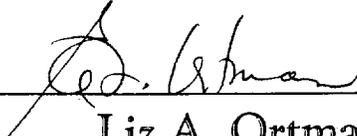




## AFFIDAVIT OF MAILING

I, Liz Ortman, Senior Administrative Specialist for the City of Corvallis, Planning Division, hereby certify that a true and correct copy of the attached notice was mailed to the addressees as attached, by first class mail, on the 24<sup>th</sup> Day of February, 2003.

  
\_\_\_\_\_  
Liz A. Ortman

Total # of notices mailed: 44

Case Name: ZDC03.00001 Creech House  
432 NW 14<sup>th</sup> St.



## NOTICE OF LAND USE PUBLIC HEARING

**March 19, 2003 6:30 PM**

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

**CASE NAME:** William & Louisa Crees House HPO District Change (ZDC02-00011)

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

**SITE LOCATION:** 432 NW 14<sup>th</sup> Street  
Assessor's Map Number  
11-5-35 BC, Tax lot 23600

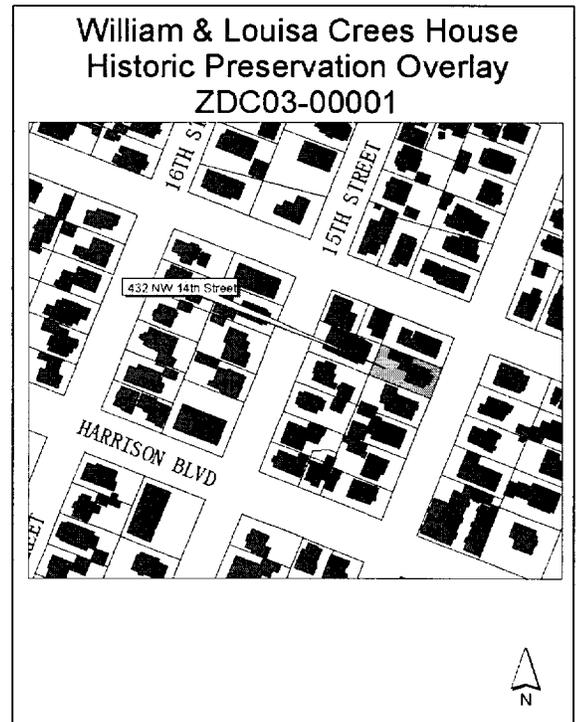
**APPLICANT/** City of Corvallis  
P.O. Box 1083  
Corvallis, OR 97339

**OWNER** Elizabeth O'Donnell  
432 NW 14<sup>th</sup> Street  
Corvallis, OR 97330

**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](mailto: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: (William & Louisa Crees House ZDC03-00001)

## 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](http://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](http://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.

## WHOM TO CONTACT FOR MORE INFORMATION:

Kathleen Gager, Associate Planner, (541) 766-6908, [kathy.gager@ci.corvallis.or.us](mailto: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

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

**GISMO 1.4.0 - Network Installation - Map Display**

File Tools Reports Scale Screens Help Topic: User-defined City Grid: 40-77 TRS Grid: 11S5W35  Ortho Photos

