
AGENDA

Benton County Planning Commission

Work Session

January 21, 2025

6:00-8:00 P.M.

Kalapuya Building, 4500 SW Research Way, Corvallis

1st floor Meeting Room

<https://us06web.zoom.us/j/82408116441?pwd=a1Z6cVg4N2wvUTJIRU4wV25OaEdYQT09>

Meeting ID: 824 0811 6441

Passcode: 668580

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|-------------|---|--------------|
| I. | CALL TO ORDER ROLL CALL | Chair Fowler |
| II. | MINUTES | Chair Fowler |
| | A. APPROVE MINUTES FROM DECEMBER 3, 2024 JOINT MEETING WITH CITY OF CORVALLIS | |
| III. | ITEM | |
| | A. OFFICER ELECTIONS | Chair Fowler |
| | B. SUBCOMMITTEE DIALOG | Chair Fowler |
| | C. ANNUAL GOAL SETTING | Chair Fowler |
| IV. | PLANNING COMMISSIONER STAFF UPDATES | Chair Fowler |
| V. | ADJOURN | Chair Fowler |



MINUTES
Joint Planning Commission
Benton County and City of Corvallis
December 3, 2024

I. CALL TO ORDER | ROLL CALL

Benton County Planning Commission Chair Fowler called the meeting to order at 6:05 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Fowler confirmed a full quorum of both Commissions.

Benton County Planning Commissioners

- Nick Fowler, Chair
Greg Hamann, Vice Chair (virtual)
Catherine Biscoe
Sara Cash
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson

City of Corvallis Planning Commissioners

- Tanya Laird, Chair
Carolyn Mayers, Vice Chair
Jared Clark
Roberta Smith
Tony Cadena

Benton County Staff

- Petra Schuetz, Interim Director and Planning Official
Shannon Bush, Program Coordinator
Amanda Makepeace, Recorder

City of Corvallis Staff

- Rian Amiton, Senior Planner
Sarah Johnson, Senior Planner

II. BENTON COUNTY MINUTES

Chair Fowler moved the approval of the Minutes from November 19, 2024, to the end of the meeting. (@02:13:08) Wilson moved to approve the Minutes as amended; Fulford seconded. The motion passed, 8-0.

III. *PUBLIC HEARING | ZONE CHANGE AND COMPREHENSIVE PLAN MAP AMENDMENT
5840 NW HIGHWAY 99W, CORVALLIS | LOW DENSITY RESIDENTIAL TO MIXED
USE COMMERCIAL IN URBAN GROWTH BOUNDARY (@00:05:12)

Amiton gave a presentation and Lewis provided additional information. David Dodson of Willamette Valley Planning represented applicants Vernon & Priscilla Esplin. There was no public testimony in favor of or opposed to the zone change, and no testimony from a representative of any other governmental body.

Clark moved that the City of Corvallis Planning Commission forward a recommendation to Corvallis City Council to approve the requested Comprehensive Plan Amendment (CPA-2023-02). This request is described and discussed in Attachment PC-A of the staff report to both Planning Commissions. The motion is based upon the staff recommendations to the Planning Commissions, and reasons articulated by the City of Corvallis Planning Commission in its deliberations; Mayers seconded. The motion passed, 5-0. (@1:11:30)

Struthers moved that the **Benton County** Planning Commission forward a recommendation to Corvallis City Council to approve the requested Comprehensive Plan Amendment (CPA-2023-02). This request is described and discussed in Attachment PC-A of the staff report to both Planning Commissions. The motion is based upon the staff recommendations to the Planning Commissions, and reasons articulated by the Benton County Planning Commission in its deliberations; Hamann and Fulford seconded. The **motion passed, 8-0.** (@01:12:57)

Wilson moved to recommend approval of the zoning map amendment requested in Benton County Planning File LU-24-006 based on the findings and conclusions contained in the staff report; Biscoe seconded. The **motion passed, 8-0.** (@01:14:14) The recommendation will be forwarded to the Benton County Board of Commissioners.

*Exhibit 1: Applicant Statement - Vernon & Priscilla Esplin - LU-24-006

*Exhibit 2: PC Staff Presentation – Amiton, Corvallis

IV. *SOUTH CORVALLIS AREA PLAN PROJECT (@01:15:30)

No public comment was taken at this time. Johnson provided an overview of the plan developed from the 2016 Imagine Corvallis 2040 vision aligned with the city's comprehensive plan, an inventory of buildable lands, the 2019 Strategic Operational Plan, and previous community input. House Bill 1537 allows for development of affordable housing on any type of zoned land and the elimination of minimum parking requirements. Corvallis is working to refresh zoning to more accurately reflect the current community. In early 2025, the Planning Advisory Work Group and Technical Advisory Committee (TAC) will engage with community members, interested parties, and partner organizations to consider transportation, utilities, and stormwater data to make further refinements. Webster Slater of Benton County will liaise with the TAC. The public adoption process will include city councilors, county commissioners, land use cases, and master plan amendments. Johnson explained the resources and questionnaire available on the city's website.

*Exhibit 3: Joint PC Project Update – Johnson, Corvallis

V. BENTON COUNTY COMPREHENSIVE PLAN | DEVELOPMENT CODE UPDATE (@01:55:43)

Bush spoke about the plan structure, tasks, and engagement with the community. Benton County's internal Health in All Actions Committee advised on high-priority populations. A Comprehensive Plan Advisory Group will be formed and begin meeting in spring 2025. Code-level policy changes cannot be implemented until the comprehensive plan is complete. An audit, code review, and update will be completed then move to refinements, review, and adoption for completion by June 2025. Two subcommittees have been formed; Fulford will lead regional housing and Hamann and Struthers will lead matters of code.

