-
4	ENTRY PLAZA W/ BIKE PARKING	1 / LC3.04	-
5	LANDSCAPE ACCENT BOULDER	9 / LC3.01	32 40 00
6	FIRE ACCESS GATE w/ KNOX BOX	2 / LC3.02	-
7	CHAIN LINK FENCE	4 / LC3.02	-
8	HISTORICAL PAVING MARKER	12 / LC3.01	32 13 13
9	FLUSH CONCRETE CURB	5 / LC3.01	32 13 13
10	INTERP. ELEMENT, SIGN, OR OTHER, N.I.C.	-	-
11	BIKE RACK	9 / LC3.02	12 93 00
12	EXISTING TRAIL, TO REMAIN	-	-
13	UTILITY ENCLOSURE	2 / LC3.03	05 50 00
14	ENTRY MONUMENT SIGN	1 / LC3.03	04 431 316
15	RAISED PEDESTRIAN CROSSING	RE: CIVIL	-
16	STORMWATER DETENTION BASIN	RE: CIVIL	-
17	ADA CURB RAMP	RE: CIVIL	-
18	PAVEMENT MARKING	RE: CIVIL	-
19	DROP-OFF AREA	RE: CIVIL	-
20	ROW SIDEWALK	RE: CIVIL	-
21	DRAINAGE SWALE	RE: CIVIL	-
22	REFURBISHED CHAINLINK FENCE AT (E) RET. WALL	3 / LC3.02	-
23	EX. RETAINING WALL, TO REMAIN		
24	EX. PLAQUE & PLANTER BORDER, TO REMAIN		
25	EX. STONE MONUMENT, TO REMAIN. DEMO EXISTING FOUNTAIN & SALVAGE MEMORIAL PLAQUE TO OWNER		
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27	SITE UTILITIES	RE: CIVIL	-
28	ROOFLINE ABOVE	RE: ARCH.	-
29	EXISTING ASPHALT PAVING, TO REMAIN	-	-
30	EXISTING FENCE, TO REMAIN	-	-
31	EXISTING BOLLARD, TO REMAIN	-	-
32	CUSTOM PLANTER, PER ARCH.	6 / LC3.02	-

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LANDSCAPE ARCHITECT'S STAMP

REGISTERED LANDSCAPE ARCHITECT
824
James A. Szabo
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PROJECT INFORMATION

Kam Wah Chung Interpretive Center
125 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

PHASE	100% CD SET
DATE	JULY 18, 2025
JOB NUMBER	2311

SHEET NAME

LANDSCAPE CONSTRUCTION PLAN

SHEET NUMBER

LC1.01

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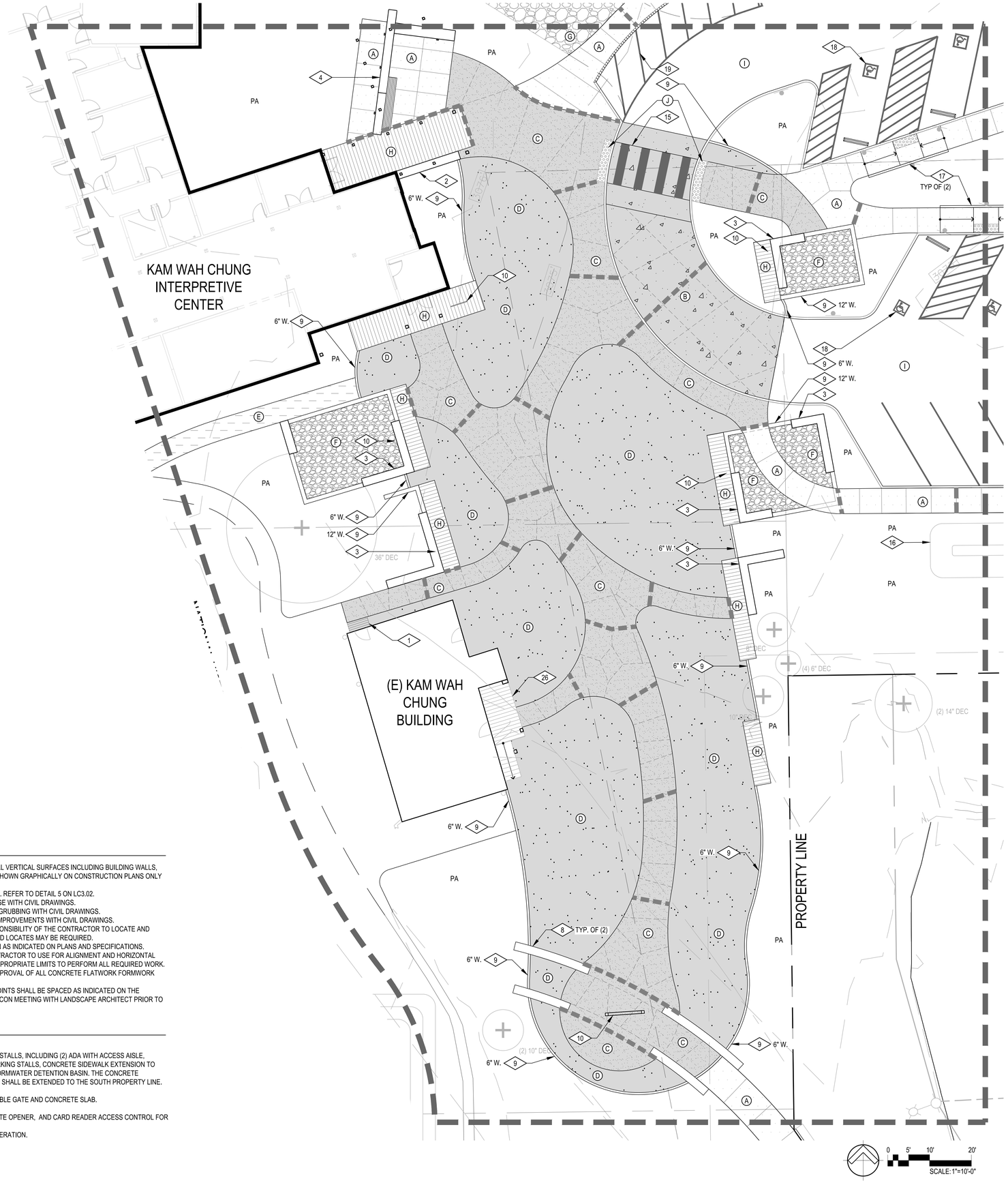

CONSTRUCTION NOTES

1. EXPANSION JOINTS TO BE INSTALLED WHERE PAVING MEETS ALL VERTICAL SURFACES INCLUDING BUILDING WALLS, SEATWALLS, AND RETAINING WALLS. THESE JOINTS ARE NOT SHOWN GRAPHICALLY ON CONSTRUCTION PLANS ONLY DUE TO NEED FOR CLARITY.
2. MOCK-UPS ARE REQUIRED FOR ALL FLATWORK AND SITEWALLS. REFER TO DETAIL 5 ON LC3.02.
3. CONTRACTOR SHALL COORDINATE SITE GRADING AND DRAINAGE WITH CIVIL DRAWINGS.
4. CONTRACTOR SHALL COORDINATE SITE DEMO, CLEARING AND GRUBBING WITH CIVIL DRAWINGS.
5. CONTRACTOR SHALL COORDINATE RIGHT-OF-WAY DEMO AND IMPROVEMENTS WITH CIVIL DRAWINGS.
6. UTILITIES SHOWN ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES. POT-HOLING IN ADDITION TO FIELD LOCATES MAY BE REQUIRED.
7. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN AS INDICATED ON PLANS AND SPECIFICATIONS.
8. LANDSCAPE ARCHITECT SHALL PROVIDE CADD FILES FOR CONTRACTOR TO USE FOR ALIGNMENT AND HORIZONTAL CONTROLS. CONTRACTOR IS STILL RESPONSIBLE TO VERIFY APPROPRIATE LIMITS TO PERFORM ALL REQUIRED WORK.
9. CONTRACTOR SHALL RECEIVE LANDSCAPE ARCHITECTURAL APPROVAL OF ALL CONCRETE FLATWORK FORMWORK PRIOR TO POURING.
10. ALL CONTROL JOINTS, DECORATIVE JOINTS, AND EXPANSION JOINTS SHALL BE SPACED AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE CONCRETE PRECON MEETING WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

ADD ALTERNATE PLAN NOTES

- **ADD ALTERNATE #1:** SOUTH PARKING LOT
  DESCRIPTION: ASPHALT PAVED PARKING FOR (9) VEHICULAR STALLS, INCLUDING (2) ADA WITH ACCESS AISLE, ADJOINING CONCRETE SIDEWALK ALONG NORTH SIDE OF PARKING STALLS, CONCRETE SIDEWALK EXTENSION TO THE SOUTH END OF DECOMPOSED GRANITE PAVING, AND STORMWATER DETENTION BASIN. THE CONCRETE SIDEWALK ALONG ING-HAY WAY AT THE EAST PROPERTY LINE SHALL BE EXTENDED TO THE SOUTH PROPERTY LINE.
- **ADD ALTERNATE #2:** GENERATOR & ENCLOSURE
  DESCRIPTION: GENERATOR UNIT AND ENCLOSURE WITH DOUBLE GATE AND CONCRETE SLAB.
- **ADD ALTERNATE #3:** ELECTRIFIED ACCESS GATE
  DESCRIPTION: POWER SUPPLY, MOTORIZED MECHANICAL GATE OPENER, AND CARD READER ACCESS CONTROL FOR ELECTRIFIED GATE OPERATION.
  BASE BID: GATE POSTS, FOUNDATION, GATE, AND MANUAL OPERATION.

PAVING LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC. SECTION
A	PEDESTRIAN CONCRETE PAVING TYPE 'A' NATURAL GRAY COLOR FINISH: LT. BROOM W/ TOOLED JOINTS	1 / LC3.01	32 13 13
B	VEHICULAR CONCRETE PAVING INTEGRAL COLOR: DAVIS COLORS, WESTERN GOLD #5844 FINISH: TOPCAST 05 w/ SAWCUT JOINTS	RE: CIVIL	32 13 13
C	PEDESTRIAN CONCRETE PAVING TYPE 'C' INTEGRAL COLOR: DAVIS COLORS, WESTERN GOLD #5844 FINISH:TOPCAST 05 w/ SAWCUT JOINTS	1 / LC3.01	32 13 13
D	DECOMPOSED GRANITE PAVING COLOR: TAN STABILIZER: STALOK ORIGINAL FROM STABILIZER SOLUTIONS	6 / LC3.01	32 14 45
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G	GRAVEL FIRE LANE	RE: CIVIL	-
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JOINT LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC. SECTION
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STANDARD CONSTRUCTION SYMBOLS & ABBREVIATIONS

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11	BIKE RACK	9 / LC3.02	12 93 00
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PROJECT INFORMATION

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ISSUES

MARK	DATE	DESCRIPTION

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DATE	JULY 18, 2025
JOB NUMBER	2311

SHEET NAME

LANDSCAPE CONSTRUCTION ENLARGEMENT PLAN

SHEET NUMBER

LC2.01

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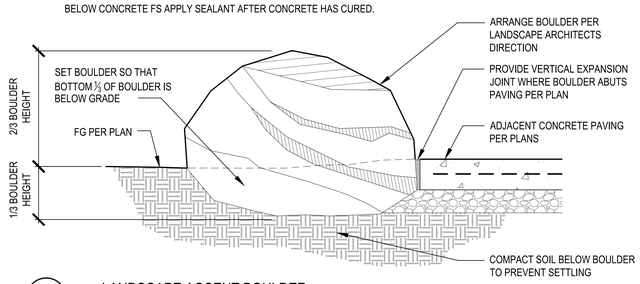
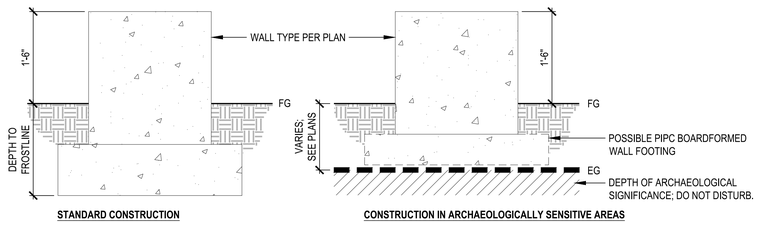
NOTES:

1. OWNER OR LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE CORRECT LOCATIONS OF BOULDERS PRIOR TO FORMING PAVING.
2. PLACE BOULDER PRIOR TO CONCRETE WORK.
3. WRAP BOULDER IN PLASTIC TO PROTECT FROM CONCRETE SPLASHING, STAINING AND DAMAGE.
4. AFTER POURING CONCRETE, REMOVE ALL PLASTIC, CONC SPLASHES, AND STAINS FROM BOULDER.
5. PROVIDE EXPANSION FOAM AND SEALANT WHERE STONE ABUTS CONCRETE PAVEMENT. SEALANT TO BE 1/4". BELOW CONCRETE FS APPLY SEALANT AFTER CONCRETE HAS CURED.



9 LANDSCAPE ACCENT BOULDER

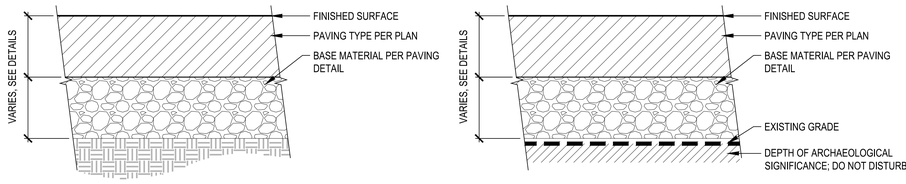
SCALE: 1 1/2"= 1'-0"



STANDARD CONSTRUCTION **CONSTRUCTION IN ARCHAEOLOGICALLY SENSITIVE AREAS**

10 WALLS IN ARCHAEOLOGICALLY SENSITIVE AREAS

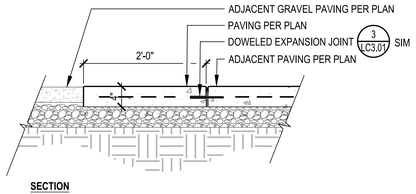
SCALE: 1"= 1'-0"



STANDARD CONSTRUCTION **CONSTRUCTION IN ARCHAEOLOGICALLY SENSITIVE AREAS**

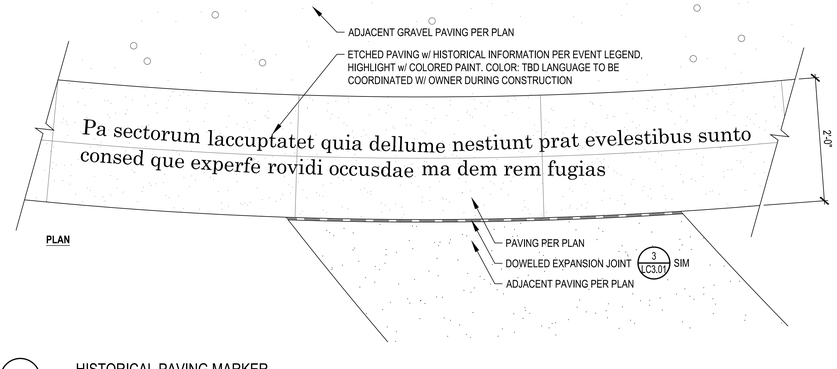
11 PAVING IN ARCHAEOLOGICALLY SENSITIVE AREAS

SCALE: 3" = 1'-0"



SECTION

CHARACTER IMAGERY



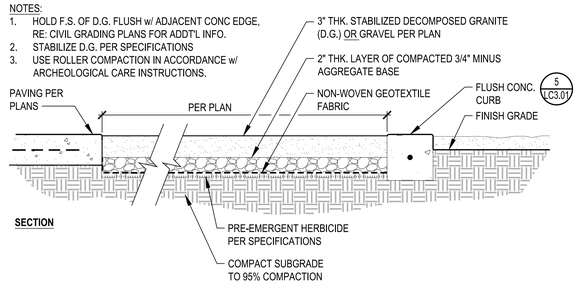
PLAN

12 HISTORICAL PAVING MARKER

SCALE: 1"= 1'-0"

NOTES:

1. HOLD F.S. OF D.G. FLUSH w/ ADJACENT CONC EDGE, RE: CIVIL GRADING PLANS FOR ADDT'L INFO.
2. STABILIZE D.G. PER SPECIFICATIONS
3. USE ROLLER COMPACTION IN ACCORDANCE w/ ARCHEOLOGICAL CARE INSTRUCTIONS.

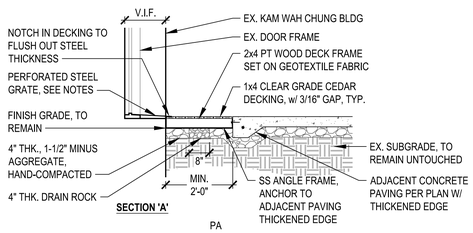


6 DECOMPOSED GRANITE PAVING

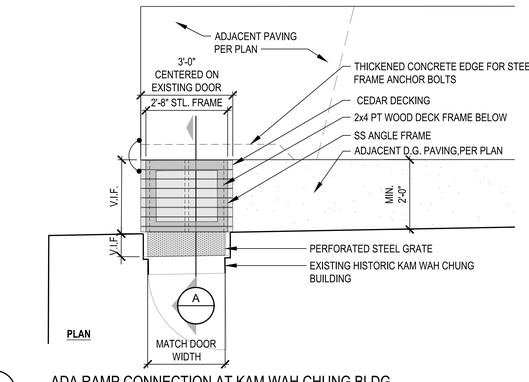
SCALE: 1 1/2"= 1'-0"

NOTES:

1. ALL PROPOSED HARDSCAPE SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 2'-0" AWAY FROM THE EXISTING KAM WAH CHUNG BUILDING.
2. PERFORATED STEEL GRATE TO BE POWDERCOATED. FINISH TEXTURE AND COLOR TBD BY OWNER.
3. FINISH AND COLOR OF ALL DECKING TBD BY OWNER.



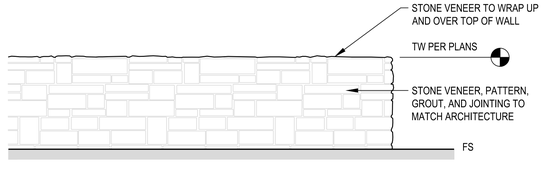
PA



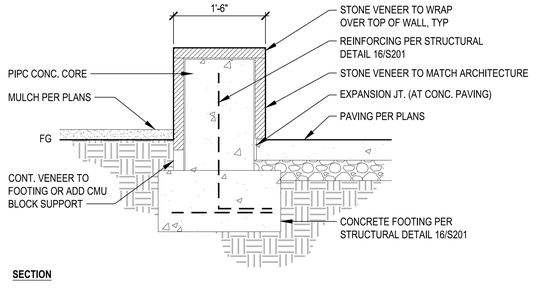
PLAN

7 ADA RAMP CONNECTION AT KAM WAH CHUNG BLDG

SCALE: 1/2"= 1'-0"



ELEVATION



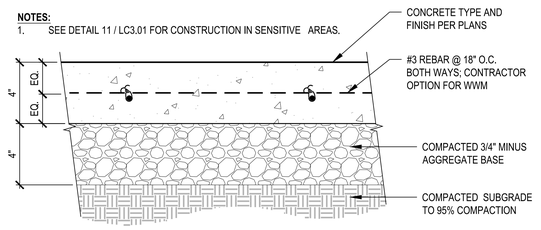
SECTION

8 WALL TYPE 1

SCALE: 1"= 1'-0"

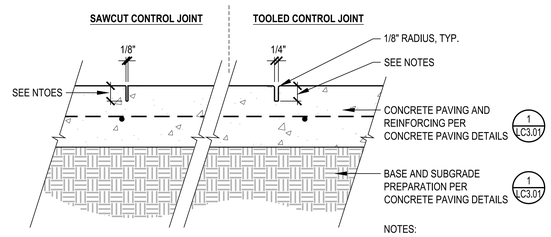
NOTES:

1. SEE DETAIL 11 / LC3.01 FOR CONSTRUCTION IN SENSITIVE AREAS.



1 CONCRETE PAVING

SCALE: 3" = 1'-0"

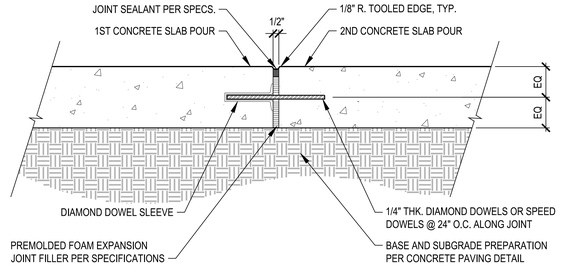


NOTES:

1. CONTROL JOINT DEPTH SHALL BE 1" DEPTH OR ⅓ THE TOTAL THICKNESS OF THE PAVING, WHICHEVER IS GREATER

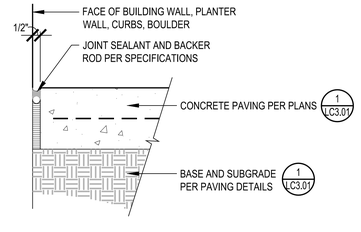
2 PAVING CONTROL JOINT

SCALE: 3" = 1'-0"



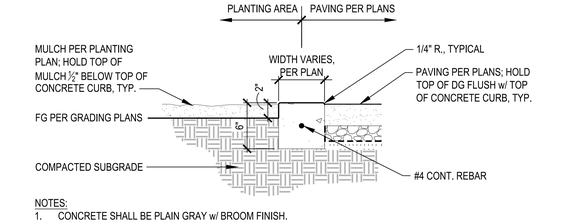
3 EXPANSION JOINT

SCALE: 3" = 1'-0"



4 EXPANSION JOINT AT VERTICAL SURFACE

SCALE: 3" = 1'-0"



NOTES:

1. CONCRETE SHALL BE PLAIN GRAY w/ BROOM FINISH.
2. INSTALL EXPANSION JOINT AT EDGES WHERE CURB MEETS CONCRETE OR WALL.
3. SAWCUT SCORE JOINTS SHALL BE EQUALLY SPACED A 8' O.C. MAX. AND PERPENDICULAR TO THE CURB LENGTH.
4. CURB SHALL BE FORMED AND POURED, EXTRUDED CURBS ARE NOT PERMITTED.

5 FLUSH CONCRETE CURB

SCALE: 1 1/2"= 1'-0"

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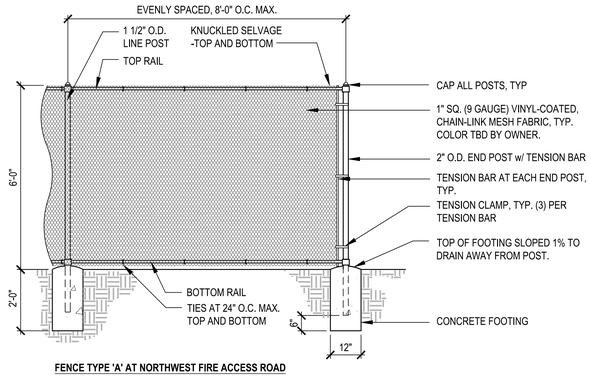
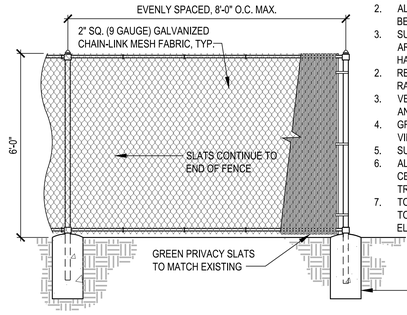
LANDSCAPE CONSTRUCTION DETAILS

SHEET NUMBER

LC3.01



FENCE TYPE 'A' AT NORTHWEST FIRE ACCESS ROAD



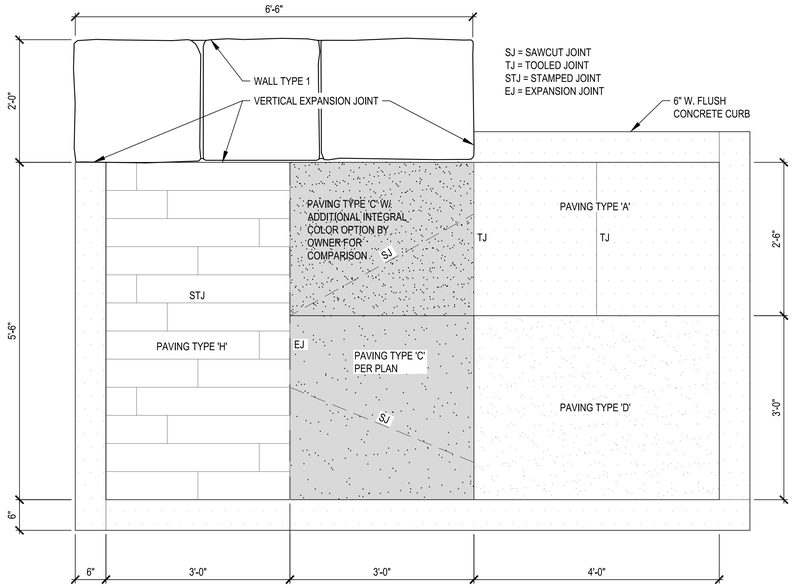
FENCE TYPE 'B' AT SOUTH PROPERTY LINE

NOTES:
1. BOTTOM RAIL TO BE 3" FROM FINISH SURFACE / GRADE.
2. ALL FENCING MATERIAL, AND HARDWARE CONNECTIONS TO BE GALVANIZED.
3. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, INCLUDE ALL HARDWARE.
2. RE: SPECS FOR STEEL FABRICATION INFORMATION, POST, RAIL AND ATTACHMENT DETAILS AND ADDITIONAL INFO.
3. VERIFY ALL FIELD DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
4. GRIND SMOOTH ANY WELDS AND/OR ROUGH STEEL PRIOR TO VINYL-COATING.
5. SUBMIT MATERIAL SAMPLE FOR REVIEW.
6. ALL POSTS SHALL BE ALIGNED, EVENLY SPACED, AND CENTERED IN CONC FTGS. POSTS SHALL BE PLUMB AND TRUE VERTICAL.
7. TOP OF FENCE SHALL MAINTAIN STRAIGHT, CONSISTENT LINE TO FOLLOW GRADE AND, WHEREVER POSSIBLE, A LEVEL ELEVATION.

4 6' HT. CHAINLINK PERIMETER FENCING

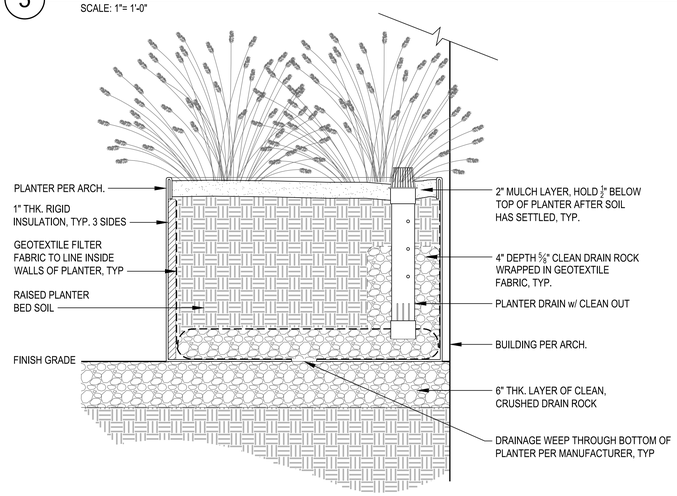
SCALE: 1/2"= 1'-0"

NOTES:
1. MOCK-UP MUST BE BUILT ALL TOGETHER AS SHOWN.
2. PROVIDE OWNER AND LANDSCAPE ARCHITECT 48 HRS. NOTICE TO REVIEW FINISHED MOCK-UP.
3. CONTRACTOR SHALL NOT PROCEED WITH FLATWORK INSTALLATION WITHOUT AN APPROVED MOCK-UP.
4. FINAL APPROVED MOCK-UP SHALL BE STORED AND PROTECTED ON SITE, EASILY ACCESSIBLE AND USED AS A STANDARD FOR ALL SITEWORK FINISHES AND CRAFTSMANSHIP.
5. OWNER IS NOT RESPONSIBLE FOR DELAYS IN CONSTRUCTION AND COSTS ASSOCIATED WITH REJECTED MOCK-UPS.



5 MOCK UP

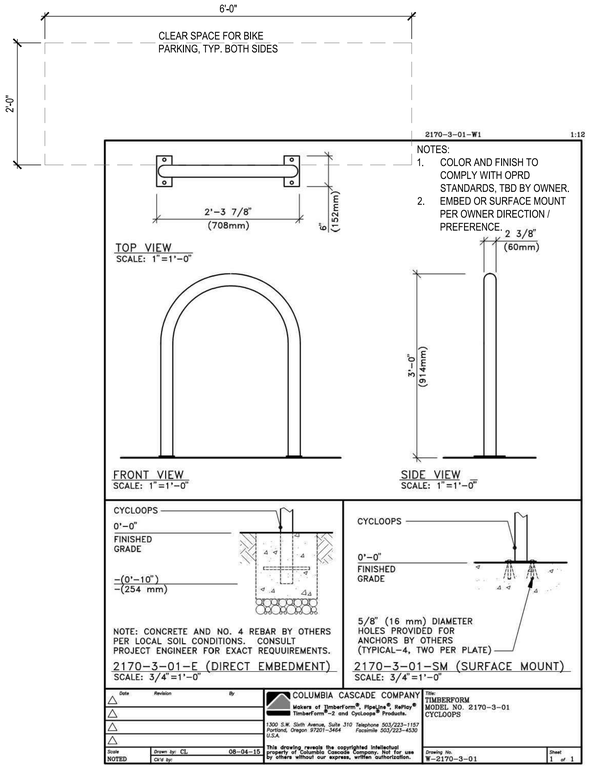
SCALE: 1"= 1'-0"



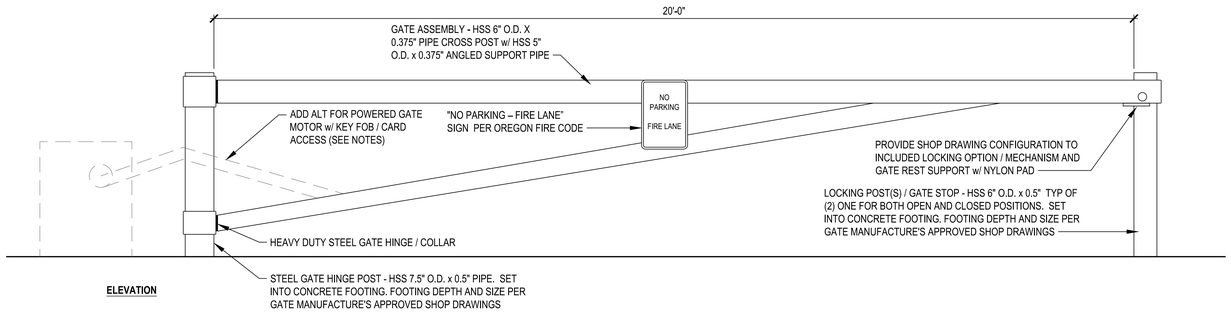
NOTES:
1. ALL CUSTOM PLANTERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. PLANTER STRUCTURE, SHOP DRAWINGS, AND FINISHED PRODUCTS SHALL BE PREPARED BY MANUFACTURER.
3. PLANTERS SHALL BE FITTED w/ DRAINAGE HOLE(S) A PER MANUFACTURER.
4. PLANTERS SHALL BE SET PLUMB AND LEVEL.
5. PROVIDE RAISED PLANTER BED SOIL. PLACE IN 6" LIFTS AND ALLOW TO SETTLE / COMPACT NATURALLY PRIOR TO MULCH AND PLANTING.

