



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: November 20, 2015
Jurisdiction: City of Junction City
Local file no.: RZ-14-03
DLCD file no.: 004-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/18/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 004-14 {22319}
Received: 11/18/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Junction City

Local file no.: **RZ-14-03**

Date of adoption: 12/23/2014 Date sent: 11/18/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 6/13/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

no, it is the same as proposed

Local contact (name and title): Jordan Cogburn, City Planner

Phone: 541-998-4763

E-mail: jcogburn@ci.junction-city.or.us

Street address: 680 Greenwood St/PO Box 250

City: Junction City

Zip: 97448-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from E40	to GC (General Commercial)	Acres: 40.6
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 16-04-08-00-00700 & 16-04-08-31-00400

List affected state or federal agencies, local governments and special districts: Lane County, Junction City Rural Fire Protection District, Junction City Water Control District

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

A copy of signed ordinance and the Form 1 is included as reference.

ORDINANCE NO. 1226

AN ORDINANCE AMENDING THE CITY OF JUNCTION CITY OFFICIAL ZONING MAP TO REZONE TAX LOTS 700 & 400 OF T16S R04W S08 FROM LANE COUNTY EXCLUSIVE FARM USE TO JUNCTION CITY ZONING GENERAL COMMERCIAL (GC).

WHEREAS, the City provided notice of and held public hearings before the Planning Commission and City Council as required by Section 17.150.070A(4) of the Junction City Municipal Code; and

WHEREAS, the City Council took testimony on this matter, taking said testimony into consideration in making its decision; and

WHEREAS, the City Council determined that said rezone from Lane County Exclusive Farm Use (EFU) to Junction City Zoning GENERAL COMMERCIAL (GC) is consistent with the plan designation of Commercial as set forth in the Junction City Comprehensive Plan; now, therefore

THE CITY OF JUNCTION CITY ORDAINS AS FOLLOWS:

Section 1. The City of Junction City Official Zoning Map is hereby amended to reflect the new zoning of GC, GENERAL COMMERCIAL, for tax lots 700 & 400 of T16S R04W S08 as previously annexed into the City Limits, and as more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference.

Section 2. The Common Council of the City of Junction City adopts the above findings and the Findings of Fact, as amended and set forth in Exhibit "B", attached hereto and incorporated herein by this reference, as the basis of this decision to change the Junction City Official Zoning Map.

Section 3. This Ordinance shall take effect on the thirtieth day after its enactment.

Read in full for its first reading on the 23rd day of December, 2014.

Read by title only, for its second reading this 23rd day of December, 2014.

Passed unanimously by the Council this 23rd day of December, 2014.

Approved by the Mayor this 23rd day of December, 2014.

ATTEST:


Kitty Vodrup, City Recorder

APPROVED:

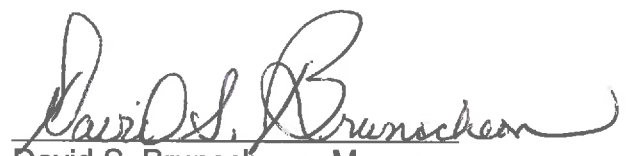

David S. Brunscheon, Mayor

EXHIBIT A

Parcel 1:

Beginning at the Northeast corner of County Survey No. 370 being 20 chains South 89° East from the quarter section corner between Sections 7 and 8, Township 16 South, Range 4 West of the Willamette Meridian in Lane County, Oregon; thence South 19.68 chains to the Southeast corner of said County Survey No. 370; thence North 89° West 19.25 chains to a point 19.68 chains, South and 3 rods East of aforesaid quarter section corner between Sections 7 and 8, and running thence North 19.68 chains to a point 3 rods South 89° East of aforesaid quarter section corner between Sections 7 and 8; thence South 89° East 19.25 chains to the place of beginning, in Lane County, Oregon; ✓

EXCEPT THEREFROM that portion of said premises over which runs the right of way of the Siuslaw Highway, being approximately the North 60 feet thereof; ALSO EXCEPTING THEREFROM that portion of said premises conveyed unto the State of Oregon for a junction right of way for the Siuslaw Highway and the Pacific Highway as recorded in Book 185, Page 77, of Lane County Oregon Deed Records; ALSO EXCEPTING THEREFROM a private right of way over the East 17 feet of the aforesaid premises as recorded and described in Book 128, Page 310, of the Lane County Oregon Deed Records.

