

**CITY OF JUNCTION CITY  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
AND OPPORTUNITY TO COMMENT**

The Junction City Planning Commission will hold a public hearing on **Wednesday, January 18, 2017 at 6:30 pm, at City Hall, 680 Greenwood Street** to take testimony on the following land use application.

NATURE OF APPLICATION	Annexation and Rezone
APPLICABLE CRITERIA	Junction City Municipal Code Chapter 17.165, and 17.145
APPLICANT/OWNER	City of Junction City
LOCATION (site)	North of Bailey Lane, East of Dorsey Lane
ASSESSORS MAP & TAX LOT	16-04-06-00-00507
ZONING	Lane County Zoning of E40 (Exclusive Farm Use)
PLAN DESIGNATION	Public
FILE NUMBER	A-16-02 & RZ-16-03
PROPOSAL	Annex property and rezone to Junction City zoning PL (Public Lands)
STAFF CONTACT	Jordan Cogburn, City Planner, <a href="mailto:jcplanning@ci.junction-city.or.us">jcplanning@ci.junction-city.or.us</a> or 541.998.4763

The purpose of this notice is to provide an opportunity to comment and express concerns you may have related to the approval criteria, prior to the Planning Commission’s decision to recommend approval or denial of the proposal to the City Council.

Citizens may present testimony for or against the proposal by submitting written comments or by testifying at a public hearing on **Wednesday, January 18, 2017 at 6:30 p.m.**

In order for your written comments to be included in the staff report, they must be submitted to City Hall by **5:00 p.m. on Thursday, January 5, 2017**. Written comments may be submitted:

- in person at Junction City, City Hall at 680 Greenwood Street weekdays between of 8:00am and 5:00pm;
- by mail to City Planner, City of Junction City, PO Box 250, Junction City OR, 97448;
- by fax to (541) 998-3140; or
- by e-mail to [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us)

Your comments are important and will greatly improve the decision making process, but please note that you will not receive an individual response to information submitted. By law, comments received that are not related to the approval criteria may not be considered.

The Planning Commission will review the request for compliance with applicable criteria based upon information in the application, the staff report and comments received and make recommendation to the City Council.

Approval must include affirmative findings that are consistent with the Zoning Code and provisions of the Comprehensive Plan.

The staff report will be available for review at City Hall seven (7) days prior to the public hearing. Copies of the applicable municipal code, the staff report, and related documents can be reviewed at City Hall or purchased for the cost of copying. The Junction City Municipal Code is available on the city’s website at [www.junctioncityoregon.gov](http://www.junctioncityoregon.gov). The public hearing will follow the city’s land use hearing rules of procedure.

Failure to raise an issue at this opportunity for comment or hearing, in person or by letter, or failure to provide statements or evidence related to an issue sufficient to afford the decision maker an opportunity to respond to the issue, precludes reliance on that issue in any later appeal of the decision that will be made after consideration of the statements and evidence submitted, including an appeal to the Oregon Land Use Board of Appeals based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the decision maker to respond to the issue precludes an action for damages in circuit court.

Notice to mortgagee, lienholder, vendor, or seller: the Junction City Development code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

