



Phone (541) 575-0028  
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450 East Main Street  
John Day, Oregon 97845

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: THE CITY OF JOHN DAY DEVELOPMENT CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER OR PERSON IN FEE TITLE TO THE PROPERTY**

**NOTICE OF PUBLIC HEARING – TYPE III PROCEDURE**

April 13, 2017

Dear Property Owner,

Notice is hereby given that the John Day Planning Department is considering the following request:

<b>Application Number:</b>	<b>CUP-17-02</b>
<b>Applicant:</b>	<b>Grant School District #3 / Grant County Economic Council</b>
<b>Property Owner:</b>	<b>Grant School District #3</b>
<b>Subject Property:</b>	<b>Northeast of 7<sup>th</sup> Street Complex, John Day, OR 97845</b>
	<b>Map 13-31-23 Tax Lot 1100</b>
<b>Requested Action:</b>	<b>Conditional Use Permit for John Day Recreational Bike Park</b>

**REQUEST**

The Grant School District #3 in coordination with the Grant County Economic Council (GCEC) is requesting a conditional use permit to create a recreational bike park on the property located at 13S31E23 Tax Lot 1100 (a seven acre parcel northeast of the 7<sup>th</sup> Street Complex). The conditional use would allow for bicycle and trail running on the proposed development. The property is zoned Residential General (RG).

**APPLICABLE CRITERIA**

The City of John Day Development Code (the Code) allows parks and open space uses in the RG District when authorized by a conditional use permit (Table 5-2.2.020 – Land Uses Allowed in Residential Districts (RL, RG, RC). The permit may authorize parks and open space areas for outdoor recreation, including accessory uses such as club houses, maintenance facilities, concessions (as with athletic fields), caretaker's quarters and parking. Recreational trails are specifically listed as allowed uses within this category (Section 5-1.3.460 – Parks and Open Spaces).

All land use and development permit applications and approvals, except building permits, shall be decided by using the procedures contained in Chapter 5-4 of the Code. The procedure "type" assigned to each application governs the decision-making process for that permit or approval.

An application for a new conditional use shall be processed as a Type III procedure, per Section 5-4.1.040 of the Code. The application shall meet submission requirements in Section 5-4.4.030, and the approval criteria contained in Section 5-4.4.040.

## NOTICE REQUIREMENTS

The purpose of this notice is to give nearby property owners and other interested people the opportunity to submit written comments about the application before the Type III decision is made. The goal of this notice is to invite people to participate early in the decision-making process.

### **If you would like to respond:**

Written comments received or presented in person to Nicholas Green, City Manager, 450 East Main Street, John Day prior to May 3rd, 2017 by 4:00 p.m. will be considered in rendering a decision. Issues must be addressed with sufficient specificity based on criteria within the 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, 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.

The Planning Commission shall hold a public hearing on May 4th, 2017 at 6:00 PM at the John Day Fire Station, 316 S. Canyon Blvd. The Commission's decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

Any questions regarding the hearing should be directed to the City Manager at 450 E. Main Street, by email to [cityofjohnday@grantcounty-or.gov](mailto:cityofjohnday@grantcounty-or.gov), or phone 541-575-0028, Mon. – Fri. from 8:00 a.m. to 4:00 p.m.

Respectfully submitted this 13th day of April 2017,



Nicholas Green, City Manager  
John Day Planning Official

Enclosure: Request area map

cc: Grant School District #3, Applicant  
Property owners within affected area  
John Day Fire Chief Ron Smith  
John Day Police Chief Richard Gray  
John Day Public Works Director Monte Legg  
Grant County Planning Department

