



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

06/05/2012

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Corvallis Plan Amendment  
DLCD File Number 003-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, June 20, 2012

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Kelly Potter, City of Corvallis  
Gordon Howard, DLCD Urban Planning Specialist  
Ed Moore, DLCD Regional Representative  
Angela Lazarean, DLCD Urban Planner

<paa> YA



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

**D  
A  
T  
E  
S  
T  
A  
M  
P**

DEPT OF  
MAY 31 2012  
LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: **City of Corvallis 00004**

Local file number: **CPA11-00001 & ZDC11-**

Date of Adoption: **5/31/2012**

Date Mailed: **6/1/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 9/16/2011

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Modify the land use designations of 28.15 acres of the remaining City-owned land in the vicinity of the Seavey Meadows development. The Comprehensive Plan Map Amendment will retain the properties' existing Comprehensive Plan Map Natural Resources and Natural Hazards Overlays, but will change the underlying Comprehensive Plan Map designations from the current designations of Medium High Density Residential (16.38 Acres) and Medium Density Residential (11.77 Acres) to Open Space - Conservation.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **MD and MHD** to: **C**

Zone Map Changed from: **PD(RS-9) and PD(RS-12)** to: **PD(C-OS)**

Location: **NE Conser Street, North of Walnut Blvd.**

Acres Involved: **28**

Specify Density: Previous: **6-12 DU/AC and 12-20 DU/AC** New: **0**

Applicable statewide planning goals:

- |                          |                                     |                          |                          |                                     |                          |                          |                          |                          |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                            | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

DLCD File No. 003-11 (18974) [17061]



If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD file No. \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Jason Yaich**

Phone: (541) 766-6577 Extension:

Address: **501 SW Madison Avenue**

Fax Number: - -

City: **Corvallis**

Zip: **97333-**

E-mail Address:

**jason.yaich@corvallisoregon.gov**

### **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615 ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845 ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615 ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

**ORDINANCE 2012- 06**

**AN ORDINANCE relating to a Comprehensive Plan Amendment, modifying Ordinance 98-53, as amended.**

**Whereas, the Planning Commission, after holding a duly advertised public hearing, has forwarded its recommendation to the City Council concerning a request for a Comprehensive Plan Amendment and Zone Change;**

**Whereas, the Planning Commission recommended the following:**

- 1. Approve the requested Comprehensive Plan Map Amendment, thereby changing the Comprehensive Plan map designation for the subject property from Residential-Medium Density and Residential - Medium High Density to Open Space - Conservation.**

**Whereas, the Planning Commission approved the requested Zone Change (ZDC11-00004) to zone the property PD(C-OS), contingent on the City Council's approval of the requested Comprehensive Plan Map Amendment;**

**Whereas, after proper legal notice, a public hearing before the City Council concerning the proposed Comprehensive Plan Amendment was held on May 7, 2012, and interested persons and the general public were given an opportunity to be heard;**

**Whereas, the City Council held deliberations concerning the proposed Comprehensive Plan Map Amendment on May 7, 2012, and the Council has reviewed the public testimony and the recommendations of the Planning Commission and of staff;**

**Whereas, the findings of fact, which consist of the complete staff report to the City Council, dated April 30, 2012, including attachments; and the minutes of the May 7, 2012, City Council public hearing are by reference incorporated herein and are hereby adopted by the City Council;**

**Whereas, the City Council finds that the proponents have borne their burden of proof;**

**Whereas, the City Council finds that there is a need for the proposed Comprehensive Plan Amendment;**

**Whereas, the City Council finds that the proposed Comprehensive Plan Amendment is the best means identified of meeting the demonstrated need;**

**Whereas, the City Council finds that there is a net benefit to the community from adoption of the proposed Comprehensive Plan Amendment;**

**Whereas, the City Council finds that the proposed Comprehensive Plan Amendment will not result in compatibility conflicts with adjacent development; and**



Whereas, the City Council finds that the proposed Comprehensive Plan Amendment is consistent with the Land Development Code, policies of the Comprehensive Plan, other policies and standards adopted by the City Council, and with applicable Statewide Planning Goals;

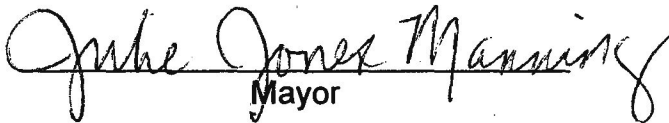
NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The Comprehensive Plan Map is amended such that the subject property is designated for Open Space - Conservation land uses, as indicated in Exhibit A, which is attached and incorporated within this ordinance by this reference.


