

FORM 1

DLCD NOTICE OF PROPOSED AMENDMENT

This form must be received by DLCD at least 45 days prior to the first evidentiary hearing per ORS 197.610, OAR Chapter 660 - Division 18 and Senate Bill 543 and effective on June 30, 1999.
(See reverse side for submittal requirements)

Jurisdiction: City of Corvallis Local File No.: 2002-00008
(If no number, use none)

Date of First Evidentiary Hearing: 11-6-02 Date of Final Hearing: 11-6-02
(Must be filled in) (Must be filled in)

Date this proposal was sent or mailed: 9-18-02
(Date mailed or sent to DLCD)

Has this proposal previously been submitted to DLCD? Yes: No: Date: _____

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other: _____
(Please Specify Type of Action)

Briefly summarize the proposal. Do not use technical terms. Do not write "See Attached."

Place the property on the Local Register by establishing a historic preservation overlay on the property

Maria Porter House

Plan Map Changed from: RS-9 to _____

Zone Map Changed from: RS-9 to HPO/RS-9

Location: 250 - 252 NW Kings Blvd Acres Involved: 0.15

Specified Change in Density: Current: NA Proposed: _____

Applicable Statewide Planning Goals: 1, 2, 5, & 10

Is an Exception Proposed? Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: SHPO

Local Contact: Kathleen Gager Area Code + Phone Number: 541: 766-6908

Address: City of Corvallis, PO Box 1083, Corvallis, OR 97339-1083

City: Corvallis Zip Code + 4: 541: 766-6908

DLCD No.: _____



NOTICE OF LAND USE PUBLIC HEARING

November 6, 2002 5:30 PM

**City of Corvallis Land Development Hearings Board
City Fire Station Meeting Room, 400 NW Harrison Boulevard**

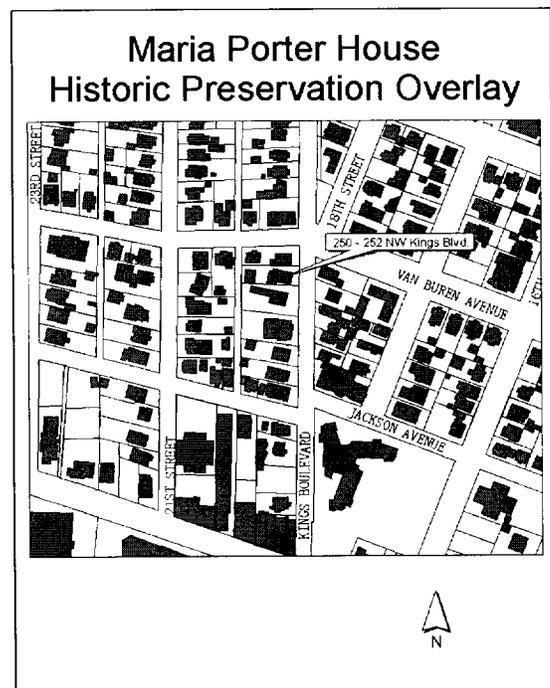
CASE NAME: Maria Porter House HPO District Change (ZDC02-00008)

HEARING TOPIC: Review of an application for a Land Development Code District Change to establish a Historic Preservation Overlay (HPO) designation

SITE LOCATION: 250 to 252 NW Kings Blvd.
Assessor's Map Number
11-5-34 DA, Tax lot 2700

APPLICANT/ City of Corvallis
P.O. Box 1083
Corvallis, OR 97339

OWNER Galadriel Properties LLC
242 NW Kings Blvd.
Corvallis, OR 97330-5543



REQUEST: An application for approval of a District Change to add the Historic Preservation Overlay (HPO) designation to a RS-9 (Medium Density Residential) property.

WHOM TO CONTACT FOR MORE INFORMATION:

Kathleen Gager, Associate Planner (541) 766-6908, kathy.gager@ci.corvallis.or.us
Mailing Address: City of Corvallis, Planning Division, P.O. Box 1083, Corvallis, OR 97339-1083
Office Location: City Hall, Upper Level, 501 SW Madison Avenue

PLEASE TURN OVER FOR MORE INFORMATION

NOTICE OF LAND USE PUBLIC HEARING: Ma. Porter Housee (ZDC02-00008) THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- At the hearing, the Land Development Hearings Board receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- The Land Development Hearings Board may approve, modify, or deny the proposed application.
- If you wish to testify on the proposal, you may provide written or oral testimony to the Land Development Hearings Board.
- The Chairperson will set a time limit of four minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the Planning Division by noon, eight days prior to the public hearing, will be included in the Land Development Hearings Board packets that are delivered prior to the hearing.
- Any person participating in the hearing is entitled to request that the hearing be continued to a second hearing if new evidence or documents are submitted in favor of the application. The "continuance" hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
- A person testifying also may request to have the written record remain open for seven days to allow for the submittal of additional written testimony.
- "Raise it or waive it": Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the City Council based on that issue. This means that in order to appeal the City's decision to LUBA based on a particular issue, you must raise that issue at the City's public hearing.

DECISION: The Land Development Hearings Board decision on this matter will be final unless the case is appealed to the City Council. Appeals may be filed within 10 days of the date a notice of disposition is mailed and must be filed by 5:00 p.m. on the final day of the appeal period. Where the final day of an appeal period falls on a weekend or holiday the appeal period shall be extended to 5:00 p.m. on the next work day.

DECISION-MAKING CRITERIA: The Land Development Hearings Board will evaluate this request based on specific review criteria (listed below) from the Corvallis Comprehensive Plan and Land Development Code. Generally, these criteria specify that the resource has historic integrity, contributes to the historic and cultural resources of the community, and the value of preserving the historic resource outweighs the value of a conflicting use of the resource.

- **Comprehensive Plan policies:** *(www.ci.corvallis.or.us/cd/pl/complan.html)*
5.4.1, 5.4.2, 5.4.8, 9.2.1
- **Land Development Code chapters:** *(www.ci.corvallis.or.us/cd/zoning.html)*
2.2, 2.9, 3.4, 3.31

Citizens are encouraged to become familiar with the application and applicable review criteria. A staff report discussing the request in relation to the criteria will be available seven days before the hearing. All documents may be reviewed at the Planning Division office without charge; copies will be provided upon request.

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THE CORVALLIS PLANNING DIVISION ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.