6 CUSTOM PLANTER TYPICAL SECTION

SCALE: 1 1/2"= 1'-0"



1 BIKE RACK

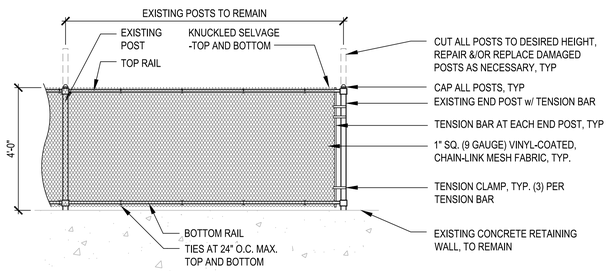


ELEVATION

NOTES:
1. BASE BID: GATE POSTS, FOUNDATION, GATE, MANUAL OPERATION; ADD ALTERNATE #3: POWER SUPPLY AND CARD READER ACCESS CONTROL FOR ELECTRIFIED GATE OPERATION.
2. CONCEPTUAL DETAIL FOR DISCUSSION PURPOSES ONLY. FINAL DESIGN, MATERIALS, & DIMENSIONS TO BE REVIEWED AND DETERMINED PER CONVERSATION BTWN OWNER & GATE MANUFACTURE / FABRICATOR.
3. GATE FRAME TO BE POWDER COATED GALV. TUBE STL., COLOR: PER OWNER TO MATCH OPRD GRAPHICS & BRANDING STANDARDS.
4. ALL FASTENERS, HINGES AND HARDWARE TO BE STAINLESS STEEL, EXTERIOR RATED, COLOR PER OWNER. ALL SCREWS TO BE COUNTERSUNK.
5. REFER TO PLANS FOR GATE ORIENTATION.
6. CONTRACTOR TO FIELD MEASURE AND SUBMIT SHOP DRAWINGS FOR ALL FENCES AND GATES.
7. ACCESS GATES SHALL BE SWINGING GATE DESIGN.
8. INSTALL "NO PARKING – FIRE LANE" SIGN TYPE D PER OREGON FIRE CODE SECTION D103.6 ON GATE

2 ACCESS GATE

SCALE: 3/4" = 1'-0"



NOTES:
1. EACH EXISTING POST SHALL BE CUT DOWN TO 4'-0" HT. ABOVE EXISTING CONCRETE WALL, AND CAPPED.
2. BOTTOM RAIL TO BE 3" FROM FINISH SURFACE OF EX. RETAINING WALL.
3. ALL FENCING MATERIAL, AND HARDWARE CONNECTIONS TO BE GALVANIZED AND VINYL-COATED FINISH, COLOR TBD BY OWNER.
4. SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, INCLUDE ALL HARDWARE.
5. RE: SPECS FOR STEEL FABRICATION INFORMATION, POST, RAIL AND ATTACHMENT DETAILS AND ADDITIONAL INFO.
6. VERIFY ALL FIELD DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
7. GRIND SMOOTH ANY WELDS AND/OR ROUGH STEEL PRIOR TO VINYL-COATING.
8. SUBMIT MATERIAL SAMPLE FOR REVIEW.
9. TOP OF FENCE SHALL MAINTAIN STRAIGHT, CONSISTENT LINE TO FOLLOW GRADE AND, WHEREVER POSSIBLE, A LEVEL ELEVATION.

3 REFURBISHED CHAINLINK FENCING ON EX. RETAINING WALL

SCALE: 1/2"= 1'-0"

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ISSUES

MARK	DATE	DESCRIPTION

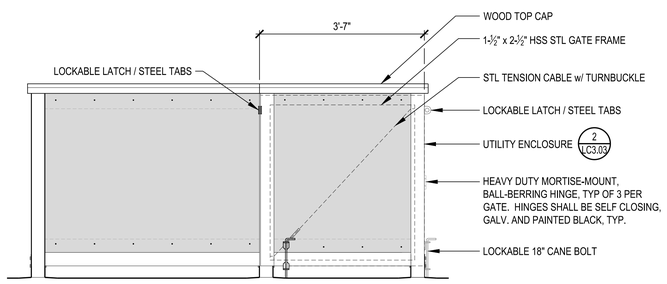
PHASE	100% CD SET
DATE	JULY 18, 2025
JOB NUMBER	2311

SHEET NAME

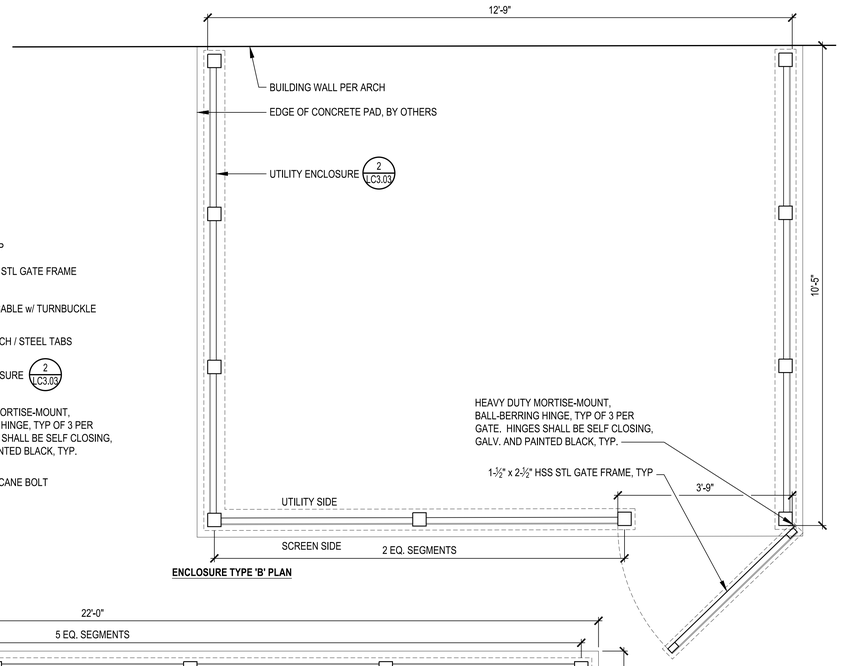
LANDSCAPE CONSTRUCTION DETAILS

SHEET NUMBER

LC3.02

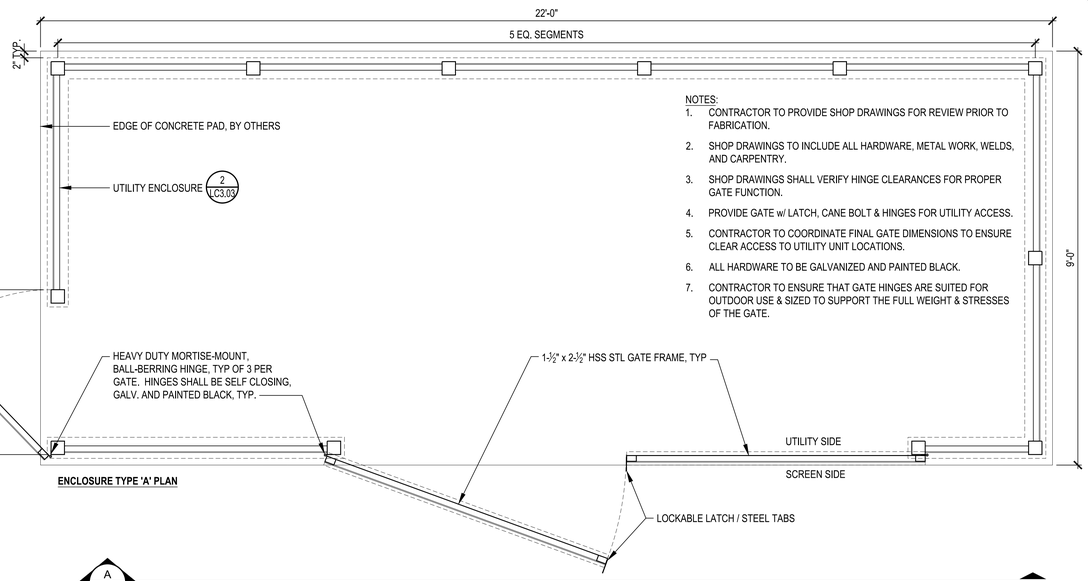


FRONT ELEVATION 'B'



ENCLOSURE TYPE 'B' PLAN

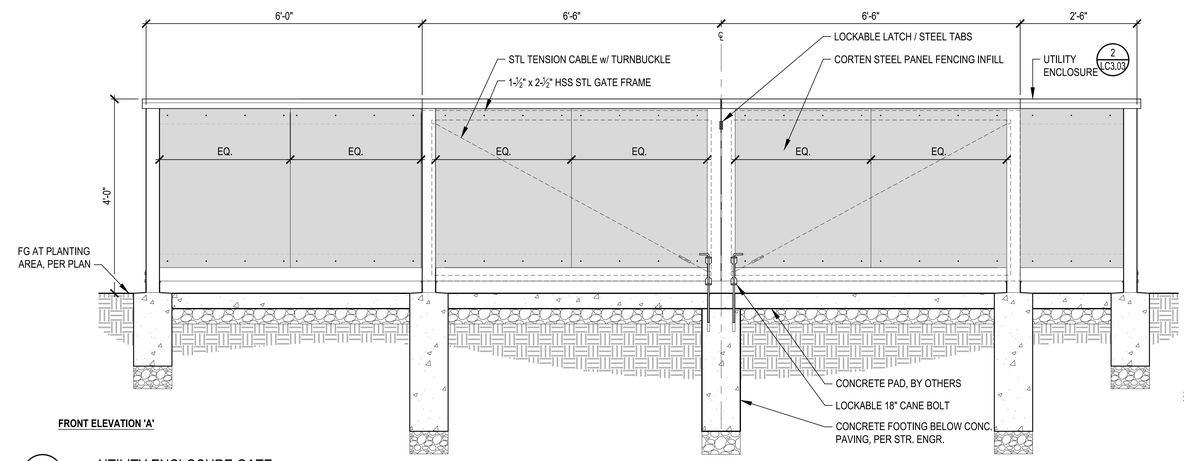
B



ENCLOSURE TYPE 'A' PLAN

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
2. SHOP DRAWINGS TO INCLUDE ALL HARDWARE, METAL WORK, WELDS, AND CARPENTRY.
3. SHOP DRAWINGS SHALL VERIFY HINGE CLEARANCES FOR PROPER GATE FUNCTION.
4. PROVIDE GATE w/ LATCH, CANE BOLT & HINGES FOR UTILITY ACCESS.
5. CONTRACTOR TO COORDINATE FINAL GATE DIMENSIONS TO ENSURE CLEAR ACCESS TO UTILITY UNIT LOCATIONS.
6. ALL HARDWARE TO BE GALVANIZED AND PAINTED BLACK.
7. CONTRACTOR TO ENSURE THAT GATE HINGES ARE SUITED FOR OUTDOOR USE & SIZED TO SUPPORT THE FULL WEIGHT & STRESSES OF THE GATE.

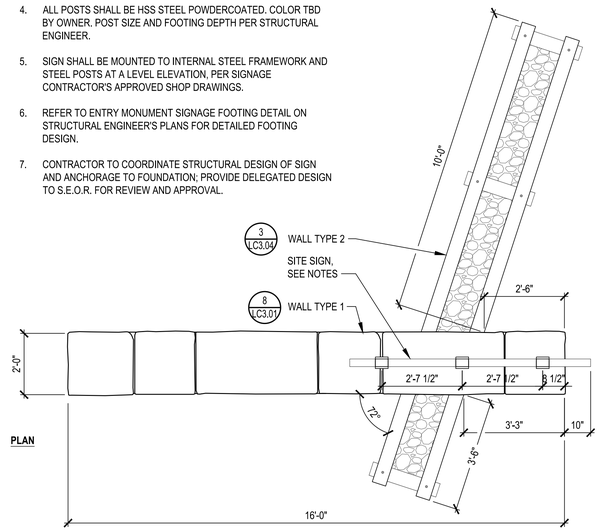
A



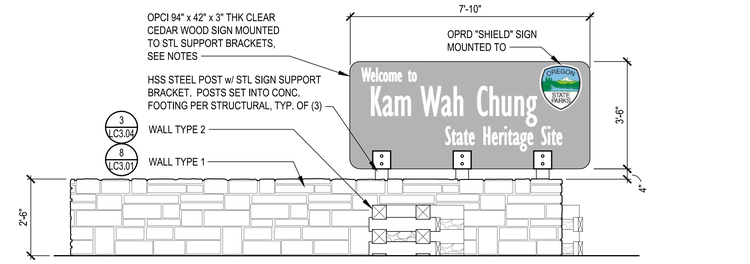
FRONT ELEVATION 'A'

3 UTILITY ENCLOSURE GATE
SCALE: 3/4" = 1'-0"

NOTES:
1. SIGN FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO FABRICATION.
2. SIGN AND ASSOCIATED LABELING, COLOR, AND FINISH PER OPRD BRANDING & GRAPHIC STANDARDS.
3. ALL STEEL POSTS SHALL BE EMBEDDED INTO CONCRETE FOOTING PER STRUCTURAL ENGINEER.
4. ALL POSTS SHALL BE HSS STEEL POWDERCOATED. COLOR TBD BY OWNER. POST SIZE AND FOOTING DEPTH PER STRUCTURAL ENGINEER.
5. SIGN SHALL BE MOUNTED TO INTERNAL STEEL FRAMEWORK AND STEEL POSTS AT A LEVEL ELEVATION, PER SIGNAGE CONTRACTOR'S APPROVED SHOP DRAWINGS.
6. REFER TO ENTRY MONUMENT SIGNAGE FOOTING DETAIL ON STRUCTURAL ENGINEER'S PLANS FOR DETAILED FOOTING DESIGN.
7. CONTRACTOR TO COORDINATE STRUCTURAL DESIGN OF SIGN AND ANCHORAGE TO FOUNDATION; PROVIDE DELEGATED DESIGN TO S.E.O.R. FOR REVIEW AND APPROVAL.

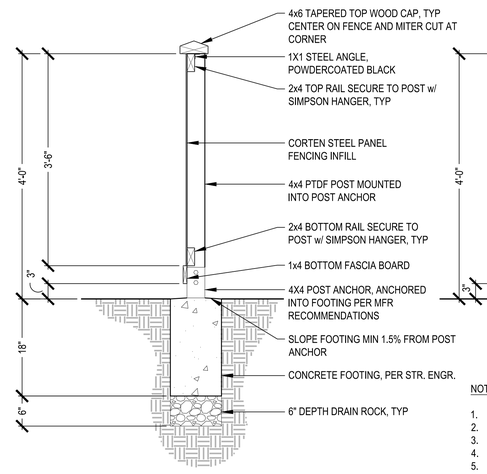


PLAN

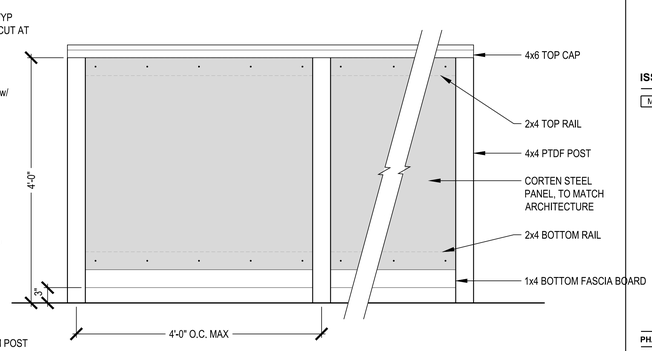


ELEVATION

1 ENTRY MONUMENT SIGNAGE
SCALE: 1/2"= 1'-0"



SECTION



ELEVATION

NOTES:
1. ALL WOOD SHALL BE CLEAR WESTERN RED CEDAR, UNLESS SHOWN AS PTDF.
2. CORTEN STEEL PANEL TO BE PRE-WEATHERED PRIOR TO INSTALLATION.
3. METAL PANELS SHALL BE FASTENED WITH EXTERIOR RATED FASTENERS, COLOR TDB BY OWNER.
4. ALL FASTENERS SHALL BE EXTERIOR RATED, COLOR TBD BY OWNER.
5. ALL POSTS SHALL BE ALIGNED, EVENLY SPACED, AND CENTERED IN CONC FTGS.
6. POSTS SHALL BE PLUMB AND TRUE VERTICAL.
7. TOP OF SCREEN SHALL MAINTAIN STRAIGHT, LEVEL ELEVATION.
8. REFER TO DETAIL 3 / LC3.03 FOR ENCLOSURE GATE DESIGN.

2 UTILITY ENCLOSURE
SCALE: 1"= 1'-0"

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OREGON
02.24.2014
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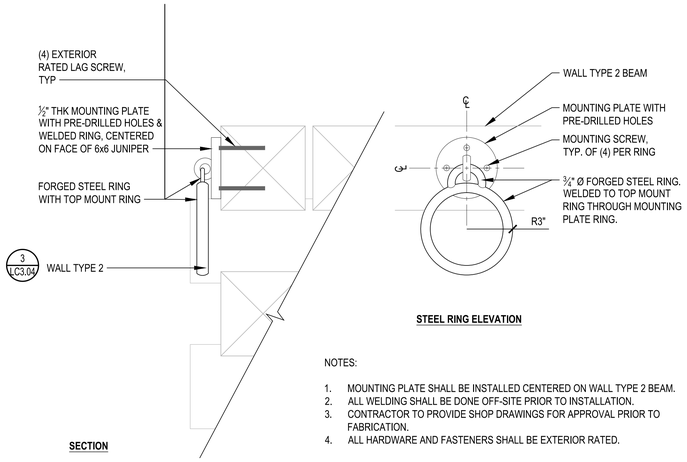
LC3.03



STEEL RING ELEVATION

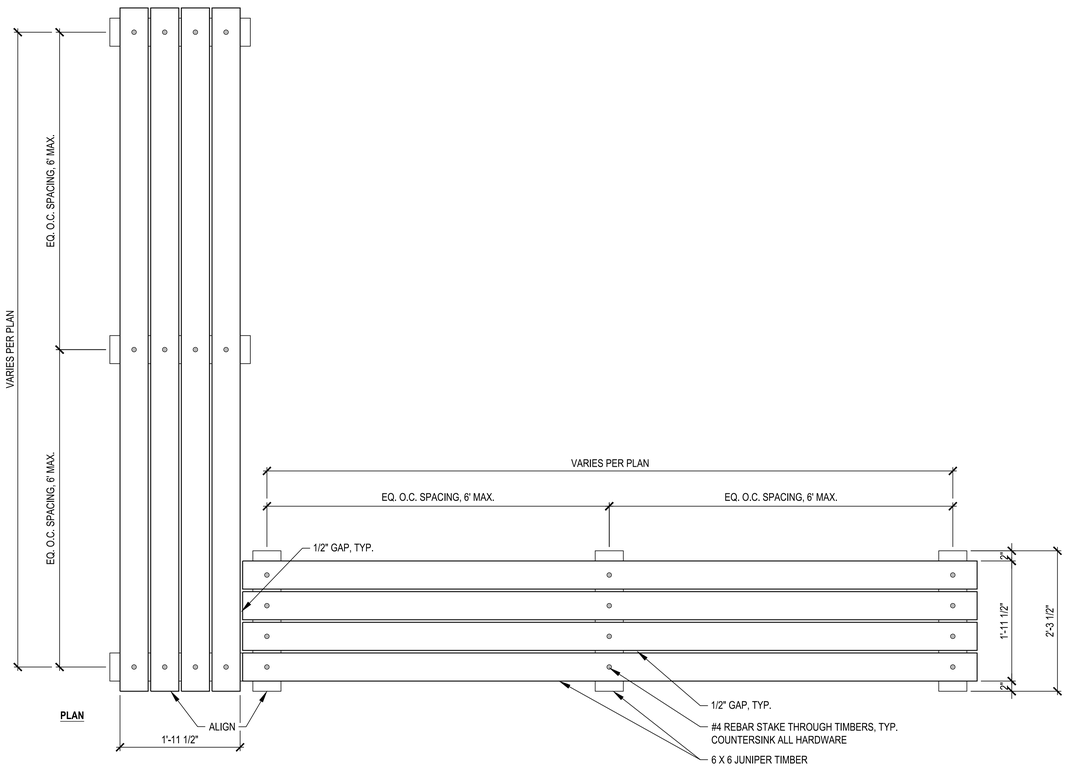
SECTION

NOTES:

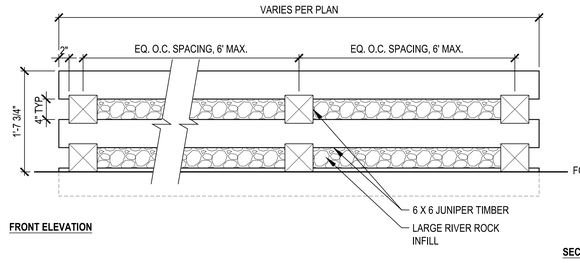
1. MOUNTING PLATE SHALL BE INSTALLED CENTERED ON WALL TYPE 2 BEAM.
2. ALL WELDING SHALL BE DONE OFF-SITE PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
4. ALL HARDWARE AND FASTENERS SHALL BE EXTERIOR RATED.

2 FORGED STEEL BIKE LOOP

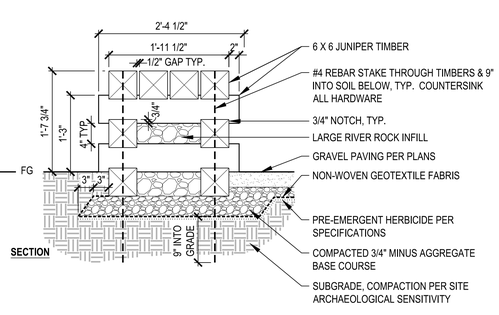
SCALE: 3" = 1'-0"



PLAN



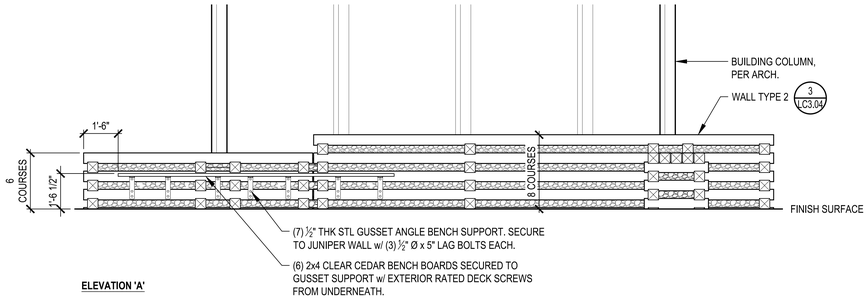
FRONT ELEVATION



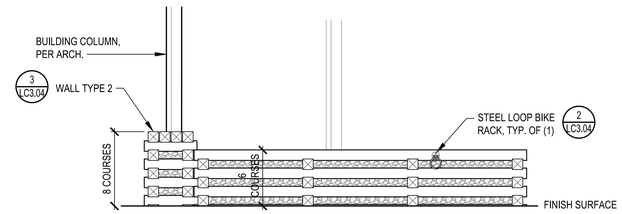
SECTION

3 WALL TYPE 2

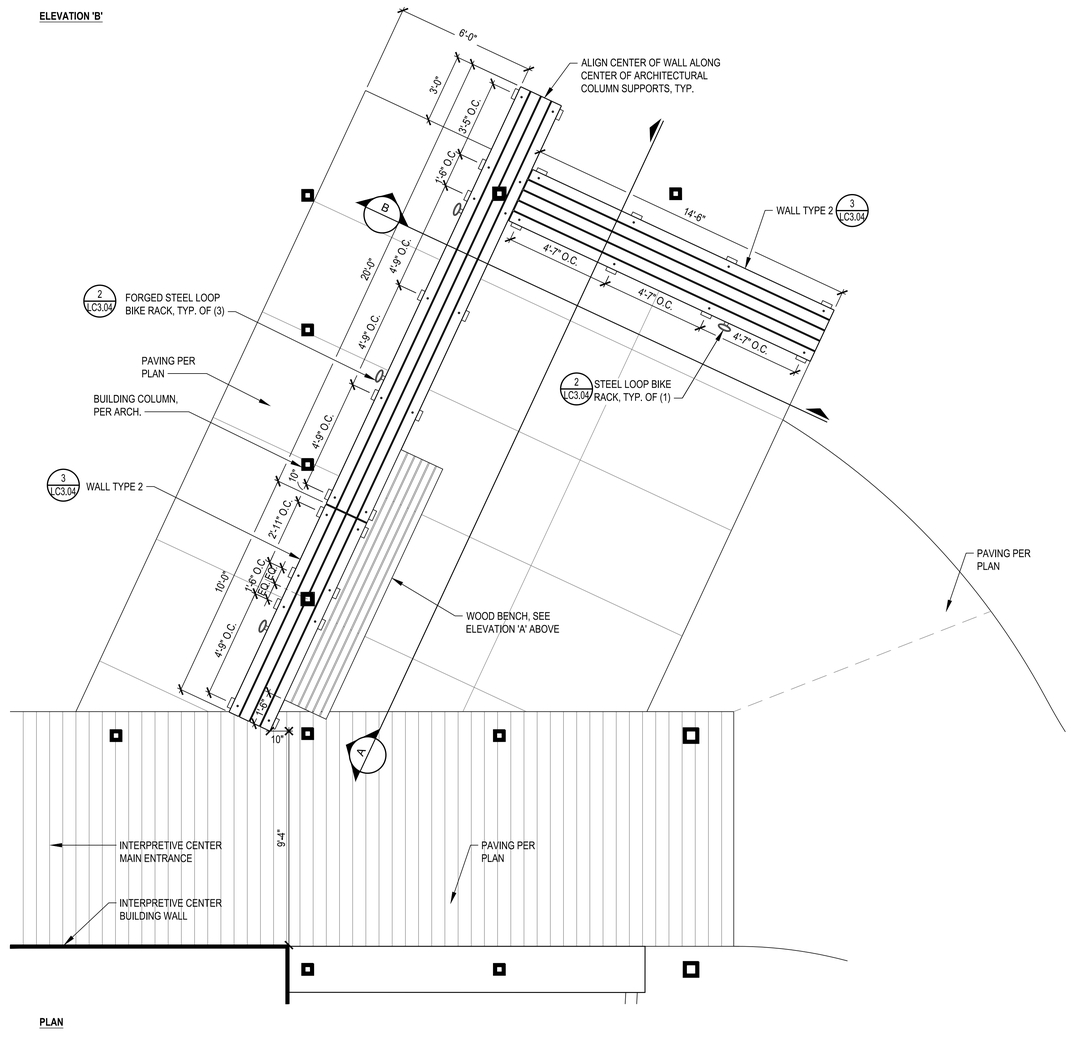
SCALE: 1"= 1'-0"



ELEVATION 'A'



ELEVATION 'B'



PLAN

1 ENTRY PLAZA WITH BIKE PARKING

SCALE: 3/8"= 1'-0"

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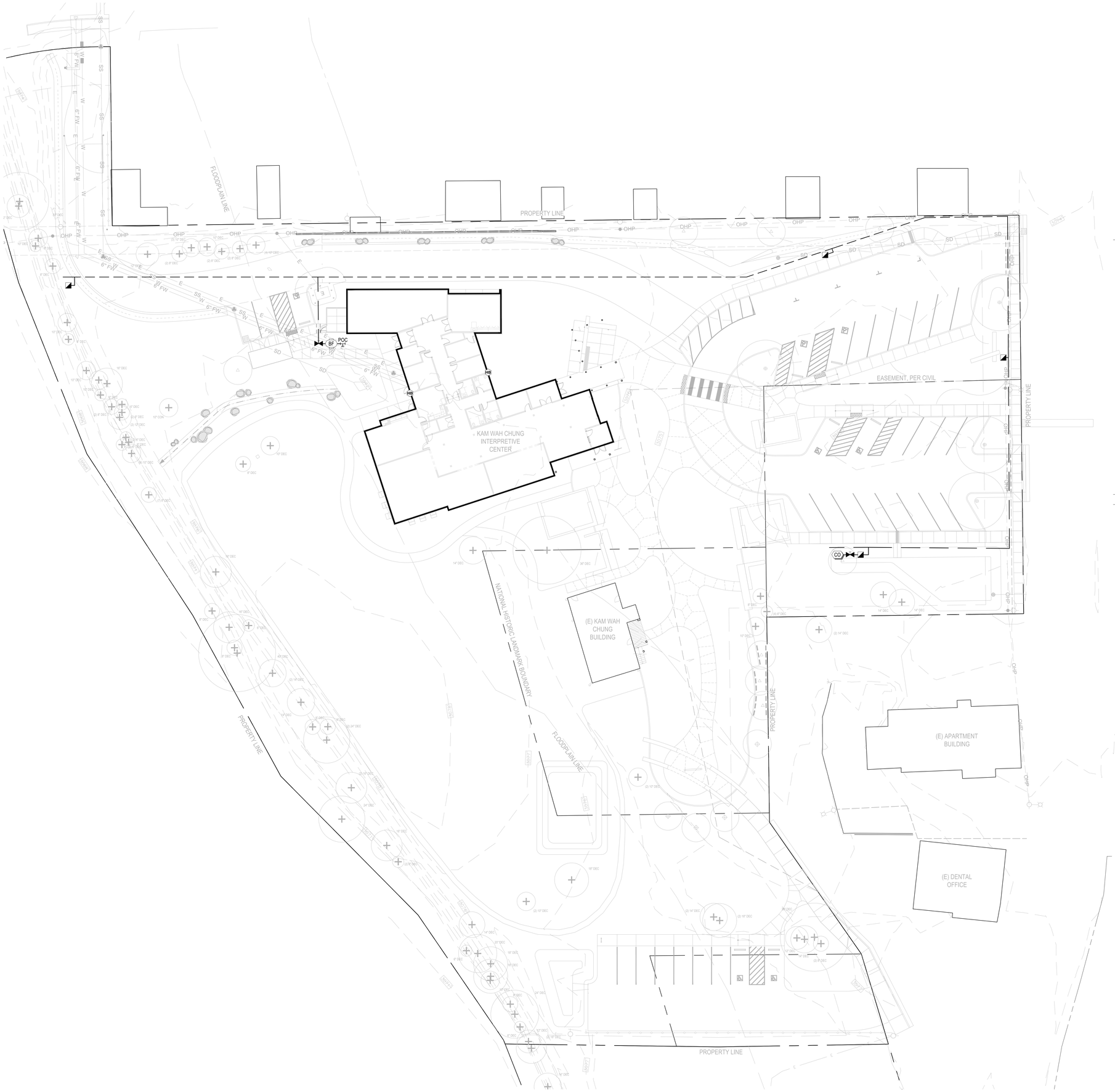
LC3.04



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◪	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
HB	HOSE BIBB
⋈	LASCO FITTINGS TUBV-SC 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE.
BF	ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY
CO	CLEAN OUT
POC	POINT OF CONNECTION
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40
= = = = = = = =	PIPE SLEEVE: PVC SCHEDULE 40

IRRIGATION NOTES

1. MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES.
2. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC.
3. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING REES WILL BE ALLOWED. AIR SPADE SHALL BE UTILIZED FOR ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES.
4. LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER.
5. ELECTRICAL WIRING FOR REMOTE CONTROL VALVES NOT SHOWN ON PLANS, CONTRACTOR INSTALL WIRING FOR ALL VALVES AND USE PVC SLEEVING FOR WIRE RUNS UNDER CONCRETE OR HARDSCAPE.
6. CONTRACTOR TO INSTALL BLOWOUT VALVE IN THE SYSTEM FOR WINTERIZATION PER DETAIL 4 / LI5.01 .
7. ALL IRRIGATION EQUIPMENT, LATERALS, MAINLINE AND SPRAY HEADS SHALL BE INSTALLED PER OREGON PARKS & RECREATION (OPRD) STANDARD DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
8. ALL LATERAL END RUNS SHALL BE 3/4" PVC SCHEDULE 40 PIPE UNLESS OTHERWISE NOTED ON PLANS.

