



**CORVALLIS CITY COUNCIL
BENTON COUNTY BOARD OF COMMISSIONERS
JOINT MEETING ACTION MINUTES
March 12, 2025**

I. CALL TO ORDER

Mayor Maughan called the joint meeting of the City Council of the City of Corvallis, Oregon and the Benton County Board of Commissioners to order at 4:00 p.m., at the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon. The meeting was also available for the public to attend live via online meeting platform.

II. ROLL CALL

Present in person: Mayor Maughan, Councilors Napack (arrived at 4:03 p.m.), Lewis, Moorefield, Ellis, Bowden, Shaffer, Mayers, Cadena; Commissioners Shepherd and Wyse

Absent: Councilor Olson; Commissioner Malone

III. VP COMP PLAN AMENDMENT (CORVALLIS CASE CPA-2023-02) AND ZONE CHANGE (BENTON COUNTY CASE LU-24-006)

The Mayor explained the proceedings, stated the time limits, and described the processes to request a continuance or to keep the record open.

The Mayor opened the public hearing at 4:02 p.m.

Declarations

- There were no declarations of conflicts of interest, *ex parte* contacts, or bias.
- Commissioner Wyse and Councilor Shaffer reported site visits via car. Councilors Napack and Bowden reported familiarity with the area.
- There were no rebuttals to Councilor or Commissioner disclosures and no objections on jurisdictional grounds.

The Mayor described the decision based on applicable criteria and requested the staff reports.

Staff Presentations

Corvallis Senior Planner Amiton presented the contents of the staff report on the Comprehensive Plan Amendment (Attachment A). Councilor Napack asked about conditions of approval that would protect Mountain View Creek. Amiton stated that conditions of approval could not be attached to a

Comprehensive Plan Amendment but noted that environmental considerations would be addressed at future stages of development.

Benton County Senior Planner Lewis presented the contents of the staff report on the Zone Change (Attachment B). The number of accesses to the property is determined by the Oregon Department of Transportation (ODOT), and there is no current direct access to Lewisburg Avenue.

Mayor Maughan directed testimony to the applicable criteria of the cases.

Applicant Presentation

David Dodson, representative of the applicant, read from prepared remarks (Attachment C), and noted that ODOT required the property owner to consolidate Highway 99 access points to the property. Napack confirmed that the former skating rink in the area was zoned for commercial use.

Testimony – none

Applicant waived the seven-day period to provide written argument.

Mayor Maughan closed the public hearing at 4:39 p.m.

City Council Deliberations on the Comprehensive Plan Amendment

Councilors Shaffer and Napack, respectively, moved and seconded to preliminarily approve the VP Comprehensive Plan Map Amendment (case CPA2023-02), subject to adoption of Findings and Conclusions and an implementing Ordinance, to be prepared by staff and presented at a future Council meeting.

The motion passed 8-0.

Ayes: Napack, Lewis, Moorefield, Olson, Ellis, Bowden, Shaffer, Mayers, Cadena

Nays: none

Absent: Olson

Mayor Maughan delegated chairing duties to Commissioner Wyse.

Board of Commissioners Deliberations on the Comprehensive Plan Amendment

Commissioners Shepherd and Wyse, respectively, moved and seconded to approve the VP Comprehensive Plan Map Amendment (case CPA2023-02), subject to adoption of Findings and Conclusions and an implementing Ordinance, to be prepared by staff and presented at a future Board of Commissioners meeting.

Commissioner Wyse supported the motion, citing that the applicable criteria was met, the Planning Commission recommended approval, and a shortage of mixed-use commercial property in the area.

The motion passed 2-0.

Ayes: Shepherd, Wyse

Nays: none

Absent: Malone

Board of Commissioners Deliberations on the Zone Change

Commissioners Shepherd and Wyse, respectively, moved and seconded to direct staff to prepare an ordinance approving the request in File No. LU-24-006 and adopting the requested Benton County Zoning Map Amendment. The first reading of the ordinance will be conducted on April 15, 2025, at the Benton County Kalapuya Building main meeting room located at 4500 SW Research Way in Corvallis, Oregon.

The motion passed 2-0.

Ayes: Shepherd, Wyse

Nays: none

Absent: Malone

Commissioner Wyse returned chairing duties to Mayor Maughan. Councilor Mayers advocated for continued engagement with community members in the Urban Fringe.

IV. ADJOURNMENT

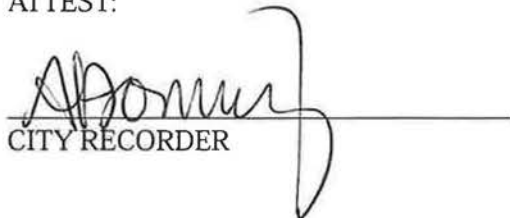
Mayor Maughan adjourned the meeting at 4:43 p.m.