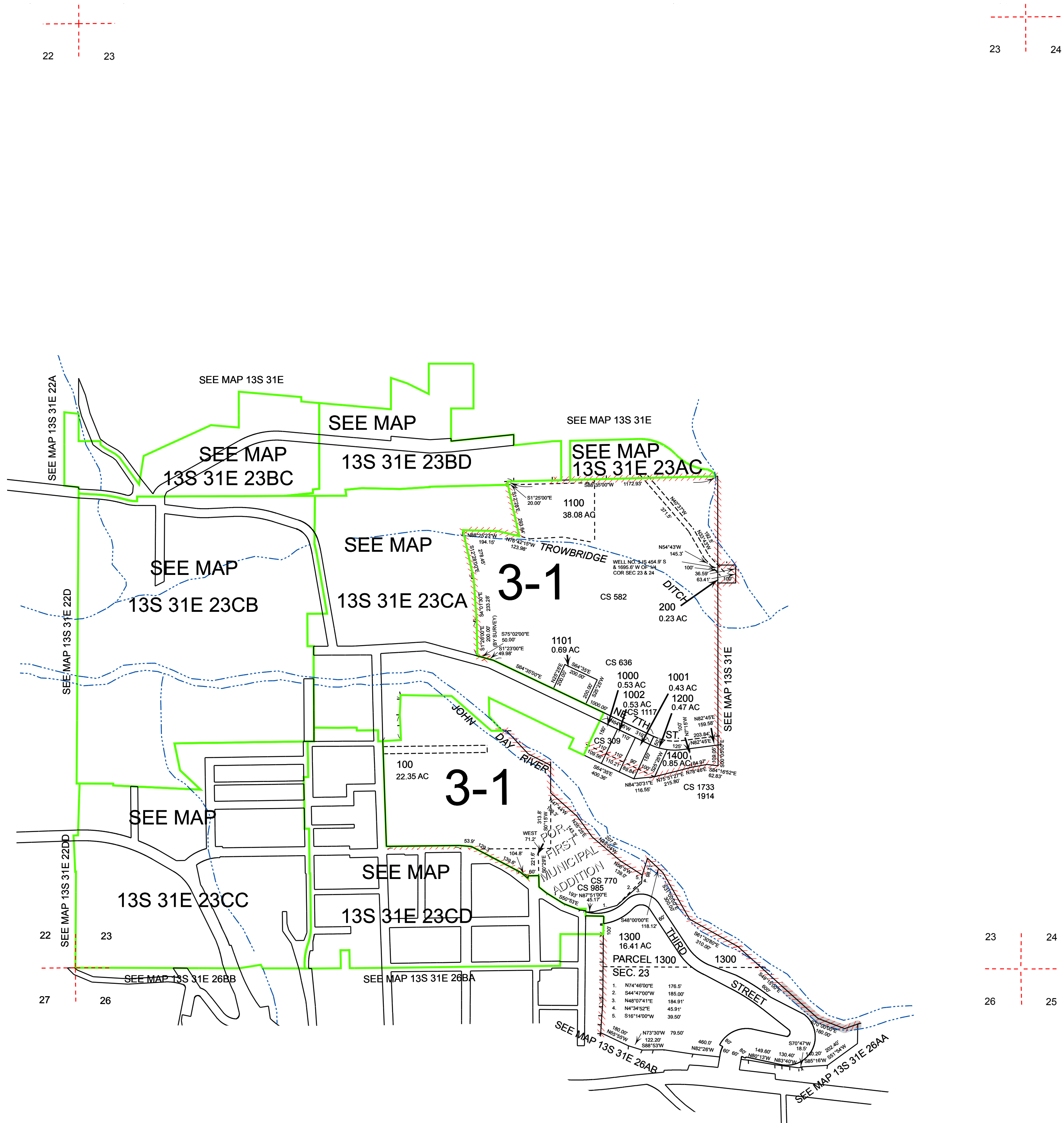
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

SECTION 23 T.13S. R.31E. W.M.  
GRANT COUNTY  
1" = 400'

13S31E23  
JOHN DAY

Cancelled  
101  
206  
207  
300  
400  
500  
600  
700  
800  
900  
1301  
1302





Revised: SH  
04/04/2013

JOHN DAY  
13S31E23



**Proposed Bike Park**  
7-acre parcel of lot 1100

**Legend**

-  Phase I - Pump Track
-  Riverfront Trail



NE 7th St

200 ft

N