



Phone (541) 575-0028
Fax (541) 575-3668

450 East Main Street
John Day, Oregon 97845

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: THE CITY OF JOHN DAY DEVELOPMENT CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER OR PERSON IN FEE TITLE TO THE PROPERTY

NOTICE OF PUBLIC HEARING – TYPE III PROCEDURE

June 15, 2017

Dear Property Owner,

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

Application Number:	LP-17-02
Applicant:	Iron Triangle LLC
Property Owner:	Iron Triangle LLC
Subject Property:	742 W. Main Street, John Day, OR 97845
	Map 13-31-22DD Tax Lot 305
Requested Action:	Land Partition

REQUEST

Iron Triangle LLC is the owner of the property located at 13S31E22DD Tax Lot 305 in John Day, OR (742 W. Main Street). The owner wishes to create a 2.44-acre parcel for a proposed hotel/motel. This property is zoned General Commercial (GC).

APPLICABLE CRITERIA

Overnight accommodations including hotels, motels, recreational vehicle parks, and other temporary lodging with an average length of stay of less than 30 days are classified as Retail Sales and Commercial Services by Section 5-1.3.250 the City of John Day Development Code (the Code). Overnight accommodations are permitted in the GC zone subject to Site Design Review.

All land use and development permit applications and approvals, except building permits, shall be decided by using the procedures contained in Chapter 5-4 of the Code. The procedure “type” assigned to each application

governs the decision-making process for that permit or approval. Partitions larger than one (1) acre shall be processed using a Type III procedure under Chapter 5-4.1.040.

NOTICE REQUIREMENTS

The purpose of this notice is to give nearby property owners and other interested people the opportunity to submit written comments about the application before the Type III decision is made. The goal of this notice is to invite people to participate early in the decision-making process. This notice only relates to the land partition application. A separate hearing related to the proposed land use and development will be held at a future date.

If you would like to respond:

Written comments received or presented in person to Nicholas Green, City Manager, 450 East Main Street, John Day prior to July 5, 2017 by 4:00 p.m. will be considered in rendering a decision. Issues must be addressed with sufficient specificity based on criteria with the John Day Development Code, upon which the Planning Commission 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 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.

The Planning Commission shall hold a public hearing on July 6, 2017 at 6:00 PM at the John Day Fire Station, 316 S. Canyon Blvd. The Commission's decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

Any questions regarding the hearing should be directed to the City Manager at 450 E. Main, John Day, by email to cityofjohnday@grantcounty-or.gov, or phone 541-575-0028, Mon. – Fri. from 8:00 a.m. to 4:00 p.m.

