



NOTICE OF LAND USE PUBLIC HEARING

Wednesday, November 16, 2016, 5:30 PM

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

CASE:

Pacific Fruit Properties Zone Change
(ZDC16-00004)

HEARING TOPIC:

Review of a Zone Change

OWNER/APPLICANT:

Gary Feuerstein
Pacific Fruit Properties, LLC
P.O. Box 1442
Corvallis, Oregon 97339

LOCATION:

The 0.56 acre subject site is located on the south side of SW Washington Ave between the terminus of SW 9th and 10th Streets. The site is identified on Benton County Assessor's Map 12-5-02BB as Tax Lot 7100.

REQUEST:

Approval for a Zone Change from General Industrial (GI) to Mixed Use Employment (MUE).

WHOM TO CONTACT FOR MORE INFORMATION:

Rian Amiton, Associate Planner, (541) 766-6573,

Rian.Amiton@corvallisoregon.gov

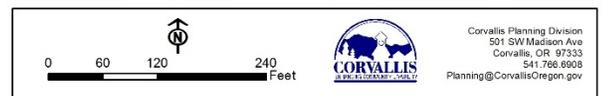
Mailing Address: City of Corvallis,
Planning Division, P.O. Box 1083, Corvallis, OR 97339

Office Location: City Hall, Main Level, 501 SW Madison Avenue

Vicinity Map



Pacific Fruit Properties
Zone Change
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PLEASE TURN OVER FOR MORE INFORMATION

THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- At the hearing, the Land Development Hearings Board (“LDHB”) receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- The LDHB may approve or deny the proposed application.
- You may provide written and/or oral testimony on the proposal as follows:
 - Written testimony: Written testimony may be submitted to planning@corvallisoregon.gov or the Staff contact listed on the front of this notice. Written testimony submitted by noon, eight days prior to the public hearing, will be included in the LDHB packets that are delivered prior to the hearing. If you are unable to submit your written testimony by 5pm on the day of the hearing, please bring 15 copies to the public hearing to allow for LDHB and staff review. The copies may be submitted to the Minutes Recorder or Planning staff prior to the beginning of the meeting, or during oral testimony.
 - Oral testimony: Oral testimony may be given at the public hearing. The Chairperson may set a time limit of three minutes per person for oral testimony.
- 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 Land Use Board of Appeals (LUBA) 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. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

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 12 days of the date a notice of disposition is signed 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 from the Corvallis Land Development Code and other applicable requirements. The staff-identified decision-making criteria are listed below. Generally, these criteria specify that developments address compatibility with the surrounding neighborhood, traffic and circulation, site design, landscaping requirements, parking, natural features protections, and pedestrian accessibility.

- **Applicable Land Development Code chapters:**
1.2, 1.6, 2.0, 2.2, 3.0, 3.24, 3.27, 4.0, 4.1, 4.2, 4.3, 4.4

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 (www.corvallisoregon.gov/cd-staffreports). All documents may be reviewed at the Planning Division office without charge; copies will be provided upon request. The Land Development Code and Comprehensive Plan documents are available in the Corvallis-Benton County Public Library (645 NW Monroe Avenue), and on the City’s web site (www.corvallisoregon.gov/cd-planning).

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

MAIL / POST: *October 26, 2016*