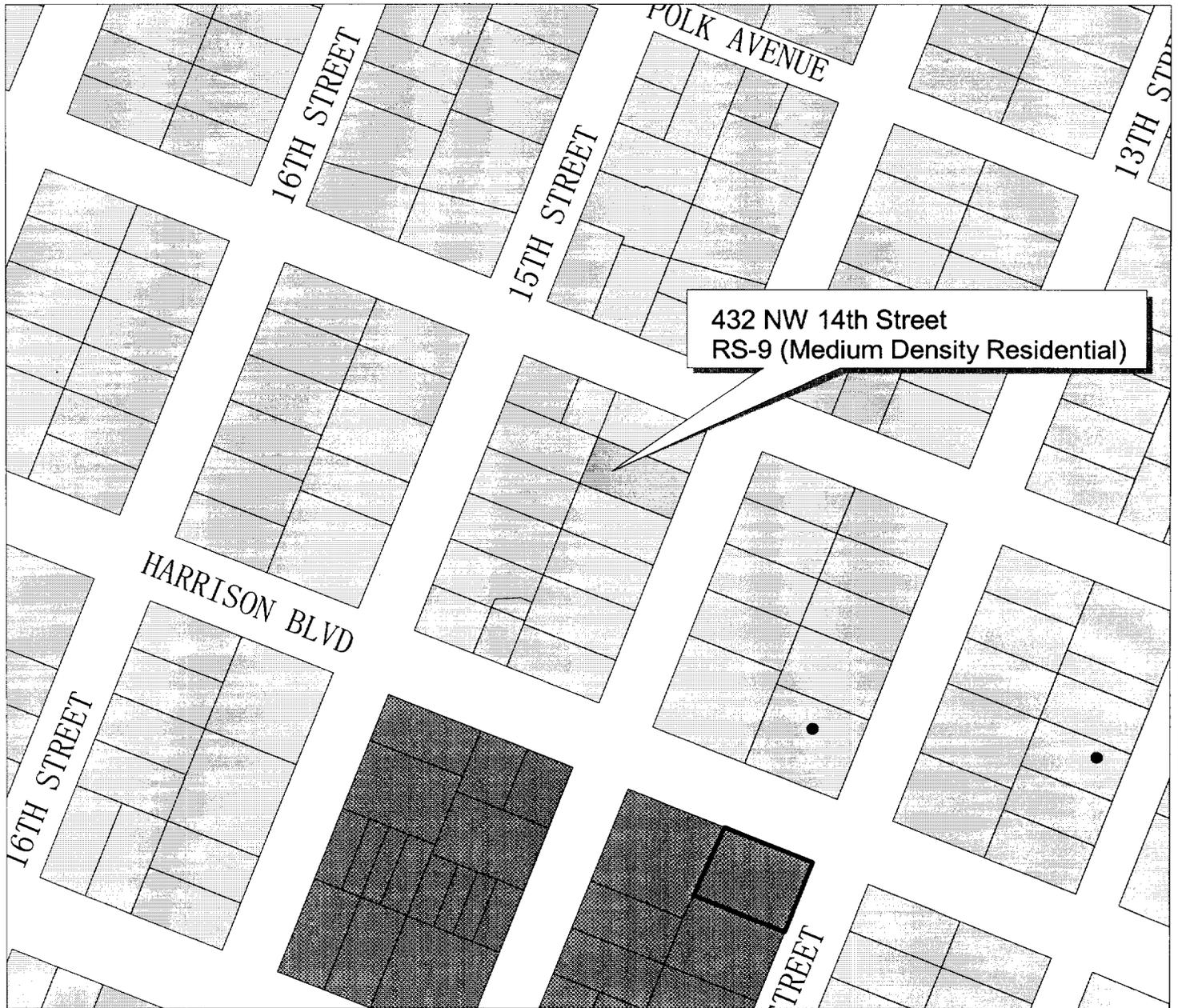


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  - Water
  - Sanitary
  - Storm
  - Other
- Base Map**
- Street names
  - Park Names
  - Parks
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  - City Parcels
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  - Linn County
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  - Transportation
  - Land Development Code
  - Development Constraints



inch = 151 feet X:1,278,390 Y:341,969 Status: Ready Identify: Parcels Map Quick Keys: (Shift= Pan) (Ctrl= SubSelect)

