



**CITY OF JOHN DAY
PLANNING COMMISSION MEETING MINUTES June 25, 2025**

PLANNING COMMISSIONERS PRESENT:

Jim Spell, Planning Commission
Linda Pifer, Planning Commission
Ed Newby, Planning Commission
Valerie Maynard, Planning Commission

PLANNING COMMISSIONERS ABSENT

Neale Ledgerwood, Planning Commission
Tim Unterwegner, Planning Commission

STAFF PRESENT:

Melissa Bethel, City Manager
Henry Hearley, Contract Planner

Agenda Item No. 1—Call Meeting to Order

The Planning Commission meeting was called to order at 6:30 pm.

Agenda Item No. 2—Roll Call and Attendance

The John Day Planning Commission did a roll call.

Public Hearing:

Agenda Item No. 3—File # SDR 24-01

The Oregon State Parks & 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 historical 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.

a. Staff Report

Hearley gave a staff report. The setback easement is from 1967 which prohibits any construction and any development of any kind within 60 feet of the Kam Wah Chung Heritage Site. The second easement is the old water line that is no longer needed. Hearley gave a presentation to the Planning Commission regarding the main issues and conditions of the Site Design Review. Staff recommends the Planning Commission forward a recommendation for approval to the City Council for final action subject to the conditions of approval.

b. Applicant Presentation

A presentation was given by Oregon State Parks & Recreation which focused on the project description, existing conditions, proposed site plan and the building plan.

c. Open the Hearing

Spell opened the Public Hearing.

d. Public Testimony

A letter was received on June 25, 2025 by Mr. Robertson objecting to the project.

e. Applicant Rebuttal

The applicant had no rebuttal.

f. Close Public Hearing

Newby made a motion to close the public hearing but keep the record open for submittal of additional testimony. The first record period will open June 26th, 2025 and close seven days later on July 3. On July 4th the applicant's final written rebuttal begins and will end seven days later on July 11. The motion was seconded by Spell and passed unanimously.

g. Deliberation

There was no deliberation.

Agenda Item No. 7—Planning Commission Comments

There will be another Planning Commission meeting on July 15th at 5:30pm. If that is not possible then the city will re-notice with the new date.

Adjourn:

Maynard made a motion to adjourn the meeting. The motion was seconded by Pifer and passed unanimously.

Melissa Bethel, CM