



CITY OF
JOHN DAY

Site Design Review Application

shannon.adair@1188brewing.com

Applicant: Shannon Adair Phone: (541) 620-1357 Email: _____

Property Owner(s): 1188 Destinations LLC

Property Address: W. 7th Street

Township, Section, Range, and Tax Lot: MapNumber 13S31E22C Lot 1900; Ref. 8599
MapNumber 13S31E22D Tax Lot 300; Ref. 1846

Zone: Innovation Gateway NE Subdistrict Lot size: 2.82 ac

Existing Use: Undeveloped General Industrial

Proposal: _____

1188 Destinations proposes to build an eating and drinking establishment with entertainment, overnight accommodations, and related land uses categorized under Retail Sales and Commercial Uses within the Innovation Gateway (IG) Northeast Subdistrict Overlay. A land partition is also requested for the property.

Additional Information: See Site Design Plan, attached

Variance Requested? No



Please include all of the following information in addition to this application:

- Site analysis map showing:
 - a. The entire property and surrounding properties with dimensions and property boundaries noted
 - b. Topographic contour lines at 2-foot intervals
 - c. Identification of slopes greater than 15%
 - d. Location and width of all public and private streets, drives sidewalks, and easements
 - e. Potential natural hazards including floodplain boundaries
 - f. Resource areas requiring protection
 - g. Site features
 - h. Historical and cultural resources
 - i. Location, size, and species of vegetation with a caliper of 6 inches or greater at 4 feet above grade
- Proposed site plan showing:
 - a. The proposed development site
 - b. Features identified on the site analysis map that are proposed to remain on the site
 - c. Features identified on the site analysis map that are proposed to be removed/modified
 - d. Location and dimensions of all proposed public and private streets, drives sidewalks, and easements
 - e. Location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements
 - f. Setbacks for all buildings and structures
 - g. Location and dimensions of all parking and vehicle circulation areas (showing parking stalls and wheel stops)
 - h. Pedestrian and bicycle circulation areas
 - i. Loading and service areas for waste disposal, loading, and delivery
 - j. Outdoor recreation spaces, common areas, plazas, outdoor seating, and other improvements
 - k. Location, type, and height of outdoor lighting
 - l. Location of mail boxes
 - m. Locations, sizes, and types of signs
- Architectural drawings
- Name and contact information for architects, engineers, and/or project designers
- Landscaping plan
- Preliminary Grading Plan
- Deed Restrictions

The city may also require a public facilities and services impact study, a traffic impact analysis, and other information as needed.



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Signatures

Note: All owners must sign this application or submit a letter of consent authorizing another individual to submit application. Incomplete or missing information may delay the review process.

Owner: Shannon Adair Date: 7-12-22

Owner: _____ Date: _____

For Office Use Only

Date Stamp:

Received By: Staf

Paid

Required Fee: \$ 300 Date Received: _____ 120 Day Deadline: _____

Development shall not commence until the applicant has received all of the appropriate land use and development approvals (i.e., site design review approval) and building permits. Construction of public improvements shall not commence until the City has approved all required public improvement plans (e.g., utilities, streets, public land dedication, etc.). The City may require the applicant to enter into a development agreement (e.g., for phased developments and developments with required off-site public improvements), and may require bonding or other assurances for improvements, in accordance with Section 5-4.2.070. Development Review and Site Design Review approvals shall be subject to all of the following standards and limitations.

Development Review and Site Design Review approvals shall be effective for a period of one (1) year from the date of approval. The approval shall lapse if a public improvement plan or building permit application has not been submitted within one year of approval or construction on the site is in violation of the approved plan. An extension may be requested in compliance with chapter 5-4.2.080 of the city development code.

ACKNOWLEDGEMENT OF FEE SCHEDULE AND COSTS

By signing my name below, I acknowledge that I received a copy of the Fee Schedule effective as of November 22, 2005 and I have read it and agree to pay the fees in said Fee Schedule and costs as stated herein.

I also acknowledge that I understand that I am responsible for all costs incurred by the City related to my land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance 04-112-2.