# William & Louisa Creees House Historic Preservation Overlay ZDC03-00001



432 NW 14th Street  
RS-9 (Medium Density Residential)



**Zoning District Designations  
Attachment C**

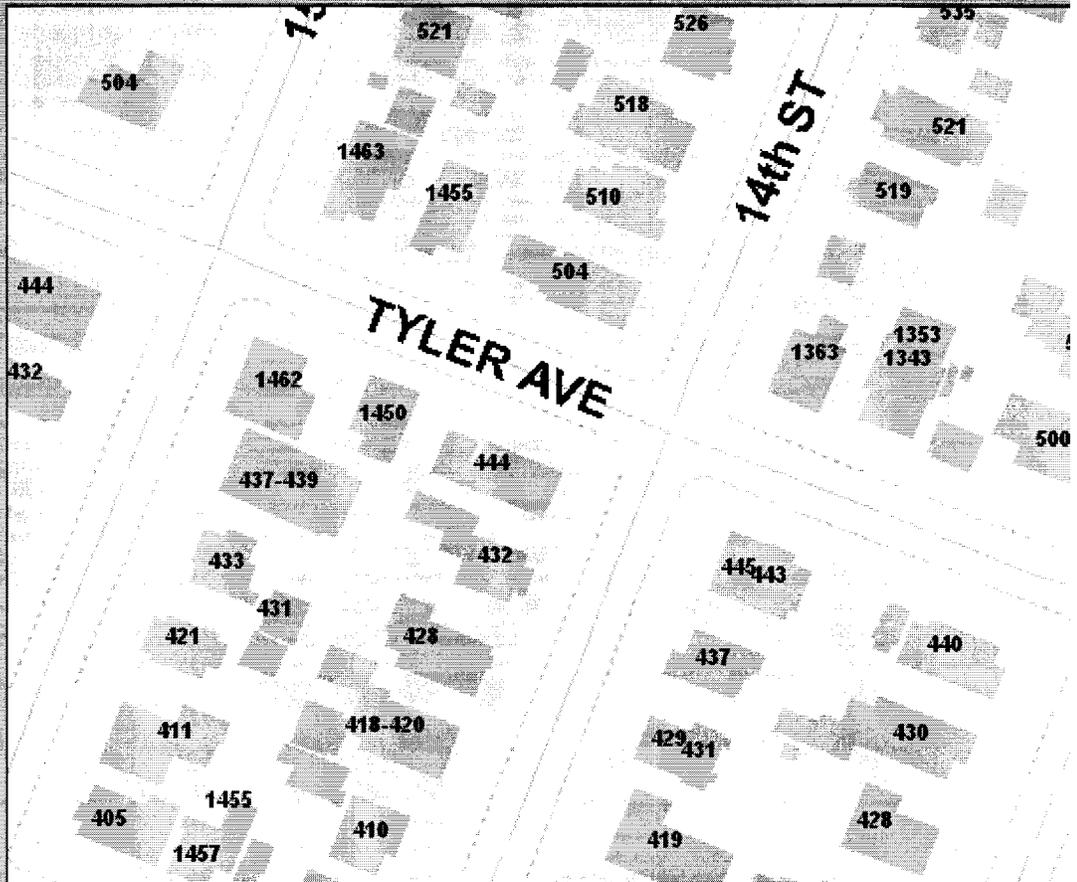
Development Districts (Zoning)					
Development Districts (Zoning)		PD(RS-12)		LC	
	RS-3.5		RS-12U		P-AO
	PD(RS-3.5)		PD(RS-12U)		PD(P-AO)
	RS-5		RS-20		MUC
	PD(RS-5)		PD(RS-20)		MUE
	RS-9		SA		GI
	PD(RS-9)		PD(SA)		OSU
	RS-12		SAU		
			CB		

**GISMO 1.4.0 - Network Installation - Map Display**

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inch = 101 feet X:1,278,454 Y:342,204 Status: Ready Identify: Parcels Map Quick Keys: (Shift= Pan) (Ctrl= SubSelect)

MCCANLESS WILLIAM K & IRIS D  
504 NW 14TH ST  
CORVALLIS, OR 97330-5910

AYAVEDRA MELINDA L R & LUIS  
1463 NW TYLER AVE  
CORVALLIS, OR 97330

MUNDT CHRISTOPHER  
1455 NW TYLER AVE  
CORVALLIS, OR 97330-5823

MARINO DEBORAH  
1363 NW TYLER AVE  
CORVALLIS, OR 97330-5920

Occupant  
443 NW 14TH STREET  
CORVALLIS, OR 97330

Occupant  
445 NW 14TH ST  
CORVALLIS, OR 97330

KRAUS DALE E  
34763 KNOX BUTTE RD E  
ALBANY, OR 97321-9543

Occupant  
437 NW 14TH ST  
Corvallis, OR 97330

WELLS ARDIS C,  
AGT NIELSON LYMAN & ELISABETH  
P O BOX 2106  
CORVALLIS, OR 97339

Occupant  
429 NW 14th Street  
Corvallis, OR 97330

Occupant  
431 NW 14TH ST  
Corvallis, OR 97330

NOCK PAUL  
1381 SKYLINE DR NW  
ALBANY, OR 97321-1244

ONSTAD CONSTANCE R  
419 NW 14TH ST  
CORVALLIS, OR 97330

Occupant  
1355 NW HARRISON BLVD #1  
CORVALLIS, OR 97330

Occupant  
1355 NW Harrison Boulevard #2  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #3  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #4  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #5  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #6  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #7  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #8  
Corvallis, OR 97330