0 10' 20' 40'
SCALE: 1"=20'-0"

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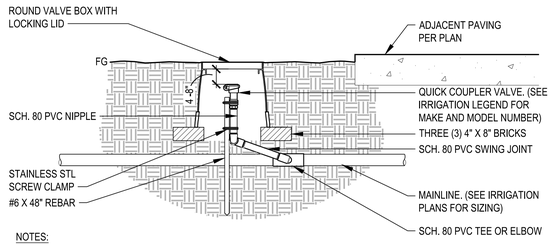
IRRIGATION PLAN

SHEET NUMBER

LI4.01

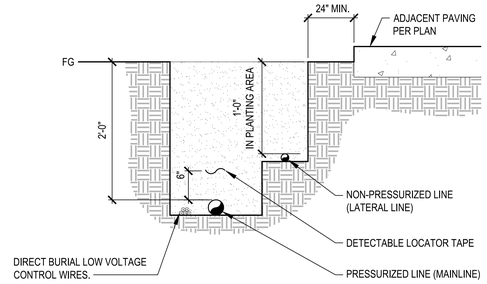


NOTES:

1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

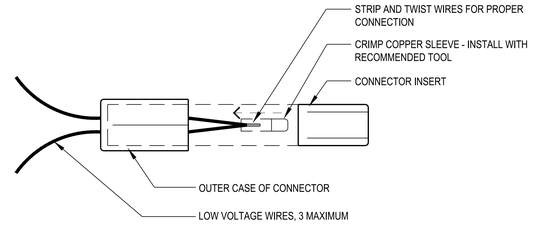
5 QUICK COUPLER VALVE

SCALE: 1 1/2"= 1'-0"



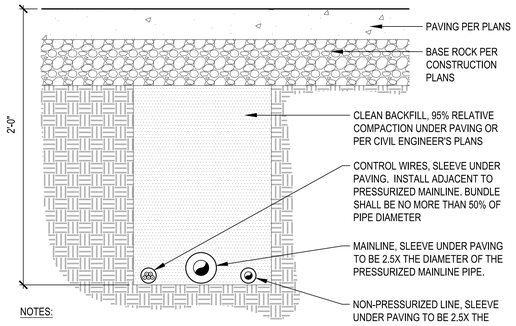
1 IRRIGATION TRENCHING

SCALE: 1 1/2"= 1'-0"



6 ELECTRICAL WIRING CONNECTOR

SCALE: N.T.S.

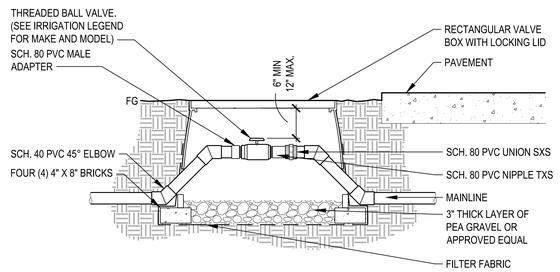


NOTES:

1. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
2. END OF SLEEVES SHALL BE LOCATED WITH A PERMANENT PAVEMENT MARKING PIN, STANDARD BRASS SURVEY PIN IN LEAD, SET 1 INCH FROM EDGE OF PAVING OR CURB.

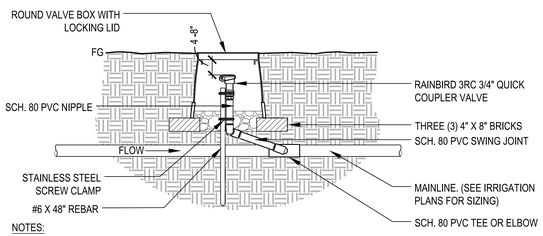
2 PIPE BENEATH PAVEMENT

SCALE: 1 1/2"= 1'-0"



3 BALL VALVE - 3" AND SMALLER

SCALE: 1 1/2"= 1'-0"



NOTES:

1. VALVE TO BE LOCATED DOWNSTREAM OF BACKFLOW, UPSTREAM OF FLOW SENSOR & MASTER VALVE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

4 WINTERIZATION BLOW-OUT VALVE

SCALE: 1 1/2"= 1'-0"

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LANDSCAPE ARCHITECT'S STAMP

REGISTERED LANDSCAPE ARCHITECT
824
James M. Szabo
OREGON
02.24.2014
EXPIRES: 02.28.2026

CONSULTANT

SZABO LANDSCAPE ARCHITECTURE
1000 NW WALL ST., STE 205 | BEND, OR 97703
541.382.2059 | WWW.SZABO-LA.COM

PROJECT INFORMATION

Kam Wah Chung Interpretive Center
125 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

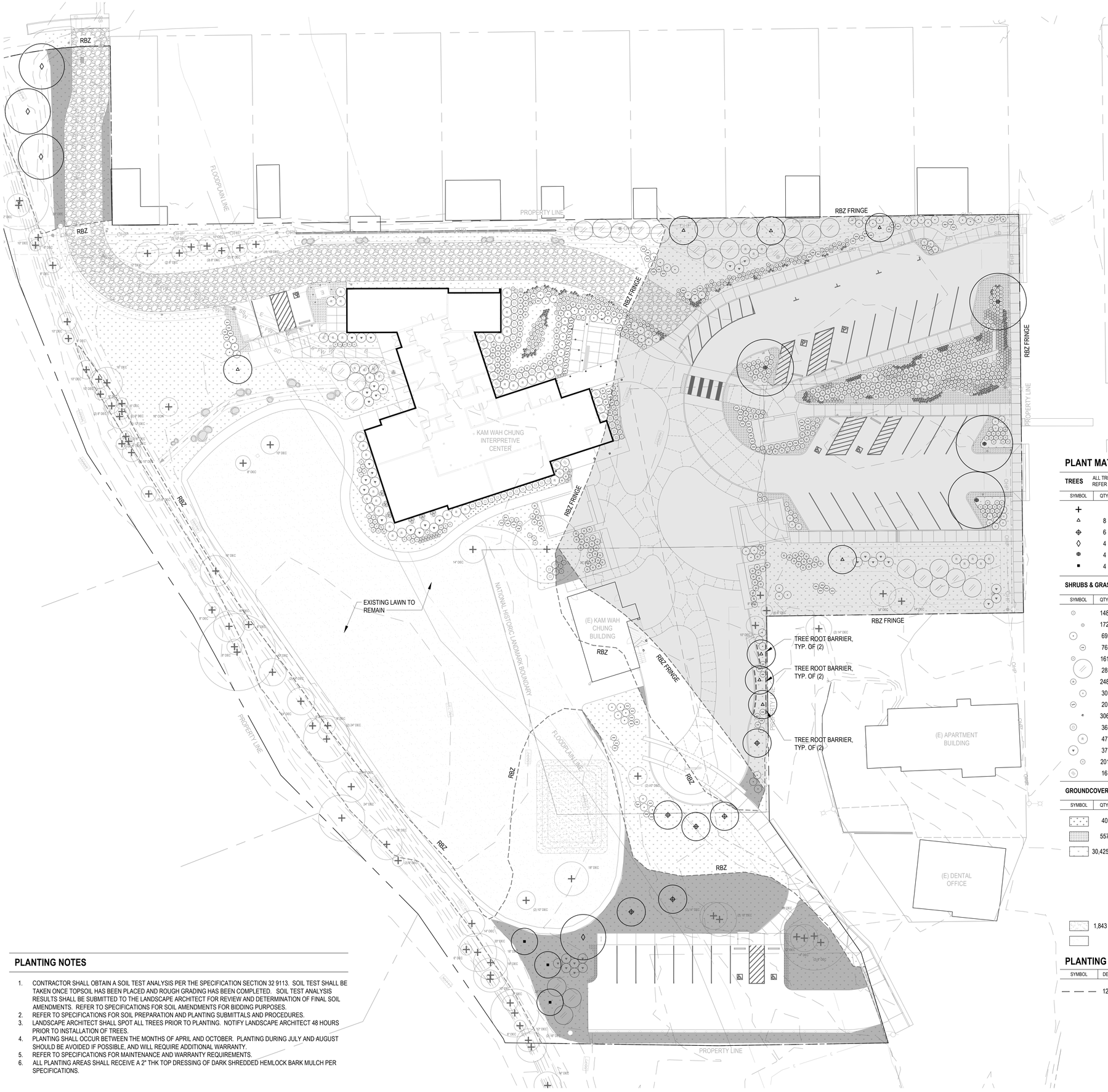
PHASE	100% CD SET
DATE	JULY 18, 2025
JOB NUMBER	2311

SHEET NAME

LANDSCAPE IRRIGATION DETAILS

SHEET NUMBER

LI5.01



PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN A SOIL TEST ANALYSIS PER THE SPECIFICATION SECTION 32 9113. SOIL TEST SHALL BE TAKEN ONCE TOPSOIL HAS BEEN PLACED AND ROUGH GRADING HAS BEEN COMPLETED. SOIL TEST ANALYSIS RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND DETERMINATION OF FINAL SOIL AMENDMENTS. REFER TO SPECIFICATIONS FOR SOIL AMENDMENTS FOR BIDDING PURPOSES.
2. REFER TO SPECIFICATIONS FOR SOIL PREPARATION AND PLANTING SUBMITTALS AND PROCEDURES.
3. LANDSCAPE ARCHITECT SHALL SPOT ALL TREES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO INSTALLATION OF TREES.
4. PLANTING SHALL OCCUR BETWEEN THE MONTHS OF APRIL AND OCTOBER. PLANTING DURING JULY AND AUGUST SHOULD BE AVOIDED IF POSSIBLE, AND WILL REQUIRE ADDITIONAL WARRANTY.
5. REFER TO SPECIFICATIONS FOR MAINTENANCE AND WARRANTY REQUIREMENTS.
6. ALL PLANTING AREAS SHALL RECEIVE A 2" THK TOP DRESSING OF DARK SHREDDED HEMLOCK BARK MULCH PER SPECIFICATIONS.

RIPARIAN BUFFER ZONE LEGEND & BENEFICIAL GAIN STD. (BGS) CALCS:

RIPARIAN BUFFER ZONE (RBZ)

• TOTAL RBZ AREA:	33,256 SF
• REQUIRED LANDSCAPE W/ IN RBZ:	5.0% / 1,663 SF
• PROVIDED LANDSCAPE W/ IN RBZ:	**25.0% / 8,332 SF**
• TREES REMOVED WITHIN RBZ:	3 TOTAL
MITIGATION RATIO 3:1	
• TREES PROVIDED W/ IN RBZ:	9 TOTAL

RIPARIAN BUFFER ZONE FRINGE (RBZ-FRINGE)

• TREES REMOVED WITHIN RBZ-FRINGE:	1 TOTAL
MITIGATION RATIO 2:1	
• TREES PROVIDED W/ IN RBZ-FRINGE:	8 TOTAL

NOTE: REFER TO CIVIL ENGINEER'S PLANS FOR ALL EXISTING TREE, AND TREE REMOVAL INFORMATION

LANDSCAPE TABULATIONS:

GROSS AREA:	165,996 SF
• EXISTING LANDSCAPE AREA TO REMAIN	48,398 SF
• PROPOSED LANDSCAPE AREA	45,309 SF
• **TOTAL PROVIDED LANDSCAPE AREA**	**56.5% / 93,707 SF**
• GROSS PARKING AND DRIVE AISLES AREA:	19,971 SF
• REQUIRED PARKING LOT LANDSCAPE:	10.0% / 1,997 SF
• **PROVIDED PARKING LOT LANDSCAPE:**	**13.2% / 2,628 SF**
• REQ'D PARKING LOT TREES @ 1 PER 12 STALLS:	03 TREES
• EXISTING PARKING LOT TREES TO REMAIN:	01 TREES
• PROPOSED PARKING LOT TREES:	03 TREES
• **PROVIDED PARKING LOT TREES:**	04 TREES

PLANT MATERIAL LEGEND

TREES ALL TREES ARE STANDARD FORM UNLESS NOTED. REFER TO DETAILS ON SHEET LP7.01 FOR TREE PLANTING AND STAKING.

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WATER
+		AS SHOWN	EXISTING PONDEROSA OR JUNIPER TREE TO REMAIN		
△	8	2" CAL	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	LOW
⊕	6	2" CAL	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	LOW
◊	4	2" CAL	ALNUS RHOMBIFOLIA	WHITE ALDER	HIGH
⊕	4	2" CAL	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	LOW
■	4	6'-7' HT.	SALIX EXIGUA	WHITE WILLOW (MULTI-TRUNK)	MEDIUM

SHRUBS & GRASSES REFER TO DETAILS ON SHEET LP7.01 FOR SHRUB PLANTING

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WATER
⊙	148	4" POT	ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW
⊙	172	1 GAL	AGASTACHE AURANTIANCA 'TANGO'	HUMMINGBIRD MINT	LOW
⊙	69	5 GAL	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	VERY LOW
⊙	76	1 GAL	CHRYSOTHAMNUS NAUSEOSUS	GREEN RABBITBRUSH	VERY LOW
⊙	161	4" POT	FESTUCA IDAHOENSIS	IDAHO FESCUE	LOW
⊙	28	15 GAL	HOLODISCUS DISCOLOR	OCEANSPRAY	LOW
⊙	248	5 GAL	LEYMUS CINEREUS	GREAT BASIN WILDRYE	LOW
⊙	30	5 GAL	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	VERY LOW
⊙	20	1 GAL	NEPETA RACEMOSA 'WALKERS LOW'	WALKERS LOW CATMINT	LOW
⊙	306	4" POT	PENSTEMON DEUSTUS	HOTROCK PENSTEMON	LOW
⊙	36	5 GAL	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	LOW
⊙	47	5 GAL	RIBES CEREUM	WAX CURRANT	LOW
⊙	37	5 GAL	ROSA WOODSII	WOOD'S ROSE	LOW
⊙	201	1 GAL	RUDBECKIA HIRTA	BLACK-EYED SUSAN	VERY LOW
⊙	16	5 GAL	SYMHPORICARPOS ALBUS	COMMON SNOWBERRY	LOW

GROUNDCOVER REFER TO SHEET LP7.01 GROUNDCOVER PLANTING DETAILS

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WATER
	40	4" POTS	ANACYCLUS DEPRESSUS	MTN ATLAS DAISY	24" O.C.	VERY LOW
	557	4" POTS	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	24" O.C.	LOW
	30,425 SF	SEED	NATIVE REVEGETATION MIX		24" O.C.	VERY LOW
		60%	POA SECUNDA	SANDBERG'S BLUEGRASS		
		15%	FESTUCA IDAHOENSIS	IDAHO FESCUE		
		15%	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL		
		5%	ACHILLEA MILLEFOLIUM	COMMON YARROW		
		5%	PENSTEMON DEUSTUS	HOTROCK PENSTEMON		
	1,843 SF		SODDED TURF, PER SPECIFICATIONS			
			EXISTING LAWN, TO REMAIN			

PLANTING INFRASTRUCTURE

REFER TO DETAILS ON SHEET LP 7.01 FOR PLANTING

SYMBOL	DESCRIPTION	DETAIL
— — —	12" DEEP ROOT BARRIER	7 / LP7.01

0 10' 20' 40'
SCALE: 1"=20'-0"

01

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PROJECT INFORMATION

Kam Wah Chung Interpretive Center
125 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION
01	2025.07.31	PLANTING MITIGATION REVS

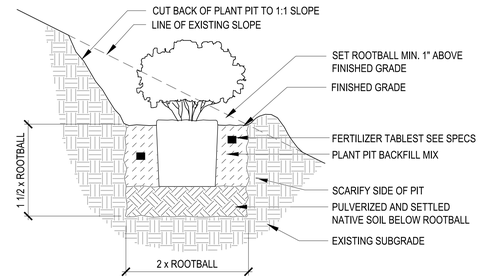
PHASE	100% CD SET
DATE	JULY 18, 2025
JOB NUMBER	2311

SHEET NAME

LANDSCAPE PLANTING PLAN

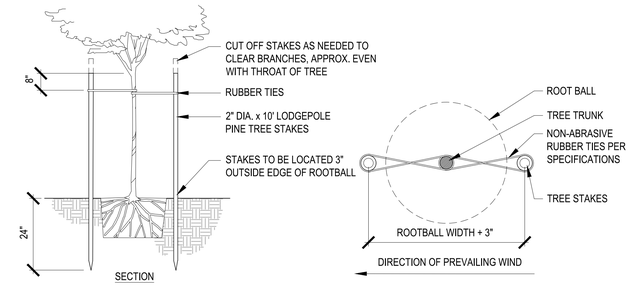
SHEET NUMBER

LP6.01



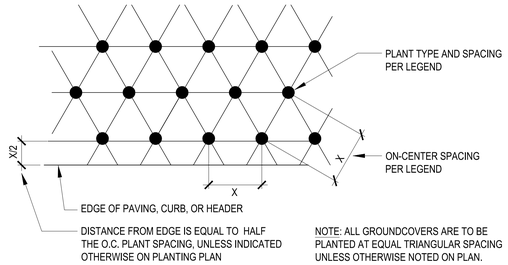
5 SHRUB PLANTING - SLOPES

SCALE: 1" = 1'-0"



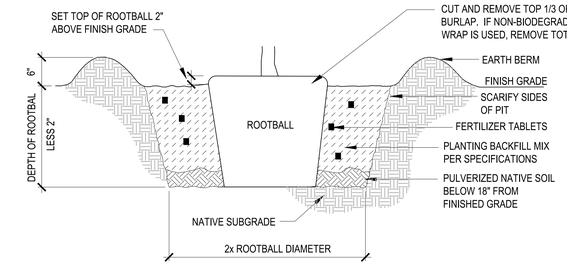
1 TREE STAKING - DOUBLE

SCALE: N.T.S.



6 GROUNDCOVER PLANTING

SCALE: N.T.S.

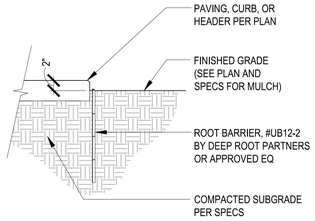


2 TREE PLANTING

SCALE: N.T.S.

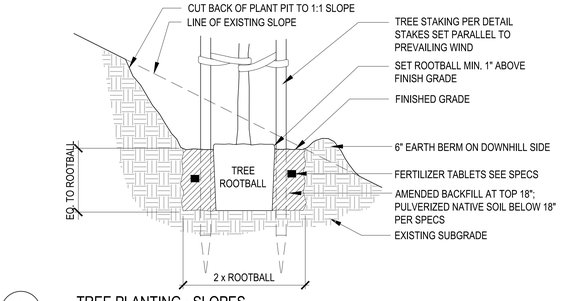
NOTES:

1. THE BARRIERS SHALL BE BLACK , INJECTION MOLDED PANELS, 0.085" WALL THICKNESS IN MODULES 24 INCHES LONG BY 12 INCHES DEEP.
2. EACH PANEL SHALL HAVE: NOT LESS THAN FOUR (4) MOLDED INTEGRAL VERTICAL ROOT DEFLECTING RIBS, A DOUBLE TOP EDGE OF HORIZONTAL RIDGES, (9) MIN ANTI-LIFT GROUND LOCK TABS, AND REASSEMBLED SELF-LOCKING FLEXIBLE (0°-180°) JOINER STRIPS TO CONNECT ONE PANEL TO THE NEXT.
3. ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL.
4. THE DOUBLE TOP EDGE SHALL BE 1/2 INCH ABOVE FINISH GRADE
5. PANELS SHALL BE CONNECTED WITH THE FLEXIBLE JOINER STRIPS IN THE LENGTH REQUIRED, USE ONLY FULL PANELS.



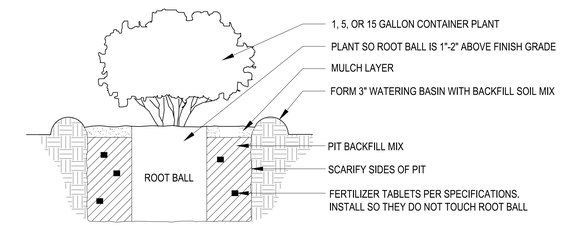
7 12" DEEP ROOT BARRIER

SCALE: 1"= 1'-0"



3 TREE PLANTING - SLOPES

SCALE: 1" = 1'-0"



4 CONTAINER SHRUB AND GRASS PLANTING

SCALE: N.T.S.

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James M. Szabo
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CONSULTANT

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541.382.2059 | WWW.SZABO-LA.COM

PROJECT INFORMATION

Kam Wah Chung Interpretive Center
125 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

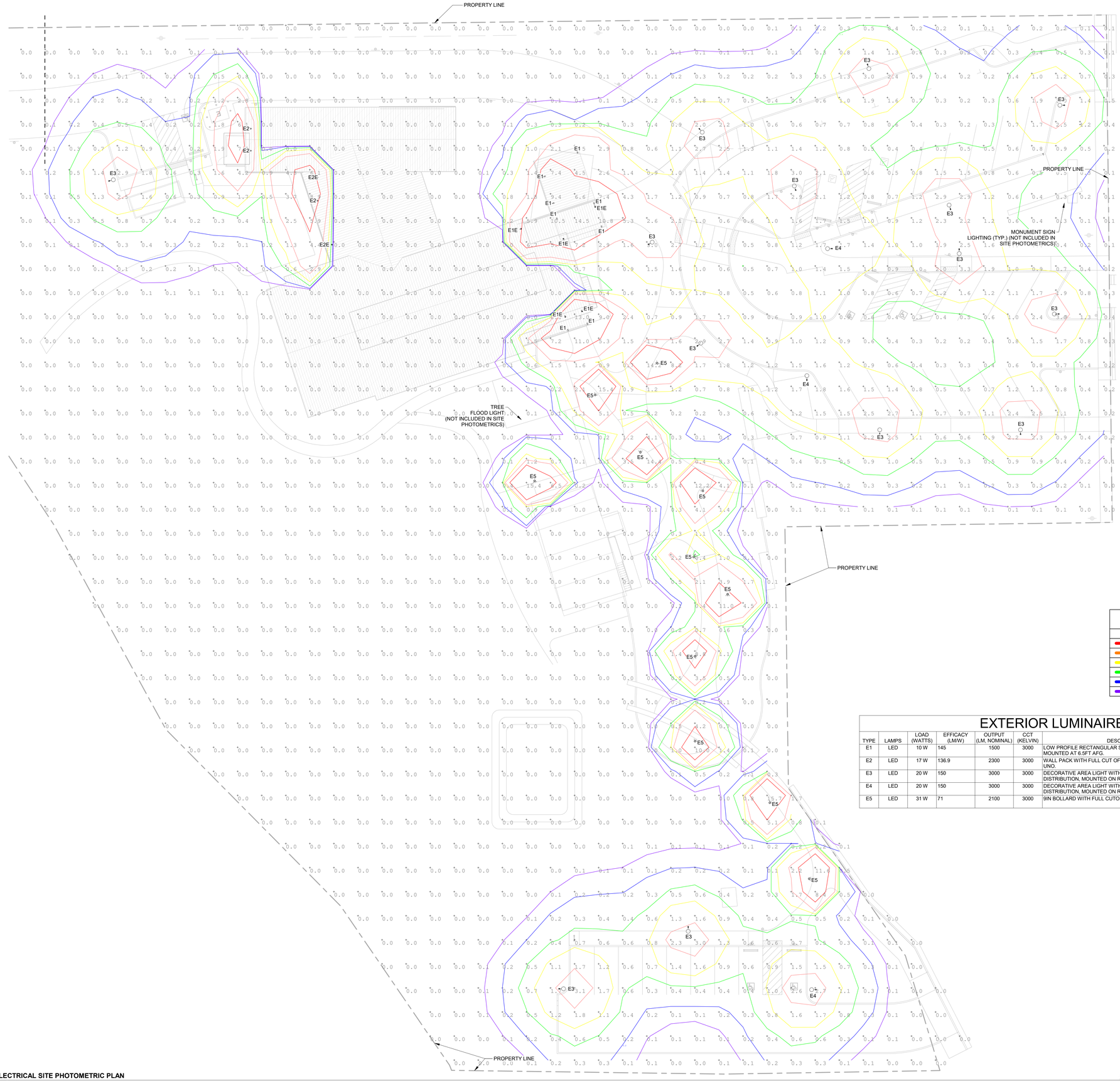
PHASE	100% CD SET
DATE	JULY 18, 2025
JOB NUMBER	2311

SHEET NAME

LANDSCAPE PLANTING DETAILS

SHEET NUMBER

LP7.01



PHOTOMETRIC LEGEND

ISOLINE	ILLUMINANCE (FC)	NOTES
	5	ALL CALCULATION UNITS FOR ILLUMINANCE ARE IN FOOTCANDLES (FC). CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM EXISTING SITE LIGHTING OR OTHER NOTED ELEMENTS.
	2	
	1	
	0.5	
	0.2	
	0.1	

EXTERIOR LUMINAIRE SCHEDULE

TYPE	LAMPS	LOAD (WATTS)	EFFICACY (LM/W)	OUTPUT (LM, NOMINAL)	CCT (KELVIN)	DESCRIPTION	MFR	CATALOG NO. OR SERIES
E1	LED	10 W	145	1500	3000	LOW PROFILE RECTANGULAR SCONCE WITH FULL CUTOFF, MOUNTED AT 6.5FT AFG.	GARDCO	GBS-A01-830-T3M-120-BZ-GPWSBK
E2	LED	17 W	136.9	2300	3000	WALL PACK WITH FULL CUT OFF, WALL MOUNTED AT 8FT AFG UNO.	LUMENS	FORTIS LED WALL SCONCE
E3	LED	20 W	150	3000	3000	DECORATIVE AREA LIGHT WITH FULL CUTOFF, TYPE 3W DISTRIBUTION, MOUNTED ON ROUND STEEL POLE AT 15FT AFG.	LSI	XDLSA-3L-3W-UNV-30K8-B RZ-SA4-S-IMSBT1L
E4	LED	20 W	150	3000	3000	DECORATIVE AREA LIGHT WITH FULL CUTOFF, TYPE 5Q DISTRIBUTION, MOUNTED ON ROUND STEEL POLE AT 15FT AFG.	LSI	XDLSA-3L-3W-UNV-30K8-B RZ-SA4-S-IMSBT1L
E5	LED	31 W	71	2100	3000	9IN BOLLARD WITH FULL CUTOFF	LSI	MRB-LED-25L-S-UNV-DIM-30-PCI208-BRZ

1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
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MAY 11, 2021
BRIAN M. MCDIVITT
EXPIRES: 12/31/2026

CONSULTANT

Morrison Maierle
engineers • surveyors • planners • scientists

PROJECT INFORMATION

Kam Wah Chung Interpretive Center

125 NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION

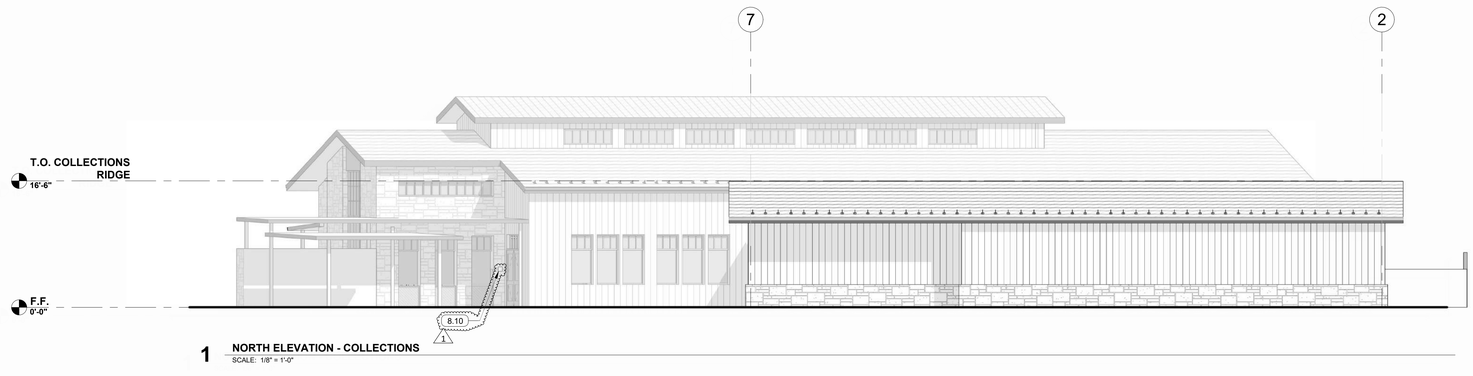
PHASE	100% Construction Documents
DATE	2025/07/18
JOB NUMBER	23-029-OR

SHEET NAME

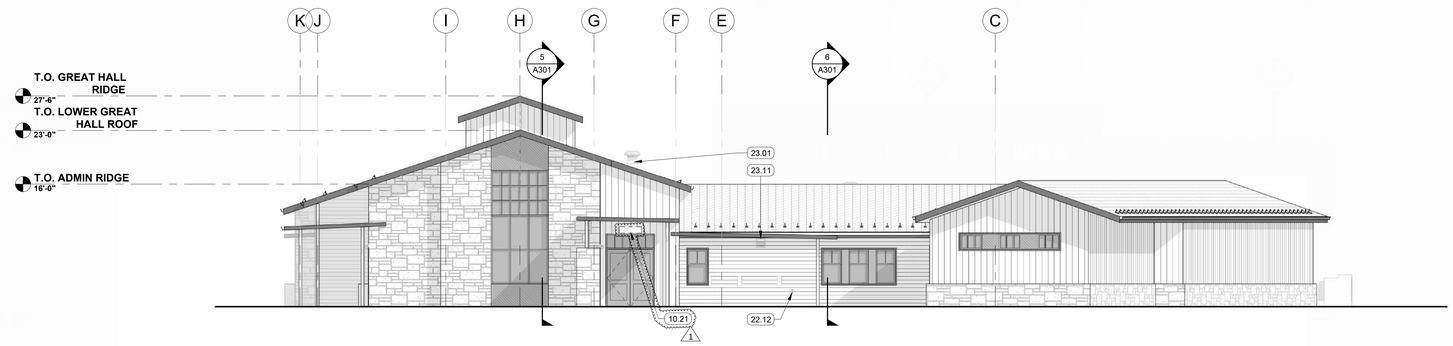
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NUMBER

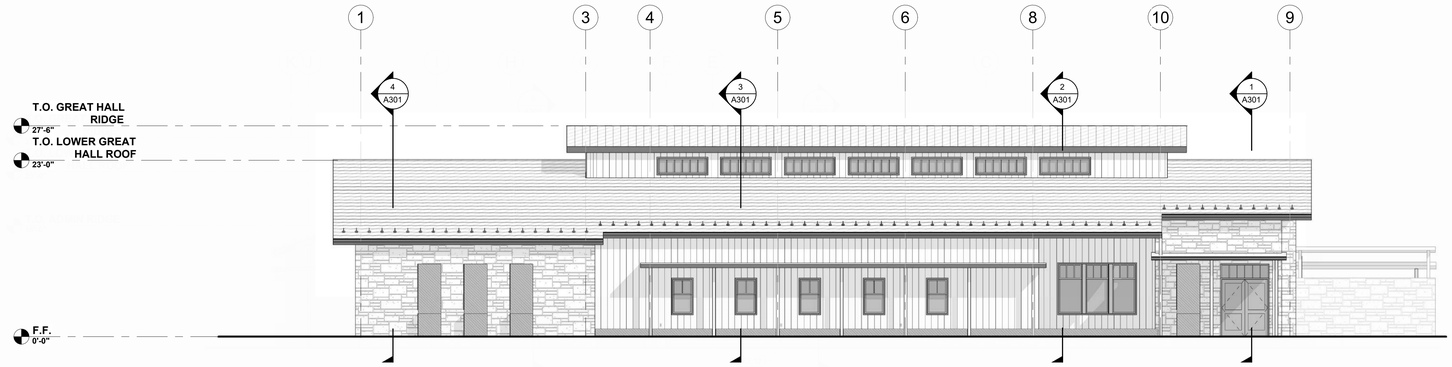
EP100



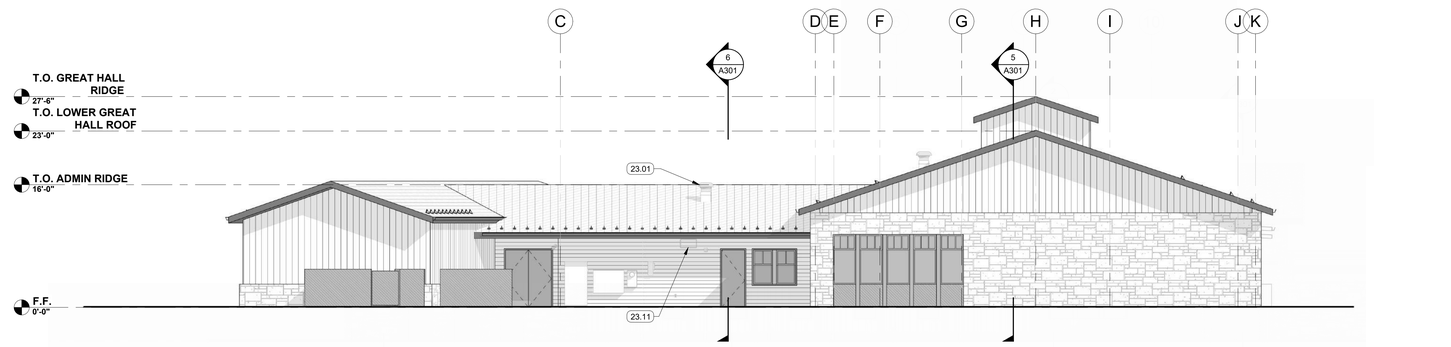
1 NORTH ELEVATION - COLLECTIONS
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. GENERAL NOTES APPLY TO ALL DRAWING SETS.

B. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES OCCUR BEFORE PROCEEDING WITH WORK.

C. CROSS REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. IF DESIGN INTENT REMAINS UNCLEAR THEN PROVIDE MOST EXPENSIVE OPTION IN BID.

D. DIMENSIONS ARE TO GRID LINE OR FACE OF STRUCTURAL MEMBER UNLESS OTHERWISE NOTED. DOOR & WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING OR CENTERLINE OF OPENING. CONCRETE AND BRICK DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE OR MASONRY AND TO THE FACE OF ROUGH OPENINGS.

MATERIAL LEGEND

SIDING

SD-1: 10" VERTICAL WOOD SIDING

SD-2: 4" HORIZONTAL LAP WOOD SIDING

MT-1:CORTEN METAL SIDING

ST-1: RANDOM COURSED ASHLAR STONE

TRIM

2X WOOD SILL, JAMB, AND HEAD, PAINT SHERWIN WILLIAMS CARRIGE DOOR

WOOD FACIA TRIM PAINT SHERWIN WILLIAMS CARRIGE DOOR

ROOFING

RF-1: STANDING SEAM METAL

RF-1: STANDING SEAM METAL

KEY NOTES

1

8.10	KEY BOXES SHALL BE PROVIDED AT THE MAIN BUILDING ENTRY AND SPRINKLER RISER ROOM AND ANY OTHER LOCATIONS REQUIRED BY THE AHJ. SPECIFIC LOCATION, SIZE, MOUNTING HEIGHTS, ETC. SHALL BE APPROVED BY THE LOCAL AHJ PRIOR TO INSTALLATION
10.21	PREMISES IDENTIFICATION SIGNAGE PER 2019 OFC 505.1. NEW BUILDINGS SHALL HAVE APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SIGNAGE CHARACHERS SHALL BE 4" MIN. HEIGHT, 1/2" MIN. STROKE WIDTH & SHALL CONTRAST BACKGROUND COLOR
22.12	EXTERIOR HOSE BIBB, SEE PLUMBING SHEETS
23.01	MECHANICAL ROOFTOP EQUIPMENT, SEE MECHANICAL
23.11	MECHANICAL GRILLE, GREENHECK, DARK BRONZE ANODIZE

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PROJECT INFORMATION

Interpretive Center Project
Kam Wah Chung State Heritage Site

NW CANTON STREET
JOHN DAY, OREGON 97845

ISSUES

MARK	DATE	DESCRIPTION
1	2025.03.07	SITE DESIGN REVISIONS

PHASE	SITE DESIGN REVIEW
DATE	2025/03/07
JOB NUMBER	23-029-OR

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

EXHIBIT B

CMGeo Your Local News Source
OREGON

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Dayle Stinson prior to deadline at 541-966-0824 or dstinson@eastoregonian.com.

Date:	5/29/2025
Account:	EO10628
File#:	
Company Name:	CITY OF JOHN DAY
Contact:	CITY CITY
Address:	450 E MAIN ST JOHN DAY, OR 97845-1238
Telephone:	541-575-0028
Fax:	

Ad ID:	481801
Start:	06/11/2025
Stop:	07/23/2025
Total Cost:	$504.00
Columns Wide:	3.00
# of Inserts:	6
Ad Class:	Legal Notices
Phone:	541-966-0824
Email:	dstinson@eastoregonian.com
Amount Due:	$504.00

Run Dates: Notice of Application/ No SDR 24-01

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East Oregonian
06-11-25, 07-23-25
eastoregonian.com
06-11-25, 07-23-25

ClassAd-481801-1

Notice of Application
APPLICATION NO. SDR 24-01

APPLICANT:	James Robinson, Oregon Parks and Recreation Department
LOCATION:	250 NW Canton St, John Day, OR 97845 Map: 13S-31E-23CC Tax Lot: 03000, 03002, 04000, 04200, 04400
SUBJECT:	Site Design Review for a new Kam Wah Chung State Heritage Center; Vacation of historical setback easement; and vacation of waterline easement.

Dear Property Owner,

Notice is hereby given that the John Day Planning Commission is considering the following request:

Requested Land Use Action:

The Oregon Parks and Recreation Department (OPRD) is requesting Site Design Review for the remodel of the Kam Wah Chung State Heritage Site and Interpretive Center. The new Interpretive Center will include visitor services, administrative spaces, public exhibits, a community classroom, and artifact storage. In addition, OPRD is requesting the vacation of two historical easements on the site: a historical setback and a waterline easement that is no longer needed. Because the application includes the vacation of two easements, it is being elevated to a Type IV land use review. All requests will be considered concurrently.

The John Day Planning Commission will hold a public hearing on the proposal and make a recommendation to City Council for approval or denial. The John Day City Council will hold a second public hearing to consider the recommendation.

The Planning Commission shall hold a public hearing on June 25, 2025, at 6:30 PM at the John Day Fire Station, 316 S. Canyon Blvd. The Planning Commission will issue a recommendation onto City Council. City Council will hold another public hearing to consider the matter on August 12, 2025, at 6:30 PM at the same location as the Planning Commission hearing was held.

The public is welcome to attend the hearings and submit oral or written testimony on the requests.
The approval criteria can be found in the following chapters of the John Day Development Code:

5-4.2.060 Site Design Review - Approval Criteria; Adjustments

5-4.1.050 G - Decision-Making Criteria

Notice Requirements:
Type IV notice is at least ten (10) days before the scheduled Planning Commission public hearing date, and fourteen (14) days before the City Council hearing date, public notice shall be published in a newspaper of general circulation in the City.

If you would like to respond:
Written comments received or presented in person to John Day City Manager , 450 East Main Street, John Day prior to June 18th by 4:00 p.m. will be included in the staff report. Oral testimony is welcome during the public hearing. A staff report will be available 7 days prior to the hearing for public review. Issues must be addressed with sufficient specificity based on criteria with the John Day Development Code, upon which the Planning Commission and 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 Planning Commission and 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 Melissa Bethel, City Manager at 450 E. Main Street, by email to bethelm@grantcounty-or.gove or phone (541) 575-0028, Monday through Friday from 8:00 a.m. to 5:00 p.m. 481801

EXHIBIT C

Date May 6th, 2025
To Henry Hearley, Associate Planner
From James Robinson, Construction Project Manager, OPRD
Subject Kam Wah Chung Interpretive Center Project
Site Design Review Application Conditions of Approval (Revision 1)

Henry,

Thank you for your guidance through the Site Design Review Application process. OPRD has met to discuss our recommendations for how to address the two outstanding items, the sidewalk along NW Canton St and the Canyon Creek Trail.

NW Canton St Sidewalk

Per the memorandum issued by Trish Rice on April 23rd, *"A 5-foot dedication should be required as a condition of approval on the NW Canton St frontage to bring the existing 45-foot ROW width to the standard 50 feet in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D."*

Tax lot 3000 (see image below) is obligated to National Park Service (NPS) through the Land and Water Conservation Fund (LWCF; Conversion of which is sometimes referred to as "Section 6(f)" but codified recently as *36 C.F.R. § 59.3*) , which is 87' of the total frontage along Canton. Property 4000 is not encumbered under the LWCF yet, this frontage is 124'. We could do a ROW dedication for this property without a conversion of use, if it is in place prior to the filing of our LWCF sponsorship change/facility paperwork with NPS.

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OPRD discussed this item with NPS during their monthly LWCF compliance meeting. NPS recommended that the City and OPRD develop a limited land use agreement for the sidewalk and for OPRD to maintain ownership. An easement, dedication, or transfer of ownership to the City as requested in the memo would trigger a conversion of use, requiring a lengthy review process and dedication of replacement property to LWCF to make up for this loss.

OPRD would propose designing and constructing the sidewalk to meet City standards and the required Right-Of-Way. The limited use agreement would address responsibilities for ongoing maintenance and access.

Canyon Creek Trail

The previously mentioned memorandum also stated *"Multi-use trail connections and a corresponding public easement is recommended as a condition of approval. in accordance with the 2009 Local Street Network Plan (Figure 4-2, p44 and Project 8, p51) and the 2019 Innovation Gateway Plan (Figure 4.3, p57).*

NPS recommended a similar approach for the proposed Canyon Creek Trail. An intergovernmental agreement (IGA) would allow the City and OPRD to negotiate maintenance and access. OPRD would ask the design team to show the area of the proposed trail on the site plans and note the area as "location

of future trail development, connection from John Day River Trail to Canyon City, 10' wide paved multi-use pedestrian path". This would ensure that we don't develop conflicting infrastructure. OPRD would propose that the City manages the construction of the path, and OPRD would undertake ongoing maintenance and manage access.

Thank you for your continued support as we work towards the completion of this exciting project.

Sincerely,
James Robinson

Image: Clip from Tax Lot map with rough area of LWCF overlay

Date	***July 18th, 2025***
To	Henry Hearley, Associate Planner
From	James Robinson, Construction Project Manager, OPRD
Subject	Kam Wah Chung Interpretive Center Project Site Design Review Application Conditions of Approval ***(Revision #2)***

Note: Revisions in ***bold italics***.

Henry,

Thank you for your guidance through the Site Design Review Application process. OPRD has met to discuss our recommendations for how to address the two outstanding items, the sidewalk along NW Canton St and the Canyon Creek Trail.

NW Canton St Sidewalk

Per the memorandum issued by Trish Rice on April 23rd, *"A 5-foot dedication should be required as a condition of approval on the NW Canton St frontage to bring the existing 45-foot ROW width to the standard 50 feet in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D."*

Tax lot 3000 (see image below) is obligated to National Park Service (NPS) through the Land and Water Conservation Fund (LWCF; Conversion of which is sometimes referred to as "Section 6(f)" but codified recently as *36 C.F.R. § 59.3*) , which is 87' of the total frontage along Canton. Property 4000 is not encumbered under the LWCF yet, this frontage is 124'. We could do a ROW dedication for this property without a conversion of use, if it is in place prior to the filing of our LWCF sponsorship change/facility paperwork with NPS.

OPRD discussed this item with NPS during their monthly LWCF compliance meeting. NPS recommended that the City and OPRD develop a limited land use agreement for the sidewalk and for OPRD to maintain ownership. An easement, dedication, or transfer of ownership to the City as requested in the memo would trigger a conversion of use, requiring a lengthy review process and dedication of replacement property to LWCF to make up for this loss.

REVISION #2 (7/9/2025): OPRD proposes to dedicate 5' of additional public ROW along NW Canton Street and construct a sidewalk within it to meet current City development standards for a local residential street. OPRD will submit ROW development plans to City Public Works officials for approval in advance of building permit submittal. OPRD may choose to defer development of the sidewalk until the building construction is completed. This land dedication will be considered a conversion of use by NPS due to the property's 6(f) status under LWCF regulations, which obligates OPRD to acquire commensurate additional lands for public outdoor recreation use. OPRD would proposes a City-initiated street vacation for a portion of Ing Hay Way that currently dead-ends adjacent to the park site on its southern boundary to make up for the loss of 6(f) land along Canton Street. If this is not acceptable to either the City or NPS, OPRD would propose that the City identify and provide additional lands suitable for 6(f) protection in this conversion.

Canyon Creek Trail

The previously mentioned memorandum also stated *"Multi-use trail connections and a corresponding public easement is recommended as a condition of approval in accordance with the 2009 Local Street Network Plan (Figure 4-2, p44 and Project 8, p51) and the 2019 Innovation Gateway Plan (Figure 4.3, p57).*

REVISION #2 (7/9/2025): OPRD proposes to construct a multi-use pedestrian path along Canyon Creek in accordance with the 2009 Local Street Network Plan and the 2019 Innovation Gateway Plan once trail connections to the north and south are fully constructed. OPRD will revise the Site Plan submittal to include the pathway corridor details as requested by the City. This development will have significant costs associated with construction and mitigation for floodplain and cultural resources impacts. OPRD proposes that the City provide SDC credits for a portion of the estimated value of pathway development. Further, due to the property's 6(f) status and obligations for land conversions, OPRD proposes to retain ownership and management of the pathway section and enter into a limited use agreement with the City to outline public access issues.

Thank you for your continued support as we work towards the completion of this exciting project.

Sincerely,
James Robinson

Image: Clip from Tax Lot map with rough area of LWCF overlay

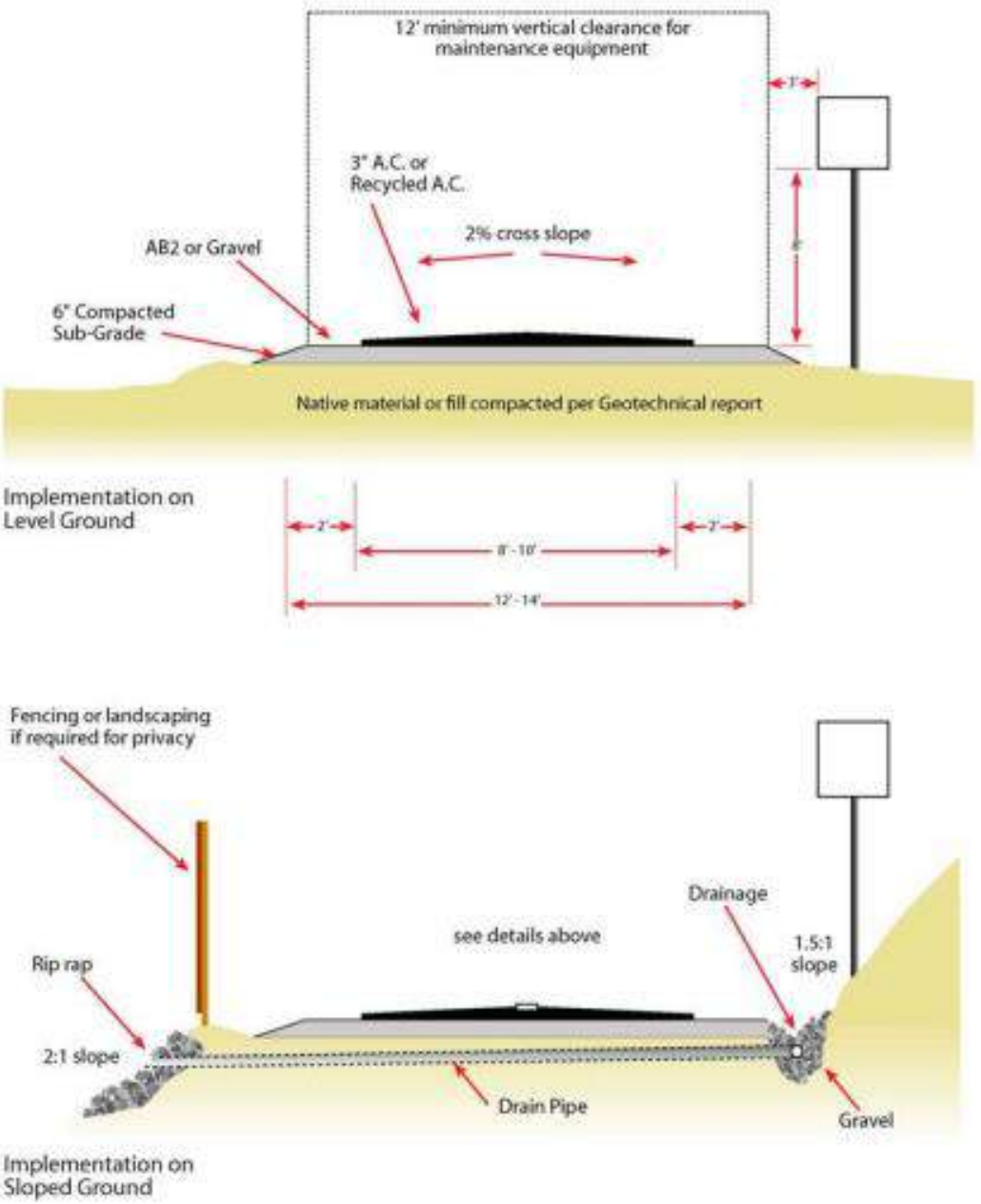

Exhibit 3 – Shared Use Path Dimension

Dimension from the John Day TSP 2009:
https://www.oregon.gov/ODOT/Planning/TPOD/tsp/city/city_of_john_day_lsnp_2009.pdf

EXHIBIT D

TRANSIGHT CONSULTING, LLC
Transportation Engineering and Planning Services

Date:	February 3, 2025
To:	Todd Lloyd, City of John Day Public Works
From:	Joe Bessman, PE
Project Reference No.:	2010
Project Name:	Kam Wah Chung Interpretive Center Transportation Report

This memorandum provides a transportation assessment of the proposed Kam Wah Chung (KWC) Interpretive Center project in John Day, Oregon. The project proposes a new visitor center and office space to better support the State Heritage Site and Interpretive Center. This report shows that the proposed project does not trigger a formal Transportation Impact Analysis and generally improves on-site safety by separating vehicles and pedestrians, and improves on-site parking and circulation.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The KWC Interpretative Center is located between W Main Street (US 26/US 395) and NW Canton Street in John Day, Oregon, with the site separated from the highway by Canyon Creek. The property is located at 125 NW Canton Street, John Day, Oregon 97845, within Tax lot 13S31E23CC-3000, -4000, -3002, and -4200. The site is zoned Park Reserve (PR), which allows the historical and proposed uses outright. Figure 1 identifies the location of the site, and Figure 2 shows the proposed layout of the site with the new interpretive center and parking modifications.

As shown in Figure 2, primary access into the site is retained from NW Canton Avenue, but the wide and unmarked asphalt parking area is being replaced with a northern "looped" one-way parking module that includes designated walkways from the parking to the surrounding building entrances. A second parking area is located from NW Ing Hay Way (replacing an existing parking area), which also includes new pedestrian connections to the buildings. Improvements are also proposed to the existing fire access route from NW 3rd Avenue, with this secondary route providing a 20-foot wide route to meet fire requirements. The site improvements include provision of 39 designated parking stalls and an integrated walkway system throughout the site.

The new interpretive center consists of approximately 9,600 square-feet of interior space (as well as enclosed outdoor mechanical space that was excluded). The architectural plans show that the interior space includes a wide hallway for tours to gather, permanent and rotating exhibits, classroom space, a reception area, and restrooms within the southern portion of the building. The northern portion of the interpretive center includes rooms for staff (including a Ranger's office and Director's office), mechanical room, electrical room, janitor space, a break room, workroom, and space for storage. Generally, the site is developed in a way that is similar to a *Museum* for transportation purposes (and referred to interchangeably within this report), complete with space for supporting staff. Figure 3 illustrates the internal site layout.

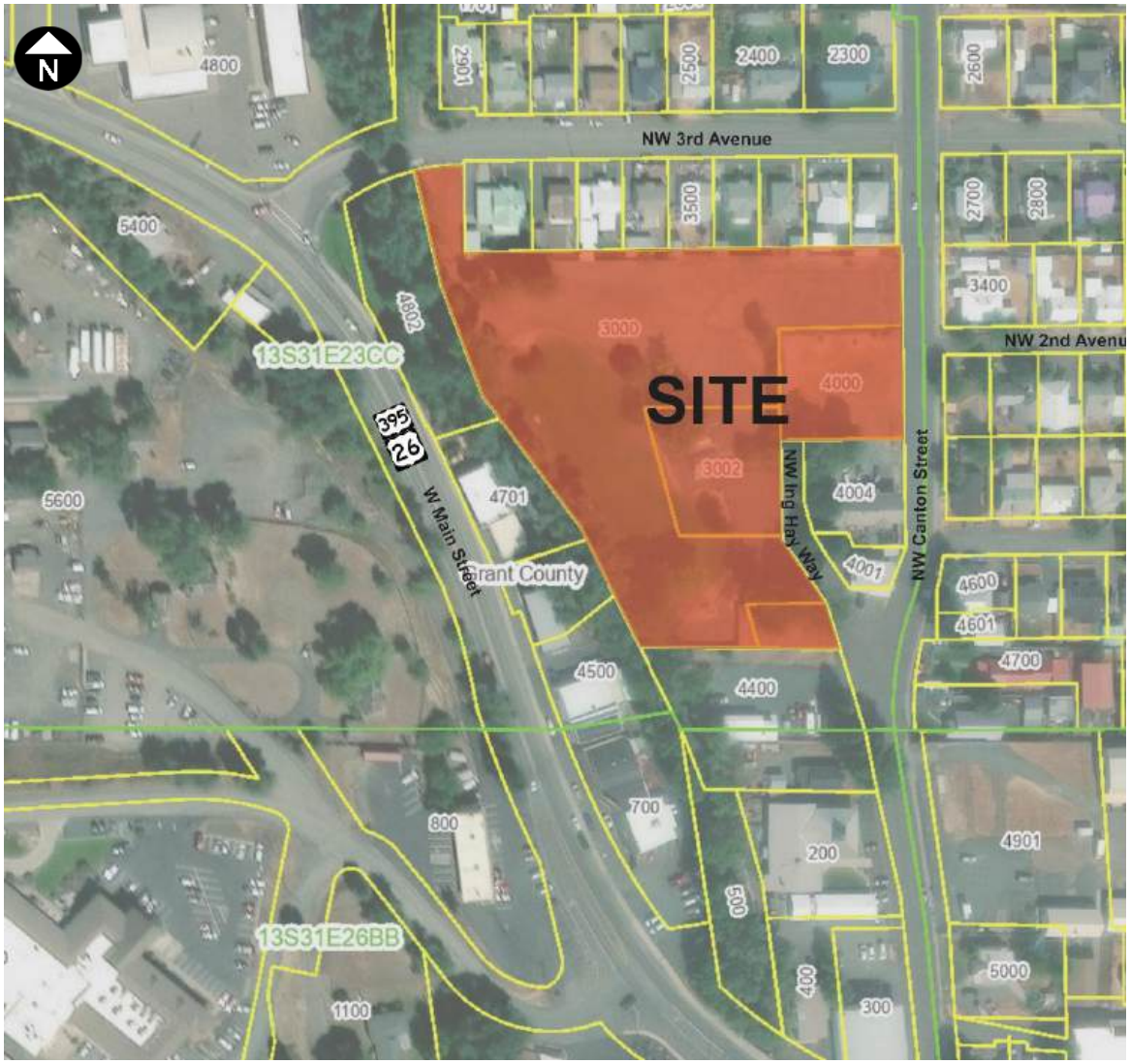

Figure 1. Site Vicinity Map. *Source: ORmap.net/gis*

Figure 2. Proposed KWC Interpretive Center Layout.
Source: Ashley & Vance Engineering, December 12, 2024

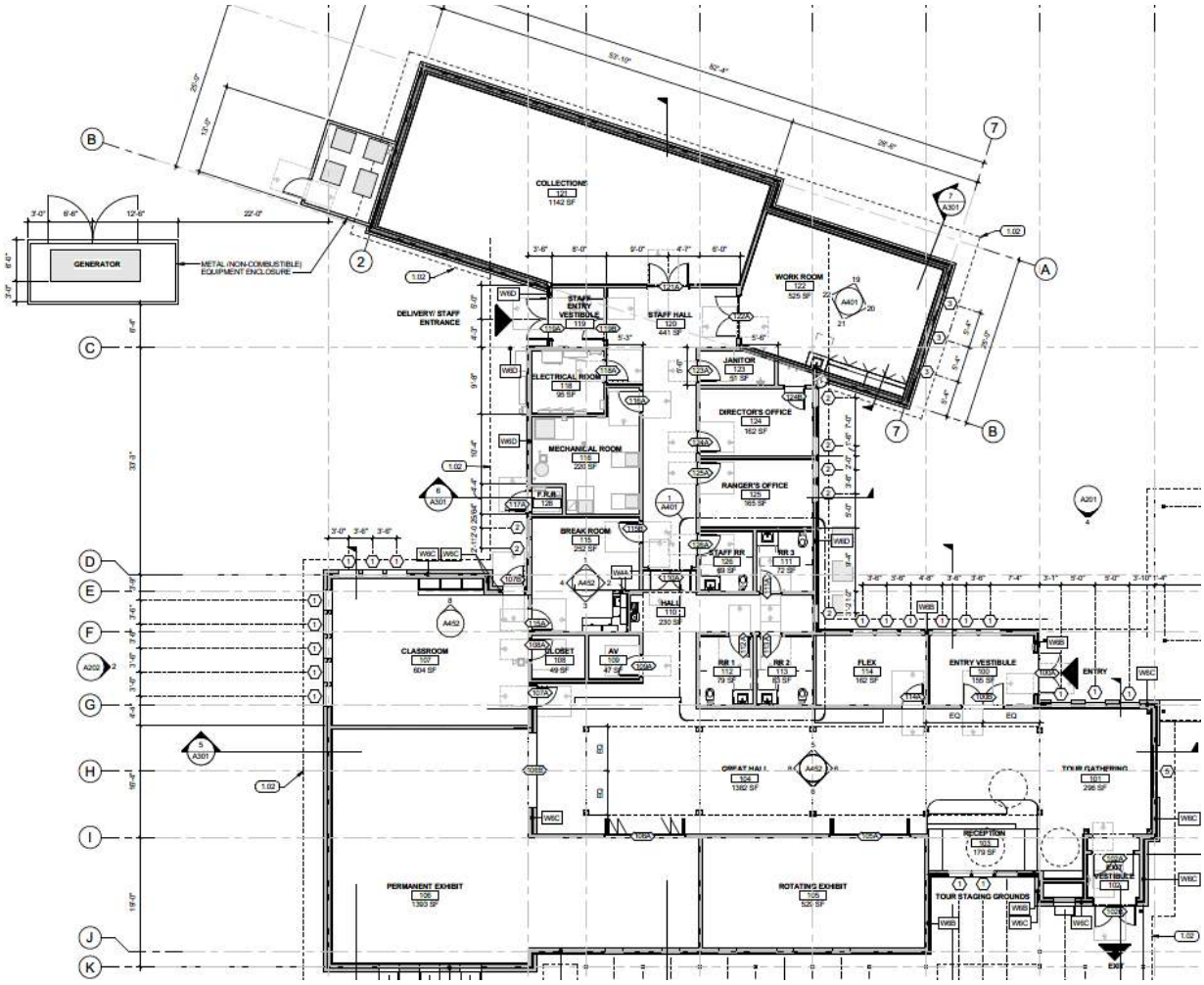

Figure 3. Internal Site Layout. *Source: COLE Architects, November 15, 2024.*

SURROUNDING TRANSPORTATION INFRASTRUCTURE

Primary roads surrounding the site include NW Canton Street and NW 3rd Avenue. NW Ing Hay Way is also located within a public right-of-way, but effectively serves as an access route into the property. With the exception of NW 3rd Avenue, which is classified within the 2009 John Day Local Street Network Plan as a *Collector*, each of the streets abutting the site are classified by the City as *Local Streets*. NW Canton Street contains a posted speed of 20 miles per hour, and a continuous rolled/beveled curb allows access into the surrounding residential properties as well as the Kam Wah Chung Interpretive Center. Sidewalks are present on the east side of the road.

Development plans include a new five-foot curb-tight sidewalk along the Canton Street project frontage. The civil plans identify new curb and gutter at each of the access points; it is recommended that these entrances be constructed with a concrete "dustpan" driveway apron that maintains accessibility along the sidewalks, and that any reconstruction of existing curbing replace the rolled curb with a standard curb to better identify where access is permitted. This streetscape complies with the City's adopted local street standards.

The southern parking entrance will include a new 8-foot sidewalk along NW Ing Hay Way. It is similarly recommended that the construction of the new parking area also include a dustpan driveway apron.

TRIP GENERATION

Trip generation estimates are commonly prepared based on the standard industry reference *Trip Generation, 11th Edition,* published by the Institute of Transportation Engineers (ITE). This reference manual includes cordon-area surveys of other similar uses, with building size and trip generation data plotted and then used to estimate the number of trips for new similar uses. Of the available ITE land use classifications, the category that best describes the new Interpretive Center is ITE Land Use 580: *Museum*. The land use description for this classification is provided below:

> **ITE Land Use 580: Museum**: *A museum is a facility that includes displays, shows, exhibits, and/or demonstration of historical, science, nature, art, entertainment, or other cultural significance. Museums can vary widely as to type and clientele.*

Table 1 provides a summary of the resultant trip generation rates based on this data.

Table 1. Estimated Trip Generation (Source: *ITE Trip Generation, 11th Edition*)

Land Use	ITE Code	Size (Units)	Weekday Daily Trips	Weekday PM Peak Hour		
				Total	In	Out
Museum *General Urban/Suburban Setting*	580	Approx. 9,600 SF	+20 *10X PM*	+2 *0.18/KSF*	0 *16%*	+2 *84%*

The available trip generation data for this land use is limited, with the dataset limited to a single survey of a 45,000 square-foot museum in Tennessee. For this type of institutional use, the type of facility, surrounding population, and programming could result in varied trip rates throughout the year. To further validate trip rates, visitor logs were obtained from Oregon Parks and Recreation Department showing combined daily visitor rates for the past few years.

In review of the most recent (2024) data, the following was noted:

- Travel to the KWC site varies throughout the year, with peak demands in June that taper into the shoulder seasons. The site is closed to visitors from November through April.
- Site tours are offered from Thursday through Monday, with the site closed on Tuesday and Wednesday of each week.
- Average visitors range from 26 persons per day to 50 persons per day, varying by month.

The number of visitors does not correlate directly to the number of trips. Not only due most visitors arrive in groups (particularly if traveling from outside the area), but the facility also includes staff trips, general property and building maintenance, and deliveries. The visitor logs showing a range of 26 to 50 persons per day, assuming an average vehicle occupancy of 3.0 persons per vehicle, two trip ends per visit, plus supporting staff (+10 trip ends) would equate to approximately 30 to 45 weekday daily trips. Many of these trips are already visiting the site, so an additional +20 trips to the site on a daily basis seems fairly reasonable.

Peak hour trips to the site are very low, and likely reflective more of staff trips than visitors (the interpretive center closes at 5:00 p.m.).

The site of the proposed interpretive center is part of a broader historical site that has supported other uses. Information provided by OPRD showed that this was previously the site of the Gleason Public Swimming Pool. While limited information is available for this pool, it is likely that it would have a similar seasonal operating schedule as the interpretive center, and would also experience low weekday evening peak hour trips (with higher midday trip rates). A public swimming pool is likely more of an attraction than an interpretive center, and the only available photo of the site (see Figure 4) shows that it would have been a popular summertime attraction. It can reasonably be surmised that the site previously supported higher-intensity uses than with its current or planned uses.