VI. ADJOURN

Chair Fowler adjourned the meeting at 8:30 P.M.

VP CPA & ZC Request

City & County Planning Commission Presentation Outline

December 3, 2024, at 6:00 PM

4500 SW Research Way – 1st Floor Meeting Room

Introductions

David Dodson – Planning Consultant with WWP
Vernon & Priscilla Esplin – Property Owners

Applicant's Request

Vernon and Priscilla Esplin, prior owners of Buena Vista Arbor Care, own the former Lewisburg Auction and General Store property at 5820 and 5840 NW Highway 99. Although the larger 2.87-acre property to the north has a long history of being used for commercial activities, the majority of the site is designated Residential – Low Density on the City's Comprehensive Plan Map. The Esplin's are interested in amending the City's Comprehensive Plan Map, so their entire property is designated Mixed Use Commercial. For consistency with the County's land use designations, we are requesting a zone change from Residential (UR-10) to Urban Commercial.

The existing tree-care company that resides on the property intends to continue their current operations, so no changes to what exists on the site are anticipated.

Applicable Criteria

Based on the 2016 Buildable Lands Inventory, there is an abundance of Residential – Low Density land and a shortage of Mixed Use Commercial land within the Corvallis UGB.

Not only will the proposed amendment address a need for additional Mixed Use Commercial lands, but it also addresses an existing non-conforming use, since the property is zoned residential but has been used for commercial purposes for nearly 40 years.

The requested zone designation is more appropriate than the current zoning designation. The impact on adjacent properties as a result of the requested zone change will be minimal, and there will be no significant impact to public services.

Conclusion

In conclusion, we concur with the recommendations in both the City and County staff reports, that support approval of the requests before you tonight.

The Esplin's and I are available to answer any questions at this time.



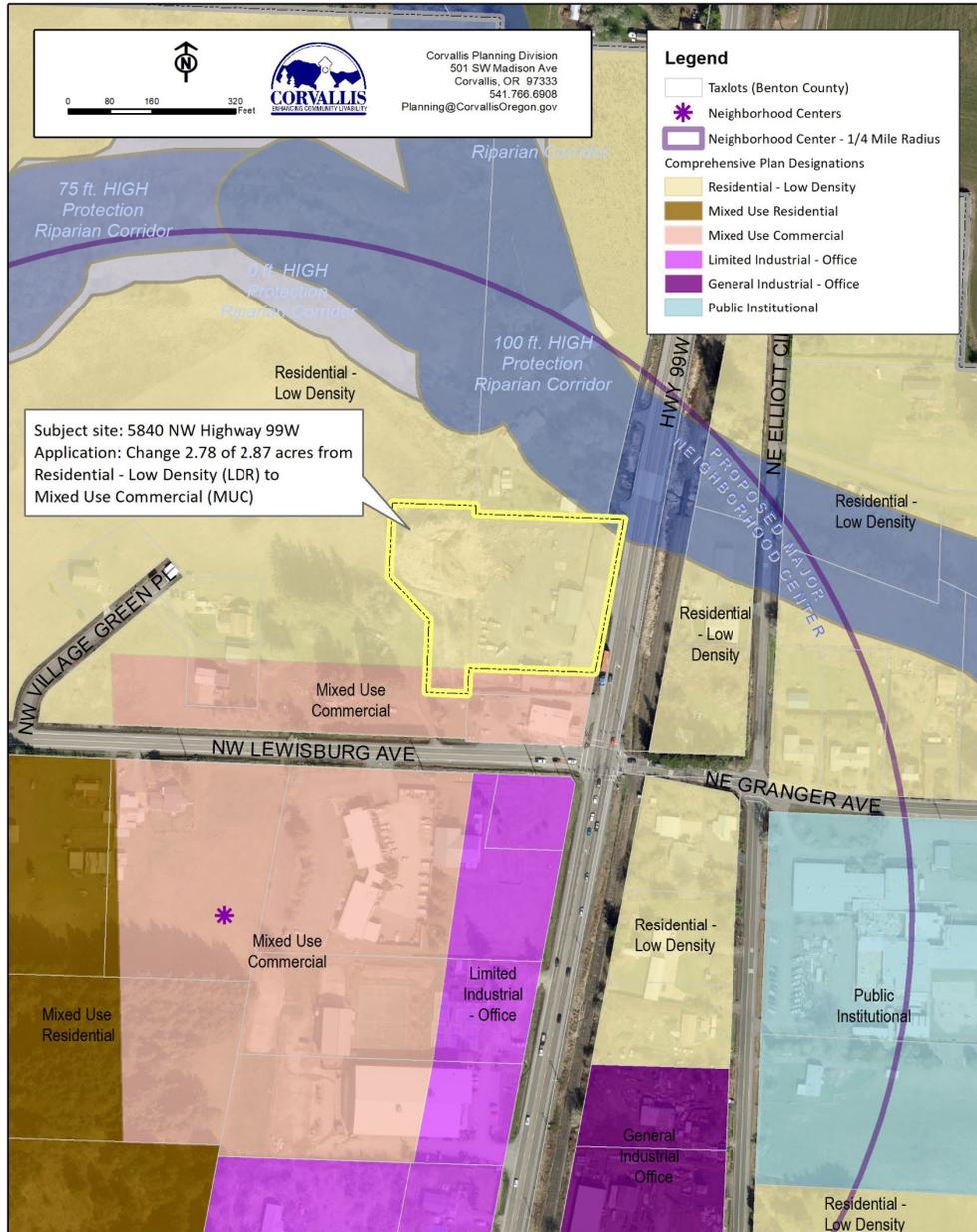
VP Comprehensive Plan Amendment (CPA-2023-02)

