



CITY OF
JOHN DAY

Code Amendment Application

Applicant: _____ **Phone:** _____ **Email:** _____

Proposed: **Land Use District Map Amendment** **Text Amendment**

Requested Change(s): _____

You must provide the **address, zone, map** and **taxlot number** for each property that would be re-zoned in order to implement the proposed amendment (include a separate spreadsheet if necessary.) Please note that if the ordinance impacts the entire city or large portions thereof, you may be charged an additional fee for staff time and materials per the city fee schedule.

Property Owner(s): _____

Property Address: _____

Township, Section, Range, and Tax Lot: _____

Zone: _____ **Lot size:** _____

For Office Use Only		
Date Stamp	Received By: _____	Fee: \$ _____



Legislative amendments are policy decisions made by City Council. They are reviewed using the Type IV procedure in Section 5-4.1.050 and shall conform to the Transportation Planning Rule provisions in Section 5-4.7.060, as applicable.

5-4.7.030 Quasi-Judicial Amendments

- A. **Applicability of Quasi-Judicial Amendments.** Quasi-judicial amendments are those that involve the application of adopted policy to a specific development application or Code revision, and not the adoption of new policy (i.e., through legislative decisions). Quasi-judicial district map amendments and application of master planned development overlay zones to individual properties shall follow the Type III procedure, as governed by Section 5-4.1.040, using standards of approval in Section 5-4.7.030.B. The approval authority shall be as follows:
1. The Planning Commission shall review and recommend land use district map changes that do not involve comprehensive plan map amendments;
 2. The Planning Commission shall make a recommendation to the City Council on an application for a comprehensive plan map amendment. The City Council shall decide such applications; and
 3. The Planning Commission shall make a recommendation to the City Council on a land use district change application that also involves a comprehensive plan map amendment application. The City Council shall decide both applications.
- B. **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;
 2. Approval of the request is consistent with the Comprehensive Plan;
 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; and
 4. The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan map or zoning map regarding the property which is the subject of the application; and
 5. The amendment conforms to the Transportation Planning Rule provisions under Section 5-4.7.060.

5-4.7.040 Conditions Of Approval On Quasi-Judicial Amendments

A quasi-judicial decision may be for denial, approval, or approval with conditions; conditions shall be based on applicable regulations and factual evidence in the record. A legislative amendment may only be approved or denied.