

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

CERTIFICATION OF PUBLIC NOTICE

IN THE MATTER OF AN APPLICATION FOR CODE AMENDMENT APPLICATION NO. AMD-22-04, 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 and certified mail on this 1st Day of July 2022, to the person, parties, and agencies listed below. A copy of said notice is attached hereto.

Tax Lot	Map	Name	Address
		Bob Pereira	373 Patterson Bridge Road John Day, OR 97845

So certified this 1st day of July, 2022.



Nicholas A. Green, Planning Official



CITY OF JOHN DAY

June 30, 2022

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

A provision of the proposed ordinance may affect the use of the property as follows: Incorporation into John Day city limits and corresponding Comprehensive Plan Map and Zone Change from County Industrial to General Industrial (GI).

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).

Ordinance No. 22-203-14 and the staff report for AMD-22-04 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. 22-203-14 shall also be available for purchase at a cost of 25 cents per page. For additional information concerning Ordinance No. 22-203-14, 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.

PUBLIC HEARING INFORMATION

On Thursday, July 21, 2022, 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. 22-203-14 (AMD-22-04) 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