Parcel 2:

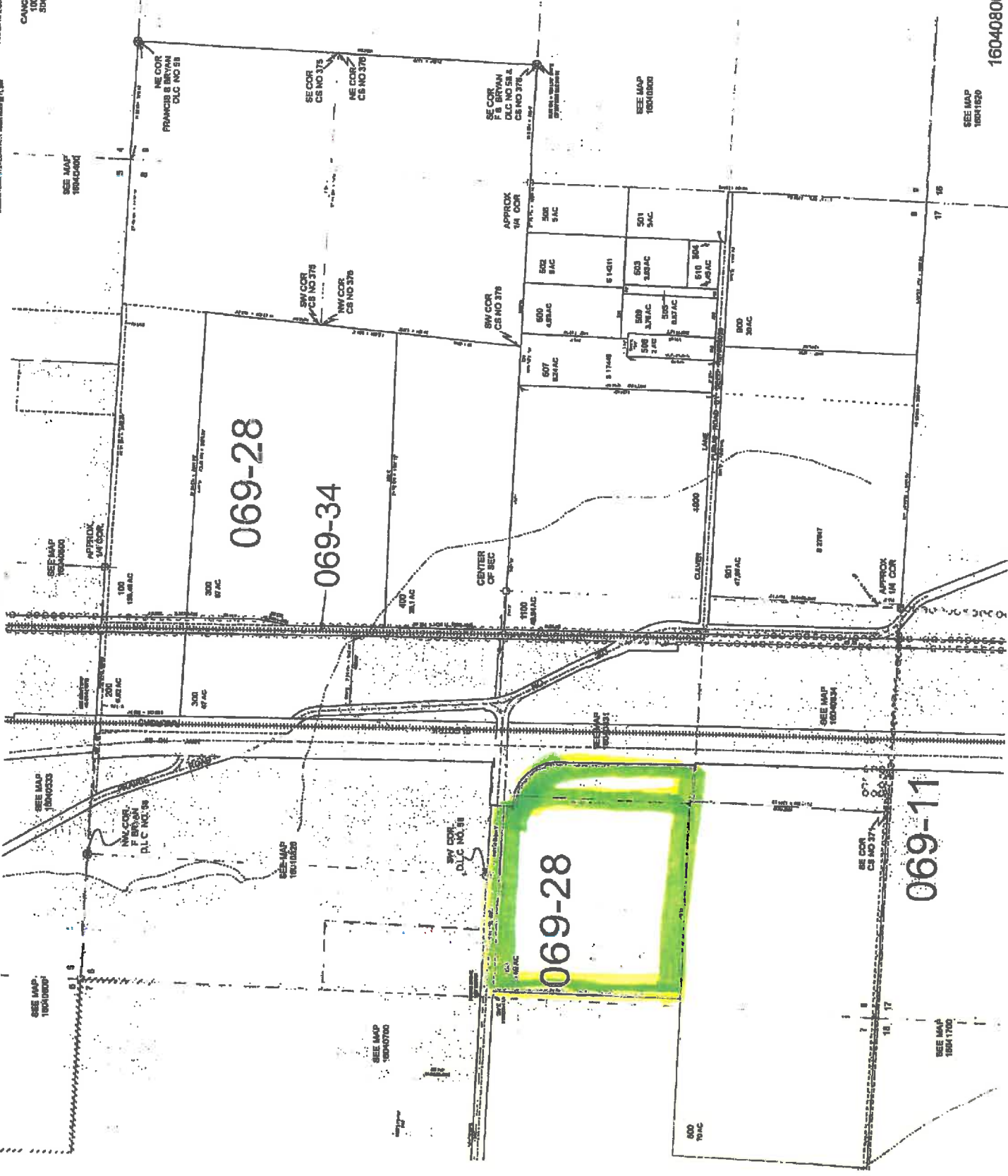
That portion of the Northeast quarter of the Southwest quarter of Section 8, Township 16 South, Range 4 West of the Willamette Meridian, lying West and South of U.S. Highway No. 99, described in deed to the State of Oregon, recorded November 21, 1935, in Book 184, Page 489, Lane County Oregon Deed Records; and North of the North line of that certain parcel of land described in deed to Ray Neva and Astrid Neva recorded October 6, 1949, in Book 403, Page 62, Lane County Oregon Deed Records, all in Lane County, Oregon. ✓

