

**Notice of Planning Commission Public Hearing
AMENDMENT TO ADAIR VILLAGE URBAN GROWTH BOUNDARY**

A joint hearing of the Planning Commissions of the City of Adair Village and Benton County will be held on **Tuesday, September 20, 2022, at 6:00 p.m.**, to consider an amendment to the urban growth boundary of the City of Adair Village. The Planning Commissions will make recommendations to the Adair Village City Council and the Benton County Board of Commissioners regarding the proposed amendment.

You can attend the public hearing in person in Adair Village, or on-line. The meeting location will be at **Santiam High School's main building (Map Room), 7220 NE Arnold Ave, Adair Village.** For any physical or language accommodations you may need, please notify Linda Ray (linda.ray@co.benton.or.us) as far in advance of the hearing as possible.

AFFECTED PROPERTY:	Two properties are being considered for addition to the Adair Village UGB. Both are zoned Exclusive Farm Use. See map on Page 2.		
	<u>Property 1:</u> Assessment Map & Tax Lot No. 104290000900. 12.97 acres located on the northeast side of Adair Village. 5.12 acres proposed for development; 7.85 acres conservation easement.		
	<u>Property 2:</u> Assessment Map & Tax Lot No. 104310003400. 37.04 acres located on the south edge of Adair Village. 31.6 acres proposed for development; 5.4 acres conservation easement.		
PROPOSED ACTION:	Legislative Amendment to the Urban Growth Boundary (UGB) of the City of Adair Village.		
	<u>City of Adair Village</u> is reviewing an amendment to the Comprehensive Plan to change the Urban Growth Boundary. Review criteria: Land Use Development Code Section 2.700; Comprehensive Plan Sections 9.290, 9.490, 9.590, 9.890.		
	<u>Benton County</u> is reviewing an amendment to the Comprehensive Plan to change the Urban Growth Boundary, and an amendment to the Zoning Map to change the zoning of the subject properties from Exclusive Farm Use to Urban Residential – 50-acre Minimum Parcel Size. Review criteria: Comprehensive Plan Section 17.3; Development Code Section 53.505.		
STAFF CONTACTS:	Adair Village: Pat Depa Patrick.Depa@co.benton.or.us 541-760-2993		
	Benton County: Greg Verret Greg.Verret@co.benton.or.us 541-766-6819		
ADAIR VILLAGE FILE NUMBER:	PC22-01	BENTON COUNTY FILE NUMBER:	LU-22-038

TO SUBMIT TESTIMONY

Oral testimony may be presented at the hearing. To put your name on the list to testify, please email PublicComment@co.benton.or.us by 5:00 pm on September 20 (the day of the hearing). No written testimony will be accepted at the hearing.

Written testimony may be submitted prior to the hearing by mail, email or drop-off

Adair Village
c/o Patrick Depa
6030 NE William R Carr Avenue
Adair Village, OR 97330
Patrick.Depa@co.benton.or.us

Benton County
c/o Greg Verret, Community Development Dept.
4500 SW Research Way
Corvallis, OR 97333
PublicComment@co.benton.or.us

Testimony must include the name and mailing address of the person commenting. Please also include the above-noted file number in all correspondence.

Please submit written testimony as early as possible to enable staff to consider it in making a recommendation.

- **To be included in the packet of materials sent to the Planning Commissions ahead of the hearing, your testimony must be received by 8:00 a.m. on Monday, September 12.**
- Testimony received after that time but before 3:00 p.m. on Tuesday, September 20 (the day of the hearing) will be forwarded to the Planning Commissions; however, they may not have an opportunity to review it prior to the hearing.

HOW TO GET MORE INFORMATION

Copies of relevant materials are available on the websites of the City of Adair Village and Benton County, or can be reviewed by appointment at Adair Village City Hall or Benton County Community Development Department. Beginning September 13, the staff report will be available.

Adair Village: <http://adairvillage.org/>

Benton: <https://www.co.benton.or.us/pc/page/joint-planning-commission-public-hearing-lu-22-038>

TO JOIN THE MEETING

Please join the meeting from your computer, tablet or smartphone.

<https://meet.goto.com/276443653>

You can also dial in using your phone.