Figure 4. Photo of the prior Gleason Pool on the site.

TRIP DISTRIBUTION AND ASSIGNMENT

Added trips associated with the new interpretative center are expected to predominantly travel to the W Main (US 26/US 395) corridor, with motorists familiar with the layout likely to use the 3rd Street access to travel to and from the west, or the NW Canton Street connection for travel toward the east. Figure 5 illustrates the anticipated trip distribution and assignment, which during the evening commute hour is likely reflective of staff trips as they depart for the day.

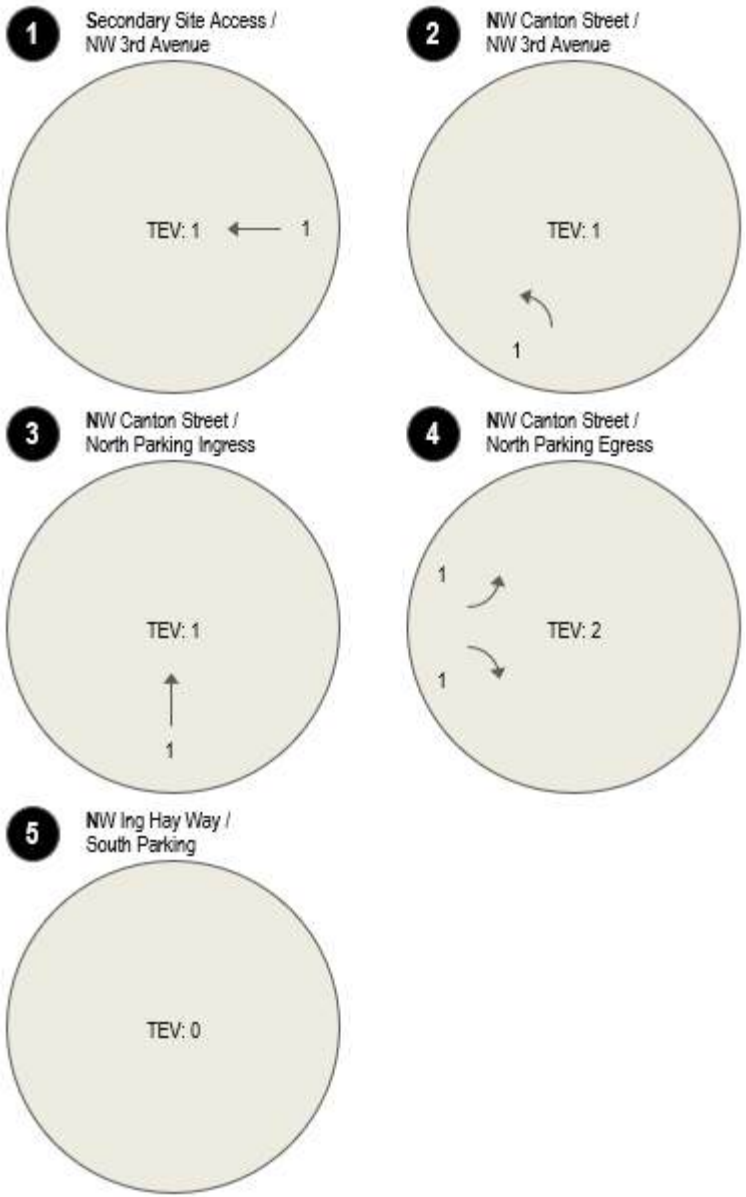

Figure 5. Estimated Trip Distribution and Assignment, Weekday PM Peak Hour.
TEV: Total Entering Vehicles

JOHN DAY TRAFFIC STUDY REQUIREMENTS

John Day traffic study requirements are located within Section 5-4.1.090 of the City's Development Code. A review of these criteria, along with our response, is provided below.

1. ***When a Traffic Impact Analysis is Required****. The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. The current version of the Institute of Transportation Engineers Trip Generation Manual shall be used as a source for estimating development-generated traffic. A TIA shall be required when a land use application involves one or more of the following actions:*

    1. *A change in zoning or a plan amendment designation;*

Response: The current Park Reserve zoning will not be modified with this application. The interpretive center is an allowable use within this zoning as it would fall within the "Public reserve areas of natural, historical or geological significance," and could also be considered a form of "public recreational use".

    2. *Any proposed development or land use action that a road authority states may have operational or safety concerns along its facility(ies);*

Response: No safety or operational issues were identified by staff at the project pre-application meeting. In addition, review of historical crashes within the statewide ODOT-maintained crash database shows no reported crashes at any of the facility access points or at its connections to W Main Street. The improved designation of internal parking, separation of pedestrian and vehicular areas, and improved site connectivity are expected to improve overall safety and connectivity.

    3. *An increase in site traffic generation by 300 Average Daily Trips (ADT) or more;*

Response: Trip generation estimates using the ITE manual and site-specific visitor logs shows that the added trip generation of the site will be well below 300 weekday daily trips. The new interpretative center is expected to generate approximately 20 additional weekday daily trips. The number of visitors varies throughout the summer season and will likely be higher when the new center first opens, but is expected to generate this more typical trip rate as conditions stabilize.

    4. *An increase in peak hour traffic volume of a particular turning movement to and from an arterial street, including State highways, by 20 percent or more;*

Response: The KWC site generates a low number of weekday evening peak hour (one hour between 4:00 and 6:00 p.m. on a weekday) trips, with the ITE data projecting only two additional trips. Traffic studies are typically prepared based on typical midweek conditions; the facility is closed between November and April, and is also closed on Tuesdays and Wednesdays. Accordingly, the impact during the weekday evening peak hour will be well below a 20 percent increase.

    5. *An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day;*

Response: The 20,000 pound gross vehicle weight reflects Federal Highway Administration Vehicle Class 7 and higher. This generally includes concrete trucks and all types of semi-trucks. Once site construction is complete the types of activities within the KWC site will not generate these types of trips on a routine

basis. The types of vehicles that will visit this site generally include passenger vehicles, possibly recreational vehicles, and deliveries will occur using smaller box trucks and/or vans.

6. *The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State highway, creating a safety hazard;*

Response: The site access points are located in the same general locations as existing site access. This includes a connection to NW Canton Street along a straight and flat roadway segment, continued access onto NW Ing Hay Way, and secondary/emergency access to NW 3rd Street. Each of these facilities are locally-classified streets, and the modifications reflect an overall improvement as it will provide consolidated access with defined driveways onto the public street system.

7. *A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.*

Response: The internal site modifications provide clearer parking areas with designated spaces. This will replace the large and open asphalt area that is currently used for parking. The separate walkways provide connections to the building entrances and will help visitors and staff remain separate from the vehicular travel way.

Based on review of these criteria, a formal Transportation Impact Analysis should not be required to support the KWC Interpretive Center.

FINDINGS AND RECOMMENDATIONS

This report outlines the low level of impact the proposed interpretive center has on a weekday daily and a weekday p.m. peak hour basis. The estimated trip generation for the facility shows about +20 added weekday daily trips and +2 trips during the weekday p.m. peak hour. The site is only open between May and October, and is closed on Tuesdays and Wednesdays. In fact, historical use of the property with the Gleason Pool would have been a more intense use. Based on John Day's Development Code, a formal Traffic Study is not required to support this application.

The planned improvements will help provide clear parking areas, and separate these from pedestrians. The layout includes an integrated network of pedestrian walkways that connect to the building entrances, along with new sidewalks on NW Canton Street.

To support this project, it is recommended that the redevelopment includes construction of concrete "dustpan" driveway aprons at the reconstructed accesses onto Canton Street and NW Ing Hay Way. It is also recommended that any reconstruction of the curbing on Canton Street replace the rolled curb with a standard curbing to help prevent encroachment of parked vehicles onto the sidewalks.

Thank you for the opportunity to support this new interpretive center, please let me know if you have any questions on this project at (503) 997-4473 or via email at joe@transightconsulting.com.

Attachments:

- Kam Wah Chung Visitor Logs

	January	February	March	April	May	June	July	August	September	October	November	December
2024	**CLOSED**	**CLOSED**	**CLOSED**	**CLOSED**							**CLOSED**	**CLOSED**
1					7	41	46	34	25	CLOSED		
2					30	42	CLOSED	19	55	CLOSED		
3					18	32	CLOSED	18	CLOSED	19		
4					22	CLOSED	49	18	CLOSED	28		
5					19	CLOSED	53	24	21	35		
6					8	28	79	CLOSED	23	14		
7					6	40	37	CLOSED	52	34		
8					CLOSED	54	32	23	21	CLOSED		
9					29	44	CLOSED	31	32	CLOSED		
10				2	24	14	CLOSED	29	CLOSED	36		
11				6	29	30	46	4	CLOSED	22		
12				4	38	CLOSED	72	19	28	63		
13			9		35	63	31	CLOSED	20	13		
14			28		CLOSED	101	37	CLOSED	21	29		
15				3	CLOSED	63	43	26	47	CLOSED		
16				13	55	22	CLOSED	30	26	CLOSED		
17					53	42	CLOSED	36	CLOSED			
18					50	CLOSED	40	32	CLOSED			
19					34	CLOSED	45	35	61			
20			4	10	43	64	42	CLOSED	20			
21			1	10	CLOSED	70	32	CLOSED	41			
22				1	CLOSED	69	19	22	53	CLOSED		
23				6	32	39	CLOSED	32	36	CLOSED		
24				6	41	94	CLOSED	7	CLOSED			
25				20	73	CLOSED	23	26	CLOSED			
26			39		68	CLOSED	44	37	44			
27			53		32	50	13	CLOSED	59			
28			41	9	CLOSED	74	16	CLOSED	37			
29			62		CLOSED	35	13	38	26	CLOSED		
30			47		92	38	CLOSED	26	19	CLOSED		
31					37		CLOSED	25				
Total	**0**	**0**	**284**	**90**	**875**	**1149**	**812**	**591**	**767**	**293**	**0**	
Average Monthly Visits					36.5	50.0	38.7	25.7	34.9	29.3		

EXHIBIT E

THE DYER PARTNERSHIP
ENGINEERS & PLANNERS, INC.

481 S. Main Street
Lebanon, Oregon 97355
(541) 405-4520
www.dyerpart.com

MEMORANDUM

DATE 4/23/2025

TO Melissa Bethel, City Manager, City of John Day
Henry Hearley, Associate Planner, Lane Council of Governments

FROM Trish Rice, PE

SUBJECT Kam Wah Chung Interpretive Center – Updated Site Design Review Completeness

DRAFT

Melissa and Henry,

We have reviewed the updated Site Design Review application materials submitted March 27, 2025 for completeness under the John Day Development Code (JDDC). We understand that City staff have classified the development as a Type III review and the proposed easement termination as a Type IV review, and that the City has assigned legal staff to the Type IV review. Therefore we have performed the Type III review as per JDDC § 5-4.1.040.

We recommend deeming the application for land use review as complete. The right-of-way and easement topics in discussion have enough information provided to initiate legal review and Planning Commission/City Council hearings.

Based on the below findings, we have drafted the following recommended conditions of approval:

1. **A 5-foot dedication should be required as a condition of approval** on the NW Canton St frontage to bring the existing 45-foot ROW width to the standard 50 feet in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D.
2. **Multi-use trail connections and a corresponding public easement is recommended as a condition of approval.** in accordance with the 2009 Local Street Network Plan (Figure 4-2, p44 and Project 8, p51) and the 2019 Innovation Gateway Plan (Figure 4.3, p57).

Based on our review of the original application materials, revised site plans, the Incompleteness Check Response Letter (Cole Architects, March 27, 2025), the Revised Application Narrative (Cole Architects, March 27, 2025) and the follow-up application meeting with the applicant (April 9, 2025), we have the following findings:

JDDC Text	Dyer Review Comment
A. General Submission Requirements. An application for Site Design Review shall contain all of the information required for a Type II or Type III review, as applicable, under Sections 5-4.1.030-040, and provide:	
1. Public Facilities and Services Impact Study. The impact study shall quantify and assess the effect of the development on public facilities and services. The City shall advise as to the scope of the study during the required pre-application conference (Section 5- 4.1.060C). The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians, the drainage system, the parks system, the water system, and the sewer system. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards;	**Complete.** The applicant has provided impact information in the engineered transportation memo, engineered drainage report, and Response Letter. A stamped copy of the engineered drainage report shall be submitted for building permitting. Water: proposed 2" domestic service and 6" fire line with backflow protection. Sewer: 4" sewer service with average 30 gpm flow rate.
2. Traffic Impact Analysis, if required by the City or other road authority. Traffic Impact Analysis shall conform to the standards and procedures in Section 5-4.1.090; and	**N/A; not required by City.** Submission includes a transportation assessment memo prepared by Transight Consulting, LLC, revision date February 3, 2025.
3. In situations where this Code requires the dedication of real property to the City, the City shall either (1) include in the written decision evidence that shows that the required property dedication is directly related to and roughly proportional to the projected impacts of the development on public facilities and services, or (2) not require the dedication as a condition of approval.	**A 5-foot dedication should be required as a condition of approval** on the NW Canton St frontage to bring the existing 45-foot ROW width to the standard 50 feet in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D.

DRAFT

B. Site Design Review Information. In addition to the general submission requirements for a Type III review (Section 5-4.1.040) an applicant for Site Design Review shall provide the following additional information, as deemed applicable by the City Planning Official. The Planning Official may deem applicable any information that he or she needs to review the request and prepare a complete staff report and recommendation to the approval body:	
1. Site analysis map. At a minimum the site analysis map shall contain the following:	
a. The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified;	Included.
b. Topographic contour lines at 2-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slops;	Included.
c. Identification of slopes greater than fifteen (15) percent, with slope categories identified in 5 percent increments (e.g., 0%-5%, >5%-10%, >10%-15%, >15%20%, and so on.);	Included.
d. The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;	Included. The property has frontage on NW 3rd Ave, NW Canton St, and NW Ing Hay Way. The NW Canton St ROW reduces from the standard 50 feet to 45 feet at the subject property line.
e. Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA Flood Insurance Rate Maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the City, County, or State as having a potential for geologic hazards;	Included.
f. Resource areas, including marsh and wetland areas, streams, and wildlife habitat identified by the City or any natural resource regulatory agencies as requiring protection;	Included. Ordinary high water line shown. 170' riparian buffer zone and 100' stream setback from Canyon Creek shown.

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g. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;	Included.
h. Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;	Included. The Response Letter indicates that the entire site is archeologically sensitive and that the applicant is coordinating with the State Historic Preservation Office.
i. The location, size and species of trees and other vegetation having a caliper (diameter) of six (6) inches or greater at four feet above grade;	Included on landscape plan (Sheet LC1.01).
j. North arrow, scale, names and addresses of all persons listed as owners of the subject property on the most recently recorded deed;	Included (Sheet G000).
k. Name and address of project designer, engineer, surveyor, and/or planner, if applicable.	Included (Sheet G000).
2. Proposed site plan. The site plan shall contain the following information:	
a. The proposed development site, including boundaries, dimensions, and gross area;	Included.
b. Features identified on the existing site analysis maps that are proposed to remain on the site;	Included.
c. Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;	Included.
d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;	Included. **City discussions with Applicant for potential easements and ROW dedication are ongoing.** **Legal review is recommended.** **Conditions of approval are recommended.** **See item A3 above regarding 5-foot**

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	dedication for NW Canton St. **See item 2h below regarding public easement for trail system.**
e. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;	Included. The proposed new water and sewer system connections are located at the NW 3rd Ave frontage. The existing 2" water main from NW Canton St frontage is proposed to be abandoned. The plans indicate a street cut over the existing 2" water main in NW Canton St. This appears to be intended for the abandonment of the 2" main at its connection with the 6" main. Prior to making utility connections, Applicant should perform a utility exploration "pothole" to confirm existing pipe sizes and materials. Applicant shall obtain a ROW permit prior to potholing. Sidewalk improvements are planned on NW 3rd Ave, NW Canton St, and Ing Hay Way frontages in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D. These items will be further reviewed for conformance with Public Works construction standards

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	during construction permitting.
f. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;	Included. The 20-foot wide driveway approaches on the NW Canton St looped driveway exceed the 12-foot maximum for one-way lanes (JDDC § 5-3.1.020.K) but Applicant has clarified that minimum 20 feet width is required for fire access. We recommend approval of the 20-foot driveway approaches as shown. Access construction permitting will be required. Driveway construction satisfying JDDC § 5-3.1.020.K will be required.
g. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);	Included.
h. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;	Included. **Multi-use trail connections and a corresponding public easement is recommended as a condition of approval,** in accordance with the 2009 Local Street Network Plan (Figure 4-2, p44 and Project 8, p51) and the 2019 Innovation Gateway Plan (Figure 4.3, p57). The trail may incorporate proposed and existing pathways if they are developed to multi-use trail standards. **Legal review is recommended.**

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	City and Applicant are in ongoing discussions on this item. Applicant is conducting internal & legal reviews. Potential easement alternatives proposed by Applicant to meet the intent of public trail access include MOU and IGA.
i. Loading and service areas for waste disposal, loading and delivery;	General note 4, sheet C-2.0: "Waste disposal collection point to remain at the existing OPRD shop."
j. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;	Included.
k. Location, type, and height of outdoor lighting;	Included.
l. Location of mail boxes, if known;	General note 3, sheet C-2.0: "Interpretive center mail service will be provided via existing P.O. Box offsite."
m. Name and address of project designer, if applicable;	Included.
n. Locations of bus stops and other public or private transportation facilities;	Not applicable.
o. Locations, sizes, and types of signs;	Sign types and locations included. Dimensions not shown. Sign permitting for entry monument sign is to be included in building permitting.
3. Architectural drawings. Architectural drawings showing one or all of the following shall be required for new commercial, commercial/residential, industrial and multifamily buildings, and major remodels of the same:	
a. Building elevations (as determined by the City Planning Official) with building height and width dimensions;	Included (Sheet A201).

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b. Building materials, colors and type;	Exterior building materials (siding, trim & roofing) are provided (Sheet A201). Structural & interior building materials are not shown. Applicant intends to provide this information for building permitting.
c. The name of the architect or designer.	Included.
4. Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half (½) acre or larger. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Section 5-3.4.040.	Included.
5. Landscape plan. Where a landscape plan is required, it shall show the following:	
a. The location and height of existing and proposed fences, buffering or screening materials;	Included.
b. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;	Included.
c. The location, size, and species of the existing and proposed plant materials (at time of planting);	Included.
d. Existing and proposed building and pavement outlines;	Included.
e. Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule;	No in-ground irrigation is proposed. Applicant indicates soil specifications and planting schedule will be provided for building permitting.
f. Other information as deemed appropriate by the City Planning Official. An arborist's report may be required for sites with mature trees that are protected under Chapter 5-3.2. Landscape, Street Trees, Fences and Walls of this Code.	N/A.

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6. Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for access control.	Included to the best of our knowledge. Deed restrictions and easements identified by the applicant's surveyor were provided.
7. Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 5-4.2.060 Approval Criteria.	Included.
8. Traffic Impact Analysis, when required, shall be prepared in accordance with the road authority's requirements. See Section 5-4.1.090, and Section 5-3.4.010 for relevant standards.	Traffic memo by Transight Consulting, LLC was included.

Additional Comments

1. Design plans for the proposed site work, including access, parking, drainage, and utilities shall be submitted for review and approval by the City Engineer prior to the start of construction activity.
2. Applicant has requested clarification of JDDC 5-3.4.040.B, Accommodation of Upstream Drainage. (Revised Narrative, p18.) We find that this code is not applicable to this project because there are no known stormwater facilities conveying upstream drainages across the project area. Canyon Creek is not considered a drainage facility for this purpose.

END MEMORANDUM

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THE DYER PARTNERSHIP
ENGINEERS & PLANNERS, INC.

481 S. Main Street
Lebanon, Oregon 97355
(541) 405-4520
www.dyerpart.com

M E M O R A N D U M

DATE 1/17/2025

TO Melissa Bethel, City Manager, City of John Day
Henry Hearley, Associate Planner, Lane Council of Governments

FROM Trish Rice, PE

SUBJECT Kam Wah Chung Interpretive Center Project – Site Design Review Completeness

Melissa and Henry,

We have reviewed the Site Design Review application dated December 20th, 2024 for completeness under the John Day Development Code (JDDC). We understand that City staff have classified the development as a Type III review and the proposed easement termination as a Type IV review, and that the City has assigned legal staff to the Type IV review. Therefore we have performed the Type III review as per JDDC § 5-4.1.040. We have the following comments:

JDDC Text	Dyer Review Comment
A. General Submission Requirements. An application for Site Design Review shall contain all of the information required for a Type II or Type III review, as applicable, under Sections 5-4.1.030-040, and provide:	
1. Public Facilities and Services Impact Study. The impact study shall quantify and assess the effect of the development on public facilities and services. The City shall advise as to the scope of the study during the required pre-application conference (Section 5- 4.1.060C). The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians, the drainage system, the parks system, the water system, and the sewer system. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards;	**Not provided**. Applicant shall submit a Public Facilities and Services Impact Study. An engineered drainage report was provided but was not stamped by a registered professional engineer. It is recommended to require a stamped copy.
2. Traffic Impact Analysis, if required by the City or other road authority. Traffic Impact Analysis shall conform to the	**N/A; not required by City.** Submission includes a

standards and procedures in Section 5-4.1.090; and	transportation assessment memo prepared by Transight Consulting, LLC, dated December 20, 2024. The plans and transportation memo both incorrectly refer to NW 3rd Ave as a local street. NW 3rd Ave is classified as a collector in the 1996 Transportation System Plan the 2009 Local Street Network Plan, and the 2021 Transportation Study.
3. In situations where this Code requires the dedication of real property to the City, the City shall either (1) include in the written decision evidence that shows that the required property dedication is directly related to and roughly proportional to the projected impacts of the development on public facilities and services, or (2) not require the dedication as a condition of approval.	**No dedication is identified in the submittal materials, however it is recommended that the City require a 5-foot dedication** on the NW Canton St frontage to bring the ROW width to the standard 50 feet in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D.
B. Site Design Review Information. In addition to the general submission requirements for a Type III review (Section 5-4.1.040) an applicant for Site Design Review shall provide the following additional information, as deemed applicable by the City Planning Official. The Planning Official may deem applicable any information that he or she needs to review the request and prepare a complete staff report and recommendation to the approval body:	
1. Site analysis map. At a minimum the site analysis map shall contain the following:	
a. The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified;	Included.
b. Topographic contour lines at 2-foot intervals for slopes, except where the Public Works Director determines that	Included.

larger intervals will be adequate for steeper slops;	
c. Identification of slopes greater than fifteen (15) percent, with slope categories identified in 5 percent increments (e.g., 0%-5%, >5%-10%, >10%-15%, >15%20%, and so on.);	Areas with slope greater than 15% identified with single hatch. 5% increments not shown. (Sheets C-1.0, C-1.1)
d. The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;	Included. The property has frontage on NW 3rd Ave, NW Canton St, and NW Ing Hay Way. The NW Canton St ROW reduces from the standard 50 feet to 45 feet at the subject property line.
e. Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA Flood Insurance Rate Maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the City, County, or State as having a potential for geologic hazards;	Approximate FEMA floodplain boundary shown.
f. Resource areas, including marsh and wetland areas, streams, and wildlife habitat identified by the City or any natural resource regulatory agencies as requiring protection;	170' riparian buffer zone and 100' stream setback from Canyon Creek shown.
g. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;	Included.
h. Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;	Included. Archeological sensitivity zones (shown in pre-application meeting) are not shown on plans.
i. The location, size and species of trees and other vegetation having a caliper (diameter) of six (6) inches or greater at four feet above grade;	Included on landscape plan (Sheet LC1.01).
j. North arrow, scale, names and addresses of all persons listed as owners of the subject property on the most recently recorded deed;	Included (Sheet G000).
k. Name and address of project designer, engineer, surveyor, and/or planner, if applicable.	Included (Sheet G000).
2. <u>Proposed site plan</u>. The site plan shall contain the following information:	

a. The proposed development site, including boundaries, dimensions, and gross area;	Included.
b. Features identified on the existing site analysis maps that are proposed to remain on the site;	Included.
c. Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;	Included.
d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;	**More information needed. Applicant proposes termination of existing City water utility easement but also proposes that the water line and two meters remain in service (Sheet C-1.0). These are contradictory.** If the applicant wishes to take ownership of the water line, then any water meters remaining in service shall be relocated to the street frontage and re-plumbed as needed. **An easement should be established for the new public fire hydrant located inside the subject property at the northeast corner of the site.** This could be incorporated into the proposed 15-foot public utility easement on the northern border of the site. **Legal review is recommended.**
e. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on	**More information needed.** Locations and dimensions of structures and pavement

the site plan;	are included. Setbacks are shown. **Water/sewer utilities** show location only (no size/dimension) and plans indicate two alternative alignments for the water service and fire line (Sheet C-2.0). **Applicant should perform a utility exploration "pothole"** to confirm existing pipe sizes and materials. City has indicated a preference for water service to be provided from NW Canton St. The applicant's potholing should also seek to determine if a tee exists at the existing 2-inch water main and if it could be used for connection. Applicant shall obtain a ROW permit prior to potholing. The property has frontage on NW 3rd Ave, NW Canton St, and NW Ing Hay Way. Sidewalk improvements are indicated on NW Canton and only a portion of NW Ing Hay Way (northwards from the proposed parking lot). (Sheets C-2.0 and 2.1.) **It is recommended that the City require sidewalk improvements on the full width of NW 3rd Ave and NW Ing Hay Way frontages** in accordance with JDDC § 5-3.4.010.A.3 and Table 5-3.4.010F Option D.

	An unnamed swale is shown along the majority of the site adjacent to Canyon Creek. This swale is not mentioned in the engineered drainage report. Some description of the purpose of this swale should be provided.
f. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;	Included. The applicant appears to be requesting variance from the driveway width standards. City code stipulates lane width of 10-12' for one-way access and 9'-11' for two-way access (JDDC § 5-3.1.020.K). Proposed 3rd Ave and Canton St driveways are 20 feet wide which meets standard for two-way driveways. Ing Hay Way proposed access is 24 feet wide which exceeds standard for a two-way driveway. Access permitting will be required. Driveway construction satisfying JDDC § 5-3.1.020.K will be required.
g. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);	Included.
h. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;	**More information needed.** Internal pathways are indicated for circulation within the site, however, **it is recommended that the City require multi-use**

	trail connections in accordance with the 2009 Local Street Network Plan (Figure 4-2, p44 and Project 8, p51) and the 2019 Innovation Gateway Plan (Figure 4.3, p57). The trail may incorporate proposed and existing pathways if they are developed to multi-use trail standards. **An easement for public access of the trail is recommended. Legal review is recommended.**
i. Loading and service areas for waste disposal, loading and delivery;	General note 4, sheet C-2.0: "Waste disposal collection point to remain at the existing OPRD shop."
j. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;	Included.
k. Location, type, and height of outdoor lighting;	Included.
l. Location of mail boxes, if known;	General note 3, sheet C-2.0: "Interpretive center mail service will be provided via existing P.O. Box offsite."
m. Name and address of project designer, if applicable;	Included.
n. Locations of bus stops and other public or private transportation facilities;	Not applicable.
o. Locations, sizes, and types of signs;	**Sign types and locations included. Dimensions not shown.** Sign permit for entry monument sign needed unless it is covered by "Government/Regulatory signs and legal notices" (JDDC § 5-3.5.002.B)
3. Architectural drawings. Architectural drawings showing one or all of the following shall be required for new commercial, commercial/residential, industrial and multifamily	

buildings, and major remodels of the same:	
a. Building elevations (as determined by the City Planning Official) with building height and width dimensions;	Included (Sheet A201).
b. Building materials, colors and type;	Exterior building materials (siding, trim & roofing) are provided (Sheet A201). **Structural & interior building materials are not shown.**
c. The name of the architect or designer.	Included.
4. Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half (½) acre or larger. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Section 5-3.4.040.	Included.
5. Landscape plan. Where a landscape plan is required, it shall show the following:	
a. The location and height of existing and proposed fences, buffering or screening materials;	Included. Split rail fence is proposed on north end of property (Detail 3/LC3.02). No screening or fencing proposed for Ing Hay Way parking lot or the southern half of the Canton St parking lot.
b. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;	Included.
c. The location, size, and species of the existing and proposed plant materials (at time of planting);	Included.
d. Existing and proposed building and pavement outlines;	Included.
e. Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation) and anticipated	Soil specifications referenced in drawings, specifications not included

planting schedule;	in submission. Planting schedule not included.
f. Other information as deemed appropriate by the City Planning Official. An arborist's report may be required for sites with mature trees that are protected under Chapter 5-3.2. Landscape, Street Trees, Fences and Walls of this Code.	N/A.
6. Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for access control.	Included to the best of our knowledge. Deed restrictions and easements identified by the applicant's surveyor were provided.
7. Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 5-4.2.060 Approval Criteria.	A narrative was included, but does not address JDDC § 5-3.4 (Public Facilities) or § 5-3.5 (Signs). Narrative does not include any comments relating to water or sewer service.
8. Traffic Impact Analysis, when required, shall be prepared in accordance with the road authority's requirements. See Section 5-4.1.090, and Section 5-3.4.010 for relevant standards.	Traffic memo by Transight Consulting, LLC was included.

Additional Comments

To facilitate project development, we recommend informing the applicant of the following permitting/construction topics:

1. The project will require a DEQ 1200-C erosion control permit for ground disturbance over 1 acre.
2. Design plans for the proposed site work, including access, parking, drainage, and sewer shall be submitted for review and approval by the City Engineer prior to the start of construction activity.
3. City staff have reported available water flow in the vicinity at approximately 1200 gpm. The applicant should procure their own flow and pressure data for fire line and/or sprinkler system design.
4. If a building sprinkler system or site irrigation system will be present, then backflow protection shall be provided.

END MEMORANDUM

EXHIBIT F

Oregon
Tina Kotek, Governor

Oregon State Fire Marshal
3991 Fairview Industrial Drive SE
Salem, Oregon 97317
503-373-1540
Fax 503-373-1825

Date: 01/14/2025

Location: 125 NW Canton St John Day, Oregon

RE: Kam Wah Chung Interpretive Center

From: Randy Fales, Deputy State Fire Marshal

If there are questions regarding Fire Code issues, please contact Deputy State Fire Marshal Randy Fales at 971-315-3951 or email at randy.fales@osfm.oregon.gov

WATER:

- **Water Supply – 2022 OFC Appendix B / Fire Hydrant Spacing – 2022 OFC Section 507 and Appendix C**

    - The required water supply for fire suppression shall be **1500** gallons per minute at 20 psi residual pressure for **2** hour(s). This flow requirement is based on Type **TBD** construction not to exceed **2508** square feet for commercial buildings.

    - The minimum amount of fire hydrants needed on this site shall be **1** spaced no more than **400** feet from the most remote portion of the building(s) measured by an approved fire access route around the exterior of the facility or building.

- **Obstruction & Protection of Fire Hydrants – 2022 OFC 507.5.4 – 507.5.6:**
    - A 3-foot clear space shall be maintained around the circumference of the fire hydrant. When exposed to vehicular damage, concrete curbing, sidewalks, or 4-inch concrete filled bollards placed 3 feet from hydrant shall suitably protect fire hydrants.

- **Structures with Automatic Sprinkler systems – 2017 NFPA 1142 Chapter 4**
    - The authority having jurisdiction shall be permitted to reduce the water supply required by this standard for manual fire-fighting purposes when a structure is protected by an automatic sprinkler system that fully meets the requirements or NFPA 13, NFPA 13D or NFPA 13R.

- **Fire Safety during Construction – 2022 OFC 501.4 and NFPA 241 (2019)**
    - Approved fire department access roads, required water supply, fire hydrants, and safety precautions shall be installed and serviceable prior to and during the time of construction. The requirements of NFPA 241 shall be followed until the project is complete.