City of Corvallis Planning Commission / Benton County Planning Commission Joint Public Hearing
December 3, 2024



Agenda

- Application and site overview
- Review process and criteria
- Staff evaluation and recommendation



CPA Overview

_____ : 5840 NW Highway 99W

_____ : Change the Comprehensive Plan Map designation from Low Density Residential to Mixed Use Commercial



Site Overview

CORVALLIS URBAN FRINGE MANAGEMENT AGREEMENT

1. The City of Corvallis, Oregon and Benton County, Oregon hereby establish a joint management procedure pursuant to ORS 197.150 for the implementation of the Corvallis Urban Growth Boundary and plan for the Corvallis Urban Fringe; both of which form an integral part of the Corvallis Comprehensive Plan. The area situated inside the Corvallis Urban Growth Boundary and outside the Corvallis City limits shall be referred to as the Urban Fringe.

2. The City and County further agree to utilize the provisions of this agreement, the Corvallis Comprehensive Plan, as amended, the Benton County Comprehensive Plan, as amended, as the basis for review and action on Comprehensive Plan amendments, development proposals and implementing regulations which pertain to the Urban Fringe.

3. The City and County recognize that Oregon statutes and Statewide Planning Goals require a generalized, coordinated Comprehensive Plan map and policy statement for the Urban Fringe. The City and County agree to the following process for amendment of the Corvallis Comprehensive Plan text, map and Urban Growth Boundary as they pertain to the Urban Fringe.

A plan may only be amended semi-annually or after a determination by both City and County that there exists a significant community need to consider an amendment. If the determinations of the City and County differ, then the application for amendment will be considered at the next semi-annual review. The County will accept all applications for amendments and refer such applications to the City to allow for concurrent review.

The City and County staffs will jointly set the public hearing schedule for the amendment application(s). A joint public hearing will be held before the Corvallis and Benton County Planning Commissions. Following the close of the public hearing, the Planning Commissions shall deliberate either jointly or separately and forward a separate recommendation to their respective governing body.

If the Comprehensive Plan amendment is legislative in nature, the Benton Government Committee shall meet to discuss outstanding issues and recommend resolution of the matter to the City Council and County Commissioners.

A joint public hearing will be held before the Corvallis City Council and the Benton County Board of Commissioners. Within 30 days following the close of the public hearing each governing body shall reach a preliminary decision. Notice of the preliminary decision shall be forwarded to the other governing body. If the positions of the two jurisdictions are

Corvallis Urban Fringe Management Agreement (CUFMA) – Attachment PC-B

- The 1990 CUFMA establishes the **process** and **criteria** for CPA applications in the Urban Fringe
- Process for quasi-judicial CPA applications:
 - Joint public hearing with the Corvallis and Benton County Planning Commissions
 - PCs can deliberate together or separately, and then make recommendations to their respective governing bodies
 - Final decision made after a joint public hearing with the Corvallis City Council and Benton County Board of Commissioners

identical, then the preliminary decision shall become final by passage of an ordinance by each governing body. If the positions of the two jurisdictions differ, either party may accept the decision of the other. If either party does not accept the decision, a joint meeting of the city Council and the Board of Commissioners will be held within 30 days of the last preliminary decision to resolve the differences prior to final action by either jurisdiction.

The procedures in this Section (No. 3) shall not apply to amendments of the Plan text, map, or Urban Growth Boundary that may be required by the Land Conservation and Development Commission.

4. The Benton county Board of Commissioners shall not initiate the creation of any special districts pertaining to the Urban Fringe for the provision of utilities, transportation,

Corvallis Urban Fringe Management Agreement (CUFMA)



- Review Criteria for CPA applications:
 - “...utilize the provisions of [the CUFMA], the Corvallis Comprehensive Plan, as amended, and the Benton County Comprehensive Plan, as amended...”
 - **CUFMA:** No specific review criteria included
 - **Corvallis Land Development Code:**
 - Section 2.1.30.06 – Review Criteria for the Majority of Comprehensive Plan Amendments
 - Incorporates Corvallis Comprehensive Plan policies
 - **Benton County Comprehensive Plan**
 - References the “Benton County Comprehensive Plan for the Urban Fringe,” which effectively incorporates applicable Corvallis Comprehensive Plan policies (no need for separate review)



LDC Review Criteria – Section 2.1.30.06

- Statewide Planning Goals
- Comprehensive Plan Policies
- Demonstrated need for the change
- Advantages outweigh the disadvantages
- Change is a desirable means for meeting the public need
- Compatibility criteria
- OAR 660-012-0060 (Transportation Planning Rule)



Statewide Planning Goals

Goal 1 – Citizen Involvement

- DLCDC Notice of Proposed Amendment
- Pre-Notification
- Public Hearing Notice

Goal 2 – Land Use Planning

- Established process for reviewing CPA requests (LDC and CUFMA)

Goal 9 – Economic Development

- Per the 2016 Buildable Lands Inventory (BLI), there is a deficit of MUC land in the UGB

Goal 10 – Housing

- Per the BLI, there is a surplus of LDR land in the UGB



Comprehensive Plan Policies

CPP 3.2.7 – Evaluate the compatibility of land uses

- Compatibility factors are incorporated into review criteria

CPP 8.2.1 and CPP 8.2.3 – Support a range of employment uses

- Change sanctions an existing use, and provides opportunities for additional commercial uses

CPP 8.10.1 – Evaluate the need for commercial activities

- Incorporated into the review criteria addressing the public need for the change, advantages/disadvantages, and the change as a desirable means