PASSED by the Council this 21st Day of May, 2012.

APPROVED by the Mayor this 21st Day of May, 2012.

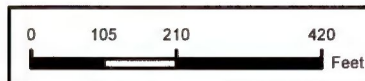
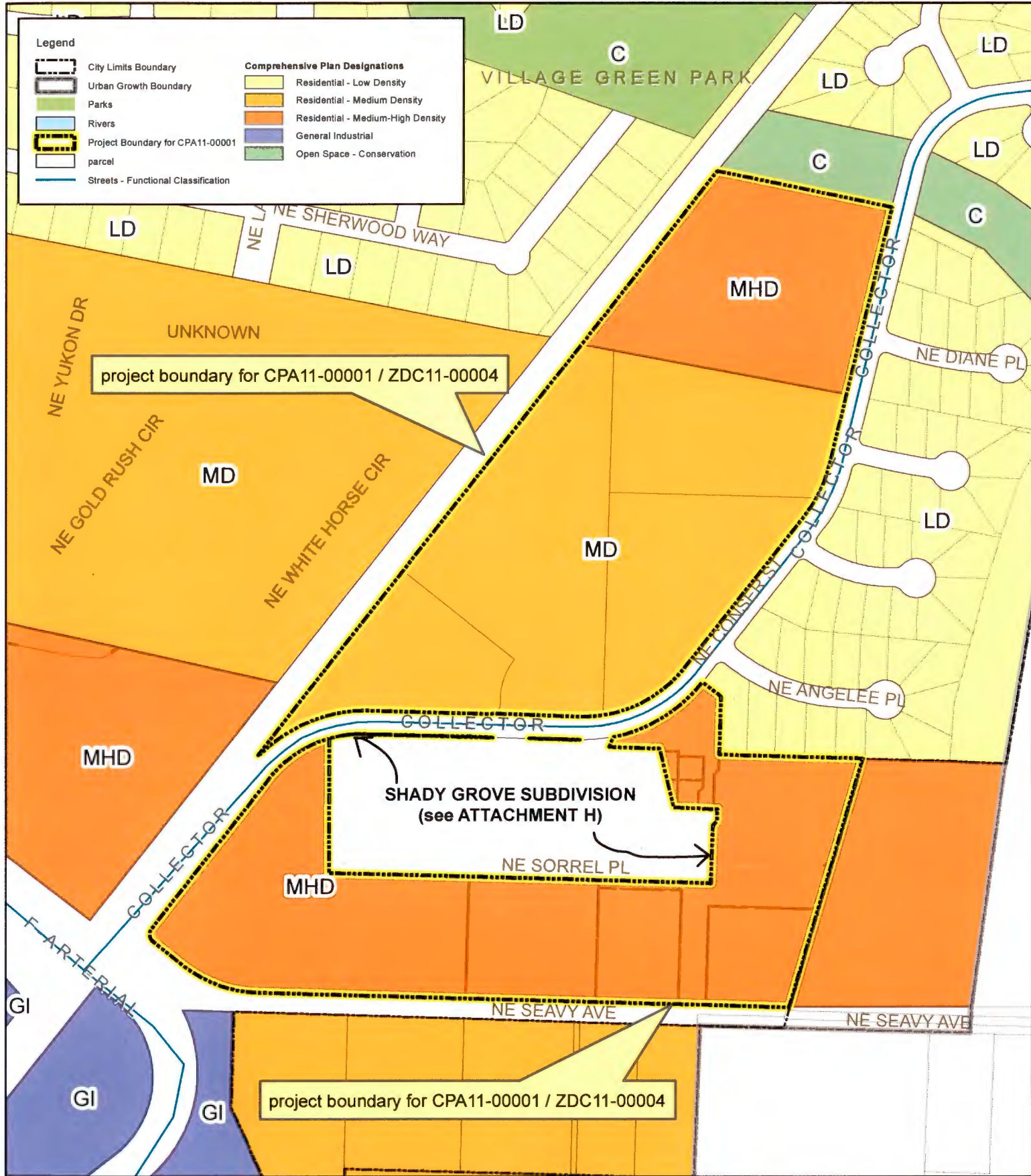
Effective this 31st Day of May, 2012.

