



-Ad Proof-

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<p>Date: 7/1/2022 Account: EO10628 File#: Company Name: CITY OF JOHN DAY Contact: Address: 450 E MAIN ST JOHN DAY, OR 978451238 Telephone: 541-575-0028 Fax:</p>	<p>Ad ID: 306961 Start: 07/06/2022 Stop: 07/06/2022 Total Cost: \$441.00 Columns Wide: 3.00 # of Inserts: 1 Ad Class: Legal Notices Phone: Email: ahand@bluemountaineagle.com</p>
<p>Run Dates: Notice of Public Hearing</p>	
<p>Blue Mountain Eagle 07-06-22</p>	

NOTICE OF PUBLIC HEARING

Notice is hereby given that the John Day Planning Commission is considering the following planning actions:

SDR-22-03 SITE DESIGN REVIEW AND LAND PARTITION (TYPE III) 1188 DESTINATIONS

1188 Destinations proposes to build an eating and drinking establishment with entertainment, overnight accommodations, and related land uses categorized under Related Sales and Commercial Uses within the Innovation Gateway (IG) Northeast Subdistrict Overlay. These uses are permitted within this overlay zone subject to design standards. The application is subject to Code Section 5-4.2.040 Site Design Review due to the proposed use's estimated vehicle trip generation exceeding 100 average daily trips and to Section 5-4.3 Land Divisions And Property Line Adjustments due to the proposed land partition. This application shall be reviewed and considered for approval in accordance with Code Section 5-4.2.060 Site Design Review - Approval Criteria and 5-4.3.070 Approval Criteria: Preliminary Plat.

AMD-22-01 ZONE CHANGE (TYPE IV) RESIDENTIAL COMMERCIAL

In response to resident and property owner requests, the City of John Day submitted AMD-22-01 to rezone certain properties within the Downtown (D) and General Commercial (GC) zones as Residential Commercial (RC). This zone change will result in increased flexibility for property owners to use the land for both commercial and/or residential uses, as outlined in Code Section 5-2.2.020 Residential Districts - Allowed Land Uses. This proposed amendment will be reviewed as a Type IV (Legislative) Procedure pursuant to Code Section 5-4.1.050 and the decision-making criteria in Section 5-4.1.050(G).

AMD-22-02 PLAN AMENDMENT (TYPE IV) INDUSTRIAL ZONE RESIDENTIAL DWELLINGS ALLOWED WITH CONDITIONAL USE PERMITS

In response to resident and property owner requests, the City of John Day submitted AMD-22-02 to amend the allowed land uses within the Code's Industrial (I) Districts. These Comprehensive Plan and Code Text amendments shall allow for Residential Uses (Household Living and Group Living) subject to a Conditional Use Permit issued by the Planning Commission through a Type III (Quasi-Judicial) Review as outlined in Code Section 5-4.4 - Conditional Use Permits. This proposed amendment will be reviewed as a Type IV (Legislative) Procedure pursuant to Code Section 5-4.1.050 and the decision-making criteria in Section 5-4.1.050(G).

CI-22-01 CODE INTERPRETATION (TYPE II) SINGLE SECTION MANUFACTURED DWELLINGS ON THEIR OWN LOTS

Iron Triangle LLC has requested a Code Interpretation to request the Planning Commission's interpretation of Code Section 5-2.2.100.E.1 - Manufactured Homes – Floor Plan, which states: "The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet." The applicant is requesting an interpretation of the term "multi-sectional," which is not defined in Code Section 5-6.1.030 – Definitions, and whether a modified manufactured home that has additions would be considered multi-sectional for purposes of allowing it to be relocated within an approved land use district. This application will be reviewed pursuant to Code Section 5-4.8.020 - Code Interpretation Procedure.

CUP-22-01 CONDITIONAL USE PERMIT (TYPE III) OREGON DEPARTMENT OF FORESTRY RESIDENTIAL DWELLING IN INDUSTRIAL ZONE

The Oregon Department of Forestry has requested to site residential dwelling units within a General Industrial (GI) zone. This action is currently prohibited but could be allowed if AMD-22-02 is approved. The applicant is requesting a Conditional Use Permit be issued by the Planning Commission through a Type III (Quasi-Judicial) Review as outlined in Code Section 5-4.4 - Conditional Use Permits contingent on approval of AMD-22-02.

