



**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

The Benton County PLANNING COMMISSION will hold a phone-and-internet-based public hearing on Tuesday, July 20, 2021, at 7:00 p.m.

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

<https://global.gotomeeting.com/join/291863437>

You can also dial in using your phone.

United States: +1 (872) 240-3212      Access Code: 924-565-213

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

<https://www.co.benton.or.us/cd/page/planning-commission-meeting-public-hearing-3>

**TO TESTIFY ORALLY AT THE HEARING, you must register by 5:00 pm on Monday, July 19<sup>th</sup> by contacting Linda Ray at 541.766.0250 or linda.ray@co.benton.or.us.**

Only oral testimony (no written testimony) will be accepted at the hearing. You can submit written testimony so that it is received:

- **By 8:00 a.m. on Friday, July 9, 2021** to have the testimony factor into the staff analysis and recommendation.
- **By 8:00 a.m. on Monday, July 12** to have the testimony included in the materials sent to the Planning Commission ahead of the hearing.
- **By 5:00 p.m. on Tuesday, July 20** (the day of the hearing) to have the testimony sent to the Planning Commission, however they may not have an opportunity to review it prior to the hearing.

<b>NATURE OF REQUEST:</b>	Preliminary plat approval of a 9-lot subdivision on a 21 acre property in the RR-2 zone, to be called "South Anderson Blues Subdivision."
<b>APPLICABLE CODE CRITERIA:</b>	Benton County Code Chapter 63 "Rural Residential," Chapter 97 "Subdivisions," and Chapter 99 "General Development Standards." Benton County Code is at: <a href="http://www.co.benton.or.us/planning/page/development-code">www.co.benton.or.us/planning/page/development-code</a>
<b>PROJECT LOCATION:</b>	No address. 0.5 miles southwest of City of Adair Village, between NW Arboretum Rd. and Hwy 99W. See attached map. Twn. 10 S, Range 4 W, Section 31C, Tax Lot 2800.
<b>APPLICANT:</b>	<b>Scott Taylor</b>
<b>PROPERTY OWNER:</b>	<b>Sandra Villwock</b>
<b>ZONE DESIGNATION:</b>	Rural Residential, 2 acres minimum per newly divided property (RR-2)
<b>COMPREHENSIVE PLAN DESIGNATION:</b>	Residential
<b>CAC PLANNING AREA:</b>	North Benton (not active)
<b>STAFF CONTACT:</b>	Kristin Anderson, <a href="mailto:kristin.anderson@co.benton.or.us">kristin.anderson@co.benton.or.us</a>
<b>FILE NUMBER:</b>	LU-21-025

You can email testimony to [kristin.anderson@co.benton.or.us](mailto:kristin.anderson@co.benton.or.us). If written testimony is submitted by email, you must clearly state an intent for it to be included in the record. You can also U.S. mail testimony to Kristin Anderson, Benton County Community Development Dept., 360 SW Avery Ave., Corvallis, 97333. **Only submittals addressing applicable code criteria (listed above) contribute to the Planning Commission's deliberations.** All testimony must include the name and mailing address of the person commenting, as well as "LU-21-025."

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 process:**

The Planning Commission will analyze the applicant's proposal and determine compliance with applicable code criteria based upon information in the application, the Staff Report, and both

written and oral testimony. 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. **Only people who testify orally or in writing will be mailed the Notice of Decision.**

**HOW TO GET MORE INFORMATION:**

Copies of applicable sections of County Code, the application, the Staff Report (available on and after July 13), and related documents can be inspected at the Community Development Department free of charge, or purchased for the cost of copying, or viewed on the department website: <https://www.co.benton.or.us/cd/page/planning-commission-meeting-public-hearing-3> You must call ahead to make an appointment. **Please email Kristin.Anderson@co.benton.or.us or phone her at 541-766-6298 to discuss this proposal with you.**

Please notify Kristin concerning any physical or language accommodations you may need as far in advance of the hearing as possible.

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.

