

6030 NE William R. Carr St  
Adair Village, OR 97330  
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## NOTICE OF PUBLIC HEARING

The Adair Village **Planning Commission** will hold a public hearing at 6:00 PM on December 17, 2024, and the Adair Village **City Council** will hold a public hearing at 6:00 PM on January 15, 2025 in City Hall at 6030 William R. Carr Avenue, Adair Village, to consider the following matter:

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<b>Date:</b>	<b>October 18, 2024</b>
<b>Applicant:</b>	<b>City of Adair Village</b>
<b>Nature of Application:</b>	<b>Comprehensive Plan Map Amendment</b>
<b>Applicable Criteria:</b>	<b>Section 2.700 Amendments Section 3.200 Type of Decision Section 3.510 Quasi-Judicial PH Procedures</b>
<b>Property Location:</b>	<b>Benton County Tax Assessor's Map 10-4-30D Lot 400 7115 NE Vandenberg Avenue, Corvallis, OR 97330</b>
<b>Comp. Plan Designation:</b>	<b>Public – P (Parks)</b>
<b>Proposed Comp. Plan Des:</b>	<b>Commercial – C-1 (Village Center)</b>
<b>Staff Contact:</b>	<b>Michael Bidwell, Associate Planner</b>

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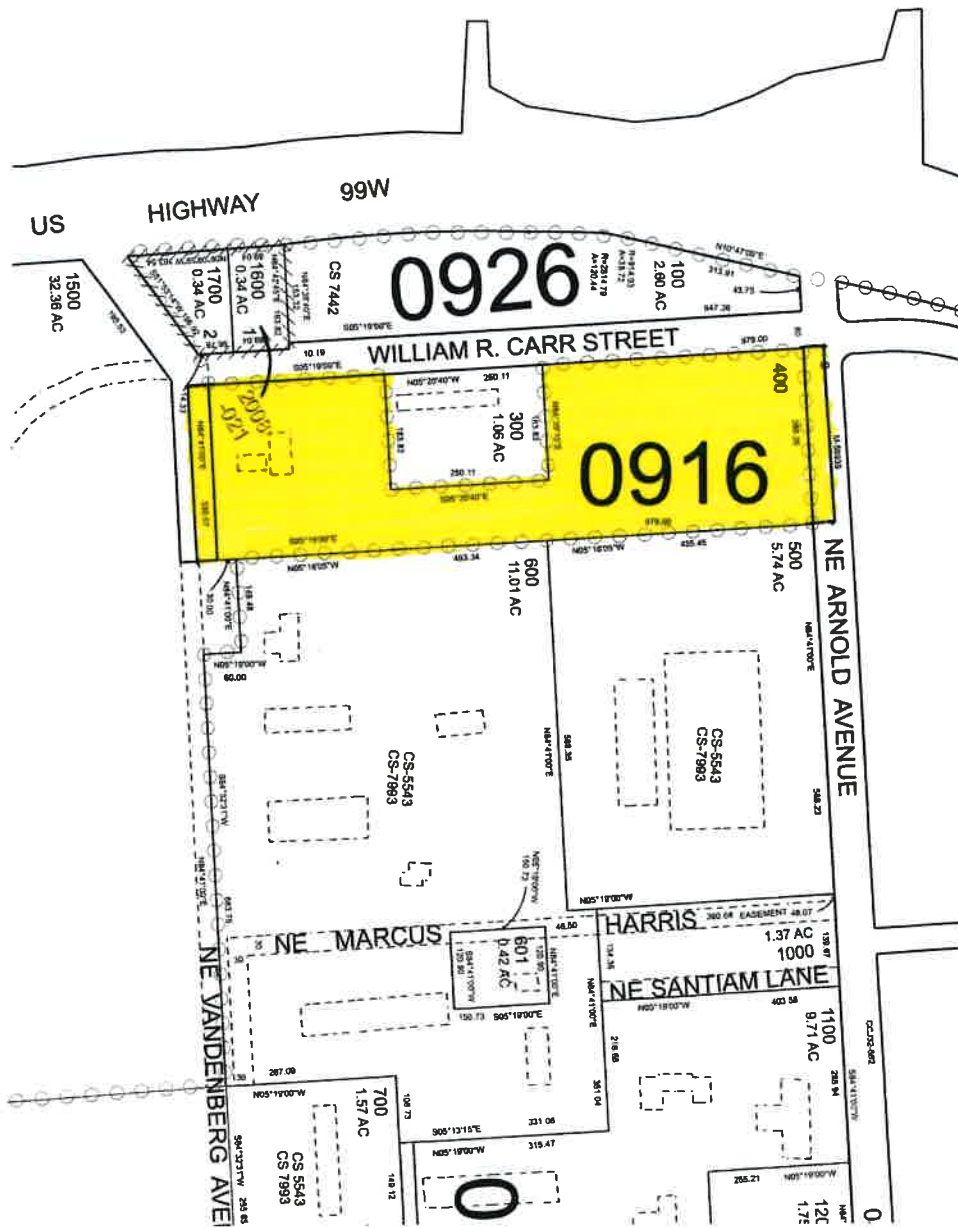
The city will be conducting public hearings to consider an amendment to the existing comprehensive plan map. Concurrently, the city will be conducting public hearings to initiate a rezoning of subject property described above and shown on the included map (Exhibit A). The subject property is owned by the City of Adair Village and encompasses 5.04 acres (Exhibit B). The property is mostly vacant but currently has a single structure located at the south end of the site which is accessed off of NE Vandenberg Avenue. The City's Comprehensive Plan identifies the subject property for development as Public (Parks) because of a Parks and Recreation Covenant that could not be removed at that time. The city is proposing rezoning the property to C-1 (Village Center), conforming to the previously approved Comprehensive Plan.