ACCESS:

- **Premises Identification – 2022 OFC 505.1**
    - Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and visible at night. Number/letter shall be a minimum of 4" high and a 0.5" stroke width.

- **Required Access – 2022 OFC 504.1**
    - Exterior doors and openings shall be made readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided.

- **Fire Apparatus Access Roads – 2022 OFC 503 & Appendix D**
    - Fire apparatus access **roads shall extend to within 150 ft of all portions of the building** as measured by an approved route around the exterior of the building.
    - Fire apparatus access roads shall have an unobstructed width of **not less than 20 feet** and an unobstructed vertical clearance of **not less than 13 feet 6 inches.**
    - Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide **all-weather driving** capabilities.
    - The required **turning radius** of a fire apparatus access road shall be determined by the *fire code official.* The **grade** of the fire apparatus access roads shall be within the limits established by the fire code official.
    - The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.
    - Traffic calming devices shall be prohibited unless *approved* by the *fire code official.*

- **Authority – 2022 OFC 503.2.2**
    - The fire code official shall have the authority to modify the dimensions specified in 503.2.1.

- **Fire Lanes – 2022 OFC 503.3 & D103.6:**
    - Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Such signs or notices shall be kept in legible conditions at all times. The stroke shall be 1 inch with letters 6 inches high and read **"No Parking Fire Lane"**. Spacing for signage shall be every 50 feet.
        - Recommended to also paint fire lane curbs (in addition to Fire Lane signs) in bright red paint with white letters.
    - **D103.6.1 Roads 20-26 Ft. Wide:** Shall have Fire Lane signs posted on both sides of a fire lane.
    - **D103.6.2 Roads more than 26 Ft. Wide:** Roads 26-32 ft wide shall have Fire Lane signs posted on one side of the road as a fire lane.

- **Fire Apparatus Access Roads-2022 OFC 503.1**
    - Fire apparatus access roads shall be provided and maintained at all times during construction.

- **Aerial Access Roads – 2022 OFC D105**
    - Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet in height, for this section the highest roof surface shall be determined by measurement to the eve of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet, whichever is greater. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadways. At least one of the required access routes meeting this condition shall be located within a **minimum of 15 feet and a maximum of 30 feet from the building**, all access roads shall have an unobstructed width of **not less than 26 feet** and shall be positioned parallel to one entire side of the building and shall be approved by the fire code official.

- **Dead-Ends – 2022 OFC 503.2.5 and D103.4**
    - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
    - OFC Table D103.4 Dead Ends over 750 Feet- *Require special approval*. If approved, there shall be a turn-around no more than every 1000 feet with a bulb of 60 feet across and the width of the road shall be a minimum of 26 ft clear for fire apparatus.

- **Additional Access – 2022 OFC 503.1.2**
    - The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, conditions or terrain, climatic conditions or other factors that could limit access.

- **Emergency Access Road Gates – 2022 OFC D103.5**
    - Minimum 20 feet wide.
    - Gates shall be swinging or sliding type.
    - Shall be able to be manually operated by one person.
    - Electric gates shall be equipped with a means of opening by emergency personnel & approved by fire official.
    - Locking devices **may** be padlock.
    - Section 503.3: Install a sign on the gate "No Parking-Fire Lane"

- **Key Boxes – 2022 OFC 506.1**
    - An approved key box ***may*** be installed on all structures equipped with a fire alarm system and /or sprinkler system.

- **Fire Protection and Utility Equipment Identification and Access – 2022 OFC Section 509 – 509.2:**
    - **509.1 Identification** – Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems or fire protection systems shall be identified for the use of the fire department. Approved signs required to identify fire protection systems equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.
    - **509.1.1 Utility identification** - Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves.
    - **509.2 Equipment access** – Approved access shall be provided and maintained for all fire protection system equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.

- **Fire Department Connections – 2022 OFC Section 912:**
    - **912.1 Installation** – Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7.
- **Note: this shall include location, visible location, fire hose threads, clear space, physical protection, and signs.**

If you have any questions or require clarification on any of these items, please let me know.

Thank you,

Randy Fales
Deputy State Fire Marshal
Malheur, Grant, and Harney Counties

EXHIBIT G

HEARLEY Henry O

From: EDEN John W <John.W.EDEN@odot.oregon.gov>
Sent: Wednesday, January 8, 2025 8:52 AM
To: HEARLEY Henry O; FALES Randy * OSFM; Don Gabbard; KUMP Casey * OSFM; Casey Myers; Shana Joslin; rick.stauffer@harneycountyOR.gov; GCPlan; Haley Walker; HERT Dawn * DLCD; Melissa Bethel; Todd McKinley; Mike Springer; David Thunell; Aaron Speakman; dylan.tsolakos@opdr.oregon.gov
Cc: BOYD David W; JARVIS-SMITH Cheryl
Subject: RE: Referral Comment for Kam Wah Chung Interpretative Center

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is **NOT** an internal sender. Please review this message carefully before responding or interacting. If you have any concerns, contact the SERVICE DESK or click here to submit a ticket.

Henry,

ODOT Region 5 Access Management Engineer as well Region 5 Planning have reviewed the application and the following are ODOT's comments:

The proposed development is off of the highway system with a fairly low increase in traffic so there are no concerns from an access management standpoint. If the city requires improvements for any of the street to highway connections, we will want to review for comment.

From a pedestrian perspective, the City's adopted 2009 John Day Local Street Network Plan (Transportation Impact Analysis) identifies trail improvements within the City. Significant opportunities exist along both the John Day River and Canyon Creek to provide pedestrian/bicycle pathways or trails. This system could form a significant "backbone" for pathways/trails to connect residents within John Day and also to neighboring communities, including Canyon City to the south.

An exciting facet of this concept would provide a pathway connection along Canyon Creek from the center of John Day north-south to the high school and elementary school located along the creek. While there are variable stream bank and private property issues, such a facility would allow children to mobilize to school on a dedicated bicycle/pedestrian path connecting the communities and neighborhoods. In particular, Project #8, Page 52, Figure 4-2 identifies the trail also connects Kam Wah Chung State Heritage Park along the east side of Canyon Creek from Main Street to the John Day River that would appeal to residents and visitors.

The City's adopted 2019 John Day Gateway Plan (City_of_JohnDay_InnovationGatewayPlan_2019.pdf), page 57, Figure 4.3 further expands on this concept to connecting the John Day River Path and Hill Family City Park to the Canyon Creek Trail. The network of trails/pathways would also connect key destinations including the 7th Street Complex and Grant County Fairgrounds.

The proposed Initial Application/Site Design for the trail/pathway within Kam Wah Chung State Heritage Park along Canyon Creek appears to only provide a partial footpath that does not enable State Park property along the creek to be connected to the future pathway. The proposed footpath should be consistent with the City's adopted Transportation

System Plan and extended both north and south within the Park property to provide for this critical link of the Canyon Creek pathway.

Thanks for the opportunity to comment.

John Eden
ODOT District 14 Maintenance Office
1390 SE 1st Ave. Ontario, OR 97914
Office: 541-823-4016
Cell: 541-216-1246
Fax: 541-889-6600

From: HEARLEY Henry O <HHEARLEY@Lcog.org>
Sent: Monday, January 6, 2025 3:19 PM
To: FALES Randy * OSFM <Randy.Fales@osfm.oregon.gov>; Don Gabbard <gabbardd@grantcounty-or.gov>; KUMP Casey * OSFM <Casey.Kump@osfm.oregon.gov>; EDEN John W <John.W.EDEN@odot.oregon.gov>; Casey Myers <myersc@grantcounty-or.gov>; Shana Joslin <hunts@grantcounty-or.gov>; rick.stauffer@harneycountyOR.gov; GCPlan <gcplan@grantcounty-or.gov>; Haley Walker <walkerh@grantcounty-or.gov>; HERT Dawn * DLCD <Dawn.Hert@dlcd.oregon.gov>; Melissa Bethel <bethelm@grantcounty-or.gov>; Todd McKinley <mckinleyt@grantcounty-or.gov>; Mike Springer <mike@benchmarkls.com>; David Thunell <thunelld@grantcounty-or.gov>; Aaron Speakman <aspeakman@dyerpart.com>; dylan.tsolakos@opdr.oregon.gov
Subject: Referral Comment for Kam Wah Chung Interpretative Center

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Dear All:

City of John Day has received an application for site design review for renovation of the Kam Wah Chung Interpretive Center. Please click on the link below to access the materials. Please return any comments to me via email by **Jan 17.**

Initial Application Materials

Thank you,

Henry O. Hearley
Associate Planner, MCRP
Lane Council of Governments | 859 Willamette Street, Suite 500 | Eugene, OR 97401
Ph: 541-682-3089 | F: 541-682-4099
www.lcog.org | hhearley@lcog.org

EXHIBIT H

part of 8 14

FORM No. 775—BARGAIN AND SALE DEED. 97 373 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

#58069

KNOW ALL MEN BY THESE PRESENTS, That E. B. Wing, executor of the estate of BOB WAH, Deceased, hereinafter called grantor, in consideration of -- One and No/100ths -- Dollars to grantor paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto City of John Day, a municipal corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Grant, State of Oregon, described as follows, to-wit:

An easement for the existing water line across the following described property, together with the right to maintain, repair and replace the same, which water line is located approximately as shown on the map attached hereto as Exhibit "A":

In Twp. 13 S., R. 31 E., W.M.

Sec. 23: A tract of land in the SW¼SW¼ described as follows:

Beginning at a point on the West line of Canton Street in the City of John Day; said point being 447.0 ft. North and 45.0 feet West of the Southeast corner of said SW¼SW¼;
thence South, along the West line of said Canton Street, 243.0 feet;
thence S. 21 deg. 55' W. 47.4 feet;
thence West 45.1 feet;
thence N. 34 deg. 00' W. 41.1 feet;
thence S. 56 deg. 00' W. 30.0 feet;
thence N. 60 deg. 30' W. 59.9 feet;
thence N. 10 deg. 32' W. 241.2 feet;
thence N. 89 deg. 10' E. 212.0 feet to the place of beginning.
EXCEPT portion sold to Ed Wah by Book 92, Page 213, Deeds.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 24 day of August, 1967

E. B. Wing
Executor of Estate of Bob Wah, Deceased.

STATE OF OREGON, County of Grant) ss. August 24, 1967

Personally appeared the above named E. B. Wing, executor of the estate of BOB WAH, Deceased, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Orval D. Gotcher
Notary Public for Oregon.
My commission expires 4-9-70

(NOTARY PUBLIC — STATE OF OREGON — OFFICIAL SEAL)

Bargain and Sale Deed

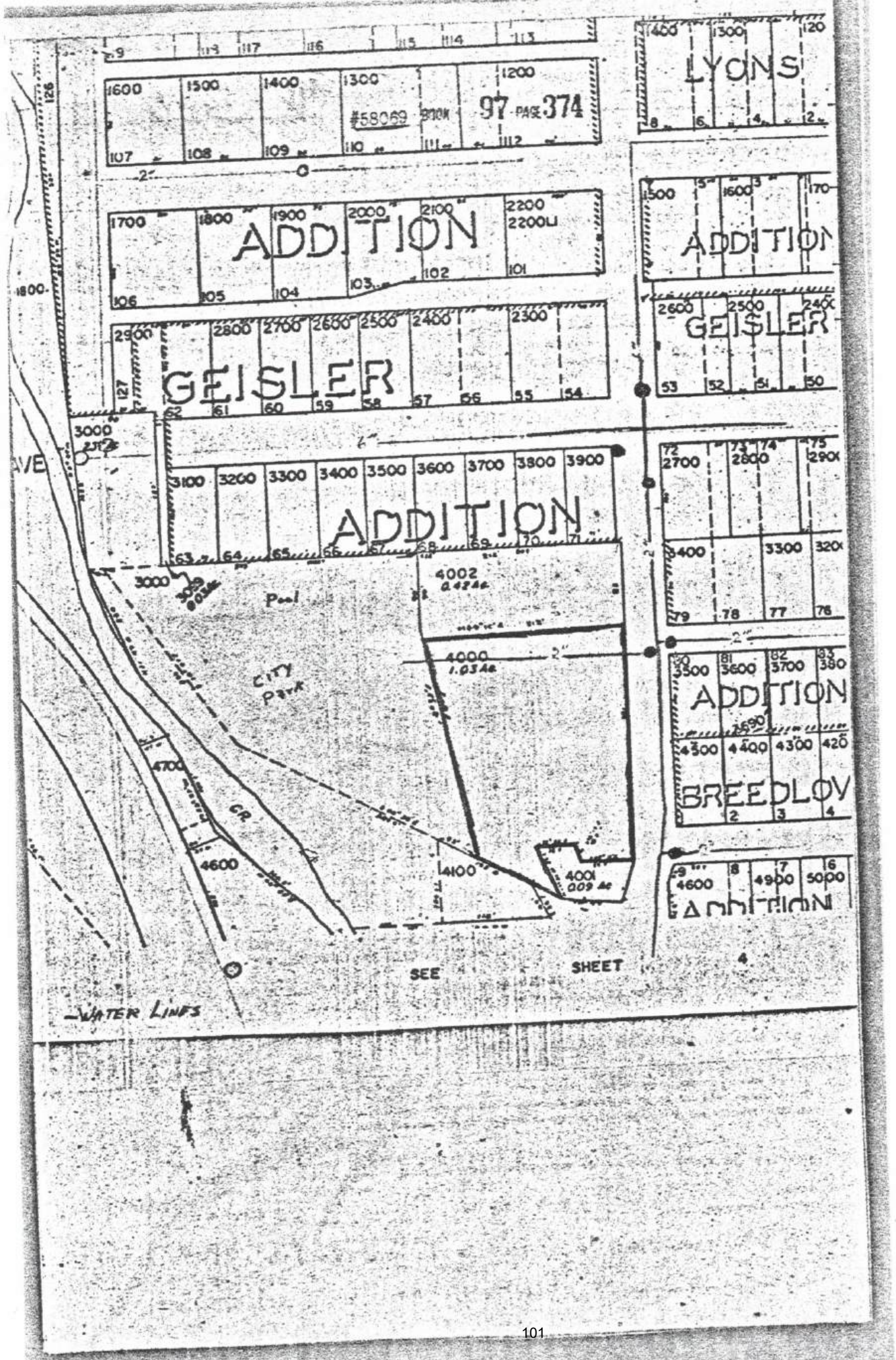
E. B. WING, executor of the estate of BOB WAH, Deceased
TO
CITY OF JOHN DAY

AFTER RECORDING RETURN TO
City of John Day
John Day 97845

No. 723

58069
INDEXED

STATE OF OREGON, County of Grant } ss.
I certify that the within instrument was received for record on the 29 day of Aug., 19 67, at 1:17 o'clock P M., and recorded in book 97 on page 373-4 Record of Deeds of said County.
Witness my hand and seal of County affixed.
John Figueira
County Clerk—Recorder
By Elma Campbell
Deputy.


LYONS
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GEISLER
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BREEDLOV
#58069
97 PAGE 374
Pool
CITY PARK
GR
4002 0.424Ac
4000 1.03Ac
4001 0.09 Ac
SEE SHEET 4
WATER LINES

EXHIBIT I

John Day Blk. C - Base

97-466

#58262 97 at 466

ORDINANCE NO. 3-68

AN ORDINANCE LIMITING THE CONSTRUCTION OR ERECTION OF ANY STRUCTURAL IMPROVEMENTS AND PREVENTING ANY OBSTRUCTION OR INTERFERENCE WITHIN 60 FEET OF THE CHINESE MUSEUM LOCATED WITHIN THE CITY OF JOHN DAY, OREGON.

WHEREAS, the City of John Day has purchased a building hereby known as the "Chinese Museum" from Dr. Bob Wah, and

WHEREAS, the said museum is of significant cultural and historic value, and

WHEREAS, the City of John Day intends within the near future to open the building to the public for its benefit as a museum, and

WHEREAS, it is necessary for the museum to be noticeable by the public, that it be protected from fire danger, and that it be completely accessible to the public;

NOW, THEREFORE, BE IT ORDAINED that no construction, erection or any structural improvement be allowed, that no trees, shrubs or other natural growth of any kind whatsoever be grown, planted or allowed to develop or be on the land which would restrict the view or accessibility to the Chinese Museum Building, or the carrying out of any other purposes for which this ordinance is passed, all within 60 feet of the Chinese Museum Building located on the following described property, to-wit:

part of 13/C & part of 14/C

Commencing at the Southeast corner of Lot 71 in Geisler Addition to the City of John Day, Grant County, Oregon; said point being 534.0 feet North and 50.0 feet West of the Southeast corner of the SW¼ of the SW¼ of Section 23, T. 13 S., R. 31 E., W.M.; thence W. along and parallel with the South line of said Lot 71, a distance of 207.0 feet to the POINT OF BEGINNING; thence South, a distance of 90.0 feet; thence S. 10 deg. 32' E., a distance of 241.2 feet to the Northerly line of the Luvina Cummings lot; thence N. 60 deg. 30' W. along the Northerly line of said Cummings lot, a distance of 43.0 feet; thence South along the West line of said Cummings lot, a distance of 83.9 feet to the North line of the MacGillivray Lot; thence West along the North line of said MacGillivray Lot, a distance of 105.0 feet to the center of Canyon Creek; thence along the center of Canyon Creek as follows: N. 46 deg. 55' W., 160.3 feet; N. 22 deg. 37' W. 100.1 feet; N. 22 deg. 49' W., 204.0 feet to the South line of the Ernest Organ tract; thence East along the South lines of the said Ernest Organ tract and said Geisler Addition, a distance of 333.0 feet to the point of beginning, containing 2.28 acres more or less.

Page -1-

#58262 BOOK 97 PAGE 467

THAT WHEREAS, it is necessary for the immediate preservation of the peace, health and safety of the people of the said City of John Day this ordinance shall take effect immediately, an emergency is hereby declared and this ordinance shall take effect from and after its approval by the Mayor.

Passed by the Council this 18th day of September, 1967.

Approved by the Mayor this 20th day of September, 1967.

APPROVED:

Frank Chester
Mayor of the City of John Day

ATTEST:

Ernest A. Sharp
City Recorder

58262

STATE OF OREGON)
County of Grant) ss

I hereby certify that the within instrument was filed in my office this 22nd day of Sept A.D. 1967 at 2:45 o'clock P M., and is duly recorded in Vol. 97 of Deeds at Page 466 to 467

Witness my hand and official seal

John Lipsire, County Clerk

By Elsie Campbell

Fee $3.00

GRANT COUNTY OREGON

Page -2-

EXHIBIT J

Shaun W Robertson
PO Box 172
Mt. Vernon, OR 97865
(541) 620-0211
RobFam10@ORTELCO.net

June 25, 2025

Chair, City of John Day Planning Commission

VIA EMAIL ONLY TO cityofjohnday@grantcounty-or.gov

RE: OBJECTION TO PUBLIC HEARING SDR 24-01

Chair & Commission Members:

The purpose of this correspondence is to formally object to the City of John Day (City) Planning Commission's (Commission) hearing of two unsigned and undated applications purportedly from Kirk Barham, Eastern District Manager, Oregon State Parks and Recreation Department (OPRD) for "text amendment[s]" related to a "historical setback" (but failing to request any action) and 'waterline easement vacation'. In contrast, however, the City Staff Report for SDR 24-01 states that the applicant is actually Cole Architects, although there is nothing in the planning file available to the public that indicates Cole has the authority to represent the State. I suggest that the Application is defective in this regard and must be corrected, and the corrected version be made available for the public to review according to the statutory guidelines, prior to the Commission hearing the application(s).

In addition, on June 13th, after searching the City's website for documents related to any Kam Wah Chung Visitor's Center Land Use filing--and finding none--I filed a public records request with the City asking for public documents related to the City's land use review of the proposed Kam Wah Chung visitor's center relocation and construction. That email request was electronically copied to OPRD, who replied immediately that it was received. On June 16th, and after failing to receive an acknowledgement—as required by statute—from the City that the records request had been received, I resent the request. On June 23rd, I received an email reply from City Manager Melissa Bethel indicating that the City **may** have the requested records and that I would be charged $100 in order to be provided with them. After conversing with OPRD on related matters, I again searched the City's website for relevant documents, at which point I discovered that the above-referenced subject planning file had been recently posted to the Planning Commission's page and that a hearing was scheduled for the 25th. In an email to Bethel on the 24th, I indicated my displeasure in, what appeared plainly to me, the intentional obfuscation of the readily and freely available requested documents and also a calculation to limit the amount of time I would have available to review the 220-page planning file and prepare adequate and responsive comments. Bethel responded only that planning file was posted on the 18th. Therefore, I object to the Hearing on the basis that the City has intentionally defeated my established process rights to have timely availability of documents and sufficient time for review and comment.

My third objection is that OPRD has failed to file the required requests for concurrence that would allow them to actually move the designated location for the proposed Visitor's Center from the originally planned and statutorily-designated site on Canton Street to the new site previously occupied by Gleason Pool. I suggest, and will argue on appeal if necessary, that the construction of a facility in the nature of a massive visitor's center and associated infrasture—not to mention the destruction of the pool itself to

accommodate the redesignation—along with the associated impacts and conflicts created thereby, require an amendment to the Kam Wah Chung Master Plan (OPRD 2009). OPRD claims, falsely and without meeting their self-imposed regulatory obligations, that demolishing the pool and moving the proposed visitor's center from the actual location designated in the Master Plan to a portion of park dedicated to a different Park Use[1] (as that phrase is defined in rule), only requires a Minor Variation.

Regardless, whether a Plan amendment or minor variation is required, neither were submitted to the City as part of this Application or otherwise filed, to request the concurrence by the City as is required (*see* Plan pg 56). Since that concurrence is required by rule to be done "[p]rior to applying for local government permits" (OAR 736-018-0040), the subject Application is incomplete and defective. OPRD must remedy this fatal omission, the planning record must go back out to public review and the Commission hearing rescheduled accordingly.

Since at least 2013, I have gone on record—both as a private citizen and organizational representative—as being generally supportive of the expansion of the Kam Wah Chung facility, including a new visitor's center. What I am opposed to is the fraud, lies, deceit, and corruption that was used to get OPRD and City to their objective and the rights and interests of the local community that were sacrificed to accomplish their agenda. What the City and OPRD is now doing is simply validating, if not perpetuating, that dishonesty and exploitation and rewarding the egregious behavior of a minority of selfish adults who were entirely willing to ignore the needs of our community's youth and disadvantaged citizens all while hypocritically suggesting that they were acting in their best interest.

It's unforgiveable.

I have no expectation that any of this effort will change the Commission or City's expected decision to deliver what certain agencies and individuals wanted from the very beginning anyway. However, I am requesting that the record remain open for seven (7) days in order that I may respond to the additional information that I have recently received, and any other testimony offered at the hearing.

Sincerely,

Shaun W Robertson

cc: OPRD

[1] *See* OAR chp. 736, Div. 18 and, specifically, the Minor Variations and Existing State Park Uses sections at subsections -0025 and -0040, which do not allow for minor variations where the proposed change causes significant impacts on "other uses in the park" (e.g., recreational swimming), where the facility change serves a different park use area, where a different kind or location of park use area will differ from those in in the statutorily adopted master plan, or where a different kind of facility (i.e., visitors center) will be located in a park use area that was dedicated in the master plan to a different park use (i.e., open space and picnic area).

EXHIBIT I

Shaun W Robertson
PO Box 172
Mt. Vernon, OR 97865
(541) 620-0211
RobFam10@ORTELCO.net

2024 June 03

City Council of John Day *through*
Melissa Bethel, City Manager

VIA EMAIL ONLY TO: bethelm@grantcounty-or.gov

RE: REQUEST TO OPEN REVIEW OF THE GLEASON POOL DEMOLITION CONTRACT

Dear Melissa Bethel:

This is a request to open a review of the former City of John Day (City) administration's--staff and council--actions as they relate to the contracting process used to demolish Gleason Pool. This request, inclusive of the conclusions made in this request, is based on my present understanding of the documents made available to me through the City's website, provided in response to a public records request I made on 04/24/2023 and partially fulfilled by November 2023, documents provided by the Oregon Parks & Recreation Department (OPRD) through records request by others, and by conversations with individuals close to the City and Tidewater. It is entirely possible that other records exist that would shed additional light on this matter, although the City and the City's email and documents manager conducted an exhaustive search of records in their possession in fulfilling my records request.

The purpose of this request is:

1. to understand what specific events transpired leading to the demolition of the pool and whether the actions taken were consistent with established City contracting policy and procedures and State law;

2. to determine whether other documents exist that were not provided to me or otherwise to the public that bear directly upon the matters considered in this request;

3. to determine whether the public's interest in the Gleason site (e.g. land and improvements) and public financing were adequately protected; and

4. to revise, if necessary, the City's contracting procedures and policies, to ensure future transparency, equality in opportunity, and fairness and certainty for the public, including prospective contractors.

Summary:

- The City Council delegated former City Manager Nick Green limited authority to prepare and execute a contract for the demolition of Gleason Pool.

- Contrary to repeated public statements, Green does not appear to have ever solicited bids from prospective contractors nor presented any such bid(s) to the Council until after demolition had begun.

- Green appears to have expedited demolition of the pool without an executed contract on the same date that an election was held regarding a proposed aquatic center bond levy, possibly in an attempt to influence the results of that election, while making various conflicting claims as to why the demolition was scheduled on that particular date.

- Green seems to have misrepresented to the Council and public, a simple price quote from Tidewater that was actually received after the demolition had already begun, along with documents not made available—or agreed to—by Tidewater as an 'amended agreement', purportedly revised to cover what also seem to be falsely-labeled unforeseen costs. Meanwhile, the written record demonstrates that, again, the price quote was agreed to after demolition had already begun, was backdated to before the first date of demolition, included clauses not made available to the contractor or made part of the contract, was executed with undated signatures and that the original price quote wasn't amended (to cover increased costs) until long after the demolition had been completed, among other serious irregularities.

Facts Based on the Available Public Record:

1. In 2009, the Oregon State Parks and Recreation Department (OPRD) released the Kam Wah Chung & Co. State Heritage Site Master Plan (Master Plan) that proposed construction of an interpretive facility on the footprint of existing residences along Canton Street. OPRD committed to keeping Gleason Pool operating until a new pool could be built and opened at another location, whereupon the area of the Pool was to be converted to a park. OPRD considered FEMA floodplain maps and known archeological sites when designating the facility locations; the proposed interpretive site was within the flood plain but not within a floodway.

   The OPRD Commission adopted the Master Plan into administrative rule, which also contains specific requirements for amending master plans.

2. On 03/26/2019, the Council passed resolution 19-805-06, declaring that Gleason Pool was beyond its useful life and their intent to retire the pool.

3. In May 2021, and for unstated reasons, OPRD releases a Kam Wah Chung Visitor's Center Feasibility Study, which redesignates the proposed interpretative location to the site of Gleason Pool. The Feasibility Study notes that floodplain designations from 2016[1] either didn't change or were actually removed at the former planned interpretative center site (i.e., the footprint of existing buildings) and that areas of suspected cultural resources also hadn't changed.

   The Feasibility Study does not appear to have ever been adopted by the Parks Commission nor does there appear to have been a formal amendment to the Master Plan as required by OPRD administrative rule[2].

4. On 11/09/2021, the Council passes resolution 21-868-16, which included, among other items:

[1] Which Green claimed were changed in 2019
[2] The OPRD has been requested to clarify this matter.

a. a declaration that Gleason Pool and Park was no longer needed for public use, even though a new public use was to be created from the sale;

b. approving its sale for $220,000, although Green had previously stated publicly that OPRD was to pay the City $1,000,000 for the Gleason site[3];

c. approving a purchase and sale agreement that required pool demolition "prior to closing"; and

d. authorization for Green to execute the P&S Agreement under certain conditions.

In the same meeting, Green claimed that the proposed OPRD interpretive site must be built on the site of Gleason Pool because of floodplain restrictions and to preserve archeological sites and that "they" had an $80,000 estimate for pool demolition[4].

5. On 02/22/2022 under agenda item (#8) entitled "Downtown Revitalization, Recreation, and Tourism Updates (with no mention of Gleason Pool), Green engages the Council in a discussion of the pool demolition and is quoted as having requested quotes from TW [Tidewater] and IT [Iron Triangle] "prior to approving the purchase and sale agreement by council so that we would have an estimated demolition cost…". In the minutes for the same meeting, Green is quoted as saying that the City is working through the SHIPO [sic] process and that he "will bring the quotes to Council when the project is approved by SHIPO [sic]". [emphasis added]

6. On 03/22/2022 under agenda item (#9) noted only as "Pool Update & Gleason Park Sale Update" with no attachments or reference to demolition or a demolition contract, Green asks that the Council approve Tidewater to demolish the pool. The Council authorizes Green to "sign a standard contract agreement with Tidewater Contractors for the demolition of Gleason Pool, pending SHPO's final approval, for $75,000" after Green had stated that he:

> "…originally had quotes from Iron Triangle and Tidewater and that he had asked for revised quotes. Iron Triangle did not bid the job, they had too much work and Tidewater reduced their bid price to about $75,000[5]."

Green then asked the Council for a motion to approve contracting Tidewater for the demolition, "[s]ince there is only one bidder and it is a small job", whereupon a member of the public raised

[3] 12/18/2018 Blue Mountain Eagle

[4] Other than authorizing the P&S agreement that required demolition, the Council did not take any action to authorize a demolition contract or to grant Green the authority to initiate the contracting process.

[5] The basis for this dollar amount appears to have come from an appraisal prepared for the OPRD by Aaron Still dated 07/22/2021 (pgs 25, 44-45 and unlabeled addendum memorandum, which contained various estimates made by Tidewater Contractors, Iron Triangle LLC, and SREC ranging from $68,760 to $82,900). Still stated "[g]iven that the first two estimates were informal in nature and made as a basis for the minimal costs to be incurred, I have relied primarily on the quote provided via email from…Iron Triangle", which was $97,000. Tidewater, after visiting the property, determined that "extensive research would need to be completed prior to issuing an estimate"…emphasizing that the [estimate] is not a formal quote, rather a quick guestimate of the minimal costs necessary due to his lack of time available to commit to the estimate". However, Green's claim of the demolition cost may very well come from his other, and also contradictory, claim that OPRD was only willing to pay the City $75,000 for Gleason Park (12/14/2021 Council minutes)

questions regarding the City's bid process including whether bids were being advertised publicly "…since a lot of people who could do similar work had never heard of the opportunity to put in an offer" and that "it was a common conversation among local contractors that they feel like they don't even get a look at this kind of work". In response, Green was quoted "…it depends on the size … if it was under $150,000 then they just needed to get 2-3 quotes and with the two quotes the City received they met the requirement" and that if "…someone was feeling slighted they ought to come talk to the City if they are interested in bidding".

7. On 05/10/2022 the Council passed resolution 22-887-08 approving a memorandum of agreement between the City, OPRD and the State Historic Preservation Office (SHPO) and the demolition of Gleason Pool. Also on 05/10/2022, Joe Hitz from Sisul Engineering, the City's engineering contractor, emails City staff, including Green, with quotes obtained from the public bidding process on multiple City projects, but not including Gleason Pool demolition.

8. In an email exchange beginning 05/20/2022 with various City staff, Tidewater Contractors and Sisul Engineering, Green asks Joe Hitz from Sisul to draft a contract with Tidewater reflecting various conditions, to which Hitz asks Green specifically how Green obtained bids for the project and whether he [Green] could "send over what you've got on that". Green responds only that there is a meeting scheduled at the pool with OPRD and Tidewater the following Monday to "go over the demo process with the archeologist".

9. On 05/23/2022 at 10:45 pm, the same day that ballots are due to be returned for the City's proposed aquatic center bond levy, local citizen Paul Sweany takes photographs of Gleason Pool being demolished and asks in an email to Green why the demolition had been "expedited to today". Green replies on 05/24/2022 at 5:02 am that the demolition was "based on the upcoming dedication and city celebration event, scheduled for June 10th" and informs Sweany that he would be "giving the city council a status update on these projects at their council meeting tonight but there is no action for them to perform".