CPP 8.10.2 – Preserve existing commercial activities

- Change will help prevent the decline of an existing commercial use

CPP 9.2.5 – Neighborhood characteristics

- Future development will comply with development standards that implement this policy



Demonstrated Need for the Change

2016 Buildable Lands Inventory (BLI) evaluated the need for various land use types

Over the 20-year planning period (to 2036), the BLI found:

- A deficit of 54 acres of Mixed Use Commercial (MUC) land
 - This deficit has not been addressed
- A surplus of 2,976 units worth of Low Density Residential (LDR) land
 - With this change, added to previous conversions of LDR, there will still be a surplus of over 2,900 units worth of LDR land

In summary, there is an abundant supply of LDR and a deficit of MUC

Advantages Outweigh the Disadvantages; Change is a Desirable Means of Meeting the Public Need



The request addresses a deficit of MUC without threatening to cause a deficit of other land use categories

The subject site:

- Has a long history of being used for commercial activities
- Has frontage only on Hwy 99W, an arterial highway
- Abuts existing MUC land to the south, extending to a major signalized intersection
- Is entirely within a Major Neighborhood Center circle on the Comprehensive Plan Map
 - Major Neighborhood Center: “A mixed use commercial center design with a pedestrian orientation which serves the general community and/or surrounding neighborhood. Typically located along major arterial roadways.”

Compatibility Criteria

OAR 660-012-0060 (Transportation Planning Rule)

Per the Traffic Impact Study, the increase in trips falls below the threshold for requiring a TPR analysis. This will be reevaluated if/when the property is subject to an annexation application.



Overall Staff Conclusions on the CPA Request



- The request complies with applicable Statewide Planning Goals, Corvallis Comprehensive Plan Policies, and Benton County Comprehensive Plan provisions
- There is an abundance of LDR land and shortage of MUC land
- The subject site provides a suitable location for development consistent with MUC
- All approval criteria are satisfied
- Benton County staff also supports the request (Attachment PC-C)
- **Staff recommends the Commissions forward recommendations to approve the request**

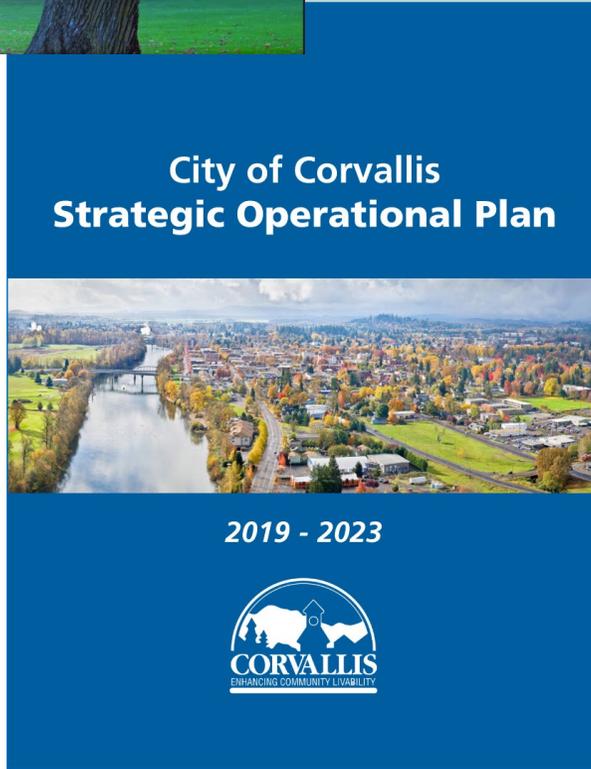
South Corvallis Area Planning Project

Joint County & City Planning
Commission Meeting

December 3, 2024

CITY OF
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P-5: The City engages the community in proactively planning for managed growth to achieve compact, resource efficient development that provides for a) a range of housing options including affordable and workforce housing types; b) a variety of commercial (office and retail) opportunities; c) adequate industrial sites for expansion and relocation of employers; and d) other uses



