



COMMUNITY DEVELOPMENT DEPARTMENT

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NOTICE OF PUBLIC HEARING

Planning Commission Public Hearing	Tuesday, March 17, 2020 at 7:00 p.m. in the Main Meeting Room, Benton County Sunset Building, 4077 SW Research Way, Corvallis		
Nature of Request:	A Conditional Use authorization for church use(s) in the Urban Residential zone. As part of the church use of the property, the applicant proposes to provide safe living accommodations for unhoused individuals within non-permanent shelters. The applicant states that each individual will be required to adhere to a code of conduct administered by the applicant. The applicant also proposes that additional shelter services including portable toilets, handwashing station, and an enclosed kitchen area will be provided.		
Applicable Criteria:	Benton County Code (BCC) Sections 53.205 through 53.235 (Conditional Use Criteria and Procedure); 51.020(8) (Definitions) <i>BCC Section 53.215: The decision to approve a conditional use permit shall be based on findings that:</i> <ol style="list-style-type: none"> (1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone; (2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area; and (3) The proposed use complies with any additional criteria which may be required for the specific use by this code. 		
Property Location:	A 1.34-acre undeveloped parcel adjacent to the First Congregational United Church of Christ facility. No assigned address; T12S, R5W, Section 4, Tax Lot 1300		
Property Owner/Applicant:	First Congregational United Church of Christ		
Zone Designation:	Urban Residential	Staff Contact:	Rebecca Taylor
Comprehensive Plan Designation:	Residential – High Density	File Number:	LU-19-091
CAC Planning Area:	North Benton		

How to get more information:

Documents relating to this file are available for review at <https://www.co.benton.or.us/cd/page/planning-commission-public-hearing> or at the Community Development Department. A copy of the staff report will be available for review on and after **March 10, 2020**. Copies of applicable sections of the County Code, the application, the staff report, and related documents can be inspected at the Community Development Department free of cost, or purchased for the cost of copying. **Please call ahead (541-766-6819) to determine staff availability to discuss this application and ask for Rebecca Taylor.**

Instructions for submitting comments for the Staff Report:

Written comments received by 5:00 p.m. on Friday, March 9, 2020 will be included with the staff report. Only comments addressing applicable code criteria (listed above) can be considered. Comments received after this date will be distributed to the Planning Commission at the hearing. The Planning Commission will review the request for compliance with applicable criteria based upon information in the staff report and both written and oral testimony. Please include the above-noted file number in all correspondence. Comments must include the name and mailing address of the person commenting.

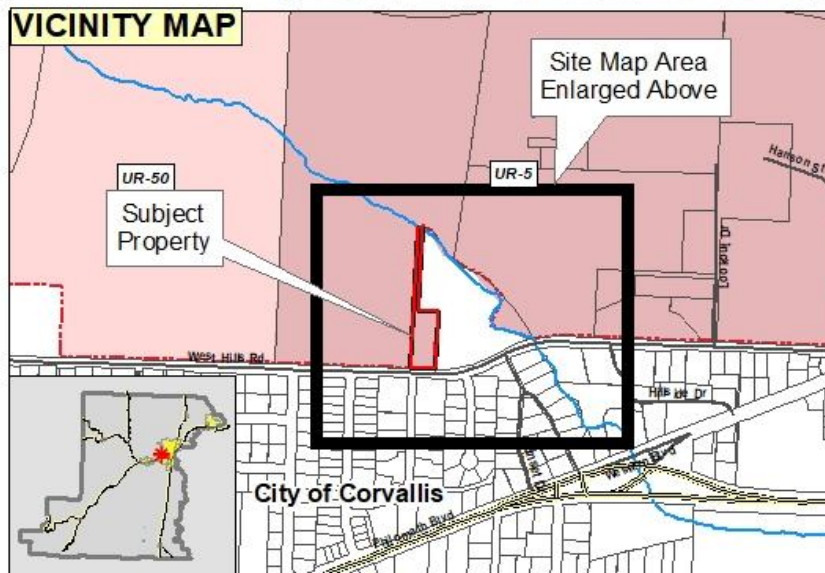
Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the County the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Planning commission hearing:

The public hearing will be conducted in a manner which permits testimony from the applicant, followed by testimony from proponents of the request, testimony from persons opposing the request, and testimony from governmental bodies and agencies. The applicant will then have an opportunity to

offer rebuttal. Any person offering testimony may request that the hearing be continued in order to present new evidence. Any interested person may submit testimony prior to, or at the public hearing. *Only testimony addressing applicable code criteria (listed above) can be considered.* Persons testifying must identify their name and mailing address. Only testifiers will be mailed notice of the final decision.

The hearing room is accessible to persons with disabilities. For questions about accessibility or to request accommodations **please contact the Community Development Department at 766-6819 or Rebecca.Taylor@co.benton.or.us** Two weeks advance notice of need for accommodations is requested.



FILE NUMBER
LU-19-091
APPLICATION TYPE
Conditional Use for
Church Uses In
Urban Residential Zone
APPLICANTS
First Congregational
United Church of Christ



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.