APPROVED:



CITY OF CORVALLIS MAYOR

ATTEST:



CITY RECORDER

APPROVED:



BENTON COUNTY
BOARD OF COMMISSIONERS

ATTEST:





VP Comprehensive Plan Amendment (CPA-2023-02)

City Council / Board of Commissioners Joint Public Hearing
March 12, 2025

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Agenda

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

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**VP Comprehensive Plan Map Amendment
CPA-2023-02**

Legend

- Taxlots (Benton County)
- Neighborhood Centers
- Neighborhood Center - 1/4 Mile Radius
- Comprehensive Plan Designations
- Residential - Low Density
- Mixed Use Residential
- Mixed Use Commercial
- Unlimited Industrial - Office
- General Industrial - Office
- Public Institutional

Subject site: 5840 NW Highway 99W
Application: Change 2.78 of 2.87 acres from Residential - Low Density (LDR) to Mixed Use Commercial (MUC)

CPA Overview

Location: 5840 NW Highway 99W

- In the Urban Fringe (approx. 1.7 miles from City Limits)
- Also in a Major Neighborhood Center (1/4 mile radius)

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

Affects 2.78 of the property's 2.87 acres

Concurrent Benton Co. Zone Change request – Urban Residential to Urban Commercial

No testimony to date

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**VP Comprehensive Plan Map Amendment
CPA-2023-02**

Subject site: 5840 NW Highway 99W
Application: Change 2.78 of 2.87 acres from Residential - Low Density (LDR) to Mixed Use Commercial (MUC)

Site Overview

Subject site contains an existing storage building, 2 well houses, vehicle storage, wood storage, and piles of wood chips, all used by a tree service company

Commercial development to the south


- Narrow strip of land is also owned by the applicant

Low density residential development to the west and north

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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)

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Statewide Planning Goals

Goal 1 – Citizen Involvement

- DLCD 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

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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

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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

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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."

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Compatibility Criteria

Proposed amendments to the Comprehensive Plan Map shall demonstrate compatibility in the following areas, as applicable:

1. Basic site design (e.g., the organization of Uses on a site and the Uses' relationships to neighboring properties);
2. Visual elements (scale, structural design and form, materials, etc.);
3. Noise attenuation;
4. Odors and emissions;
5. Lighting;
6. Signage;
7. Landscaping for buffering and screening;
8. Transportation facilities;
9. Traffic and off-site parking impacts;
10. Utility infrastructure;
11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;
13. Preservation and/or protection of significant natural features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

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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.

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Overall Staff Conclusions on the CPA Request

- Staff finds:
 - 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 supports the request (Attachment PC-C of the Planning Commission staff report)
- 12/3/24 Joint Public Hearing: Corvallis and Benton County Planning Commissions both recommended approval
- Staff recommends City Council and Board of Commissioners approve the request

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Public Hearing: Zoning Map Amendment

Planning File: LU-24-006

Applicant: VP Real Estate Investments, LLC

Location: 5840 NW Highway 99W, Corvallis



Toby Lewis

March 12, 2025

Current Zoning

- Urban Residential
 - 5-acre density
 - 10-acre density
- Riparian Buffer Overlay
- Floodplain Overlay



Zoning Map Amendment Criteria

Benton County Development Code
(BCC)

- Section 53.505 – Appropriate Zone
- Section 53.510 – Initiation of Request
- Section 53.520 – Planning Commission Review
- Section 53.252 – Board of Commissioners Review



BCC Section 53.505

- Appropriateness of requested zone
- Potential impacts to adjacent properties
- Availability of public services
- Consistency with Comprehensive Plan

5840 NW Highway 99W, Corvallis

Appropriateness of proposed zoning



Lewisburg Auction | 2016



Bartlett Tree Experts | 2024



5840 NW Highway 99W, Corvallis

Impact on adjacent properties



5840 NW
Highway 99W,
Corvallis
Surrounding uses



Zoning Map Amendment Criteria

Benton County Development Code
(BCC)

- Section 53.505 – Appropriate Zone
- Section 53.510 – Initiation of Request
- Section 53.520 – Planning Commission Review
- Section 53.525 – Board of Commissioners Review



BCC Section 53.510

- Application

BCC Section 53.520

- Joint public hearing
Benton County & Corvallis Planning Commissions

BCC Section 53.525

- Joint public hearing
Corvallis City Council & Benton County Board of Commissioners



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Benton County

VP CPA & ZC Request

City Council & County Board of Commissioners Presentation Outline

March 12, 2025, at 4:00 PM

500 SW Madison Avenue – Madison Avenue Meeting Room

Introductions

David Dodson – Planning Consultant with WVP
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 this afternoon.

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