

Notice of Board of Commissioners Decision

Comprehensive Plan Map Amendment & Zoning Map Amendment

On March 12, 2025, the Benton County Board of Commissioners **approved** (2-0) a request to the City of Corvallis for a Comprehensive Plan Map amendment and **approved** (2-0) a request to Benton County for a Zoning Map amendment as described below.

Property Location: The property is located at 5840 NW Highway 99W, Corvallis. The property is identified on Benton County Assessor’s Map 11-5-12BD as Tax Lot 1200. Maps showing the property location is included on the following pages.
Benton County CAC planning area: North Benton (not active)

Nature of Application: **Amendment of the Corvallis Comprehensive Plan Map** to change the designation from Residential – Low Density to Mixed Use Commercial.
Review criteria: The Corvallis City Council and Benton County Board of Commissioners evaluated this request based on specific review criteria from the Corvallis Land Development Code (LDC). The staff-identified decision criteria are established in LDC § 2.1.30.06.
Amendment of the Benton County Zoning Map to change the zone for the property from Urban Residential (5- and 10-acre density) to Urban Commercial.
Review criteria: The Benton County Board of Commissioners evaluated 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.

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 Comprehensive Plan Map File Number: CPA-2023-02	Benton County Zoning Map File Number: LU-24-006
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Things to Know:

The findings of fact are available for review at the Corvallis Community Development Department (Comprehensive Plan Amendment) and the Benton County Community Development Department (Zoning Map Amendment).

Upon request, a copy of the findings of fact can be provided at cost.

After completion of the appeal period, an ordinance adopting the findings of fact and the approved amendments will be adopted.

This notification is being mailed to all people who testified during the public hearings process.

PLANNING OFFICIAL:  Date of Notice: March 13, 2025

Appeal Information:

This decision may be appealed to the Land Use Board of Appeals (LUBA) within 21 days of the date of decision. A person may appeal this decision if the person participated in the proceedings through written or oral testimony.

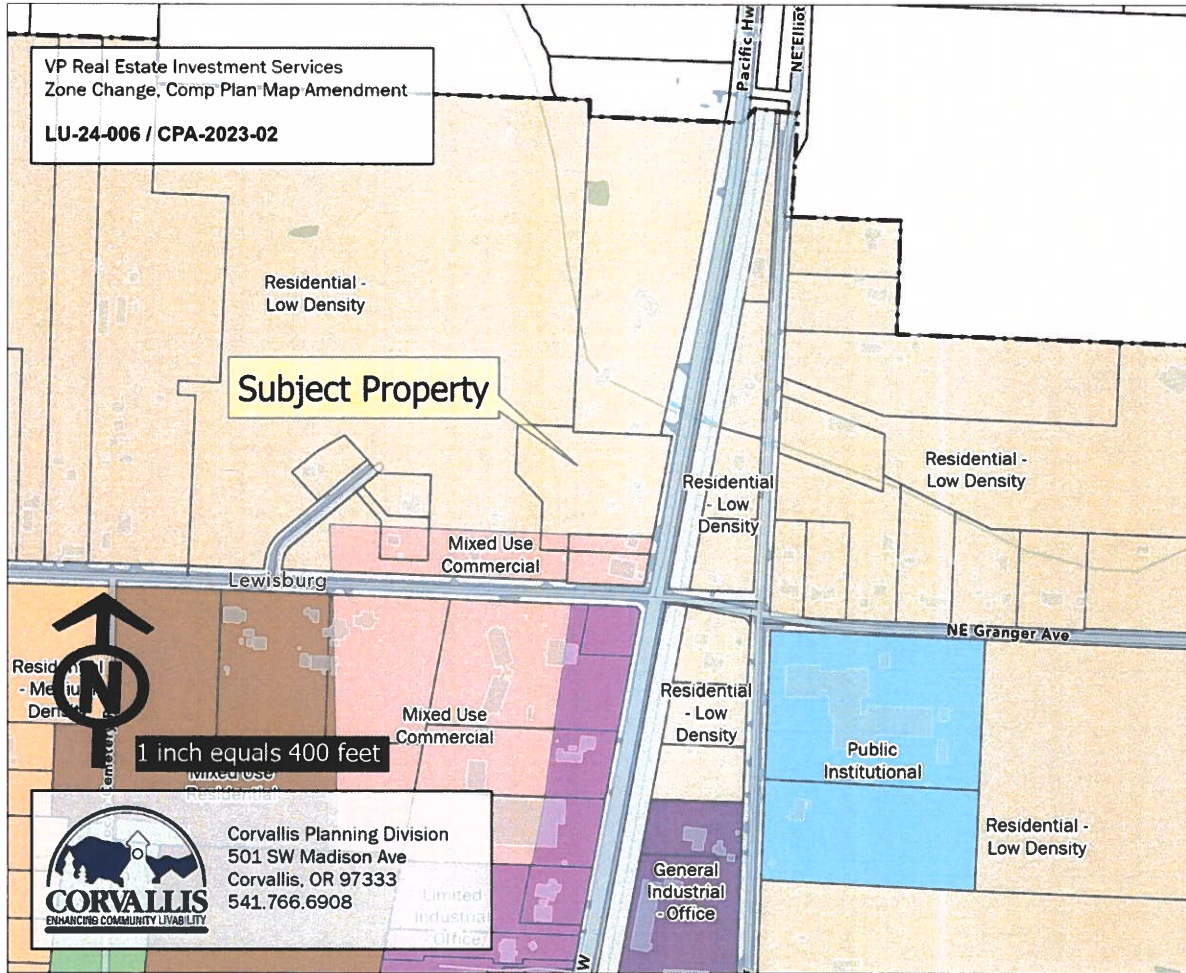
For information on appeal procedures, contact: Oregon Land Use Board of Appeals (LUBA), 201 High St SE, Suite 600, Salem, OR 97301-3398; Phone (503) 373-1265

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

Current Designation: Residential – Low Density & Mixed Use Commercial

Approved Designation: Mixed Use Commercial (entire property)



BENTON COUNTY ZONING MAP

Current Designation: Urban Residential – 5-acre density & Urban Residential – 10-acre density

Approved Designation: Urban Commercial (entire property)

