

**CITY OF JOHN DAY  
PLANNING COMMISSION  
JOHN DAY, OREGON**

September 11, 2018

**COMMISSIONERS PRESENT:**

Ken Boethin, Commission Chair  
Neale Ledgerwood, Commissioner  
Tim Unterwegner, Commissioner  
Darin Toy, Commissioner

**COMMISSIONERS ABSENT:**

Tom Wilson, Commissioner

**STAFF PRESENT:**

Nicholas Green, City Manager

Chantal DesJardin, Secretary

**GUESTS PRESENT:**

Rick Hanners, Blue Mtn Eagle  
Dennis Bradley, Oregon Parks & Rec. Dept.

Chris Labhart, Kam Wah Chung

**Agenda Item No. 1—Open and Note Attendance**

Chairman Ken Boethin called the Planning Commission meeting to order at 6:00 p.m. He noted that everyone, with the exception of Commissioner Wilson, was present.

**Agenda Item No. 2—Appearance of Interested Citizens**

Chairman Boethin asked City Manager Green to explain the intent of the meeting. Green noted it was a public meeting not a public hearing.

**Agenda Item No. 3—Proposed Land Use and Zoning Changes**

City Manager Green explained there was a request from Oregon State Parks and Recreation for a condition use permit to create a season RV site for their camp host. The current code does not allow the commission to approve the permit due to zoning restrictions. Green explained the council is working on annexing and zoning of several properties. He also noted the council is in preliminary discussions to sell the city park and pool to Oregon Parks and Recreation Department. He suggested zoning that property along with those surrounding properties owned by OPRD to Park Reserve. Park Reserve is a more accurate zoning designation of the current and expected land use than the existing General Commercial and Residential Limited. There was discussion about the timeline and process of rezoning. The commission discussed the potential changes to allowed use and approved a Type IV Planning Commission Hearing for the week of October 23<sup>rd</sup> at 6PM. City Manager Green noted the other action items on the agenda will be annexations of the Oregon Pine property, Davis Creek property, Mid County Cemetery, and potentially some adjacent property owners. Planning Commission recommendations will be passed on to the City Council to approve by ordinance on November 13<sup>th</sup>. There was discussion about the OPRD Master Plan for the Kam Wah Chung area including current and expected tourism. Green also briefly talked about zoning of the properties to be annexed, discussing how it will relate to the surrounding property zoning for the city and county. He stated that language of the code says it has to be compliant with statewide planning goals and the city's comprehensive plan. If someone wants to

protest a change such as with the park, you have to be able to document how it is not compliant. It would be a tough case to argue that a park should not be zoned as a park.


**Adjourn**

There being no further business before the commission, Commissioner Ledgerwood motioned to adjourn the meeting at 6:25 pm. The motion was seconded by Commissioner Unterwegner and passed unanimously.

Respectfully Submitted:

Nicholas Green  
City Manager

ATTEST

  
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Ken Boethin, Chairman

10-23-18  
Date