FOR ASSESSMENT AND
TAXATION ONLY

SECTION 6 T. 10S. R. 4W. V. 1W.
Lane County

1" = 400'

REVISIONS
DATE
BY
11/05/2010 2:00:00 PM : Issue
GIBBYA
1000
374
CANCELLED



16040800

SEE MAP
18041620

069-11

069-28

069-28

069-34

FOR ASSESSMENT AND
TAXATION ONLY

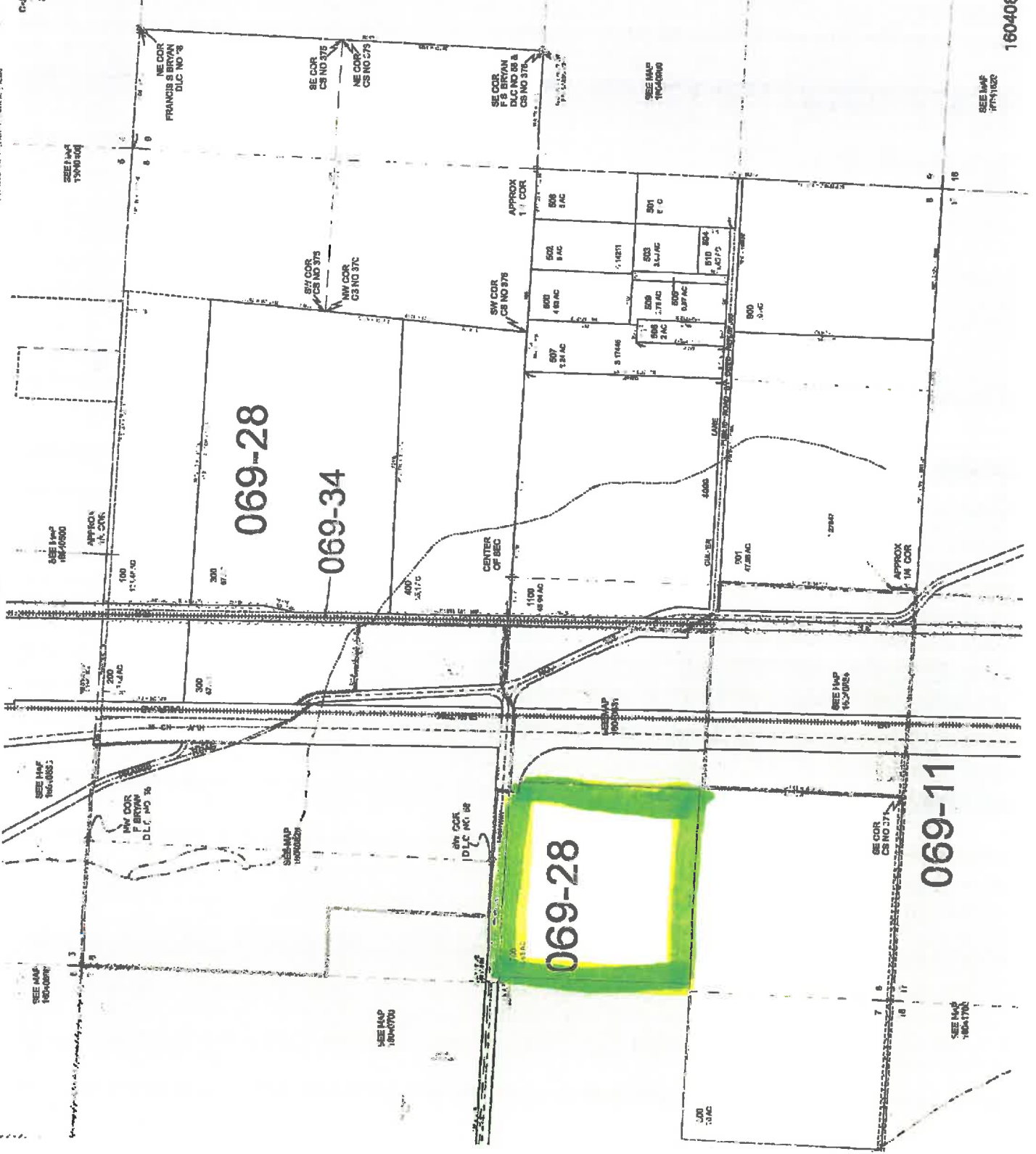
SECTION 8 T. 16S. R. 4W. W.M.
Lane County

