

**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

**Benton County Staff**

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

**City of Corvallis Planning Commissioners**

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

**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.