  
Mayor

ATTEST:

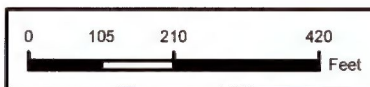
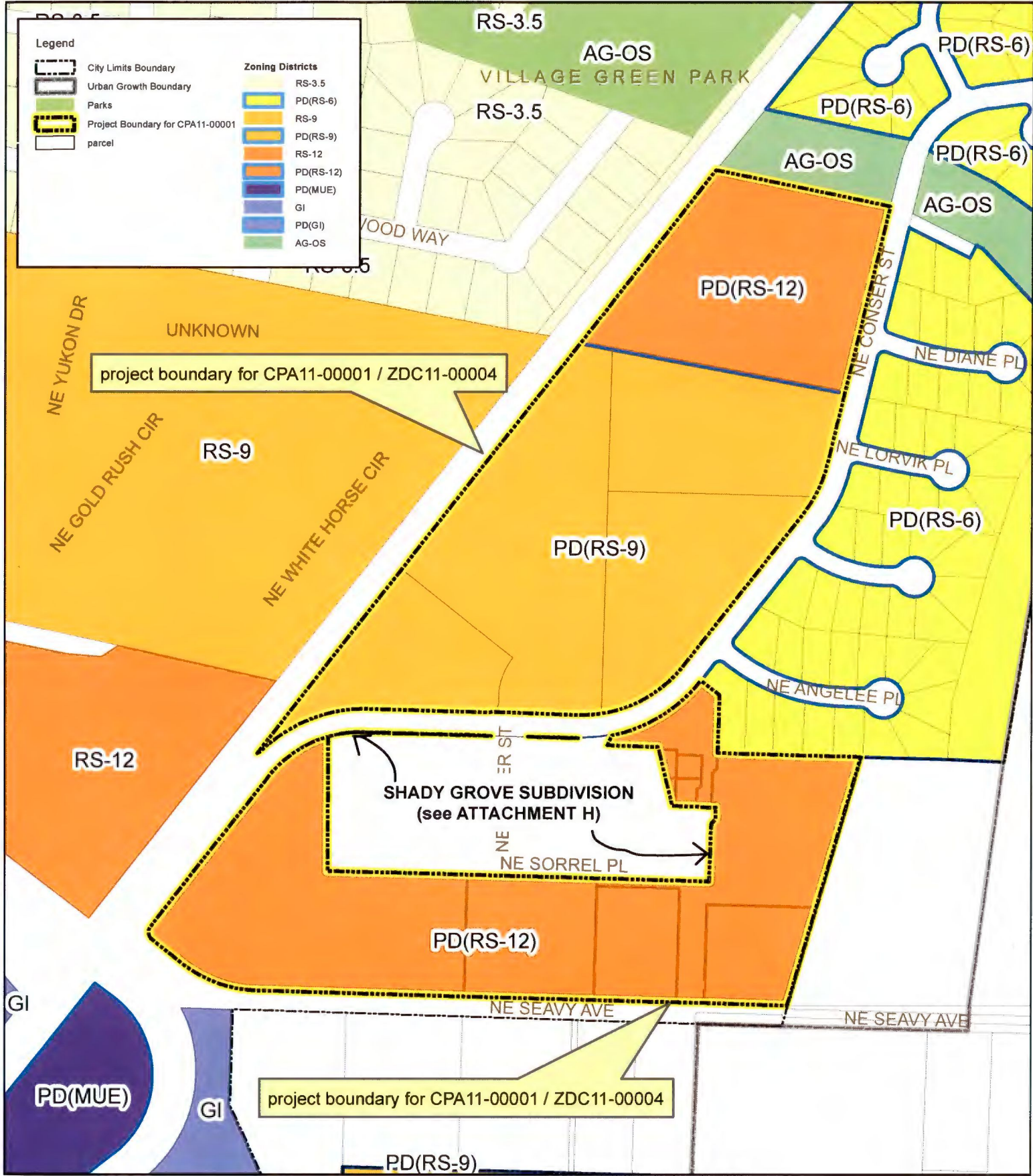