1" = 400'

16040800

87 D 7A
11:30:52.00 PM 11/06/05

CANCELLED:
JOB
00



SEE MAP
16040800

16040800

SEE MAP
16040800

069-11

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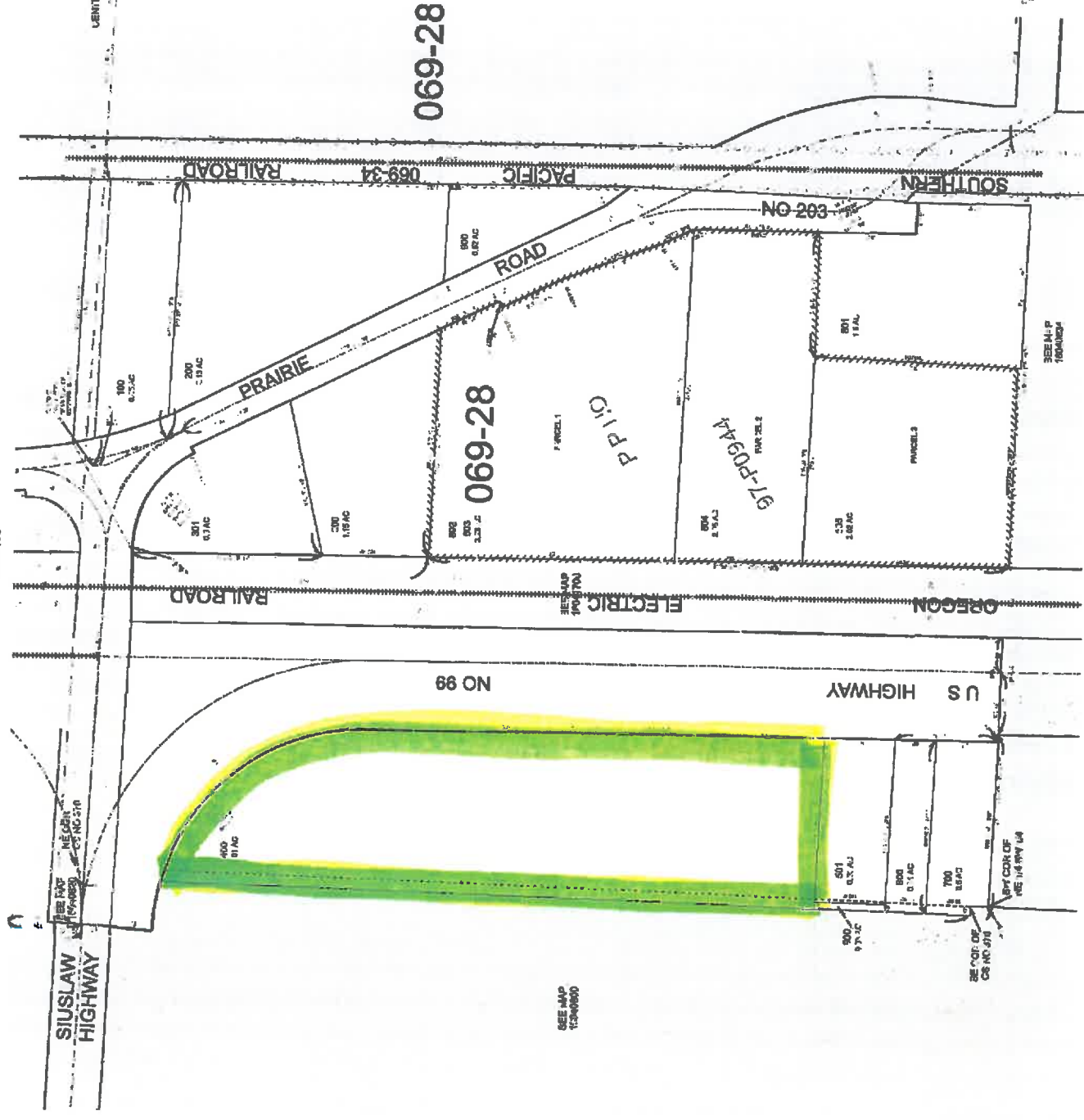
069-34