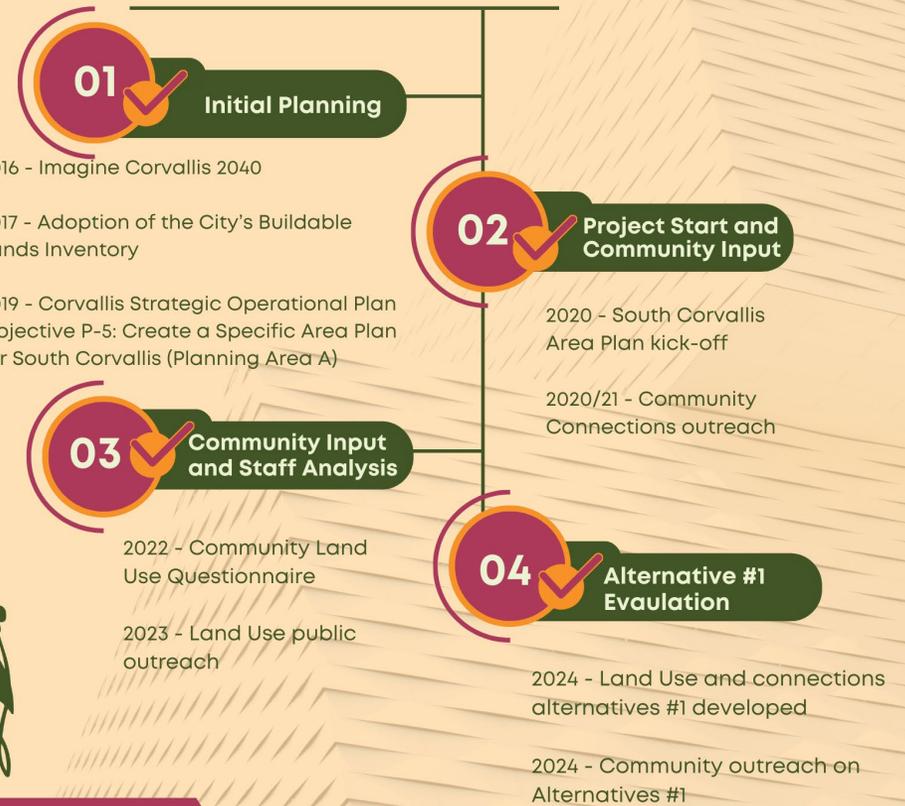
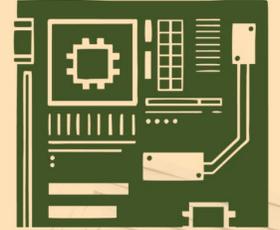
- A. Adopt updated Buildable Lands Inventory. (Mayor & City Council, Community Development)
- B. Prepare annual Land Development Information Report (Community Development)
- C. Conduct an audit of the Land Development Code for compliance with state law. (Community Development)
- D. Create a Specific Area Plan for Planning Area A: South Corvallis. (Community Development)
- E. Create a Specific Area Plan for Planning Area B: Southwest Corvallis. (Community Development)
- F. Create a Specific Area Plan for Planning Area C: Downtown and OSU Campus. (Community Development)
- G. Create a Specific Area Plan for Planning Area E: Northeast Corvallis. (Community Development)

H. Create a new Physical Development Strategy for Oregon State University's campus. (Community Development)



South Corvallis Area Plan

Project Timeline



Community Outreach

- 2017 Community Land Use Questionnaire
 - Separated into Study Areas throughout the City
- 2020 Project Introduction Questionnaire
 - In-person kick off event February 28, 2020
 - Online Storymap and questionnaire on Community Connections 2020/2021
- 2022 Community Land Use Questionnaire
 - Separated into Study Areas throughout the City
 - Findings compared to 2017
- 2023-2024 Departmental Advisory Workgroup & Technical Advisory Committee meetings to discuss findings and prepare first proposed land use scenario
- 2024 South Corvallis Area Plan Land Use Scenario 1 and Transportation Options Developed
 - Webpage rollout November 2024
 - Storymap of potential land use and transportation changes
 - Survey to collect responses to Scenario 1
 - Open House event November 21, 2024
- 2025 Community Engagement and Plan Refinement

Imagine Corvallis 2040 Vision



PLAN

Plan and Change
Corvallis is a compact, well-planned city with extensive mixed-use development, including housing, retail and jobs in downtown and along major corridors. Vibrant neighborhoods contain a diverse mix of affordable housing, parks and open spaces – all accessible by transit, biking and walking.

CHANGE

What Community Members Have Said

Would like to see the north end of Southtown evolve into an **extension of downtown**, particularly along 3rd. Street. Emphasis on **mixed use, pedestrian focused development**. Increase opportunities for **high density residential** in this area as well.

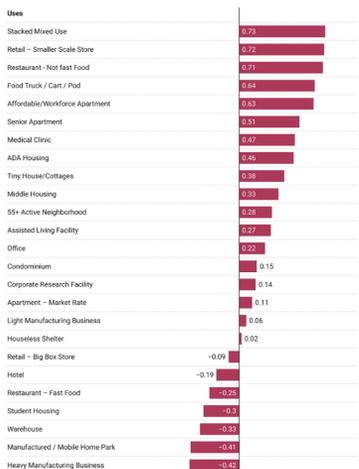
I would like to see Southtown built up a bit more with **housing and businesses**, as well as increased numbers of crosswalks further down the highway past the school.

This area needs access to **quality services** like **grocery stores, medical facilities, arts and cultural spaces**.

South Corvallis has the space and potential to be not only cleaned up and improved, but to provide **affordable housing for our community**.



Area A Residents



Community Land Use Questionnaire 2022



Other Considerations



Legislative Changes

Changes to Oregon State Law That Affect How We Plan Our Neighborhoods

Middle Housing

- Eliminates single family only neighborhoods
- Allows more variety in residential neighborhoods
- Provides more flexibility for land divisions
- Gives benefits for the construction of Affordable Housing



House Bill 1537

Allows affordable housing development to be built in all commercial areas



Climate Friendly and Equitable Communities

- Eliminates minimum parking requirements
- Requires transit-oriented mixed-use development in some locations
- Requires solar panels and heat reduction with development



Existing:

- Commercial
- Industrial
- Residential
- Undeveloped

Proposed:

- Central Business (Commercial)
- Commercial Mixed Use
- Mixed Use Residential

Existing Designations



What it is designated to be now



Aerial View



Proposed Designations



What these designations could produce



Existing:

- Commercial
- Industrial
- Residential
- Undeveloped

Proposed:

- Commercial Mixed Use
- Mixed Use Residential
- Various Density Residential
- Industrial

SCENARIO 1 - MIDDLE SEGMENT

Existing Designations



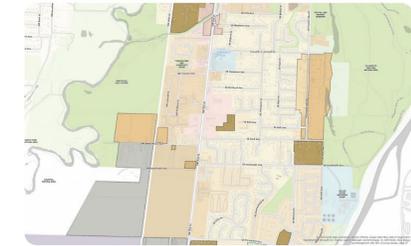
What it is designated to be now



Aerial View



Proposed Designations



What these designations could produce



Existing:

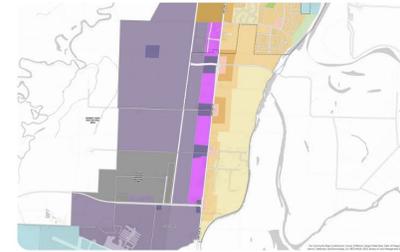
- Various Industrial on west side
- Residential w/commercial planned on east side
- Undeveloped

Proposed:

- Simplified Industrial on west side
- Commercial Mixed Use
- Residential Mixed Use
- Various Density Residential

SCENARIO 1 - SOUTHERN SEGMENT

Existing Designations



Proposed Designations



What it is designated to be now



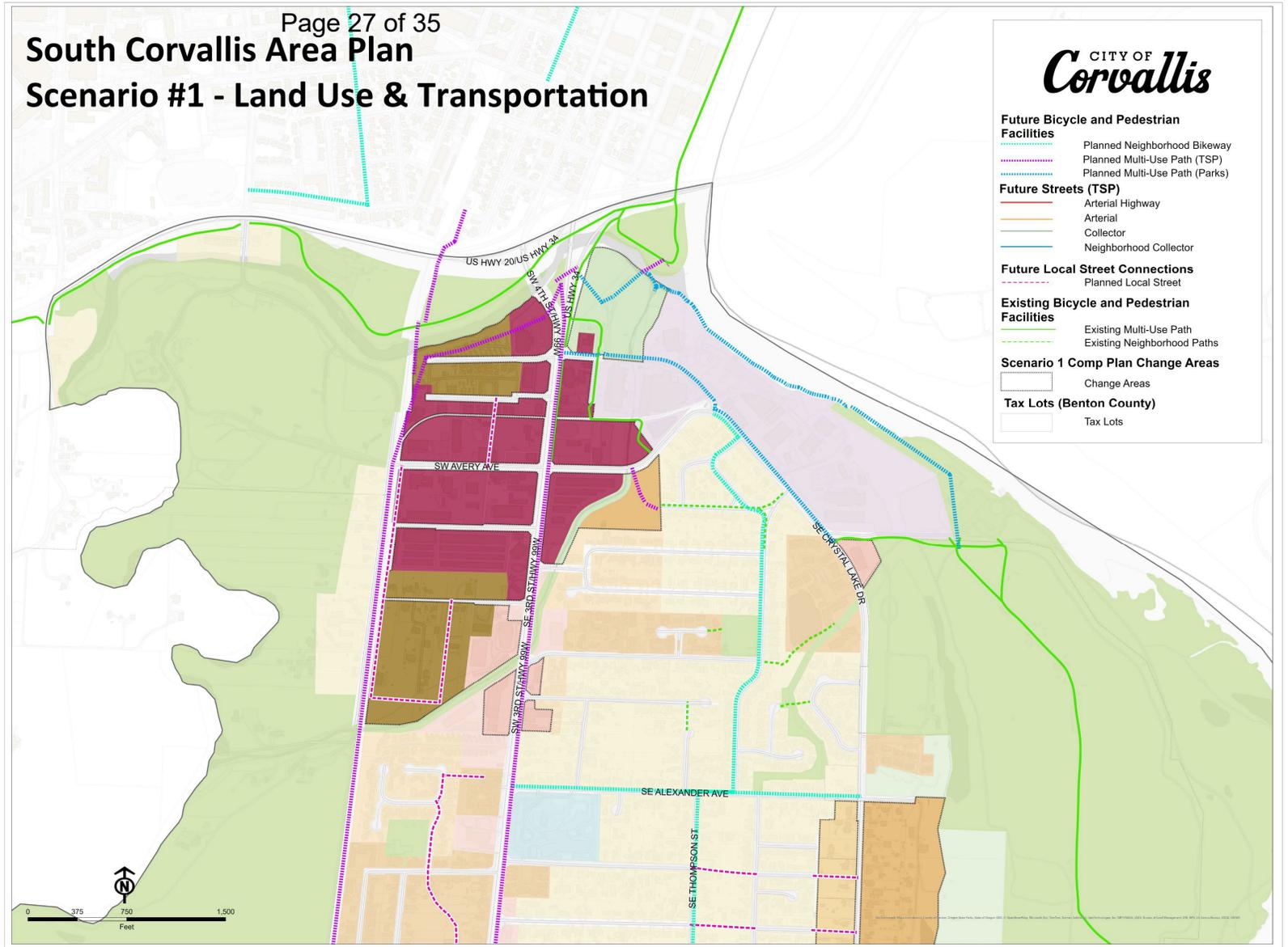
What these designations could produce



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South Corvallis Area Plan
Scenario #1 - Land Use & Transportation

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- Future Bicycle and Pedestrian Facilities**
-  Planned Neighborhood Bikeway
 -  Planned Multi-Use Path (TSP)
 -  Planned Multi-Use Path (Parks)
- Future Streets (TSP)**
-  Arterial Highway
 -  Arterial
 -  Collector
 -  Neighborhood Collector
- Future Local Street Connections**
-  Planned Local Street
- Existing Bicycle and Pedestrian Facilities**
-  Existing Multi-Use Path
 -  Existing Neighborhood Paths
- Scenario 1 Comp Plan Change Areas**
-  Change Areas
- Tax Lots (Benton County)**
-  Tax Lots



South Corvallis Area Plan Scenario #1 - Land Use & Transportation



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Future Bicycle and Pedestrian Facilities

- Planned Neighborhood Bikeway
- Planned Multi-Use Path (TSP)
- Planned Multi-Use Path (Parks)

Future Streets (TSP)