Respectfully submitted this 15th day of June, 2017,



Nicholas Green, City Manager
John Day Planning Official

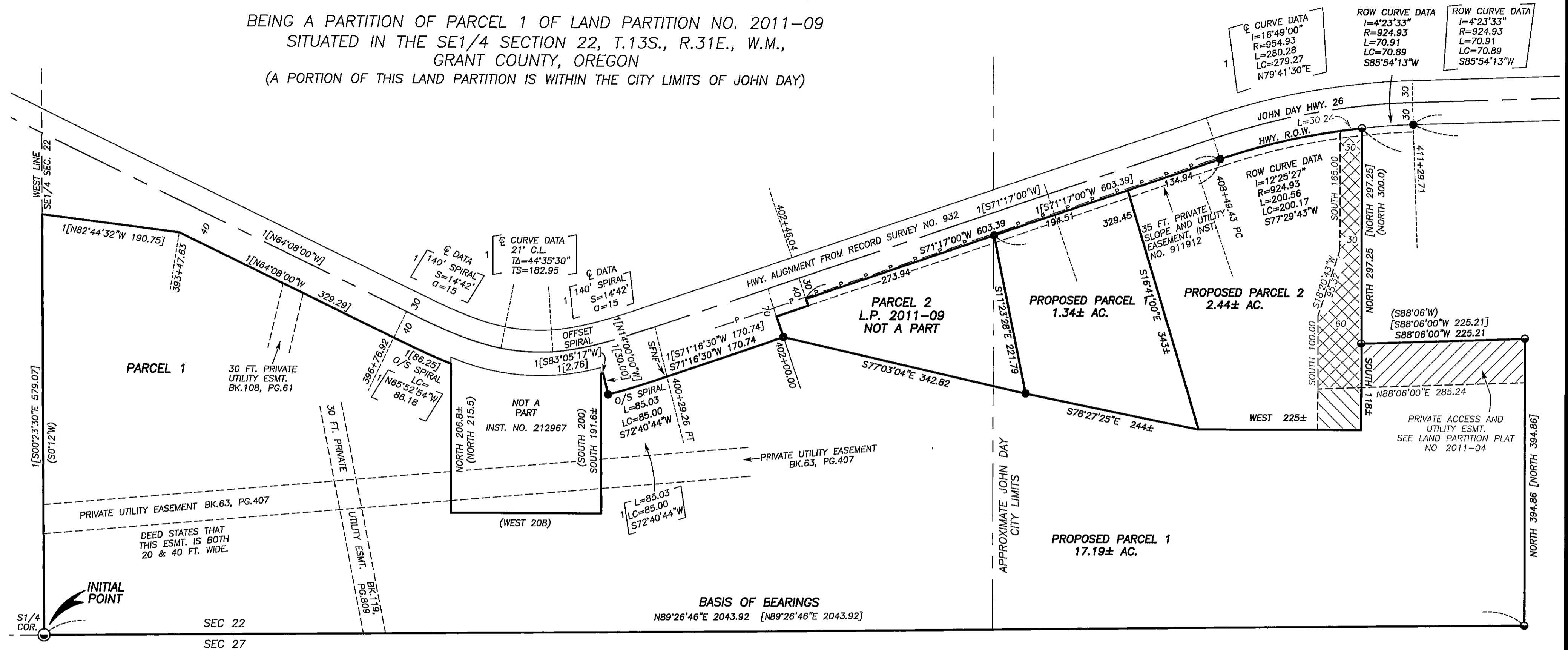
Enclosure: Preliminary plat

cc: Iron Triangle LLC, Applicant
Property owners within affected area
John Day Fire Chief Ron Smith
John Day Police Chief Richard Gray
John Day Public Works Director Monte Legg
Oregon Department of Transportation
Grant County Planning Department

PRELIMINARY LAND PARTITION PLAT

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON

(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)



LEGEND

- FOUND 2" GALV. IRON PIPE WITH ATTACHED BRASS CAP SHOWN ON 1955 HALL ACRES SUB'D PLAT
- RECORD SURVEY MONUMENTS
- () DEED RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM LAND PARTITION PLAT NO. 2011-04
- 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 932
- HIGHWAY CENTERLINE
- EASEMENT
- P- EXISTING OVERHEAD POWER LINE
- /// EASEMENT CREATED ON PARTITION PLAT
- \\ PROPOSED PRIVATE ACCESS EASEMENT



LEGAL DESCRIPTION

Land situated in the SE1/4 Section 22, T.13S., R.31E., W.M., City of John Day, Grant County, Oregon described as follows:

Parcel 1 of Land Partition No. 2011-09, As shown on the plat thereof, on file and of record in the office of the Grant County Clerk.

TAX MAP AND LOT

13S31E S22D 30S

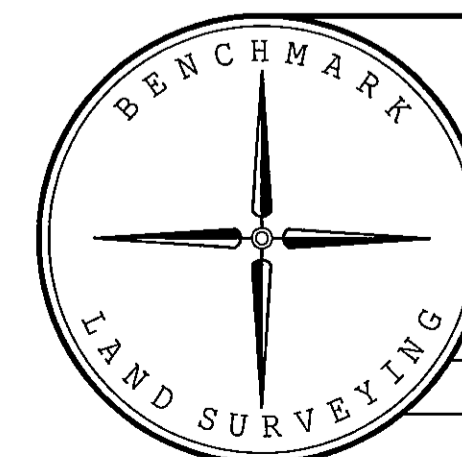
APPLICANT

IRON TRIANGLE, LLC
433 PATTERSON BRIDGE RD.
JOHN DAY, OR, 97845
541-575-2102

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
MICHAEL C. SPRINGER
#70918

EXPIRES: 6/30/2018



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON
(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)

SURVEYED FOR	IRON TRIANGLE, LLC
PREPARED BY	MCS
Scale: 1"=100'	6/9/2017