CUP-22-02 CONDITIONAL USE PERMIT (TYPE III) HELIPAD OPERATIONS IN AIRPORT OVERLAY ZONE BY OREGON DEPARTMENT OF FORESTRY

The Oregon Department of Forestry has requested to conduct helipad operations within the Airport Industrial Park (AIP) and the Airport Safety and Compatibility (ASCC) overlay zone. The applicant is requesting a Conditional Use Permit be issued by the Planning Commission through a Type III (Quasi-Judicial) Review as outlined in Code Section 5-4.4 - Conditional Use Permits.

CUP-22-03 CONDITIONAL USE PERMIT, SITE DESIGN REVIEW, AND LAND PARTITION (TYPE III) AIRPORT INDUSTRIAL PARK LOT 30

The prospective owners of Airport Industrial Park Lot 30 have requested a Conditional Use Permit in conjunction with a Site Design Review and Land Partition for a mixed-use development. This application shall be reviewed and considered for approval in accordance with Code Section 5-4.2.060 Site Design Review - Approval Criteria and 5-4.3.070 Approval Criteria: Preliminary Plat. The applicant is also requesting a Conditional Use Permit be issued by the Planning Commission through a Type III (Quasi-Judicial) Review as outlined in Code Section 5-4.4 - Conditional Use Permits to allow for residential dwelling within the proposed mixed-use development, contingent on approval of AMD-22-02.

AMD-22-03 LAND USE DISTRICT TEXT AMENDMENT (TYPE IV) AIRPORT INDUSTRIAL PARK

In response to resident and property owner requests, the City of John Day submitted AMD-22-03 to amend the allowed land uses within the Airport Industrial Park (AIP) to include uses currently prohibited that are allowed within the Light Industrial (LI) zone, specifically the use of Self-Service Storage, which is not permitted in the AIP zone. This proposed amendment will be reviewed as a Type IV (Legislative) Procedure pursuant to Code Section 5-4.1.050 and the decision-making criteria in Section 5-4.1.050(G).

AMD-22-04 ANNEXATION OF UNINCORPORATED TERRITORY SURROUNDED BY CITY AND ZONE CHANGE (TYPE IV)

Per ORS 222.750(2), when territory not within a city is surrounded by the corporate boundaries of the city, the city may annex the territory pursuant to this section after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territory proposed to be annexed. Mr. Bob Pereira (373 Patterson Bridge Road) is the owner of a 1.08-acre parcel identified as Map Number 13S31E22C Tax Lot 200 in John Day. This parcel is subject to annexation under ORS 222.750(2). This proposed amendment will be reviewed as a Type IV (Legislative) Procedure pursuant to Code Section 5-4.1.050 and the decision-making criteria in Section 5-4.1.050(G) and the approval process in 5-4.1.050(H) and as required by ORS 222.750(2) prior to effecting the annexation. Upon annexation, there will be and corresponding Comprehensive Plan Map Change and Zone Change from County Industrial to General Industrial (GI).

PUBLIC HEARING DETAILS

When: THURSDAY, JULY 21, 2022

Where: JOHN DAY FIRE HALL, 316 S. CANYON BLVD., JOHN DAY, OR 97845

Details: 6:00 P.M. – The hearing will be held in person and via Go-to-Meeting: <https://global.gotomeeting.com/join/891173869>. You can also dial in by phone: United States: +1 (786) 535-3211; Access Code: 891-173-869. Seating preference will be given to the applicants and parties providing written comments.

Copies of the subject application(s), all documents, and evidence relied upon by the applicant(s) and applicable criteria are available for inspection at the John Day City Hall at no cost; copies will be provided upon request at a reasonable cost. Copies of the City Planning Staff Report on the subject application will be available for inspection no less than seven (7) days before the hearing at no cost; copies will be provided upon request at a reasonable cost.

If you would like to respond:

Written comments received or presented in person to Nicholas Green, contract Chief Planning Official, 450 East Main Street, John Day, before Wednesday, July 14, by 4:00 p.m. will be considered in rendering a decision. **Comments may be emailed to cityofjohnday@grantcounty-or.gov.**

Issues must be addressed with enough specificity based on criteria with the Code, upon which the Planning Official must base this decision. Failure to address the relevant approval criteria with enough detail may preclude you from appealing to the John Day City Council, 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 staff to make this decision is in the public record and 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.

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. – Thurs. from 8:00 a.m. to 4:00 p.m.