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450 East Main Street
John Day, Oregon 97845

**JOHN DAY CITY PLANNING OFFICIAL
NOTICE OF DECISION**

DATE OF NOTICE: July 21, 2017 **APPLICATION NO. LP-17-02**
DATE OF DECISION: July 6, 2017
APPLICANT: Russ Young, Iron Triangle LLC
PROPERTY OWNER(S): Iron Triangle LLC
DECISION ON ACTION LP-17-02: Land Partition Approved with Modifications

Dear Participant:

Iron Triangle LLC is the owner of the property located at 13S31E22D Tax Lot 305 in John Day, OR (742 W. Main Street). The owner applied to create two new parcels on this lot: a 1.34 acre parcel that includes the current Timber Lodge Bistro retail establishment (proposed Parcel 1); and a new 2.44 acre parcel for a proposed motel/hotel (proposed Parcel 2). The property is zoned General Commercial (GC).

Planning Staff reviewed the above referenced request pursuant to the City of John Day Development Code (the Code) and the requirements for land partition. The Code allows land partitions greater than one (1) acre subject to criteria outlined in Section 5-4.3.070 of the Code and the public hearing procedures for Type III (quasi-judicial) review under Section 5-4.1.040.

The City Planning Official prepared a Type III written decision addressing all of the relevant approval criteria and standards, based upon the criteria and standards, and the facts contained within the record, following a public hearing held by the John Day Planning Commission on July 6, 2017. The Planning Commission **APPROVED** the request for a land partition, as described in the applicant's narrative, subject to the inclusion of a fifty (50)-foot private access easement along the eastern portion of the property.

Affected parties with legal standing may appeal this decision to the John Day City Council pursuant to Code Section 5-4.1.030.G.1. Appeals must be filed in writing with the City Planning Official within fourteen (14) days of the date this decision is mailed. **The appeal deadline is 4:00 p.m. Monday, August 7, 2017.**

If you have any questions regarding this Notice of Decision or wish to request a copy of the John Day Planning Official decision, or any other documents related to this matter, please contact the City of John Day, 450 East Main Street, John Day, OR 97845; Telephone (541) 575-0028; Email cityofjohnday@grantcounty-or.gov.

Sincerely,



Nicholas Green
City Manager/Planning Official

cc: applicant
 property owner(s)
 participants of record