FOR ASSESSMENT AND
TRANSITION ONLY

N.E. 1/4 S.W. 1/4 SEC. 8 T. 16S. R. 4W. W.M.
Lane County

1" = 100'

16040831



16040831

**FINDINGS OF FACT OF THE
JUNCTION CITY CITY COUNCIL
REZONE (RZ-14-03) IVORY LLC**

A. THE JUNCTION CITY CITY COUNCIL FINDS THE FOLLOWING:

- a. The property owner initiated the Rezone on May 23rd, 2014, as authorized by Junction City Municipal Code Chapter 17.165. The application was deemed complete June 16th, 2014.
- b. The applicant submitted the application and information required by Junction City Municipal Code Section 17.165.090
- c. The Junction City Planning Commission held a public hearing on July 15th, 2014 after giving the required notice for Legislative decisions per Junction City Municipal Code Section 17.150.070 (A) (4) (d). The Planning Commission adopted a final order recommending approval of the annexation to the City Council.
- d. The Junction City City Council followed the required procedures for approving an annexation contained in Junction City Municipal Code Sections 17.165.110 (A) – (D), Criteria and 17.150.090 (4), Type IV Procedures, Legislative.
- e. The Junction City City Council held a public hearing on December 23rd, 2014 after giving the required notice for Legislative decisions per Junction City Municipal Code Section 17.150.070 (A) (4) (d).

B. SPECIFICALLY, THE CITY COUNCIL FINDS ALL APPLICABLE CRITERIA ADDRESSED BY THE FOLLOWING FINDINGS:

Title 17—Zoning

Section 17.145.010. Authorization to Initiate Amendments. An amendment to the text or the zoning map of this ordinance may be initiated by the City Council, by the Planning Commission or by application of a property owner or his authorized agent. The Planning Commission shall, within 40 days after a hearing, recommend to the City Council approval, denial, or modification of the proposed amendment. An amendment to the text or the zoning map may be consolidated with a related amendment to the comprehensive plan text or map.

FINDING: The applicant, Ivory, LLC has initiated an amendment to the City of Junction City Zoning Map. The applicant has requested to amend the City of Junction City Zoning Map to zone the subject properties as follows: Tax Lot 700, Lane County Assessor's Map # 16-04-08-00 and Tax Lot 400, Lane County Assessor's Map # 16-04-08-31 as General Commercial (CG). On July 15, 2014, the Planning Commission recommended council approval of the requested rezone. As such, the above stated criterion is satisfied.

Section 17.145.020. Application and Fee. An application for amendment by a property owner or his authorized agent shall be filed with the city. The application shall be accompanied by a fee equal to the average cost of such applications as established by the City Council.

FINDING: The Applicant submitted payment of the appropriate fee for this application on May 23, 2014. This criterion is met.

Junction City Comprehensive Plan Compliance

Junction City's Municipal Code does not contain criteria for addressing proposed changes to the zoning map. Therefore, the criteria to be applied in this case consist of demonstrating compliance with Oregon's Statewide Planning Goals and the Junction City Comprehensive Plan. Because the proposed zones are essentially identical to the existing plan designations on the Junction City Plan Designation Map, the applicant has submitted Comprehensive Plan Compliance findings. Staff has prepared findings and responses to the applicant's written statement that address applicable Junction City Comprehensive Plan Policies and Statewide Planning Goals.