- Arterial Highway
- Arterial
- Collector
- Neighborhood Collector

Future Local Street Connections

- Planned Local Street

Existing Bicycle and Pedestrian Facilities

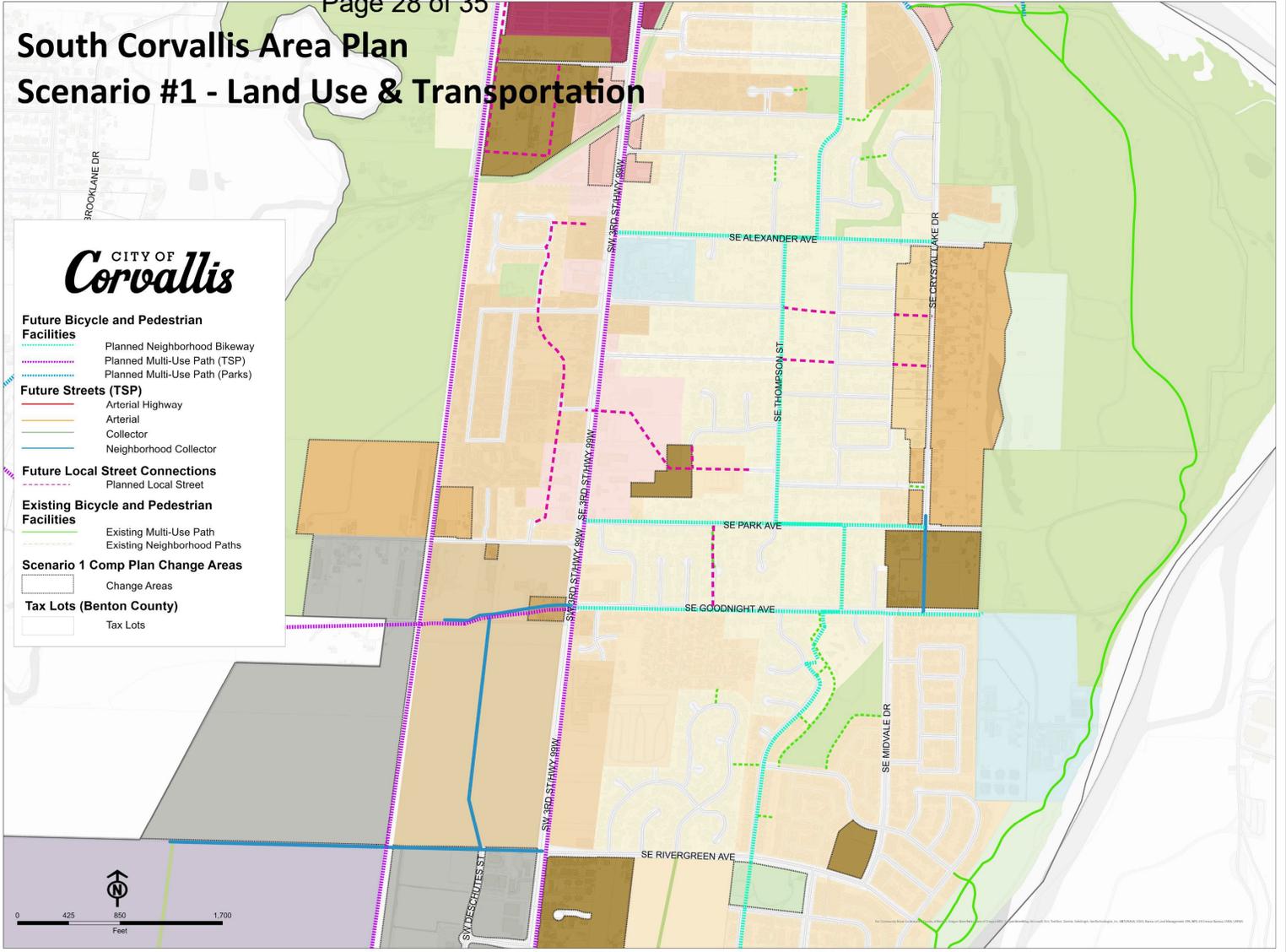
- Existing Multi-Use Path
- Existing Neighborhood Paths