# Existing Comprehensive Plan Map



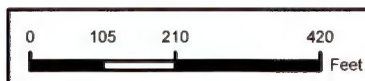
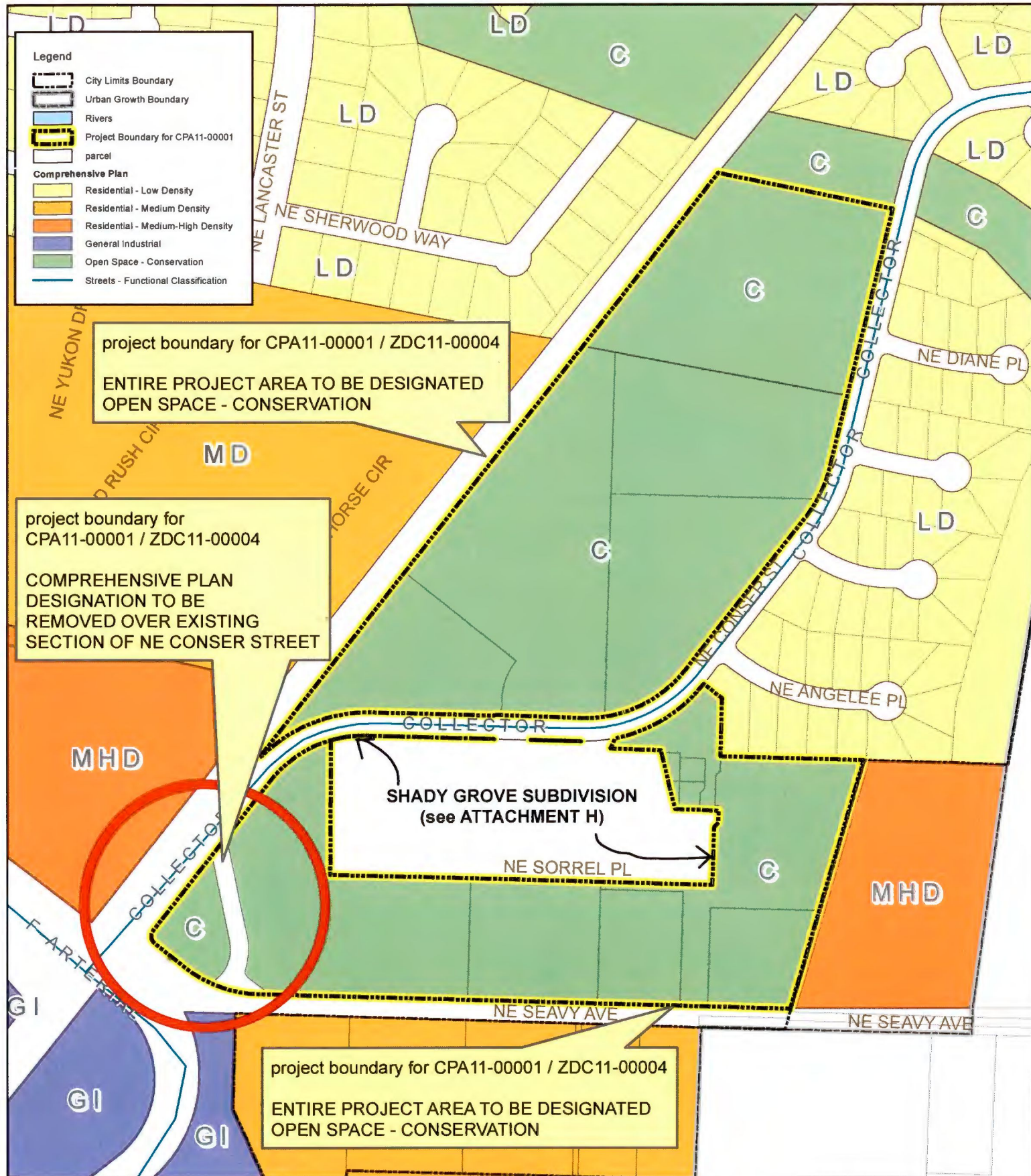


