

**NOTICE OF PUBLIC HEARING  
JUNCTION CITY PLANNING COMMISSION  
REZONE REQUEST RZ-14-03**

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The Junction City Planning Commission will hold a public hearing on **Tuesday, July 15, 2014** at 6:30 p.m., at City Hall, 680 Greenwood Street to take testimony on the following land use application.

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NATURE OF APPLICATION:	Requesting Zone Change from County Zone (E40) to City Zone GC (General Commercial)
APPLICABLE CRITERIA:	Applicable Statewide Planning Goals and provisions of Comprehensive Plan.
APPLICANT:	Ivory LLC
SIZE OF PROPERTY	40.6 acres
MAP & TAX LOT(S):	Map: 16-04-08-00 Lot 00700, & 16-04-08-31-00400
STAFF CONTACT:	Tere Andrews, Planning & Building Admin. 541-998-2153 or <a href="mailto:jcplanning@ci.junction-city.or.us">jcplanning@ci.junction-city.or.us</a> ,
FILE NUMBER:	RZ-14-03

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Citizens may present testimony for or against the requested Zone Change by submitting written comments or by giving oral testimony at the public hearing. Written comments must be **submitted by June 27, 2014**. Written comments may be submitted in person at City Hall, 680 Greenwood Street weekdays between the hours of 8:00 am and 5:00 pm; mailed to City Planning Office, City of Junction City, PO Box 250, Junction City OR, 97448; faxed to (541) 998-3140; or e-mailed to [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us). The Planning Commission will review the request for compliance with applicable criteria based upon information in the application, and comments received and make a recommendation to the City Council. The Council will hold a public hearing and make a final decision. Approval of the proposed zone change must include affirmative findings that comply with the applicable Statewide Planning Goals and are consistent with the 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. City municipal codes are 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 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, lien holder, vendor, or seller: the Junction City Development code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