10. On 05/24/2022 at 11:23 am, Doug Robbins, Area Manager for Tidewater Contractors submits a "price quote" for "pool removal proposal" to Green. The quote is unsigned, has a bid date of 05/20/2022, and is in the amount of $101,125. Green replies to Robbins at 12:40 pm with a copy of the accepted price quote, signed by Green but dated 05/20/2022 and copies Hitz on the email. Hitz replies:

    > "Are you still thinking that you want this as an attachment to a regular contract? Maybe a little more description of the work and what the final product will be?"

    Green replies at 8:10 pm only that he "need[s] it as a contract. First thing tomorrow". The following day, Hitz asks Green if there was a deadline for Tidewater to be done with the fill, which Green responds to with "[l]et's say within 60 days of award".

    On 05/24/2022, Green presents the Council the executed MOA with OPRD and SHPO; the City Mayor's signature on the MOA is dated 05/19/2022. In the Council's agenda (#7) for the same meeting, Green stated that "we have scheduled Gleason Pool for demolition as soon as the MOA between the City, OPRD and SHPO is finalized (likely later this week)"—even though the MOA

had been fully executed by 05/19/2022 and the demolition had already begun—and that the pool is scheduled for a "burn-to-learn to occur between Tuesday, May 24th and Saturday, June 4th".

Upon questioning by the public regarding demolition costs, Green is quoted as responding that "…costs will be between $85,000 and $120,000 to be paid by the $1 million the City is receiving from the State…" even though he'd just received the only price quote in an amount in excess of $100,000, which exceeded his contracting authority delegated to him by the Council.

11. On 05/25/2022, Cassie Fitzhugh, Tidewater Contractors emails Hitz stating that she had just been informed of the demolition project and asking if Hitz would be "putting a contract together on this one?".

12. On 05/25/2022, Sweany files a public records request through the City's website requesting a copy of the Tidewater demolition contract, amending the request on 05/26/2022 at 8:27 pm asking for bids, solicitations, and quotes related to the demolition contract.

13. On 5/27/2022 at 7:09 am, Green submits a lengthy email to various City staff (including the interim City Manager appointed 05/10/2022) along with the entire Council informing them of "inquiries and public records requests related to Gleason Pool". Green also transmits the signed price quote that, by then, had been made part of a fully executed demolition and site restoration contract dated May 20th, 2022, although none of the signatures nor the signature page itself is dated. The contract is for $101,125 and contains five pages of "technical specifications" that Green states are "ODOT standard specs". There does not appear to be any evidence that the technical specifications or any other part of the contract presented to the Council—other than the original price quote—were ever sent or agreed to by Tidewater.

    Green also claims in the email that:

    > The bids ranged from $75,000 to $85,000 before we had the MOA. Council approved the agreement based on Tidewater's bid at our March 22, 2022 meeting, but the MOA and standards for the demolition weren't approved by SHPO and OPRD until two weeks ago. The cost increases on materials and those standards increased the price to $96,625 and mobilizing on short notice due to the availability of the archaeologists required them to stop work on other jobs (including ours) and relocate their equipment, so I agreed to a mob fee of $4,500. I talked this over with Joe and we felt it was reasonable given the price increases in the market.

    Finally, Green states that he would "put this agreement on the consent agenda with this information so [the Council] can approve their invoice at the June 14th council meeting" and then launches into a series of statements about inquiries the City was receiving.

    The Council agenda that evening (item #4) was essentially a recital of Green's earlier email to City staff and Council but also indicates that the consent agenda would approve the "agreement as attached, including the cost increase". The minutes state that Green "reviewed **changes** to the agreement with Tidewater" [emphasis added] and that he "asked for Council to approve these cost increases via the consent agenda".

14. On 06/16/2022, Sweany refiles his request for public records related to the Tidewater contract, to which Green responds to Ketchum:

> Mr. Sweany thinks he's building a legal case against the City for violation [sic] our contracting provisions, which we didn't do, but we may want to have our attorneys review this one before you even acknowledge receipt.

15. On 06/30/2022, the City denied Sweany's request to inspect the requested public records in person and, due to the City's failure to accommodate the request for inspection, I personally filed a request for the same records on 04/24/2023. The City provided all records apparently in their possession by November, 2023.

Potential Issues and Conflicts with City Contracting Process and State Statute[6]:

1. Green falsely claimed that he had received "bids" or "quotes" from prospective contractors before the Council authorized a contract.

2. Green claimed that he would bring quotes to Council but didn't do so until after the demolition had already begun and after he had already exceeded the authority for the demolition cost delegated to him by the Council.

3. Green claimed that Iron Triangle did not bid on the Gleason Pool contract because they had too much work, yet they were bidding on the Oregon Pine Bridge project, a much smaller contract at the same time in which the Gleason demolition was being planned.

4. Green's claim of an $80,000 estimate for demolition (subsequently claimed to have been reduced to $75,000 and then claimed to have been from $75,000 to $85,000) likely originated from the appraisal conducted by Aaron Still on behalf of OPRD. It was certainly not a quote, was not in response to a City solicitation, was conditioned upon the contractor obtaining further information through future "extensive research", and was not obtained by anyone associated with the City, among other significant issues.

5. Hitz, the individual delegated responsibility for preparing the contract—again, after demolition had already been initiated—was not given the specific information he requested in order to prepare the retroactive contract (e.g., solicitation, bids, contract standards and details of the project, which didn't exist anyway[7]) from Green.

6. Tidewater's quote was backdated, as was the eventual contract, and was executed after demolition had already begun. None of the signatures were dated, as is a routine and accepted practice when drafting contracts and certain documents and contract specifications were presented to the Council and the public as being part of the contract, yet were not provided to the contractor nor agreed to and were only presented after the public began asking for records related to the contract.

[6] Based on the record made available

[7] In stark and direct contrast to the very public, structured and transparent process Green and Hitz were simultaneously using for other similar public works projects.

7. Green exceeded the authority granted him by the Council and then represented what was actually merely an original price quote and obtained after-the-fact, along with supplemental documents also combined after-the-fact—and under surreptitious circumstances anyway—to the Council as an amended agreement with cost increases falsely assigned to unforeseen costs[8], in order to have the Council retroactively approve his actions that were outside of his delegated authority[9].

Conclusion & Request:

There is no doubt that the Council was committed to destroying Gleason Pool, as requested by Green, and likely would have authorized anything Green brought in front of them, at any point, for any purpose and with any explanation—as they had done on virtually every matter presented to them by Green throughout his tenure—regardless of public outcry or even the concerns expressed publicly by individual Council or City Committee members. That conclusion is abundantly demonstrated in the City's record; however, that is not the point. Nor is it relevant that certain apologists will rationalize and excuse such detrimental behavior with specious claims of "let's move on, the pool is gone" or that individuals who actually possess the specific authority to investigate complaints of this nature have previously shirked their public duty. It's not even material that Green's well-documented, patterned responses to prior pointed criticism of his behavior (e.g., falsely accuse the critic(s) of lying, distract from documented fact patterns, disclaim responsibility and shift blame to others, and martyr himself) have absolved him of any accountability previously. While the prior City administration was clearly unable or unwilling to ignore Green's false narratives and make decisions based on rationale, independent and objective investigation and evaluation of the facts, the current City Council must do so, if for no other reasons than to ensure to taxpayers that violations of the public trust and the possibility of misuse of public funds does not happen in the future, if not to restore credibility and trust in itself.

State contracting statute contains specific requirements for preparing, soliciting, accepting and administering public contracts, in part, to ensure that the public's compelling interests in those contracts are protected from deceptive practices and troublesome behavior that could injure the very public who are providing the funding and are the intended beneficiaries of such projects. The City does not have the authority to subvert the intent of those laws with its own contracting policies, which must adhere to those requirements, nor deviate from them in a manner to intentionally defeat the public's overriding interests. The current City administration needs to take action and put procedures in place to ensure fairness, consistency and transparency in its public contracting processes that were removed by the prior administration in order to serve their own interests and subvert those of the public. I recommend and request that the City convene an independent group that may review the actions of the former City administration with regards to the Gleason Pool demolition contract in order to begin that process.

The loss of Gleason Pool is unacceptable, only made worse by the number of adults who stood by idly while it was destroyed under doubtful circumstances or who actively and selfishly endorsed the

[8] *See* correspondence to OPRD describing specifically the contradictory statements surrounding the availability of State archeologists and demolition scheduling.

[9] Which Green had apparently done on previous contracts, such as with Field's Tree Service, where multiple contracts had been executed with the same contractor for the same work in order to fall below certain City contracting limitations. This issue had previously been brought to the Council's attention by a member of the City's budget committee and was promptly ignored by the Council.

destruction of the pool prior to the financing of a new pool in an overt attempt to sway the election. Such a travesty should not stand.

Sincerely,

Shaun W Robertson

EXHIBIT II

Shaun W Robertson
PO Box 172
Mt. Vernon, OR 97865
(541) 620-0211
RobFam10@ORTELCO.net

2024 June 03

Oregon Parks and Recreation Department *through*
Chris Havel, Associate Director

VIA EMAIL ONLY TO chris.havel@oprd.oregon.gov

RE: GLEASON POOL DEMOLITION

Dear Chris Havel:

You may recall that when I represented the Grant County Farm Bureau in the negotiations over Oregon Parks & Recreation's (OPRD) proposed Grouse Mountain Park that one of my suggestions was to expand existing OPRD facilities in Grant County, including Kam Wah Chung, rather than purchase a property that was entirely unsuitable for a park. At that time, I was in general support of expanding Kam Wah Chung under certain conditions even if that expansion required moving Gleason Pool.

However, when the City of John Day (City) co-opted planning for a new pool from the Swim Team and John Day/Canyon City Parks & Rec, creating their own planning committee who met repeatedly unannounced and outside the view of the public, were given specific constraints by the City for their eventual "recommendations" (particularly the location for a new pool), refused to look at renovating Gleason Pool even while promising that they would, and then closing Gleason Pool arbitrarily and making numerous false claims for the closure, I became an opponent to their scheme. What I and others have unequivocally evidenced, predominately by using the City's own documents obtained through public records requests, is that the City deliberately instituted a pattern of misstating, misleading, and constantly changing narratives to suit their particular situation or decision and then accused critics of what was the City's very own deceptive and manipulative behaviors.

Unfortunately, no entity who possesses the responsible authority has been willing to address this debacle and no private citizen has the standing to do so as an individual. The best that we can do is to continue asking questions and building the record in the hope that someone, at some point will do what's right and just.

Regardless, I am now in receipt of a large volume of documents that further indicates some troubling irregularities and outright contradictions in the City's public stories. Some of those documents **appear** to implicate OPRD in, at a minimum, ignoring growing problems with the City's conduct, but, possibly, outright complicity to destroy Gleason Pool in order to make way for OPRD's proposed visitor's center and compel local taxpayers to foot the bill for the City's proposed aquatic center.

To be clear, I am not accusing OPRD or any particular OPRD employee of troublesome behavior, only that the documents indicate that that possibility exists. In contrast, my personal experience is that OPRD, at least initially, was committed to ensuring that the residents of Grant County had a replacement pool before Gleason was destroyed. OPRD Park Manager Dennis Bradley assured the community that "OPRD cannot and will not force the pool off the land" (Blue Mountain Eagle,

07/31/2007). In addition, the Kam Wah Chung Master Plan (OPRD 2009) conveyed that OPRD never intended to construct its visitor's center on the Gleason Pool site or to destroy the pool before a suitable replacement could be constructed (pg 2 "Having no Pool or Park is Not an Option", Development Proposal Matrix pg 34). For some reason, however, that commitment to local residents seems to have drastically changed by the time OPRD's 2021 Kam Wah Chung Visitor's Center Feasibility Study (OPRD 2021) was released. Of course, it's entirely plausible (and actually supported not only by the record in this particular matter but from numerous other examples of City projects) that OPRD was intentionally misled and manipulated into cooperating with the destruction of the pool in order to achieve the City's goal of creating a massive, new aquatic center for itself. Unfortunately, the record in my possession is contradictory on a number of key elements, which is the purpose of this inquiry; to allow OPRD to respond—if it so desires—to my questions regarding OPRD's role in the destruction of Gleason Pool.

Facts and Reply Requests:

1. OPRD's May 2009 Kam Wah Chung Master Plan (Master Plan) proposed constructing OPRD's Interpretative Facility adjacent to Canton Street on the footprint of existing buildings owned by OPRD. Gleason Pool was to be retained and operated until such time that another pool could be constructed, whereupon the Pool site was to be remediated and used for a park. It wasn't until the May 21, 2021 Kam Wah Chung Visitor's Center Feasibility Study that OPRD identified, without explanation or rationale, moving the proposed visitor center to the Gleason Pool location. Although the City publicly had various explanations, such as that OPRD could not construct a visitors' center because its ownership wasn't contiguous and that Gleason Pool was interfering with the construction of OPRD's visitor's center (neither of which is supported by any of the public record), the City eventually claimed that the new location of the visitor's center was due to "floodplain restrictions" and the need to avoid archeological resources. However, what the record supports is that there was no change to the floodplain designation that resulted in increased development restrictions and, in actuality, portions of the designation had been removed between the 2009 and 2021 site development plans relative to the proposed location of the Visitor's Center along Canton Street. Nor was there a change in the location of potential archeological resources designated by the maps.

   Furthermore, Oregon Administrative Rule (OAR) 736-018-0000 *et. seq.* codified the 2009 Master Plan and establishes very strict criteria for variations in master plans generally.

   What prompted OPRD to prepare and release the 2021 Feasibility Report and what was the basis for the decision to move the proposed visitors center to the Gleason Pool location?

   Does the written correspondence between the City and OPRD discuss preparation of the 2021 Feasibility Report?

   Has the Oregon Parks and Recreation Commission amended the codified 2009 Master Plan to eliminate Gleason Pool and redesignate the location of the interpretative center as is required by State law?

   What was the City of John Day's role in the site selection change?

2. Certain members of the public and at least one City Council member requested that the City consider renovating Gleason Pool as an alternative to the costly aquatic center that the City was promoting. However, it is now absolutely clear that the City never had any intention of even considering updating Gleason Pool, notwithstanding a false narrative contrived and publicized by the City apparently in an effort to placate critics and intentionally mislead the public, promising that they would thoroughly evaluate the-then condition of the pool and consider operating it at least into the near future. Furthermore, the City implied that OPRD was the entity requesting demolition of Gleason Pool because the pool 'interfered with the expansion of the Kam Wah Chung' site.

   Did OPRD request the demolition of the pool or was that option offered by the City?

   When did OPRD and the City agree to the demolition of Gleason Pool?

3. Part of the City's misinformation campaign related to the repair of Gleason Pool was to constantly shift their story, from initially making promises to evaluate the current condition of the pool for possible renovation, to expressing uncertainty as to whether or not the pool was repairable to an unsubstantiated and directly contradictory declaration that the pool was absolutely unrepairable—literally made between subsequent City Council meetings. Concurrently, the City was selling the story that if voters approved the new aquatic center, they would actually continue operating Gleason until the new pool was constructed (even at the same time they were saying publicly that they didn't have money to operate the existing pool—only the new aquatic center[1]). Furthermore, the City claimed that no money was available to evaluate the restoration of Gleason Pool even though OPRD had previously given the City hundreds of thousands of dollars in funding related to the swimming pool, parks and other recreation facilities.

   Did OPRD ever encourage the City to evaluate the present condition of Gleason Pool for possible renovation?

   Did the City ever request funding to assess the repairability of Gleason Pool?

4. The City claimed that the agreements with OPRD for sale of the Gleason site would contain a "clawback" provision that would return Gleason Park and Pool to the City if the proposed aquatic center bond levy failed. However, no such provision was included in any of the numerous draft and final agreements with OPRD that have been made available to the public. Following criticism from the public that the City failed to include the promised provision in the agreements, the City speciously responded that the clause was no longer valid since the pool had already been closed (even though the City was concurrently telling people that they would operate the old pool if the voters approved the bond for the new aquatic center).

   Was OPRD ever solicited to accept such a "clawback" provision in any of the agreements with the City?

5. The City falsely claimed in 2019 that OPRD was trying to expedite the sale of Gleason Pool, even though such an expedited sale would have been contrary to the numerous promises made by both

[1] Which seems astounding since they were also telling voters at the same time that they would not need an operating levy to manage the new aquatic center.

OPRD and the City regarding securing another location and sufficient funds for construction of a replacement pool before demolishing Gleason Pool, operating Gleason Pool until an alternative was completed, and etc. I personally made you aware of the City's misrepresentations through an email exchange beginning on April 3, 2019. You were also made personally aware of numerous other false claims and other insidious behavior of the City through correspondence from other local citizens and growing opposition on social media, which was brought to your attention by Paul Sweany. We now know from internal OPRD messages that OPRD staff were aware of the opposition to the point that your Department specifically asked the City directly what public process they were using to inform the local community of the pending demolition—the City never responded and OPRD failed to follow up on the City's non-answer.

Being well aware of the controversy as well as the City's troublesome behavior, did the OPRD ever consider halting the purchase in order to ensure that the due process rights of and fair access to truthful information by the community were being adequately considered?

6. As Paul Sweany informed you in email correspondence beginning July 19, 2022, the City was claiming publicly that the Gleason Pool demolition date was selected because it was the only day available for your archeologist to be on-site during the demolition. Ironically, the City began demolition the same day as the Aquatic Center Bond Levy election. Regardless, you indicated that the actual demolition date was chosen by the City based on a range of dates where the archeologist would have been available. However, the correspondence among OPRD staff and between OPRD and the City, which you provided in response to Mr. Sweany's public records request for the same, seem to indicate initially that your staff were totally unaware of the proposed demolition project, then were anxious to "…get the demo completed ASAP" and were unaware of what public review process the City had used for the demolition.

   Was OPRD aware that the City was initiating demolition the same day as the election ballots were due?

7. As mentioned above, OPRD staff refer to a Facebook page in their communications regarding Gleason Pool. The page they cite is likely one called "Grant County Conservatives" who were actively engaged in the City's proposed aquatic center.

   Was OPRD aware that former City Manager Nick Green hired a private company, apparently without the knowledge or approval of the City Council and without a written contract, to reportedly surveil the Grant County Conservatives Facebook page for opposition and develop "strategic communications support" in response?

8. On 5/26/2022, Paul Sweany filed a public records request with the City asking for various records related to the demolition contract with Tidewater Contractors, including any bid solicitation, quotes, and the actual contract. Because the City did not fulfill this request and due to turnover in City staff, including another resignation by the former City Manager Green, Mr. Sweany refiled the request on June 16th and a narrowed request on August 15th. On April 24, 2023, I filed a similar public records request with the City for specific records relating to the demolition contract. The City eventually produced the requested records, including correspondence between the City and Tidewater Contractors, in November 2023, over a year from the initial request.

The documents are particularly telling as to the strategy the City employed to demolish Gleason Pool likely in an attempt to sway the pool bond levy election. For example, correspondence from former City Manager Green to the City Council—particularly that in direct response to public records requests and inquiries into the existence of a demolition contract with Tidewater Contractors—are replete with false and misleading statements including, but not limited to, specific references to documents that do not actually exist[2] such as bids from prospective contractors, the values of those bids received, an original demolition contract authorized by the Council that was then subsequently "amended" and which contained "ODOT standard specs", and additional SHPO requirements that purportedly substantially increased the cost of the demolition contract. These statements are not supported, and many are directly contradicted, by the documents provided to me by the City. In addition, there appears to be very serious issues, including possible violations of state statute, as to when the contract was actually signed in relation to the initiation of work, when a "quote" was actually solicited and submitted (especially in relation to what was told to the Council), the date placed on the contract, when and how the signatures were obtained on the contract, and the total contract amount expended above authority.

Was OPRD aware that the City was demolishing Gleason Pool without a contract, that City Manager Green had authorized the work in excess of the authority granted him by the Council and that the demolition work may have been being conducted in violation of City and State contract law[3]?

The proposed Kam Wah Chung Visitor's Center could be an attractive and welcome addition to Grant County. However, beginning such a project in such a duplicitous manner is not a way to engender trust and credibility with the local community as I hope is still a desire of OPRD. Consequently, I am requesting that the planning for the Kam Wah Chung site development be halted until OPRD completes an internal investigation into their role in the destruction of Gleason Pool, possibly to serve their own agency interests at the expense of the local community and its citizens.

Sincerely,

Shaun W Robertson

[2] Or at least were not provided as part of the public records request.

[3] Again, based on the record made available by the City and others. In fact, Green himself appears to have been trying to get out ahead of a possible complaint by transferring documents to the City Council and alleging that they were part of the demolition contract, when there is no evidence that they ever were made part of the contract or even transmitted to the Contractor, and by informing other City staff in writing that he didn't violate the City's contracting rules even though there had been no complaint making such an allegation.

EXHIBIT III

OPRD Master Plan Minor Variations – Background Information

OAR 736-018-0040: What is a Minor Variation?

Minor Variations are proposed park uses or facilities that vary from an adopted master plan, which are determined through an internal review process, including Director approval, to not require an amendment to the master plan.

What constitutes a Minor Variation?

Changing the proposed location for a planned park facility so long as it does not cause the facility to serve a different park use area;

Maximum of 20% increase of the following:

- Floor area of any planned permanent building (some exclusions apply)
- Number of planned bedrooms in any lodge, inn, bed and breakfast, barracks or bunkhouse, group of cabins, or in any park use area;
- Number of planned camp sites in any general or group camping area;
- Number of planned parking spaces in any parking lot or park use area;
- Surface area of any planned road for purposes or improved safety, realignment or widening

Extension of a road to provide access to a planned use that is expanded or relocated under the provisions of OAR 736-018-0040 provided the extent is only to serve the expanded or relocated use

Proposal of park facility that is different from facilities in park use area provided they are: toilet shower buildings, garbage and recycling facilities, registration and storage buildings; any other accessory structure 120 sq/ft and under; alternative camping structures such as yurts, camper cabins, tepees and covered wagons in existing tent and RV sites; picnic shelters in day use areas; and trails.

Trails outside of existing and planned park use areas and that are 300 feet away from the nearest park boundary

It is important to review the proposed variation for consistency with the state park master planning criteria outlined in OAR 736-018-0020. A minor variation also needs to be consistent with statewide goals, ORS 215.296 (standards of approval of certain uses in EFU zones), and should not cause significant impacts on adjacent land uses, other uses in the park, local public services, transportation systems or important, natural, cultural or scenic resources.

Master Plan Minor Variations -Review Process

The OPRD Minor Variation internal review process is ideally completed during project scoping and must be completed prior to applying for local government permits for use or facilities.

SUBMISSION PROCESS

- A project is identified, either by the Project Manager or Planning + Design, as potentially inconsistent with the adopted state park master plan.
- Planning + Design will clarify the scope with park and project managers and review the project for applicable minor variation allowances outlined by OAR 736-018-0040.
- If the project is inconsistent with the park master plan beyond the parameters allowed by OAR 736-018-0040, it will be deemed a Major Variation, and the park master plan must be amended prior to advancing the project, or the scope of the project must be revised.
- If the project is justifiable by OAR 736-018-0040, Planning + Design will work with the project manager to complete the Minor Variation Acknowledgement Form and will meet with the appropriate Managers and Park Representatives for their review and approval.
- With Field Services and Region Manager approvals, Planning + Design will send the Minor Variation Acknowledgement Form to the Director for review and approval.
- After all approvals and signatures are collected, the Acknowledgement Form will be saved to the project file for future reference.

REQUIREMENTS

Planning + Design reviews all requests for Minor Variations. Each Minor Variation Acknowledgement must include the following:

- Description of proposed park use or facility in comparison to the proposal in the adopted Master Plan, including maps and diagrams
- Justification for discrepancy
- Impacts of change to the park (natural,scenic, and cultural resources, operations) and any neighboring properties, interested parties, etc.
- Risks/opportunities lost in not approving the Minor Variation
- Any potential alternative that would be acceptable (prioritized list)

Minor Variation Acknowledgement Form

Project Information

Project Name: Kam Wah Chung Interpretive Center

Project Number: OPRIS 35522

Project Scope: Construct new 9,150 sf building to house public interpretive displays, restrooms, gift shop, and private offices and collections / restorations space

Location Information

Park Name: Kam Wah Chung

City/County: City of John Day, Grant County

Address: Canton Street, John Day

Zoning: Park Reserve (PR)

Project Contact

Name: James Robinson

Phone: 503-428-0851

Email: james.robinson@oprd.oregon.gov

Applicable Variation Criteria

Capacity Increase	[ZJ
Road/Trail Extension	D
Facility Location Change	[ZJ
Facility Use Change	D

Minor Variation Review

Project + Master Plan description:

The 2009 MP proposes a new 6,500sf Interpretive Center on Canton Street, with a public lobby area, restrooms, exhibit hall, gift shop, and office space. A future 2,200 square foot addition is proposed to house artifact and archive storage, and office workspace. The GO Bond project will construct all of these elements at once, in a 9,150sf Interpretive Center just north of the historic Kam Wah Chung building, where a public swimming pool was located its until removal in 2022.

Justification for variation:

The MP proposed the Interpretive Center on privately owned property that OPRD has been unable to acquire. The increased Interpretive Center capacity is within 20% of the initial proposal, which allows for up to 10,000 square foot building.

Impacts of proposed variation:

The building location may be viewed by neighboring properties to the north, but will have appropriate setbacks. The entire area is expected to remain a day-use only recreation site. The increased building size will require a negligible amount of additional maintenance resources.

Opportunities and risks:

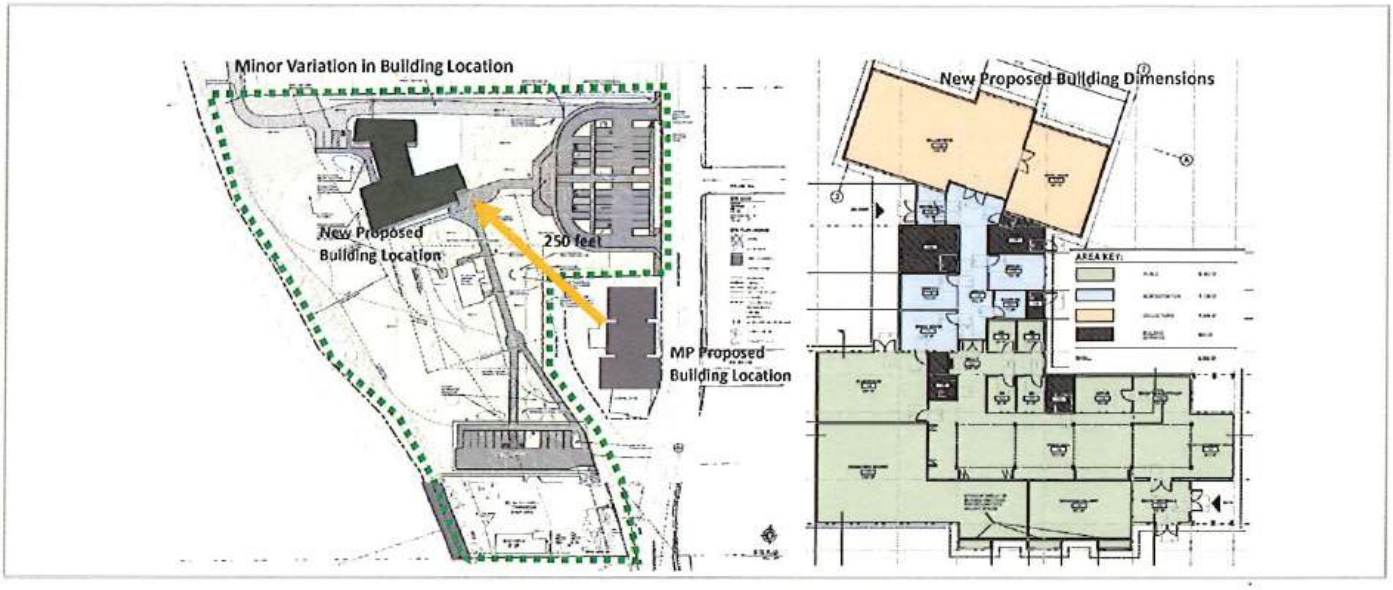
The project site is a total of 3 acres, and a large portion is located within the floodplain of Canyon Creek, which runs along the west property boundary. This, and the presence of archaeological resources on the site, limits development to a discrete area where the building is now proposed.

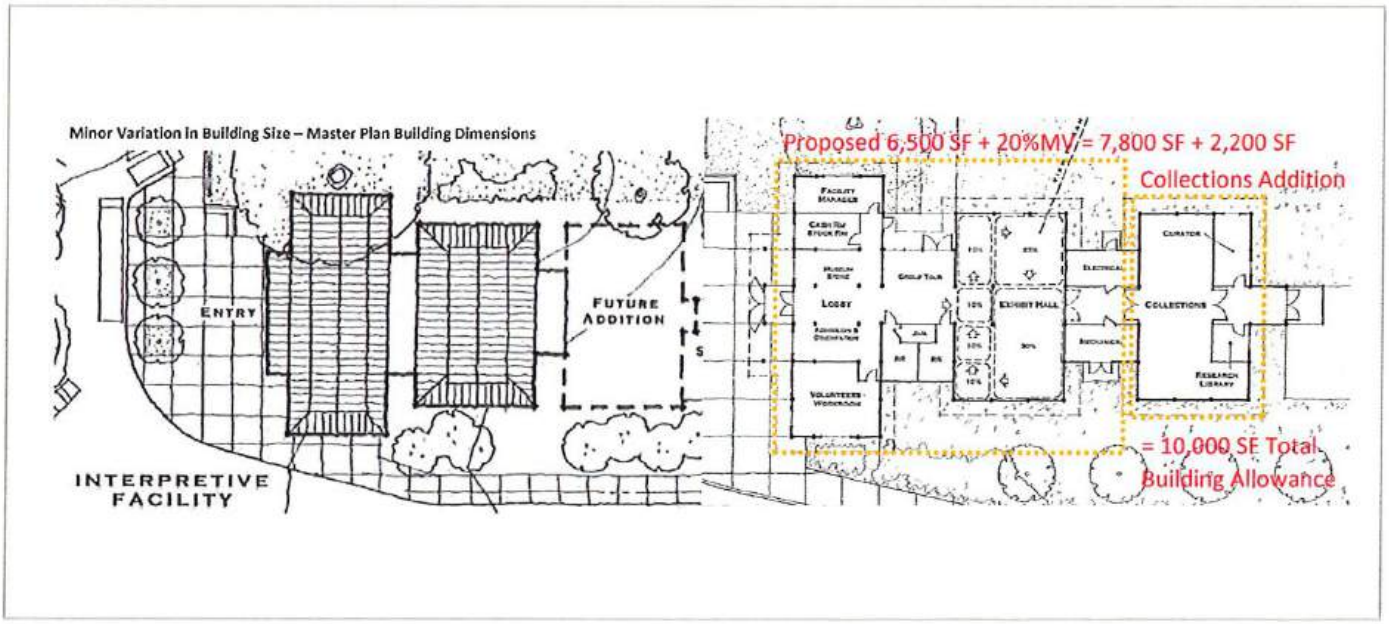
Project alternatives:

In order to develop the Interpretive Center along Canton Street as envisioned in the 2009 Master Plan, OPRD could delay the project until the adjacent property owners were willing to sell their land, but this is a very uncertain outcome.

