

Notice of Planning Commission Public Hearing
Comprehensive Plan Map Change & Zoning Map Change

Planning Commissions for the City of Corvallis and Benton County will hold a joint public hearing on **Tuesday, December 3, 2024, at 6:00 p.m.**, to consider a change to the Corvallis Comprehensive Plan Map and a change to the Benton County Zoning Map.

The Planning Commissions will make recommendations to the Corvallis City Council regarding the proposed Corvallis Comprehensive Plan Map amendment and the Benton County Board of Commissioners regarding the Benton County Zoning Map amendment.

Ways to Attend the Public Hearing

- *In person:* The meeting will be in the Holmes & Shipley Meeting Room on the first floor. Benton County Kalapuya Building, 4500 SW Research Way, Corvallis.
- *Online:* Refer to the information on page 2 for instructions.

If you need any physical or language accommodations, please notify the Benton County Community Development (permitcheck@bentoncountyor.gov) as far in advance of the hearing as possible.

Property Location:	The property is located at 5840 NW Highway 99W, Corvallis. The property is identified on Benton County Assessor’s Map 11-5-12BC as Tax Lot 1200. Maps showing the property location are included on the following pages. Benton County CAC planning area: North Benton (not active)		
Proposed Actions:	<p>City of Corvallis will review an amendment to the Comprehensive Plan Map to change the designation from Residential – Low Density to Mixed Use Commercial and will make a recommendation to the Corvallis City Council.</p> <p><u>Review Criteria:</u> The Corvallis Planning Commission will evaluate this request based on specific review criteria from the Corvallis Land Development Code (LDC). The staff-identified decision making criteria are established in LDC § 2.1.30.06.</p> <p>Benton County will review an amendment to the Zoning Map to change the zone for the property from Urban Residential (5- and 10-acre density) to Urban Commercial and will make a recommendation to the Board of Commissioners.</p> <p><u>Review criteria:</u> The Benton County Planning Commission will evaluate this request based on specific review criteria from the Benton County Development Code (BCC). The identified decision criteria are established in BCC Sections 53.505 through 53.525.</p>		
Staff Contacts:	City of Corvallis – Rian Amiton, rian.amiton@corvallisoregon.gov , 541-766-6908 Benton County – Toby Lewis, toby.lewis@bentoncountyor.gov , 541-766-6819		
Corvallis File Number:	CPA-2023-02	Benton County File Number:	LU-24-006

Do You Want to Comment on the Applications?

Written testimony may be submitted before the hearing by mail, email, or drop-off:

City of Corvallis
Community Development Department
501 SW Madison Ave
Corvallis, OR 97333
Rian.Amiton@corvallisoregon.gov

Benton County
Community Development Department
4500 SW Research Way
Corvallis, OR 97333
PublicComment@bentoncountyor.gov

Written testimony must include the name and mailing address of the person commenting. Please also include the above-noted file numbers in all correspondence to make sure it is filed correctly.

Verbal testimony may be presented at the hearing. To put your name on the list of people testifying, please email PublicComment@bentoncountyor.gov by 5:00 pm on December 3, 2024 (the day of the hearing).

Take a look at the next page for information about important dates to be aware of, how to view the applications and attend online, and key steps in the public hearing process.

Dates to Be Aware Of

- *Thursday, November 21, 2024* – To inform the staff report and recommendation, your testimony must be received by 8:00 a.m.
- *Monday, November 25, 2024* – To be included in the packet of materials sent to the Planning Commissions ahead of the hearing, your testimony must be received by 8:00 a.m.
- *Tuesday, December 3, 2024* (the day of the hearing) – Testimony received after 8:00 a.m. on November 25, 2024 and before 3:00 p.m. on December 3, 2024 will be forwarded to the Planning Commissions; however, they may not have an opportunity to review it before the hearing.

Do You Want More Information About the Applications?

Relevant application materials can be viewed on the City of Corvallis and Benton County websites listed below. These materials can also be viewed by appointment at Corvallis City Hall and the Benton County Community Development Department.

City of Corvallis: www.corvallisoregon.gov/cd/page/active-land-use-cases

Benton County: <https://cd.bentoncountyor.gov/land-use-applications-in-review/>

The draft staff report will be available beginning November 26, 2024. Upon request, a paper copy of the application materials and draft staff report, when ready, are available for purchase.

Here's How to Join the Meeting Online

This webpage will be supplied with online attendance information. Search for LU-24-006. There is also an option to submit testimony at the link:

<https://cd.bentoncountyor.gov/land-use-applications-in-review/>

What Should You Expect at a Planning Commission Hearing?