Occupant  
1355 NW Harrison Boulevard #9  
Corvallis, OR 97330

HORTSCH JERRY A & SHARON K  
1460 NW 15TH ST  
CORVALLIS, OR 97330-2607

LOPER BOBBY R & MARGARET J,TR  
410 NW 14TH ST  
CORVALLIS, OR 97330-5908

Occupant  
418 NW 14th Street  
Corvallis, OR 97330

Occupant  
420 NW 14TH ST  
Corvallis, OR 97330

ALLEN DARRELL JAMES  
420 NW 14TH ST  
CORVALLIS, OR 97330-5908

Occupant  
428 NW 14TH ST  
CORVALLIS, OR 97330

KOEBEL ARTHUR E JR & MARY E  
1410 SW 35TH ST  
CORVALLIS, OR 97333

ODONNELL ELIZABETH JANE  
432 NW 14TH STREET  
CORVALLIS, OR 97330

CONVERSE KRISTIN O  
444 NW 14TH ST  
CORVALLIS, OR 97330-5908

Occupant  
1450 NW TYLER AVE  
Corvallis, OR 97330

ALLEN TODD WAYNE  
964 KINGWOOD DR NW  
SALEM, OR 97304

Occupant  
1462 NW TYLER AVE  
Corvallis, OR 97330

WALLACE DAVID M  
AGT HAMLET ELLEN J  
736 NW 15TH ST  
CORVALLIS, OR 97330-5813

Occupant  
437 NW 15th Street  
Corvallis, OR 97330

Occupant  
439 NW 15TH ST  
Corvallis, OR 97330

FRANK BRUCE W & DOROTHY M  
7525 NW MC DONALD CIR  
CORVALLIS, OR 97330

Occupant  
433 NW 15TH ST  
Corvallis, OR 97330

LIPSCOMB ROBERT H & TAFF KERI  
431 NW 15TH ST  
CORVALLIS, OR 97330

LUNDBORG LESLIE  
421 NW 15TH ST  
CORVALLIS, OR 97330

HELBACK SUSAN L  
411 NW 15TH ST  
CORVALLIS, OR 97330

Occupant  
1455 NW HARRISON BLVD  
Corvallis, OR 97330

BERRY JOHN R, TR  
24417 LINVILLE LN  
CORVALLIS, OR 97333-9537

Mailing Area  
20003-00001

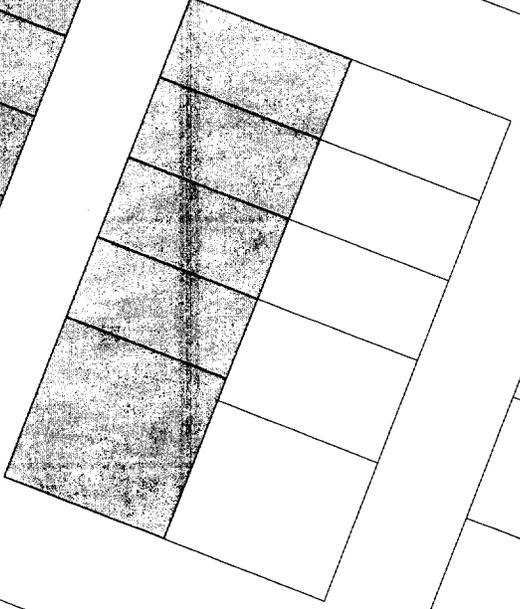
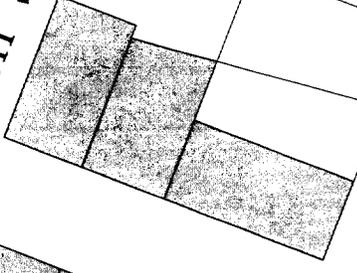
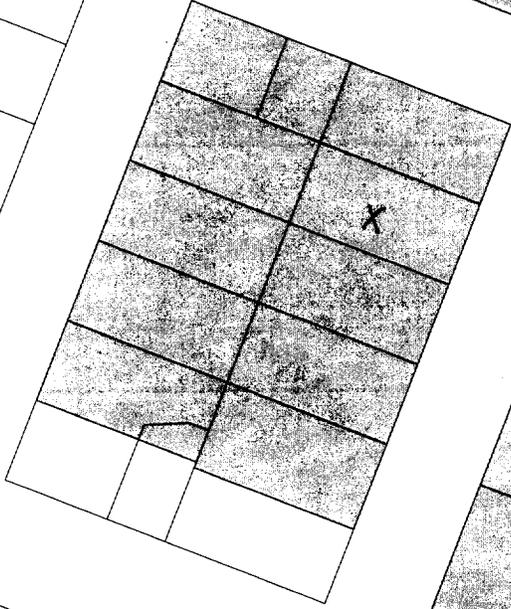
POLK AVENUE

16TH STREET

15TH STREET

HARRISON BLVD

STREET



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  - Transportation
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inch = 139 feet | X:1,278,117 Y:342,064 | Status: Ready | Identify: Parcels | Map Quick Keys: (Shift= Pan) (Ctrl= SubSelect)