Minor Variation Acknowledgement Form

Supporting images:





Signature Authorization

Planning + Design: Alan Freudenthal (Jan 2, 2025 14:11 PST) Date: 01/02/25

Park Management: Kirk Barham (Jan 8, 2025 13:19 PST) Date: 01/07/25

Region Director: Susan Bethers Date: 01/23/25

Agency Director: Lisa Sumption (Jan 26, 2025 16:16 PST) Date:

EXHIBIT K

Date	July 8th, 2025
To	Henry Hearley, Associate Planner, City of John Day
From	James Robinson, Construction Project Manager, OPRD
Subject	Kam Wah Chung Interpretive Center Project Site Design Review Application Planning Commission Public Comments Response

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John Day Planning Commission Chair and Members,

Thank you for reviewing our Site Design Review Application for the Kam Wah Chung Interpretive Center Project. We received the following documents from the public in response to our application:

1. Letter regarding "Objection to Public Hearing SDR 24-01", dated June 25, 2025, from Shaun W Robertson
2. Letter regarding "Additional Testimony Public Hearing SDR 24-01", dated July 1, 2025, from Shaun Robertson
3. Exhibit I: Letter to Melissa Bethel (City of John Day) regarding "Request to open review of the Gleason Pool demolition contract", dated June 3, 2024, from Shaun Robertson
4. Exhibit II: Letter to Chris Havel (OPRD) regarding "Gleason Pool Demolition", dated June 3, 2024, from Shaun Robertson
5. Exhibit III: Document titled "OPRD Master Plan Minor Variations – Background Information"

Response to the letter regarding "Objection to Public Hearing SDR 24-01",

1) Page 1, paragraph 1: The Code Amendment Application for the Historical Setback Text Amendment indicates the Applicant as Kirk Barham and the Property Owner as Oregon Parks and Recreation District; there is no line on the application for a date or signature. *(our file is dated 3/26/2025, submitted 3/27/2025)*.
   a) The City has added a Property Owner Signature line to application. OPRD will add the required signature to the application. The City will then note the added signature in the revised staff report to the Planning Commission on July 15th.

2) Page 1, paragraph 1: The Code Amendment Application for the Water Easement Vacation Text Amendment indicates the Applicant as Kirk Barham and the Property Owner as Oregon Parks and Recreation District; there is no line on the application for a date or signature. *(our file is dated 3/26/2025, submitted 3/27/2025)*
   a) The City has added a Property Owner Signature line to application. OPRD will add the required signature to the application. The City will then note the added signature in the revised staff report to the Planning Commission on July 15th.

3) Page 1, paragraph 1: The overarching Site Design Review Application submitted clearly indicates that the Applicant is Aaron of Buckman and the Property Owner is State of Oregon (Kirk Barham). This file is dated 12/20/24 and signed by Kirk Barham.
   a) The City will provide a Property Authorization Form, which will authorize a third party (in this case, Cole Architects) to submit application documents on OPRD's behalf. OPRD will complete this and it will be included in the application.

4) Page 1, paragraph 2: OPRD hosted a neighborhood meeting on 12/13/2024 which was publicly noticed, as required by the Site Design Review application process. Any objections to the records request process should be addressed by the City.
   a) Per the City, Planning Commission Packets for the Planning Commission meeting on July 15 will be posted publicly on city's website NLT July 8th.

5) Page 1, paragraph 3: Objection that OPRD has failed to file the required request for concurrence that would allow OPRD to move the designated location of the proposed (Interpretive) Center, and that this change (in conjunction with recently demolished pool) should require an amendment to the Master Plan, not a minor variation.
   a) Master plan amendments are not necessary to alter the location of facilities described in an approved plan if the change is minor. OAR 736-018-0040(1) allows the OPRD director to determine a facility location change is minor if "it does not cause the facility to serve a different park use area." Page 56 of the plan says, *"Any specific project design elements that cannot be changed by applying the 'Minor Variation' rule are indicated with the project descriptions in the Master Plan"* and the project description that contains the interpretive center location within the planning area is not so indicated, so the "minor variation" standard applies. The following responses address questions in Exhibit III, "What constitutes a Minor Variation".
      i) Changing the proposed location for a planned park facility so long as it does not cause the facility to serve a different park use area:
         (1) The Kam Wah Chung State Heritage Site is a small, day-use only park, which includes the historic building, open space picnic areas, and a creekside walking trail. The current site plan proposes the interpretive center and parking areas in equally proximate locations to the historic building, serving the site as envisioned in the master plan, and retaining the open space and creekside trail for community use. No additional park uses are proposed for the site. overnight facilities or uses that were not previously proposed in the plan.
      ii) Maximum 20% increase of the following:
         (1) Floor area of any planned permanent building
            (a) 6,500sf + 2,200sf = 8,700sf. A 20% increase would allow us to add up to 1,740sf, for a total of 10,440sf. The proposed 9,150sf building is well below the allowable increase.

(2) *Number of planned bedrooms in any lodge, inn, bed and breakfast, barracks or bunkhouse, group of cabins, or in any park use area:*
(a) Not applicable.
(3) *Number of planned camp sites in any general or group camping area:*
(a) Not applicable
(4) *Number of planned parking spaces in any parking lot or park use area:*
(a) The current site plan proposes 39 parking spaces between the north and south lots, which is consistent with the Master Plan proposal of 41 spaces.
(5) *Surface area of any planned road for purposes or improved safety, realignment, or widening:*
(a) Not applicable.

iii) *Extension of a road to provide access to a planned use that is expanded or relocated under the provisions of OAR 736-018-0040 provided the extent is only to serve the expanded or relocated use:*
(1) Not applicable

iv) *Proposal of park facility that is different from facilities in park use area provided they are: toilet shower buildings, garbage and recycling facilities, registration and storage buildings; any other accessory structure 120sq/ft and under; alternative camping structures such as yurts, camper cabins, teepees and covered wagons in existing tent and RV sites; picnic shelters in day use areas; and trails.*
(1) The proposed interpretive center facility is included in the master plan.

v) *Trails outside of existing planned park use areas and that are 300 feet away from the nearest park boundary.*
(1) There is an existing walking trail in the park, and minor improvements are proposed.

b) Gleason Pool was closed in 2020 and slated for demolition. It was fully demolished prior to OPRD taking ownership of the property. Any questions regarding the demolition of the pool should be addressed by the City.

Response to the Letter regarding "Additional Testimony Public Hearing SDR 24-01":

1) Page 1: The current site plan proposes an interpretive center, which is distinct from a visitor center in that it provides opportunities for visitors to learn about the culture and history of the site, going far beyond the standard amenities and directions offered by a typical visitor center. This project will be a resource for not only the local community, but for visitors from around the globe.

2) Page 1: The proposed interpretive center will provide a multitude of benefits to area youth and the community more broadly, through the cultural education opportunities, rotating gallery, and classroom area that can be used by local groups and individuals.

3) Page 1: All requests regarding the request for an open review of the Gleason Pool Demolition Contract (Exhibit I) should be directed to the City.

4) Page 2: For all references to OPRD's master plan minor variation process, see the above response in item 5 to the initial objection letter. Page 4 of the additional testimony letter states that *"OPRD used an internal-only process to grant themselves a minor variation from the Plan … after waiting at least three years after they had made the decision to move the visitors center…"*. Master Plans are conceptual, long-range plans that are intended to be refined with further site analysis and design considerations prior to development. Since the master plan was adopted in 2009, OPRD has continued to work with the City and community on implementation, and the current site plan proposal reflects the reality of existing site constraints and the input of expert staff, professionals, and community members. The OPRD Director considered various changes to the site plan as minor in nature and consistent with the overall intent of the park master plan, which is subject to public and City review through the land use permitting process.

5) Page 2: OPRD and the City have held multiple public meetings to encourage feedback on park development from the community. Three public meetings have taken place just within the last 12 months, including:
   a) December 13th, 2024: As part of the Site Design Review process, OPRD hosted a Neighborhood Meeting open to the owners of all properties within 100' of the subject property.
   b) March 13th, 2025: OPRD and the Friends of Kam Wah Chung hosted an open house for the community. Drawings were displayed and multiple OPRD employees were present to answer questions and gather feedback from the visitors.
   c) June 25th, 2025: OPRD gave a presentation at the John Day Planning Commission meeting, which is open to the public.

   These meetings were advertised by local and regional news outlets, which have also published informational articles pursuant to the project from time to time. These efforts are all consistent with Goal 1 of Oregon's Statewide Land Use Planning System that requires public involvement in community planning.

6) Page 7: Periodically, OPRD does discuss purchasing adjoining properties. However, OPRD is not in formal negotiations to acquire adjoining properties for this project.

7) For additional information, please see attached OPRD respond to the 2024 letter to Chris Havel (Exhibit II).

EXHIBIT K

Outlook

RE: Request to Open Reviews into the Gleason Pool Demolition Contract

From HAVEL Chris * OPRD <chris.havel@oprd.oregon.gov>
Date Mon 6/24/2024 7:05 AM
To Shaun W Robertson <jdrc@ortelco.net>

Sounds good, thanks.

From: Shaun W Robertson <jdrc@ortelco.net>
Sent: Friday, June 21, 2024 5:30 PM
To: HAVEL Chris * OPRD <chris.havel@oprd.oregon.gov>
Subject: RE: Request to Open Reviews into the Gleason Pool Demolition Contract

Thanks Chris I'll take a look at it soon and get back to you with any followup questions

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: HAVEL Chris * OPRD <chris.havel@oprd.oregon.gov>
Date: 6/21/24 9:36 AM (GMT-08:00)
To: JDRC@ortelco.net, "Bethel, Melissa" <bethelm@grantcounty-or.gov>
Cc: Rep Owens <Rep.MarkOwens@oregonlegislature.gov>
Subject: RE: Request to Open Reviews into the Gleason Pool Demolition Contract

Sorry it took a bit; had to dig for some of the older stuff.

1. **What prompted OPRD to prepare and release the 2021 Feasibility Report and what was the basis for the decision to move the proposed visitors center to the Gleason Pool location?**

We prefer to buy land from willing sellers, and since the owners of the planned location were not willing to sell, we shifted our attention to the pool location; the 2009 plan calls out the pool area as a candidate to expand the park (bullet 4, page 4, *"OPRD could purchase the city park property, including the swimming pool facility, and lease it back to the city to continue pool operation until the city can find an appropriate new pool site. The city could use revenue from the sale of the park to leverage grant funding to* ***build a new pool at a new site in town.****"* [emphasis added]).

2. **Does the written correspondence between the City and OPRD discuss preparation of the 2021 Feasibility Report?**

Not that we have found.

3. **Has the Oregon Parks and Recreation Commission amended the codified 2009 Master Plan to eliminate Gleason Pool and redesignate the location of the interpretative center as is required by State law?**

No. However, master plan amendments are not necessary to alter the location of facilities described in an approved plan if the change is minor. OAR 736-018-0040(1) allows the OPRD director to determine a facility location change is minor if "it does not cause the facility to serve a different park use area." Page 56 of the plan says *"Any specific project design elements that cannot be changed by applying the 'Minor Variation' rule are indicated with the project descriptions in the Master Plan"* and the project description that contains the interpretive center location within the planning area is not so indicated, so the "minor variation" standard applies.

4. **What was the City of John Day's role in the site selection change?**

They were aware of the change, but we haven't found any indication they played a role in the decision.

5. **Did OPRD request the demolition of the pool or was that option offered by the City?**

We first proposed in writing on October 21, 2021.

6. **When did OPRD and the City agree to the demolition of Gleason Pool?**

Appears to have happened sometime between October 21 and November 17, 2021, but we haven't found a clear record yet.

7. **Did OPRD ever encourage the City to evaluate the present condition of Gleason Pool for possible renovation?**

No.

8. **Did the City ever request funding to assess the repairability of Gleason Pool?**

Not from OPRD.

9. **Was OPRD ever solicited to accept a "clawback" provision in any of the agreements with the City?**

No one involved in those discussions recalls a proposal along those lines.

10. **Being well aware of the controversy as well as the City's troublesome behavior, did the OPRD ever consider halting the purchase in order to ensure that the due process rights of-and fair access to truthful information by-the community were being adequately considered.**

    OPRD provides a general process for community notification, an opportunity for discussion, and a vote by our commission in a public meeting. Otherwise, the timing and nature of local involvement was the City's responsibility, and we didn't offer opinions about it.

11. **Was OPRD aware that the City was initiating demolition the same day as the election ballots were due?**

Our management team wasn't aware of the timing; a staff person directly involved in real estate negotiations was.

12. **Was OPRD aware that former City Manager Nick Green hired a private company, apparently without the knowledge or approval of the City Council and without a written contract, to reportedly surveil the Grant County Conservatives Facebook page for opposition and develop "strategic communications support" in response?**

    No. We have no information to either support or refute that claim.

13. **Was OPRD aware that the City was demolishing Gleason Pool without a contract, that City Manager Green had authorized the work in excess of the authority granted him by the Council and that the demolition work may have been being conducted in violation of City and State contract law?**

No. We have no information to either support or refute that claim.

Let me know if you need anything else. Have a good weekend.

--
Chris, OPRD

From: Shaun W Robertson <JDRC@ortelco.net>
Sent: Monday, June 3, 2024 10:51 AM
To: HAVEL Chris * OPRD <chris.havel@oprd.oregon.gov>; Bethel, Melissa <bethelm@grantcounty-or.gov>
Cc: Rep Owens <rep.markowens@oregonlegislature.gov>
Subject: Request to Open Reviews into the Gleason Pool Demolition Contract

You don't often get email from jdrc@ortelco.net. Learn why this is important

Chris Havel & Melissa Bethel,

Attached are letters to each of your respective governments asking for a review(s) of the

actions leading up to the destruction of Gleason Pool by your agents. As described in these letters, prior fact-based criticisms of specific City actions related to the demolition were either brushed aside or ignored completely, which allowed the City to act indiscriminately and without impediment or accountability. That is unacceptable, not only since it directly resulted in the loss of Grant County's only publicly available swimming pool but also in light of the highly corrupted public process upon which certain of those decisions were based.

The selfishness and unprincipled behavior of certain adults in this community is inexcusable and intolerable, especially in light of the effect their actions have had on the children in this County who lack the ability or standing to protect their own interests on their own behalf.

It's now time for responsible adults to attempt to correct at least one of those mistakes.

Shaun W. Robertson
Mt. Vernon

John Day Blk. C - Base

97-466

#58262 97 as #66

ORDINANCE NO. 3-68

AN ORDINANCE LIMITING THE CONSTRUCTION OR ERECTION OF ANY STRUCTURAL IMPROVEMENTS AND PREVENTING ANY OBSTRUCTION OR INTERFERENCE WITHIN 60 FEET OF THE CHINESE MUSEUM LOCATED WITHIN THE CITY OF JOHN DAY, OREGON.

WHEREAS, the City of John Day has purchased a building hereby known as the "Chinese Museum" from Dr. Bob Wah, and

WHEREAS, the said museum is of significant cultural and historic value, and

WHEREAS, the City of John Day intends within the near future to open the building to the public for its benefit as a museum, and

WHEREAS, it is necessary for the museum to be noticeable by the public, that it be protected from fire danger, and that it be completely accessible to the public;

NOW, THEREFORE, BE IT ORDAINED that no construction, erection or any structural improvement be allowed, that no trees, shrubs or other natural growth of any kind whatsoever be grown, planted or allowed to develop or be on the land which would restrict the view or accessibility to the Chinese Museum Building, or the carrying out of any other purposes for which this ordinance is passed, all within 60 feet of the Chinese Museum Building located on the following described property, to-wit:

part of 13/C & part of 14/C

Commencing at the Southeast corner of Lot 71 in Geisler Addition to the City of John Day, Grant County, Oregon; said point being 534.0 feet North and 50.0 feet West of the Southeast corner of the SW¼ of the SW¼ of Section 23, T. 13 S., R. 31 E., W.M.; thence W. along and parallel with the South line of said Lot 71, a distance of 207.0 feet to the POINT OF BEGINNING; thence South, a distance of 90.0 feet; thence S. 10 deg. 32' E., a distance of 241.2 feet to the Northerly line of the Luvina Cummings lot; thence N. 60 deg. 30' W. along the Northerly line of said Cummings lot, a distance of 43.0 feet; thence South along the West line of said Cummings lot, a distance of 83.9 feet to the North line of the MacGillivray Lot; thence West along the North line of said MacGillivray Lot, a distance of 105.0 feet to the center of Canyon Creek; thence along the center of Canyon Creek as follows: N. 46 deg. 55' W., 160.3 feet; N. 22 deg. 37' W. 100.1 feet; N. 22 deg. 49' W., 204.0 feet to the South line of the Ernest Organ tract; thence East along the South lines of the said Ernest Organ tract and said Geisler Addition, a distance of 333.0 feet to the point of beginning, containing 2.28 acres more or less.

#58262 BOOK 97 PAGE 467

THAT WHEREAS, it is necessary for the immediate preservation of the peace, health and safety of the people of the said City of John Day this ordinance shall take effect immediately, an emergency is hereby declared and this ordinance shall take effect from and after its approval by the Mayor.

Passed by the Council this 11th day of September, 1967.

Approved by the Mayor this 12th day of September, 1967.

APPROVED:

Frank Chester
Mayor of the City of John Day

ATTEST:

Ernest A. Sharp
City Recorder

58262

STATE OF OREGON)
County of Grant) ss

I hereby certify that the within instrument was filed in my office this 22nd day of Sept A.D. 1967 at 2:45 o'clock P M., and is duly recorded in Vol. 97 of Deeds at Page 466 to 467

Witness my hand and official seal

John Lindsay, County Clerk

By Elsie Campbell

Fee $ 3.00

ORDINANCE NO. 25-05

AN ORDINANCE OF CITY OF JOHN DAY REPEALING ORDINANCE NO. 3-68, WHICH ORDINANCE IMPOSED CERTAIN RESTRICTIONS ON IMPROVEMENTS NEAR THE CHINESE MUSEUM BUILDING.

WHEREAS, on September 19, 1967, the John Day City Council passed Ordinance No. 3-68, pursuant to which City adopted certain restrictions on improvements and landscaping that inhibit the view or accessibility of the Chinese Museum Building (now known as the Kam Wah Chung Museum); and

WHEREAS, City desires to repeal Ordinance No. 3-68 to allow for improvements that may violate Ordinance No. 3-68, but would otherwise be beneficial to the site.

NOW, THEREFORE, the City of John Day ordains as follows:

1. Findings; Purpose. The above-stated findings are hereby adopted. The purpose of this Ordinance No. 25-05 (this "Ordinance") is to repeal Ordinance No. 3-68.

2. Repeal. Ordinance No. 3-68, and all ordinances, resolutions, and/or policies in conflict with this Ordinance, are hereby repealed. Without otherwise limiting the generality of the immediately preceding sentence, Ordinance No. 3-68 will be of no further force and effect.

3. Severability; Corrections. All pronouns contained in this Ordinance and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting. Any reference to a particular law, statute, rule, regulation, code, or ordinance includes the law, statute, rule, regulation, code, or ordinance as now in force and hereafter amended. If any section, subsection, sentence, clause, and/or portion of this Ordinance is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Ordinance. This Ordinance may be corrected by order of the Council to cure editorial and/or clerical errors.

This Ordinance was PASSED and ADOPTED by the John Day City Council by a vote of __ for and __ against and APPROVED by the mayor on this ___th day of _____, 2025.

_____
Sherrie Rininger, Mayor

ATTEST:

_____
Melissa Bethel, City Manager

CITY OF
JOHN DAY

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: August 12, 2025			
Ordinance ☐	**Resolution ☐**	**Motion X**	**Information ☐**
Date Prepared: 8-5-25		**Dept.: City Manager's Office**	
SUBJECT: Hope4Paws request for Community Dollars		**Contact Person for this Item: Melissa Bethel, City Manager, bethelm@grantcounty-org.gov 541 575 0028 ex 4224**	

SUBJECT: Request by Hope 4 Paws for budgeted Community Dollars in the amount of $1,700.00

BACKGROUND: The City of John Day receives 3% Transient Tax dollars from short term lodging (hotels and STRs) within the City limits. State law requires 70% of the dollars to be spent on tourism activities; while 30% of dollars collected are unrestricted. In the FY24-25 Budget, the City Council approved a line item called Community Promotion in which the 30% unrestricted funds were allotted for grants to community organizations based on requests.

In fiscal year 24-25 the organization was awarded $1,704.00 dollars out of the community promotion funds. On June 18, 2025 before the current fiscal year budget was approved, Hope 4 Paws submitted a second grant application for $1,700.00 for FY25-26.

On July 8th, 2025 the Council discussed community grants and further defined the parameters for future applicants. The Council agreed to only use $15,000 per year of the allotted community dollars. With a maximum grant amount of $1,500 per request. Awards may be given for 3 years and then allotted on a case by case basis. In addition, a report must be given to the Council by the awardee on how the funds were used. Given these policies Hope 4 Paws would be applying for the second time and the total award would be reduced from the asking amount of $1,700.00 to $1,500. Total.

FINANCIAL IMPACT: The Community grant budget would have $13,500 remaining funds.

ATTACHMENTS:
Hope 4 Paws Community Grant Application and materials

Suggested Motion: I move the City of John Day City Council approve/deny the request from Hope 4 Paws in the amount of $1,500.00.

Community Grant Application

1450 E. Main Street- John Day, Or 97845| ph. (541) 575-0028 | www.CityofJohnDay.com

CITY OF JOHN DAY

The City of John Day may provide community assistance grants to non-profits entities and organizations that serve the John Day community. Community entities and organizations that serve John Day will need to meet at least one of the following criteria to be eligible for a grant and provide the necessary documentation:

- Provides assistance for essential utilities, food, medical needs, clothing or shelter.
- Provides educational or recreational opportunities for children or seniors.
- Provides a specific service which betters the community.
- Generates/supports economic activity in John Day.

In evaluating requests, the City will consider the following criteria:

- The requesting organization's history of success.
- The organizational and financial stability of the requesting organization.
- The number and types of community members served by the request.
- The ability to measure and track the effectiveness of the project or service.
- Grant funds will not be used for travel, budget deficits or for routine operating expenses.

First, please designate whether this grant will be used to generate or support Tourism. If yes, see pg. 3 for additional steps/information required. We also require a budget sheet for either type of grant submission, see pg. 2.

Tourism Grant TRT Fund ☐ Standard Community Grant Submission ☒

(For Fiscal Year 2025-26)

Please type or print clearly:

1. Organization: Hope 4 Paws Grant County
2. Non-Profit ID #: EIN 823944902
3. Mailing Address: PO Box 912 John Day, OR 97845
4. Telephone No.: 541-620-8397 (Smith/Cell #)
5. Email: PAUL045@CENTURYTEL.NET
6. Contact Person: Paul Smith
7. Requested Amount: $1,700.00
8. Project/Use for Funds: Spay/Neuter; TNR; Foster; Emergency Medical
9. Attach a letter explaining how the funds will be used, how the criteria will be met, and any other information relevant to the request. (Please See Attached Letter)

Return completed applications and letters to:

City of John Day
Attn: City Manager
450 E. Main Street
John Day, OR 97845

Date Received: RECEIVED
JUN 18 2025
CITY OF JOHN DAY

Approved____ Denied____ Date_____

Amount_____

HOPE 4 PAWS
GRANT COUNTY

June 18, 2025

City of John Day
450 East Main St.
John Day, OR 97845

Re: Hope 4 Paws 2025 Funding Request/Community Grant

Dear Mayor and City Council Members:

Thank You for your 2024 contribution to Hope 4 Paws (H4P) Programs in Grant County.

In 2024, over $30,000.00 was expended supporting our H4P Spay/Neuter Programs, TNR Program, Cat and Dog Foster and related emergency medical, food, and surrender assistance expenses. In 2024 an increasing number of dog abuse and neglect rescue cases were noted. Feral cat population control (TNR) is ongoing and still an ever increasing concern. Challenges to curb pet overpopulation, surrender, abandonment and rescue operations, and find adoptions have increased over the last several years. Volunteer manpower subsequently is a further challenge.

With the generous support of municipalities and community supporters H4P was able to increase spay/neuter $ discount vouchers and provide more emergency and hardship funding for 2025.

Recently, Sheriff Todd McKinley publicly commended Shawn Duncan (H4P Board Member) and H4P for their assistance in dog neglect and abuse cases that their Department has had to respond to with following disposition. He stated how critically important H4P is to his department in these and similar types of cases.

As H4P Grant County is a 501c(3) pet rescue and advocacy nonprofit volunteer organization, with no paid staff, we work to curb pet overpopulation and ensure Grant County pets have safe and nurturing homes. Grant County has no shelter, animal control office or impound facility.

H4P program operations are dependent on sustainable funding. On behalf of the H4P Board of Directors, thank you for your consideration of a 2025 contribution in this effort.
City of John Day 2024 contribution: $1,704.00

Sincerely,

Paul Smith
Board of Directors
Hope 4 Paws: Grant County

CITY OF
JOHN DAY

Budget Spreadsheet
Name of Event: ~ NA Event ~

Income	Estimated	Actual
Event Proceeds (entry fees, ticket sales, etc.)		
TOTALS		

Extra Sales (auction, raffle, misc. sales)		
TOTALS		

Sponsorships		
TOTALS		

Donations		
TOTALS		

Expenses	Estimated	Actual
Site/Decorations (equipment, balloons, food, etc.)		
TOTALS		

Other Expenses		
TOTALS		

	Estimated	Actual
Overall Budget		
Income		
Expenses		
Net Profit (Loss)		

~ NA - Tourism ~

CITY OF JOHN DAY TOURISM GRANT FUNDING CRITERIA

1. Demonstrate how the proposed tourism-related project, event or activity will be focused on tourists (as defined under ORS 320.300(10)).

2. Demonstrate how the organization will use TRT funds for one or more of the following purposes: (i) advertising, publicizing or distributing information for the purpose of attracting and welcoming tourists; (ii) conducting strategic planning and research necessary to stimulate future tourism development; (iii) marketing special events and festivals designed to attract tourists; (iv) operating a tourism promotion agency (as defined under ORS 320.300(8)); and/or (v) developing, constructing or operating a tourism-related facility (as defined under ORS 320.300(9)).

3. Demonstrate how the proposed tourism-related project, event or activity will promote local tourism and describe the beneficial results for the City of John Day, including, but not limited to, any or all of the elements: (i) increase in tourist dollars spent in the City of John Day; (ii) increase in overnight stays in hotels, motels, RV parks, inns, Bed and Breakfast establishments and other accommodations subject to the transient room tax and located within the City of John Day; (iii) increase in tourist visits to business establishments within the City of John Day; (iv) increase in publicity about the City of John Day as a tourist destination; and (v) other primary or secondary benefits of increased tourism in the City of John Day or the surrounding local area.

4. Demonstrate how the applicant organization does or plans to comply with all applicable local, state and federal laws, ordinances and regulations relating to the organization and their proposed project, event, or tourism activities.

CITY OF JOHN DAY TOURISM / COMMUNITY GRANT APPLICATION INFORMATION

Tourism / Community Grant Applications may be submitted to the City of John Day by any non-profit organization at any time throughout the year. Funds will be allocated by approval of the City Council and as available.

The John Day City Council will review all applications, schedule proposal presentations, and conduct site visits, as appropriate. The City Council will then discuss the various proposals and based on budgetary restrictions fund the projects it deems most advantageous to the city as a whole.

CITY OF
JOHN DAY

RRESOLUTION NO. 25-07

A RESOLUTION ESTABLISHING A TEMPORARY IMPROVEMENT ADVISORY COMMITTEE FOR CITY OWNED PROPERTY LOCATED AT 117 SW CANTON STREET

WHEREAS, the City of John Day recognizes the need to improve the public restroom area located on the corner of Hwy 26 and Canton Street to better serve residents and visitors; and

WHEREAS, the City Council desires to seek input from members of the community on final improvement options for the site; and

WHEREAS, the formation of a limited-purpose advisory committee will provide a forum for public discussion and assist the City Council in evaluating potential enhancements;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of John Day, Grant County, Oregon, that:

1. **Establishment and Purpose**
   A Main Street Restroom Improvement Advisory Committee ("the Committee") is hereby established to advise the City Council on potential final improvements to the public restroom area located at 117 SW Canton Street. The Committee shall serve in an advisory-only capacity, and the Council shall retain full discretion regarding any final actions taken.

2. **Membership**
   The Committee shall consist of up to seven (7) members, including two (2) City Council members. The remaining members shall be appointed by the Mayor with the consent of the City Council and may include residents, business owners, or stakeholders with an interest in downtown improvements.

3. **Meetings**
   All meetings of the Committee shall be open to the public and conducted in accordance with Oregon Public Meetings Law, including advance notice and posting of meeting agendas. Minutes shall be maintained and made available to the public.

4. **Term and Dissolution**
   The Committee shall be temporary in nature and shall dissolve no later than six (6) months from the date of its first meeting. Prior to dissolution, the Committee shall submit a written recommendation to the City Council outlining its suggested improvements. The City Council is under no obligation to act upon the Committee's recommendations.

5. **Limitations**
   The Committee shall be narrowly focused on the address stated above and shall not undertake or consider other matters beyond the scope defined in this resolution.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this ___ day of _____, 2025.

_____
Mayor Sherrie Rininger

_____
Attest: City Manager Melissa Bethel

CITY OF
JOHN DAY

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 8-12-25			
Ordinance ☐	**Resolution ☐**	**Motion X**	**Information ☐**
Date Prepared: 8-5-25		**Dept.: City Manager's Office**	
SUBJECT: Bench Donation		**Contact Person for this Item: Melissa Bethel, City Manager, bethelm@grantcounty-org.gov 541 575 0028 ex 4224**	

SUBJECT: Donation of Bench and Plaque in honor of Fritz Phillips

BACKGROUND:
The City has received a request from friends of Fritz Phillips to donate a memorial park bench in his honor. The donation includes a 6-foot standard black courtyard-style bench that matches existing city-approved designs. A commemorative plaque (see attached image) will be included as part of the installation.

- Bench Type: 6' black courtyard-style bench (standard City-approved model)
- Total Cost of Installation (Base Model): **$2,650.36**
- Donors: Friends of Fritz Phillips
- Plaque: A memorial plaque will be installed on or adjacent to the bench (see attachment for image and wording)

CONSIDERATIONS FOR COUNCIL

The council is asked to consider the following:

- **Base Options:**
  - **Standard Installation (Included in Cost):** Installed directly onto existing hard-packed dirt
  - **Concrete Pad Option:** If the Council prefers the bench to be placed on a new poured concrete pad, this would **increase the installation cost significantly**, depending on size and site preparation needs.

FINANCIAL IMPACT: None

ATTACHMENTS:
Bench model spec sheet and total cost
Plaque design

My Account | Contact Us | Sign In | Cart $1,465.00

ULINE 1-800-295-5510

Search GO

Products Uline Brand Quick Order Catalog Request Special Offers About Us Careers

Home > All Products > Facilities Maintenance > Benches > Courtyard Furniture

Courtyard Bench with Back - 6'

An elegant choice for hotels and shopping centers.

- Smooth, comfortable sloped seat and armrests. Pre-drilled for surface mounting.
- Glossy, weather resistant powder-coat finish.
- Durable, heavy-duty steel bar construction.
- Mounting Hardware sold separately.

More Images

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	ADD TO CART
H-3018	6' Bench with Back	71 x 26 x 32"	253	$1,465	$1,420	1 ADD

DROP SHIPS IN 20 DAYS FROM WI ASSEMBLED VIA MOTOR FREIGHT

Additional Info Shopping Lists Request a Catalog

Shipping - 685.36

Materials - 250.00

Labor - 250.00

Total - 1650.36

Melissa Bethel

From: Jim Murphy
Sent: Monday, July 28, 2025 4:24 PM
To: Melissa Bethel
Subject: Fwd:

Good afternoon to all,

My name is Jim Murphy. I was a very good friend of Fritz Phillips. I would very much like to have a bench made and placed on the Jimmy Allen trail where Fritz used to walk everyday. I am in touch with his daughter Cindy and have told her about this which she fully supports. I will be paying all costs associated with the purchase and placement of the bench relying on your decisions since you have done this before. I am having a simple plaque made to put on the bench as well. Melissa has helped guide me through the process so I am confidant of choices you might make. If there is any work to be done to install the plaque, which will be simple, Ken Ellison has said he will take care of that. Let me know the cost or any monies that are needed and I will mail a check or better yet, I will have a friend from John Day take care of it and reimburse him later. Thanks for any and all help in this matter.

Regards, Jim Murphy

Sent from my iPhone