United States: +1 (872) 240-3212 Access Code: 276-443-653

Visit this webpage to get the active link to the meeting:

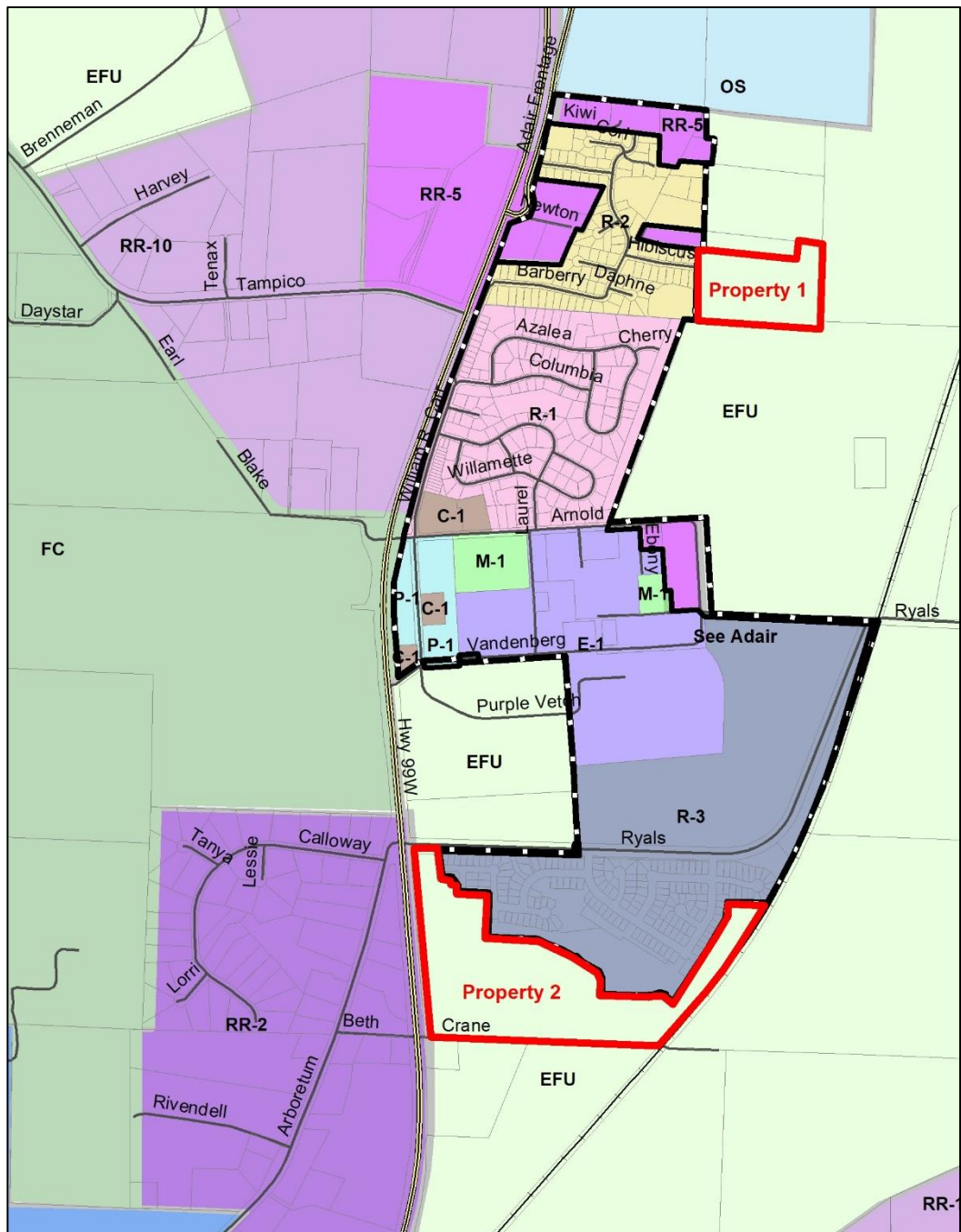
<https://www.co.benton.or.us/pc/page/joint-planning-commission-public-hearing-lu-22-038>

PLANNING COMMISSION HEARING process

The Planning Commissions will review the proposal for compliance with applicable code criteria based upon information in the staff report and both written and oral testimony. The public hearing will be conducted in a manner that permits testimony from city and county staff, followed by testimony from members of the public and other governmental bodies and agencies. Any person offering testimony may, prior to the close of the hearing, request that the record be held open for at least 7 days to provide additional testimony.

Testifiers will be mailed notice of the final decision.

Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the County the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.



NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.
The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.