

NOTICE OF LAND USE PUBLIC HEARING



Wednesday, March 12, 2025, 4:00 PM
Corvallis City Council and Benton County Board of Commissioners



PARTICIPATE IN PERSON: Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard (2nd Floor)
PARTICIPATE ONLINE: https://us06web.zoom.us/webinar/register/WN_U_rEIDT2Sn2P1z1urWBeLQ

VP Comprehensive Plan Amendment and Zoning Map Amendment Corvallis File CPA-2023-02 / Benton County File LU-24-006

Type of land use application: Comprehensive Plan Map Amendment (City) and Zoning Map Amendment (County).

NOTE: The Corvallis City Council and Benton County Board of Commissioners will each make a decision on the Comprehensive Plan Map Amendment. The Board of Commissioners will decide on the Zoning Map Amendment.

Applicant(s): David Dodson c/o Willamette Valley Planning LLC, 545 NW Elizabeth Dr., Corvallis, OR 97330

Owner(s): VP Real Estate Investment Services LLC, 6635 Prather Road, Independence, OR 97351

Request: The applicant seeks approval to change the designation on the Corvallis Comprehensive Plan Map from Residential – Low Density to Mixed Use Commercial, and to change the designation on the Benton County Zoning Map from Urban Residential (5- and 10-acre density) to Urban Commercial.

Subject site location: The 2.87 acre site is located at 5840 NW Highway 99W. The site is identified on Benton County Assessor’s Map 11-5-03 BD as Tax Lot 01200.

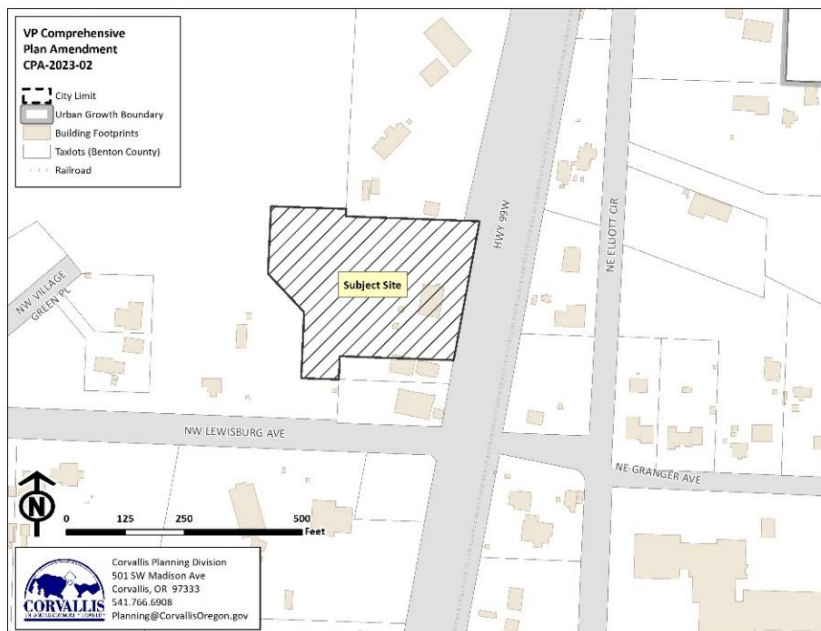
Application details: Corvallis: www.corvallisoregon.gov/cd/page/active-land-use-cases

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

For more information on this application, please contact the case managers:

Corvallis: Rian Amiton, rian.amiton@corvallisoregon.gov, (541) 766-6573

Benton County: Toby Lewis, toby.lewis@bentoncountyor.gov, (541) 766-6819



THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- The City Council and County Board of Commissioners receive public testimony at the hearing. They will then deliberate and make their decisions at the same or a subsequent meeting.
- To participate in this public hearing:
 - Written testimony is highly encouraged.
 - The deadline to register for oral testimony and to submit written comments or materials is 12:00 pm the day of the hearing.
 - Written materials for City file CPA-2023-02 must be submitted via email to city.recorder@corvallisoregon.gov or via U.S. mail to City Recorder, P.O. Box 1083, Corvallis, OR 97333-1083 or via the public input form at www.corvallisoregon.gov/publicinput.
 - Written materials for the County file LU-24-006 must be submitted via email to PublicComment@bentoncountyor.gov or via U.S. mail to, or in person at, Benton County Community Development, 4500 SW Research Way, Corvallis, OR 97333.
 - Register with the City Recorder at the above email address or via telephone at 541-766-6729 X 5075 to orally testify via computer, telephone, or in-person.
 - Each speaker is limited to three minutes unless otherwise granted by the Mayor or the Chair of the Board of Commissioners.
- Any person participating in the hearing is entitled to request that the written record remain open for an additional seven days in order to present additional evidence, arguments, or testimony regarding the case. If new evidence is presented following the close of the public hearing, the public hearing may be reopened by the City Council where any person may raise issues related to the new evidence, arguments, or testimony.
- “Raise it or waive it”: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. This means that in order to appeal the City’s decision to LUBA based on a particular issue, you must raise that issue at the City’s public hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

DECISION:

The City Council and County Board of Commissioners decisions on these matters will be final unless the case is appealed to the Land Use Board of Appeals (LUBA). Appeals may be filed within 21 days of the date of decision.

DECISION MAKING CRITERIA:

The City Council and Board of Commissioners will evaluate these requests based on specific review criteria from the Corvallis Land Development Code (LDC) and the Benton County Development Code (BCC). The staff-identified decision making criteria are LDC Section 2.1.30.06, and BCC Sections 53.505 through 53.525.

Community members are encouraged to become familiar with the application and applicable review criteria. A staff report discussing the request in relation to the criteria will be available seven days before the hearing (www.corvallisoregon.gov/cd-staffreports / <https://cd.bentoncountyor.gov/land-use-applications-in-review/>). All documents may be reviewed at the Corvallis Planning Division office or the Benton County Community Development office without charge; copies will be provided upon request. The LDC and Comprehensive Plan are available on the City’s website (www.corvallisoregon.gov/cd-publications) and in the Corvallis-Benton County Public Library (645 NW Monroe Avenue). The BCC is available on the County’s website (<https://counsel.bentoncountyor.gov/about/benton-county-code/>).

THE CORVALLIS PLANNING DIVISION ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER

Mail and distribute by: 2/19/2025