Chapter 1: Citizen Involvement Element

FINDING: As stated by the applicant in their written statement, attached to the staff report as Exhibit II, this element of the Comprehensive Plan will be met by compliance with the adopted notification and hearing processes under Junction City Municipal Code Sections 17.145.030, 17.150.070 and 17.150.080

FINDING: The City is processing the Zone Change as a Type III Quasi-Judicial Decision, per Section 17.150.070, and scheduled a hearing before the Junction City Planning Commission on July 15th, 2014.

FINDING: On July 4th, 2014, the public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the public hearing scheduled for July 15th, 2014. On June 19th, 2014, the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site per Section 17.150.080 of the City's zoning code.

FINDING: On August 7th, 2014, the public hearing was advertised in the Register Guard Newspaper, at least 10 days prior to the Council public hearing scheduled for August 26th. The hearing was postponed and rescheduled for November 25th, 2014. On August 6th, 2014, the City mailed public notice of applicant's request to all property owners within 300 feet of the subject site per Section 17.150.080 of the City's zoning code.

Chapter 2: Environmental Element

FINDING: Comments received from the Department of State Lands indicate the National Wetlands Inventory or the Local Wetlands Inventory show a wetland on the property. Prior to issuance of a development permit, the request would be referred to the Division of State

Lands and Army Corp of Engineer for their review and comment. This review would take place during the Development Review process at the City. The Zone change request does not affect delineated wetlands.

Chapter 3: Land Use Element

FINDING: Table 3-1 of the Land Use Element specifies that the General Commercial Zoning District implements the current Commercial land use designation of the Junction City Comprehensive Plan. The requested zoning by the applicant, General Commercial is consistent with this table and the Junction City Comprehensive Plan.

FINDING: The proposed General Commercial zoning for the properties is consistent with Chapter 3 of the Junction City Comprehensive Plan.

Chapter 4 – Economic Development Element

FINDING: Policy 4.4.1 of Chapter 4 of the Junction City Comprehensive Plan states “Provide an adequate supply of suitable sites as identified in this chapter and the 2009 EOA to meet long-term employment needs.” Zoning the subject parcels as General Commercial accomplishes this direction, thereby satisfying this criteria.

Chapter 6: Transportation Element

FINDING: The site borders Highway 99S, State Facilities, and Highway 36 to the north, a county roadway. Both are existing facilities. Because of this, no applicable City Comprehensive Plan Transportation Polices relate to this zone change request. Statewide Planning Goal Compliance for Transportation is addressed under Goal 12, Transportation Planning Rule, below.

Chapter 7: Public Facilities Element

FINDING: The Junction City Comprehensive Plan states: “It is the goal of this plan to provide public facilities in an efficient and timely manner at a level in excess of projected demands.” (Chapter 7, p. 1)

FINDING: When development is proposed for the subject property key urban facilities and services will either be immediately available or will be able to be extended in an efficient and timely manner. Any development on the subject site will be required to demonstrate adequate water supply and sewer treatment and disposal capacity are available, and to extend service to serve the new development.

Oregon Statewide Planning Goal Compliance

Goal 1 Citizen Involvement

Goal 1 - Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: This goal will be met by compliance with the adopted notification and hearing processes under Junction Municipal Code Sections 17.145.030, 17.150.070 and 17.150.080.

Goal 2 Land Use Planning

Goal 2 - Zoning: Land Use Planning: Goal 2 - Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: Goal 2 (Land Use Planning) outlines the basic procedures of Oregon's statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted.

The subject site was identified in the City's recent UGB Amendment (expansion). When the City of Junction City's Urban Growth Boundary (UGB) was amended through Periodic Review, the Oregon Department of Land Conservation and Development acknowledged the City of Junction Comprehensive Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCD Order #001840, dated August 19, 2013).

During the periodic review process, the City agreed to designate the subject site on the Plan Designation Map as Commercial. On September 18, 2012, The City adopted Ordinance 1212 to amend the Junction City Plan Designation Map to designate the subject site as 'Commercial.'

General Commercial (GC) zoning implement the City's Comprehensive Plan land use designation, Chapter 3 Table 3-1. Therefore, the zone change request to General Commercial is consistent with the City's acknowledged Comprehensive Plan.