Any person may submit written testimony prior to the hearing or testify at the public hearing. Written comments received in advance of the hearing will be included in the staff report. Please reference the application in all correspondence.

The public hearing will be conducted in a manner that permits testimony from the applicant, followed by testimony from proponents of the request, testimony from opponents, and testimony from governmental bodies and agencies. Any persons offering testimony may request that the hearing be continued in order to address new evidence submitted. The Planning Commission will review the application for compliance with the applicable criteria. Failure to raise an issue in person or by letter with sufficient specificity to afford the City an opportunity to respond to the issue may preclude future appeals.

More information regarding this application is available by contacting Michael Bidwell at Adair Village City Hall or calling (541) 609-9747. Copies of the proposed map amendment and the staff report, available seven days prior to the hearing, can be reviewed at City Hall for free or obtained for the cost of copying. City Hall is accessible to persons with disabilities.

**EXHIBIT A - MAP**



## **EXHIBIT B**

Parcel 5, Camp Adair – Park  
(Approximately 5.04 acres)

Beginning at a point 192.15 feet South and 434.90 feet N. 84° 41' E. of the Southeast corner of the George Roberts D.L.C. No. 59, in Township 10 S., Range 4 W., of the Willamette Meridian, Benton County, Oregon, which point lies on the centerline of Florence Nightingale Avenue; thence N. 84° 41' E., along the centerline of Florence Nightingale Avenue 340.35 feet; thence S. 5° 19' E. 979.00 feet to a point which lies on the centerline of Vandenburg Avenue; thence S. 84° 41' W. along the centerline of Vandenburg Avenue and its prolongation 330.07 feet to a point on the east line of the tract described as Parcel 1 in Deed Book 178, Page 67, of Benton County Deed Records; thence N. 5° 21' W. along a line common with the boundary of said Parcel 1 recorded in Deed Book 178, page 67, Benton County Records 131.65 feet to the Northeast corner of said Parcel 1; thence S. 84° 38' 40" W. along the north line of said Parcel 1 a distance of 10.19 feet; thence N. 5° 19' W. 847.36 feet to the centerline of Florence Nightingale Avenue and the point of beginning.

A portion of the above tract is designated as a County Road and is described as follows: Beginning at the Northwest corner of the above described tract -thence S. 5° 19' E. 847.36 feet; thence N. 84° 38' 40" E. 10.19 feet; thence S. 5° 21' E. 131.65 feet; thence N. 84° 41' E. 49.73 feet; thence N. 5° 19' W. 979.00 feet to a point on the north line of the above described tract, which point also lies on the centerline of Florence Nightingale Avenue; thence S. 84° 41' W. along the centerline of Florence Nightingale Avenue 60.00 feet to the point of beginning. Excepting therefrom that tract of land described as Parcel 2 in Deed Book 178, page 67, of Benton County Deed Records.

EXCEPTING THEREFROM a tract of land describe as Parcel 2 in Deed Book 178, Page 67, of Benton County Deed Records.

TOGETHER WITH improvements located thereon (Except the electrical distribution system, water system, and sanitary sewer system) and utility lead in service and lateral serving each building.

TOGETHER WITH joint use with others to discharge storm drain water over the existing storm drain system and outfall.

### RESERVING TO:

The United States of America and its assigns a perpetual easement for the electrical distribution system in, on, over, under, and across the above described property, said easement being a strip of land twenty (20) feet in width, then (10) feet on each side of the centerline of the existing electrical distribution system for the purpose of construction, operation, maintenance, repair or removal of said electrical distribution system and together with access thereto.

The United States of America and its assigns a perpetual easement for road purposes over the northerly thirty (30) feet and the southerly thirty (30) feet of the above described property.

**SUBJECT TO:**

A perpetual easement to the City of Albany, Linn County, Oregon, by Quitclaim Deed dated May 5, 1972, and Amended Quitclaim Deed No. 2 dated January 4, 1973, said easements being strips of land twenty (20) feet in width, ten (10) feet on each side of the centerline of the existing water and sanitary sewer lines for the purpose of construction, operation, maintenance, repair or removal of said utility mains and for access thereto.

Joint use by other to discharge storm drain water over that portion of the existing storm drain system located within the above described property.

Existing easements for public roads and highways, public utilities, railroads and pipelines and to other easements of record.