Scenario 1 Comp Plan Change Areas

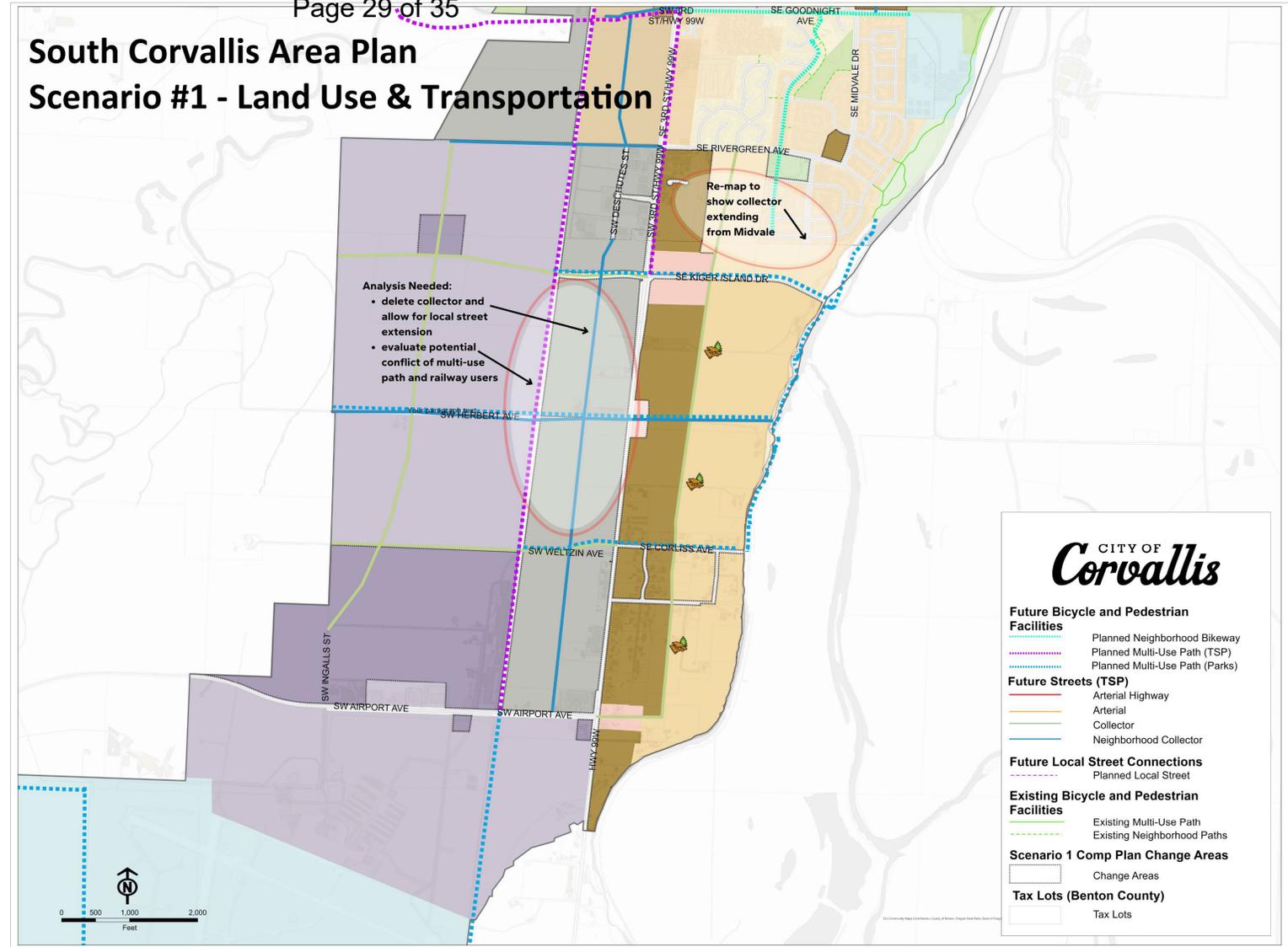
- Change Areas

Tax Lots (Benton County)

- Tax Lots



South Corvallis Area Plan Scenario #1 - Land Use & Transportation



Community Participation



COMMUNITY DEVELOPMENT

- Report a Problem
- Boards & Commissions
- Development Services Division
- Planning Division
 - + Boards & Commissions
 - Planning Work Program
 - + Development Code Updates
- Oregon Climate-Friendly and Equitable Communities Rules
- South Corvallis Area Plan**
- + Land Use Applications
- + Historic Preservation
- + Resources
- Staff Contacts
- Corvallis Community

South Corvallis Area Plan



Over the past few years, community members have been invited to participate in planning the future of South Corvallis. These opportunities include the ODOT OR 99W Street Facility Plan and a City-led plan to review land uses and local transportation improvement opportunities in South Corvallis.

A big **THANK YOU!** to all of the community members who came to Lincoln Elementary School on November 21st to participate in the South Corvallis Area Plan - Scenario 1 open house. The event was well attended and lots of discussions were had. Community member participation is vital to creating good plans, and engagement is key to creating a environment where everyone is heard.

If you were not able to participate in person, there are still ways to stay informed and provide your input on the area plan.

Scenario 1: View the potential land use changes, community connections, and take the questionnaire: [South Corvallis Area Plan Storymap](#)

You can also view or print the Scenario 1 Storymap here: [South Corvallis Area Plan Storymap PDF](#)

To go straight to the questionnaire for Scenario 1, click here: [Scenario 1 Community Questionnaire](#)

Draft Plan Elements

[Scenario 1 - Potential Land Use Changes and Community Connections \(pub. Nov. 2024\)](#)

Project Manager

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Community Participation



Corvallis South Corvallis Area Plan

Project Timeline Land Use Changes Scenario... Community Connections What's Next?

Existing Designation:
Medium Density Residential

Proposed Change:
Residential Mixed Use

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county of Benton, Bu

of Oregon GEO, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, MET... 500 m L Powered by Esri

Community Participation



English-US Sarah

South Corvallis Area Plan Scenario 1 Community Questionnaire

Tell us what you think about the proposed land use changes in this scenario

With these proposed changes, do you think we are moving in the right direction?

Strongly disagree - I don't like the proposed changes Disagree Neutral Agree Strongly agree - I think these changes move us in the right direction

Use this link to refer back to the Scenario 1 Land Use Map

[Scenario 1 Land Use Map](#)

What are the things you like most about this land use plan?
Provide specific locations of the changes you like.

1000

What are the things about this land use plan that cause concern?
Are there specific locations where you have concerns about the proposed changes?

Project Process



- City and County Planning Commissions
- City Council and County Commissioners
- Subsequent land use cases and Master Plan amendments

Thank you!

Questions?

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Planning Commission Priorities (discussion draft)

- Planning Commissioner Training & Capacity Building
- County-wide Communication
- Transportation
- Recreation Related Issues
- Wildfire/Fire Safety
 - Prevention, Response, & Resilience
- Water Availability and Quality
- Data Collection, Management & Use
- Telecommunications Planning
- Housing Affordability and Homelessness
- Solid Waste Management