# Existing Zoning Map



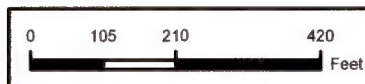
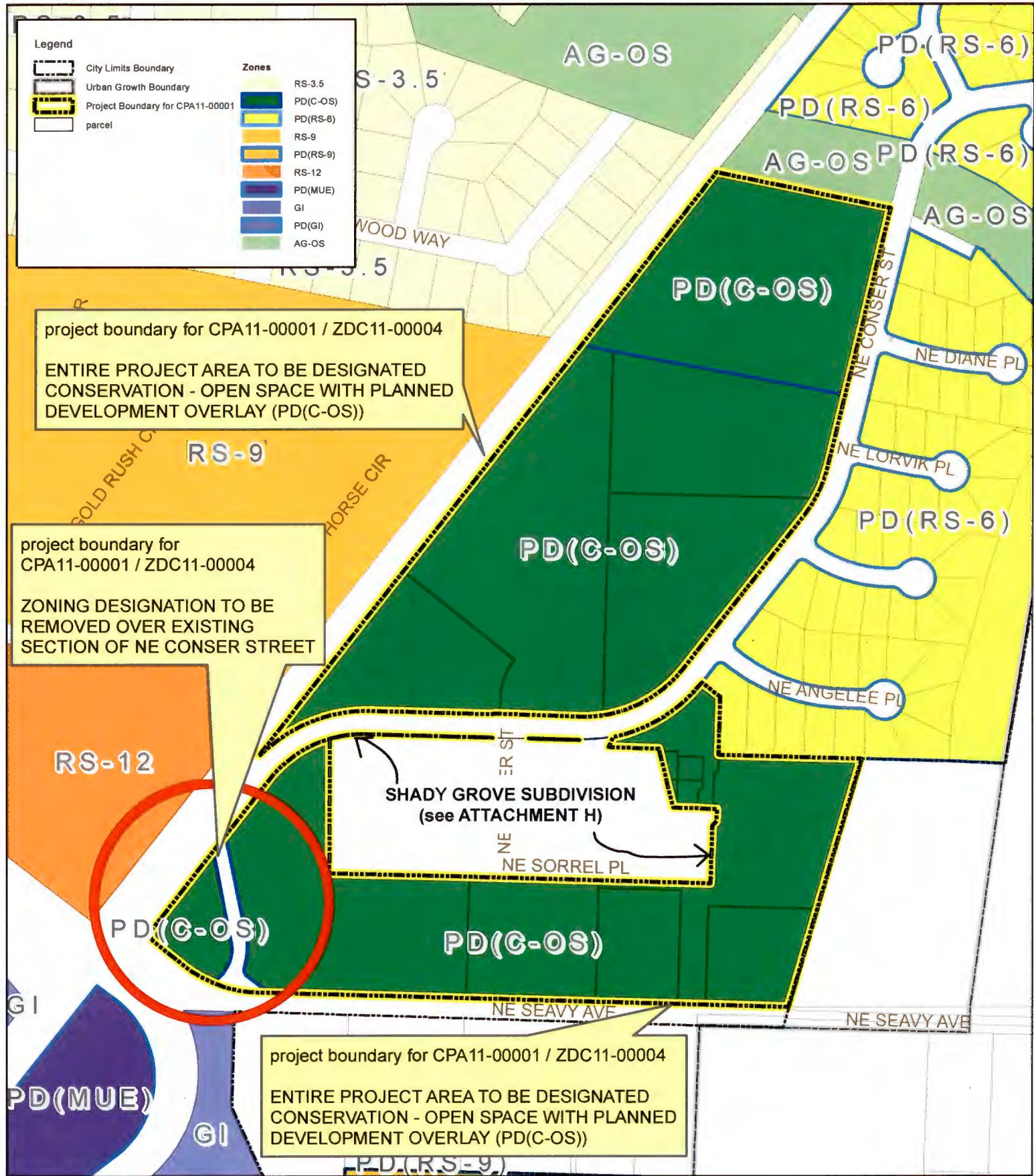


# Proposed Comprehensive Plan Map





# Proposed Zoning Map





**CORVALLIS CITY COUNCIL  
NOTICE OF DISPOSITION**

**ORDER 2012-026**

**CASE:** Seavey Meadows Open Space (CPA11-00001)

**TOPIC:** Review of an application for Comprehensive Plan Map Amendment.

**APPLICANT / OWNER:** City of Corvallis  
PO Box 1083  
Corvallis, OR 97339

**LOCATION:** The property is located in northeast Corvallis, along NE Conser Street, between Seavey Avenue and Village Green Creek. The property is identified on Benton County Assessor's Map 11-5-24 DA, as Tax Lot 800, and Map 11-5-24 DC as Tax Lots 100, 101, 200, 201, 300, 400, 900, 3000, 3100, 3200, 3600, 3700, 3800, 3900, and 7800.