What happens?

Each Planning Commission will evaluate this request based on specific review criteria from their jurisdiction's applicable code (see page 1) and information submitted with the staff reports and public testimony.

The public hearing will be conducted in a manner that allows testimony from city and county staff, followed by testimony from members of the public and other governmental bodies and agencies. Before the close of the hearing, any person offering testimony may request that the record be held open for at least 7 days to provide additional testimony.

How do I know what the decision is?

The Planning Commission decisions will be announced at the final hearing for this application. A notice of the Planning Commission decisions will also be mailed to people who submitted public testimony.

What happens if I don't comment on the application?

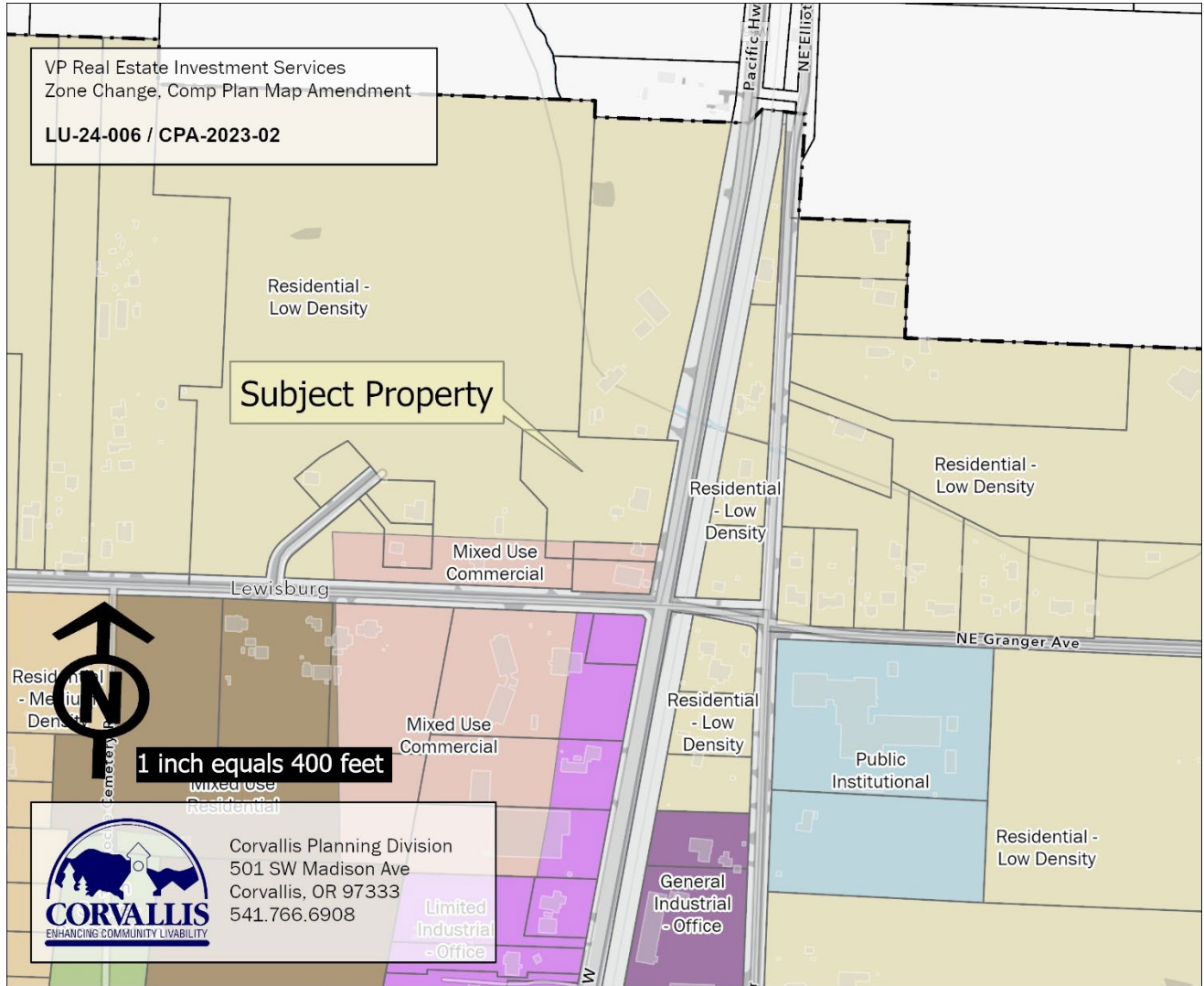
Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the City and County the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

ORS 215 requires that, if you receive this notice, you must promptly forward it 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.