Goals 3 Agricultural Lands and 4 Forest Lands

Goal 3 - Agricultural Land: To preserve and maintain agricultural lands.

Goal 4 - Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

FINDING: Goal 3 requires counties to inventory agricultural lands and to maintain and preserve them through EFU zoning. Because the subject property is designated Commercial

in the acknowledged Urban Growth Boundary of the City of Junction City and identified for urban uses, Goals 3 and 4 are not applicable to this rezone request.

Goal 5 Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural and scenic resources.

FINDING: Goal 5 requires local governments to inventory and protect natural resources. The City's 2012 acknowledged Comprehensive Plan update includes a Goal 5 inventory (Resolution 314). The inventory identified locally significant wetlands. The subject property was not listed in this inventory, as it contains no significant wetlands. This rezone request is, therefore, consistent with Goal 5 as it will affect no identified natural resources.

Goal 6 Air, Water and Land Resources Quality

Goal 6 - Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

FINDING: Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. The proposed zoning has no Goal 6 impact. Environmental impacts will be addressed in the subsequent land use review for any future proposed development.

Goal 7 Areas Subject to Natural Disasters and Hazards

Goal 7 - Area Subject to Natural Disasters and Hazards: To protect life and property from natural disasters and hazards.

FINDING: Goal 7 requires that jurisdictions apply appropriate safeguards when planning development in areas that are subject to natural hazards such as flood hazards. The only identified natural hazard in Junction City is flooding. Junction City has an acknowledged floodplain protection ordinance. Land within the floodway is considered unsuitable for urban development. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (#41039C0604F) covering the subject property indicates that the property is in Flood Zone X, areas determined to be outside a 500-year floodplain. The proposed Zone Change will not affect Natural Disaster or Hazard risk area boundaries. Thus, Goal 7 has been properly addressed. Identification of possible flood hazards and their impacts on future proposed development will be addressed during land use review.

Goal 8 Recreation Needs

Goal 8 - Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

FINDING: The proposed Zone Change does not affect any lands identified as having high recreation resource value; this Goal is not applicable.

Goal 9 Economy of the State

Goal 9 -Economic Development: Goal 9 - Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

FINDING: The subject site was identified in the City's recent UGB expansion and designated Commercial on the Plan Designation Map. When the City of Junction City's Urban Growth Boundary (UGB) was amended through Periodic Review, the Oregon Department of Land Conservation and Development acknowledged the City of Junction City Comprehensive Plan to comply with the 19 Statewide Planning Goals (Periodic Review, DLCD Order #001840, dated August 19, 2013). Zoning the subject parcel as requested is consistent with the adopted Economic Opportunities Analysis (EOA), which identified a need for uses allowed in the requested zones. The proposed rezone has no impact on other buildable land inventory (BLI) established needs.

Goal 10 Housing

Goal 10 - Housing: To provide for the housing needs of citizens of the state.

FINDING: This proposal does not include lands designated for residential uses, and therefore, Goal 10 is not applicable to this proposal.

Goal 11 Public Facilities and Services

Goal 11 - Public Facilities and Services: to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: The DLCD acknowledged 2012 Comprehensive Plan found compliance with the Statewide Planning Goals, including Goal 11 (Ordinance 1212, Appendix 1, Page 144).

FINDING: The proposed Zone Change poses no impact on provision of public facilities and services. Any future development will be required to demonstrate adequate water supply and sewer treatment and disposal capacity necessary for said development.

Goal 12 Transportation

Goal 12 - Transportation: To provide and encourage a safe, convenient and economic transportation system.

FINDING: Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)).

As stated in 660-012-0060 “Where an amendment to a functional plan, acknowledged comprehensive plan, or land use regulation would significantly affect an existing or planned transportation facility, the local government shall put into place measures to assure allowed land uses are consistent with the identified function, capacity, and performance standards of the facility.”

FINDING: The applicant’s rezone request from county zoning to city zoning allows for future development of the site. The proposed rezoning complies with the Plan Designation map and the City’s Transportation System Plan.

FINDING: ODOT required a Traffic Impact Analysis (TIA). The applicant submitted a TIA in November 2014 that evaluated potential impacts of the proposed rezoning. The zoning does not significantly affect planned or existing transportation facilities and is stated as such because there are currently no planned facilities.