City costs include but are not limited to:

- 2.1 City Manager at \$47.51 per hour;
- 2.2 City Planner at \$115.00 per hour;
- 2.3 City Secretary/Cashier at \$26.27 per hour;
- 2.4 Public Works Director at \$30.06 per hour;
- 2.5 Police Chief at \$43.84 per hour;
- 2.6 Fire Chief at \$36.39 per hour;
- 2.7 City Engineer at \$100.00 per hour
- 2.8 City Attorney at \$150.00 per hour;
- 2.9 Facsimile transmittal at \$2.00 per fax and \$.50 per page;
- 2.10 Copy fee of \$.25 per page;
- 2.11 Mileage at current Internal Revenue Service rate; and
- 2.12 City surveyor fee.

Dated this 12 day of July, 2022

Shannon Adair
Print Applicant's Name

Shannon Adair
Applicant's Signature

JOHN DAY TITLE 5 & MEASURE 37 FEE SCHEDULE

The following fee categories and fees apply to land use and development permit applications and approvals, and appeals under Title 5 of the JOHN DAY CITY CODE "Development Code" and Measure 37 claims under Ordinance No. 04-112-2. These fees are deposits only. All persons required to file applications under Title 5 for land use and development permit applications and approvals, or file appeals under Title 5 or claims under Measure 37 under Ordinance 04-112-2 shall pay the actual cost to the City for processing said applications, appeals and claims. If the cost to the City is less than the required deposit the City will refund the difference and if the cost to the City is more than the deposit the City shall bill for the difference as authorized. Costs to the City shall include but are not limited to payment of City employee wages who are involved in processing an application or appeal at their current hourly rate, City attorney fees, City engineer fees, City surveyor fees, newspaper publication fees, postage, map creation and duplication fees, copying fees, long distance telephone call fees, facsimile fess and mileage as authorized.

FEE CATEGORY	FEE
1. Land Use District Map Change Includes but is not limited to:	
1.1 Petitions for Annexation (Type IV Review)	\$500
1.2 District Map (Zone) Changes	\$500
2. Comprehensive Plan Amendments	\$500
3. Conditional Use Permit	\$500
4. Land Use Review	\$100
5. Variance:	
5.1 Class A	\$100
5.2 Class B	\$250
5.3 Cass C	\$250
6. Code	
6.1 Interpretation	\$100
6.2 Amendment	\$500
7. Flood Plain Development or Flood Plain Permit	\$200
8. Appeals:	
8.1 To the Planning Commission	\$100
8.2 To the City Council	\$300
9. Nonconforming Use or Development Confirmation	\$250
10. Historic Building Permit, Demolition or Remodel/Alteration:	
10.1 If handled by Staff and no public hearing is held	\$250
10.2 If a Public Hearing is required	\$400
11. Property Line Adjustment and/or Lot Consolidations	\$100
12. Master Planned Development	\$1,500 plus \$25 per lot
13. Partition	\$300
14. Site Plan Review	\$300
15. Subdivision	\$1,200 plus \$25 per lot
16. Measure 37 Claim	\$ 50
17. Lot of Record Determination	\$ 50
18. Access Permit (public street)	\$ 50
19. Home Occupation exceeding the criteria in Section 5-2.2.200	\$100
20. Modification to Approval:	
20.1 Minor (Type II)	\$ 50
20.2 Major (Type III)	\$150
21. Sign Permit:	\$ 50
22. Temporary Use Permit:	
22.1 Type II	\$ 50
22.2 Type III	\$150

CITY OF JOHN DAY
450 East Main Street
John Day, OR 97845
541-575-0028

CASH RECEIPT

Received From _____

Address 1188 Destinations

Date 7/12/22

AMT. OF ACCOUNT _____

AMT. PAID _____

BALANCE DUE _____

For Three Hundred & NO/100 Dollars \$ 300⁰⁰

How PAID

CASH

CHECK

MONEY ORDER

CREDIT CARD

By RD

AMOUNT PAID 100

AMOUNT PAID _____

BALANCE DUE _____

For Site Design Application