CITY OF CORVALLIS COMPREHENSIVE PLAN MAP

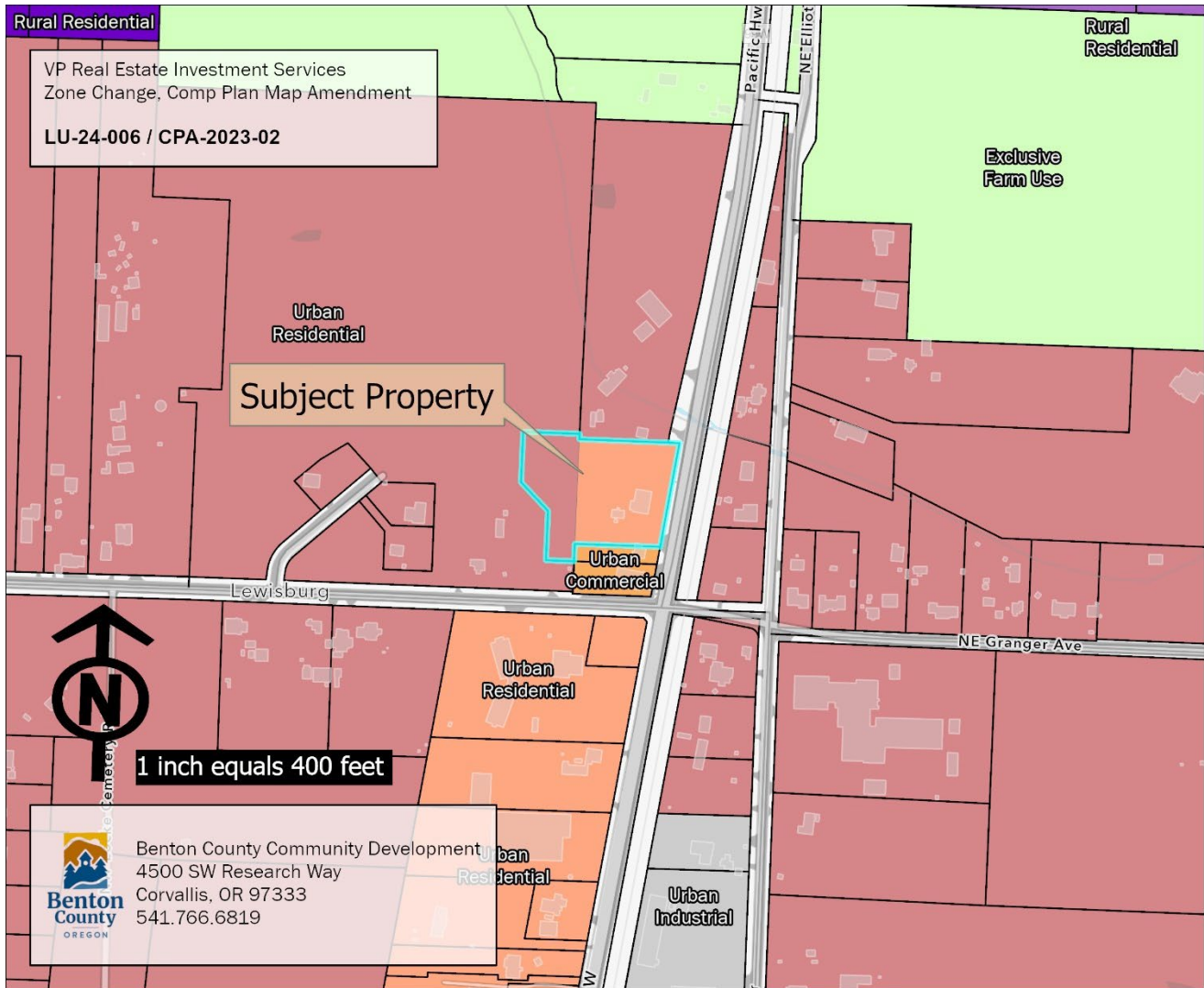


Comprehensive Plan Map Designations – City of Corvallis

Current: The majority of the property is currently designated *Residential – Low Density*, with a small area (south west corner) designated as *Mixed Use Commercial*.

Proposed: The applicant requests that the entire property be designed *Mixed Use Commercial*.

BENTON COUNTY ZONING MAP



Zoning Map Designations – Benton County

Current: The west side of the property is currently zoned *Urban Residential – 5-acre Density* and the east side of the property is currently zoned *Urban Residential – 10-acre Density*.

Proposed: The applicant requests that the entire property be zoned *Urban Commercial*.