**DECISION:** The Corvallis City Council conducted a review of the above case and held deliberations on May 7, 2012. The City Council reviewed and approved the attached ordinance on May 21, 2012. In doing so, the City Council approved a Comprehensive Plan Map Amendment to redesignate the subject property from Residential - Medium Density (MD) and Residential - Medium-High Density (MHD) to Open Space - Conservation (C), as shown in **Exhibit A** of the attached ordinance.

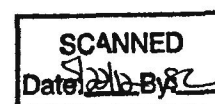
The Council has adopted the attached Formal Findings and Ordinance. The proposal, staff report, hearing minutes, Formal Findings, and Ordinance may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.

If you wish to appeal the Council's Comprehensive Plan Amendment decision, an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of the decision.

  
Mayor Julie Jones Manning  
City of Corvallis

Signed this 21<sup>st</sup> Day of May, 2012

Attached: Ordinance # 2012 - 06





**Exhibit A**  
**Boundary of Affected Comprehensive Plan Map Amendment**

Those tracts of land located in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described as follows.

**Tract 1:**

All of that tract of land described in Benton County deed records as document M-98905-88. More particularly described as follows.

Beginning at a point 70.36 feet South 81°15' East along the North line of Tract 2, Willamettedale Farm, Benton County, Oregon, from the northwest corner of said Tract; thence South 81°15' East along said North line 979.16 feet to the northwest corner of the tract described by deed recorded in Book181, Page 156, Benton County Deed Records; thence South 7°27'15" West along the West line of the last mentioned Tract 175.66 feet; thence South 89°33'00" West, 478.44 feet; thence South 14°16'37" West, 886.66 feet; thence South 0°24' East 210.68 feet to a point 30 feet North of the South line of said Tract 2; thence South 89°38' West parallel with said South line 60.00 feet; thence North 0°24' West 243.95 feet; thence South 89°38' West 178.56 feet to the west line of the tract described by deed recorded in Book145, Page 211, of said Deed Records; thence North 0°24' West, 1153.76 feet to the point of beginning.

**Tract 2:**

All of that tract of land described in Benton County deed records as document M-98906-88. More particularly described as follows.

Beginning at a 5/8 inch iron rod marking the northwest corner of that tract of land described by deed recorded in Book 181, Page156, Deed Records of Benton County, Oregon, said 5/8 inch iron rod being on the North line of and South 81°15' East, 1051.29 feet from the northwest corner of Tract 2, Willamettedale Farm, a subdivision of record in Benton County, Oregon; thence South 07°33'33" West along the West line of said tract described in Book 181, Page 156, a distance of 712.41 feet; thence South 89°39'13" West, 130.02 feet; thence North 02°30'30" East, 126.87 feet to a 5/8 inch iron rod; thence North 13°06'17" East, 307.41 feet to a 5/8 inch iron rod; thence North 16°21'20" East, 255.15 feet to a 5/8 inch iron rod; thence North 38°50'48" East, 54.65 feet to the North line of said Tract 2; thence South 81°15' East, 42.86 feet to the point of beginning.

**Tract 3:**

All of that tract of land described in Benton County deed records as document M-98900-88. More particularly described as follows.

Beginning at a point 30.00 feet North 0°38' East parallel with the South line 238.56 feet from the Southwest corner of the tract described by deed, recorded in Book145, Page 211, Benton County Deed Records; thence North 0°24' West parallel with said West line 210.68 feet; thence North 89°38' East parallel with said South line 234.95 feet; thence South 14°35' West 218.07 feet to a

point 30 feet North of said South line; thence South 89°38' West 178.57 feet to the point of beginning.

**Tract 4:**

All of that tract of land described in Benton County deed records as document M-98907-88 More particularly described as follows.

Beginning at the northwest corner of tract 2, Willamette Dale Farm subdivision, which point is also the initial point for Conifer Village subdivision; thence South 36°20'15" West, 618.76 feet along the easterly right-of-way of the Southern Pacific Railroad; thence South 53°39'45" East, 305.19 feet; thence southwesterly 82.33 feet along the arc of a 140.00 foot radius curve to the left which long chord bears South 16°31'34" West, 81.15 feet; thence South 00°19'13" East, 22.07 feet; thence southwesterly 31.42 feet along the arc of a 20 foot radius curve to the right which long chord bears South 44°40'47" West, 28.28 feet to a point on the North right-of-way of Conser Street; thence North 89°40' 47" East, 190.00 feet along the North right-of-way of Conser Street; thence easterly along the North right-of-way of Conser Street, 48.94 feet along the arc of a 275.00 foot radius curve to the left which long chord bears North 84°34'52" East, 48.88 feet to a point on the East line of that parcel described in M-94047, Records of Benton County; thence North 00°24' West, 782.89 feet along said East line to the North line of said Tract 2, Willamette Dale Farm Subdivision; thence North 81°15' West, 70.36 feet along said North line to the Point of Beginning.

