

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

A public hearing of the Planning Commissions of the City of Adair Village and Benton County will be held on **Tuesday, July 18, 2023**, 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.

Benton County will hold its meeting at 7:00 p.m. at the Kalapuya Building, located at 4500 SW Research Way and the City of Adair Village will hold its meeting at 6:00 p.m. located at their City Hall, 6030 NE William R. Carr Avenue. Online meeting information available at: www.co.benton.or.us/meetings

You can attend the public hearings in person at the above locations, or on-line. For on-line access info, see Page 2 of this notice. 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:	One property is being considered for addition to the Adair Village UGB. Subject property is zoned Exclusive Farm Use. See map on Page 2. <u>Property 1:</u> Assessment Map & Tax Lot No. 104300001400. 0.12 acres located on the south side of Ryals Avenue at the SE corner of Ryals & Hwy. 99W. The 0.12-acre piece is proposed for residential development.		
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:	Patrick Depa Patrick.Depa@co.benton.or.us 541-760-2993		
ADAIR VILLAGE FILE NUMBER:	PC23-04	BENTON COUNTY FILE NUMBER:	LU-23-029

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 July 18th (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, Planning Department
6030 NE William R Carr Avenue
Adair Village, OR 97330
Patrick.Depa@co.benton.or.us

Benton County
c/o Pat Depa, 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 numbers in all correspondence.

- To inform the staff report and recommendation, your testimony must be received by 8:00 a.m. on Thursday, July 6th.
- 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, July 10th.
- Testimony received after that time but before 3:00 p.m. on Tuesday, July 18th (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 July 11th, 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-23-029>

TO JOIN THE MEETING ONLINE

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-23-029>

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.**

Proposed UGB Expansion Map

SE corner of Ryals Avenue & Hwy. 99W

0.12 Acres



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.