
MEETING MINUTES
Benton County Planning Commission
January 21, 2025 Work Session
6:00-8:00 P.M.

I. CALL TO ORDER | ROLL CALL

Benton County Planning Commission Chair Fowler called the meeting to order at 6:01 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Fowler confirmed a full quorum of the Commission. Commissioner Cash joined the meeting virtually at 6:08 P.M.

Benton County Planning Commissioners

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

Benton County Staff

Petra Schuetz, Interim Director and Planning Official
Amanda Makepeace, Recorder

II. APPROVE MINUTES FROM DECEMBER 3, 2024 JOINT MEETING WITH CITY OF CORVALLIS

Commissioner Struthers moved to approve the Minutes; Commissioner Wilson seconded. The **motion passed, 8-0.** (@03:56)

III. OFFICER ELECTIONS

The members voted to elect the Chair and Vice-Chair of the Planning Commission for 2025. Commissioner Lee made a motion to continue current slate of positions; Commissioner Struthers seconded. The **motion passed, 8-0.** (@04:37)

Benton County will make reasonable accommodations for all alterable participants. Please notify Amanda.Makepeace@bentoncounty.gov 72 hours before the meeting. All Planning Commission meetings are recorded and retained as required by ORS 166-200-0235.

IV. SUBCOMMITTEE DIALOG (@06:01)

The Housing Subcommittee discussed its ongoing efforts to address regional housing challenges. Members highlighted the need for transparency, inclusiveness, and adherence to public meeting guidelines, with discussion about decision-making processes and jurisdictional boundaries. Emphasis was placed on balancing housing initiatives with rural considerations such as water availability and wildfire risks, as well as the importance of reconciling development codes to support diverse housing solutions. The subcommittee acknowledged the opportunity for improved communication with the Planning Commission.

The Comprehensive Plan Subcommittee discussion centered on ensuring broad community engagement and alignment with statewide planning goals as part of the comprehensive plan update. Commission members emphasized the importance of inclusiveness by involving rural areas. Plans include forming an advisory group, hosting a kickoff meeting, and providing training for commissioners to enhance participation and understanding of the update process. The subcommittee aims to use these efforts as a foundation for shaping a long-term vision for the county.

V. PLANNING COMMISSIONER | STAFF UPDATES (@1:56:19)

Planning Commissioners will participate in a community engagement training on January 30, 2025, related to Benton County's Comprehensive Plan. Value statements and livability concepts will be solicited from communities and used as a foundation for the future form of the Comprehensive Plan.

Upcoming Planning Commission meetings include a work session on February 4, 2025, to revisit goals and a public hearing or hearings in March for the Republic Services proposal.

The Benton County code will be updated to match the changes to federal and state codes; this is a complex process that will likely take some time over several phases.

VI. ADJOURN

Next meeting will be held February 4, 2025.

Chair Fowler adjourned the meeting at 8:03 P.M.

Documents shared at the meeting:

- Exhibit 1 - Regional Housing Subcommittee Update - January 2025 - Fulford
- Exhibit 2 - Commissioners' Priorities of 2040 Initiative - 5 Five priorities - 2025-ReferenceGuide
- Exhibit 3 - 2025-27 Budget Priorities
- Exhibit 4 - 2024-25 County Administrator Goals