Goal 13 Energy

***Goal 13 - Energy Conservation:** This goal states: “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”*

FINDING: Goal 13 requires land and uses developed on the land to be managed and controlled to maximize the conservation of all forms of energy, based upon sound economic principles. Energy consequences of the proposed zoning map amendment have been considered the proposed change in land use zoning does not include a proposed use. Therefore, Goal 13 has been adequately addressed.

Goal 14 Urbanization

***Goal 14 - Urbanization:** To provide for an orderly and efficient transition from rural to urban land use.*

FINDING: The proposed zoning map amendment does not involve urbanization of any land not currently within the Junction City UGB. The rezone request does not include a proposed use. The proposed zoning map amendment is consistent with Goal 14, as the proposed City zoning of General Commercial (GC) implements the City’s Comprehensive Plan land use designation of Commercial.

Goal 15 through 19

***Goal 15 - Willamette River Greenway:** To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

***Goals 16-19; Estuary Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources:** These goals are not relevant to this proposed amendment because there is no coastal, estuarine, ocean, or beach and dune resources related to the site.*

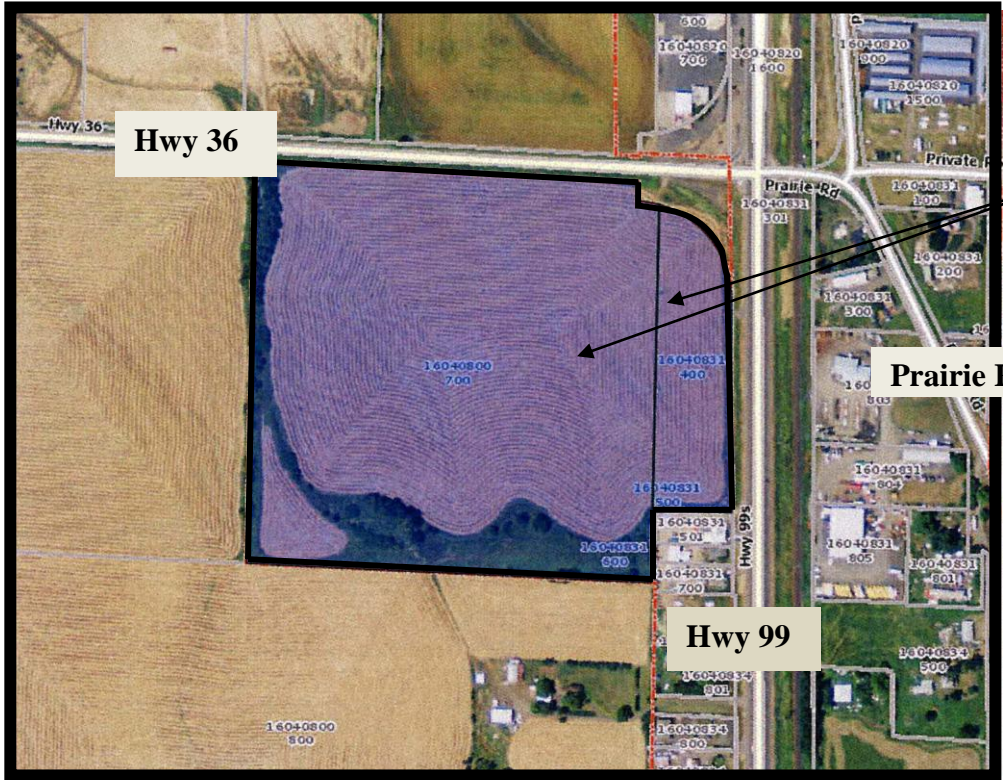
FINDING: Goals 15 through 19 are related to the Willamette Greenway and coastal resources. As such, these goals do not apply to the subject sites and no further analysis is required.

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

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.

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:	Jordan Cogburn, City Planner. 541-998-2153 or jcplanning@ci.junction-city.or.us ,
FILE NUMBER:	RZ-14-03

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 July 10, 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. 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. 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.



Hwy 36

Site

Prairie Rd.

Hwy 99