

**CITY OF JOHN DAY  
GRANT COUNTY, OREGON**

**CERTIFICATION OF PUBLIC NOTICE**

IN THE MATTER OF AN APPLICATION FOR LAND USE DISTRICT MAP AMENDMENT NO. AMD-22-02, BY: CITY OF JOHN DAY. I, Nicholas A. Green, City Planning Official, do hereby certify that a Public Notice in the matter of the subject land use application was sent first class mail or hand delivered on this 1<sup>st</sup> day of July 2022, to the person, parties and agencies listed below. A copy of said notice is attached hereto.

<b>Map</b>	<b>Taxlot</b>	<b>Owner(s)</b>	<b>Mailing Address</b>
13S31E22C	1600	Iron Triangle LLC	Via email
13S31E22C	1800	Oregon Dept. of Forestry	Via email
13S31E22C	1000 1801	Oregon Department of Fish and Wildlife	Via email
13S31E22C	1300	Oregon Trail Electric Cooperative	Via email
13S31E22C	1900	Clark's Disposal	Via email
13S31E27D	2600 2700 2800 2900	Clint & Etoile Benge	Via email
13S31E27D	100 200 300	N&S LLC	Via email
13S31E27D	600 700	K2 Ventures	Via email
AIP Lot 15		Gary Allen	Via email
Grant County Regional Airport			Via email

So certified this 1st day of July 2022,

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Nicholas A. Green, Planning Official



**THIS IS TO NOTIFY YOU THAT THE CITY OF JOHN DAY HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.**

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

*This notice is provided in order to comply with Ballot Measure 56 (M56) approved by Oregon voters on November 3, 1998. M56 requires the City to provide notice to property owners when a proposed land use regulation would change the zoning of their property or change existing land use regulations in a way that might limit or prohibit land uses previously allowed.*

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

A provision of the proposed ordinance may affect the use of the property as follows:

**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).**

Ordinance No. 22-201-12 and the staff report for AMD-22-02 shall be available for inspection at City Hall located at 450 E. Main Street, John Day, OR 97845 at least seven days prior to the public hearing. A copy of Ordinance No. 22-201-12 shall also be available for purchase at a cost of 25 cents per page. For additional information concerning Ordinance No. 22-201-12, or to inspect the ordinance, you may contact the Planning Department at (541) 575-0028, Monday – Thursday, 8AM – 4PM, or by email to: [cityofjohnday@grantcounty-or.gov](mailto:cityofjohnday@grantcounty-or.gov).

## PUBLIC HEARING INFORMATION

On Thursday, July 21, 2022, at 6:00 p.m. at the John Day Fire Hall, 316 S. Canyon Blvd, John Day, OR 97845, the John Day Planning Commission will hold the public hearing regarding Ordinance No. 22-201-12 (AMD-22-02) in person and virtually.

You are receiving this notice because the City has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

To facilitate social distancing, the hearing will be held virtually via Go-to-Meeting: <https://global.gotomeeting.com/join/891173869>. You can also dial in using your phone +1 (786) 535-3211 Access Code: 891-173-869. Accommodations to attend the meeting in person must be requested at least 24 hours in advance of the hearing.

Individuals are encouraged to submit written testimony or comments as early as possible to provide adequate time for review by the Planning Commission prior to the hearing. Oral testimony may be presented at the public hearing. Issues must be addressed with sufficient specificity based on criteria within 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, and available for public review. The staff report will be available for inspection not later than seven (7) days before the public hearing.

The Property Owner is further advised that:

1. The above description of the proposed ordinance and its effect on the property may change prior to adoption, as the hearing body takes into account testimony and evidence from the public and City staff. You are encouraged to attend the public hearing because revisions to the proposed ordinance are possible.
2. A second public hearing will be held by the City Council at a later date, following the Planning Commission's public hearing and recommendation on the proposal, if the Planning Commission votes to approve the amendment and recommend the ordinance for adoption by the City Council. The anticipated date and time for this hearing are August 23, 2022, at 6:00 p.m. in the John Day Fire Hall, 316 S. Canyon Boulevard, John Day, OR 97845. No additional mailed notice will be sent unless you testify at the hearing, provide written testimony, or ask to receive notices, and provide your mailing address.

Respectfully,



Nicholas Green  
Contract City Planning Official