**Tract 5:**

All of that tract of land described in Benton County deed records as document M-364476-04 More particularly described as follows.

Beginning at a 3/4" iron pipe at the Northwest corner of Tract 2, WILLAMETTEDA LE FARM, Benton County, Oregon; thence South 36°20'15" West, 618.83 feet along the West line of Tract 2 to a 5/8 inch iron rod and the TRUE POINT OF BEGINNING; thence continuing South 36°20'15" West, 539.71 feet along the West line of Tract 2 to a 5/8 inch iron rod on the Westerly right of way line of Conser Street; thence along said right of way line on a 325.20 foot radius curve right (the long chord of which bears North 63°01'04" East 291.84 feet) a distance of 302.64 feet to a 5/8 inch iron rod; thence North 89°39'28" East, 262.72 feet to a 5/8 inch iron rod; thence leaving said right of way line, on a 20 foot radius curve to the left ( the long chord of which bears North 44°39'28" East, 28.28 feet) a distance of 31.42 feet to a 5/8 inch iron rod; thence North 0°20'32" West, 22.33 feet to a 5/8 inch iron rod; thence on a 139.12 foot radius curve right ( the long chord of which bears North 16°34'29" East, 80.96 feet to a 5/8 inch iron rod; thence North 53°40'44" West, 305.12 feet to the True Point of Beginning.



**Tract 6:**

A tract of land located in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described as follows.

The tract described in the Benton County deed records as document number M-481815.

**SAVE AND EXCEPT,**

That tract located in the South East 1/4 of Section 24, Township 11 south, Range 5 West, Willamette meridian, Benton County, Oregon, more particularly described as follows,

Beginning at the Northwest corner of Tract A, SEAVY MEADOWS (Phase I), in the City of Corvallis, Benton County, Oregon; thence along the west line of said Tract A, S 00°19'13"E 95.02 feet to a 5/8" iron rod; thence S 45°12'58"W 12.66 feet to a 5/8" iron rod; thence S 00°23'00"E 36.07 feet to a 5/8" iron rod; thence N 89°45'06"E 9.03 feet to a 5/8" iron rod; thence S 0°18'15"E 65.03 feet to a 5/8" iron rod; thence S 44°57'19"W 12.66 feet to a 5/8" iron rod; THENCE S 00°19'13"E 86.00 feet to a 5/8" iron rod at the Southwest corner of NE Sorrel Place, a public street and right-of-way; THENCE on a projection of the southerly line of said right-of-way, S 89°40'47"W 162.43 feet to a 5/8" iron rod; THENCE N 00°19'13"W 296.56 feet to a 5/8" iron rod on the southerly right-of-way line of NE Conser Drive; THENCE along said Conser Drive right-of-way line on the arc of a 275.00 foot radius curve right (chord bears N 85°15'24"E 42.65 feet) 42.70 feet; THENCE N 89°39'09"E 128.90 feet to the point of beginning.

**Tract 7:**

All of that tract of land described in Benton County deed records as document M-98901-88 More particularly described as follows.

Beginning at a point 30.00 feet North 0°24' West along the West line of the tract described by deed recorded in Book 145, Page 211, Benton County deed records from the Southwest corner of said tract; thence North 0°24' West along said West line 243.95 feet; thence North 89°38' East parallel with the South line of said tract 178.56 feet; thence South 0°24' East parallel with said West line 243.95 feet to a point 30 feet North of said South line; thence South 89°38' West 178.56 feet to the point of beginning.

**Tract 8:**

All of that tract of land described in Benton County deed records as document M-98921-88 More particularly described as follows.

Lot 6 of the subdivision of Conifer village as recorded in Book 8 Page 1981, Benton County Book of Plats, situate in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

**Tract 9:**

Seavy Meadows, a portion of Tract 2 of Willamettedale Farm, located in the S.E. 1/4 of Section 24, and the N.E. 1/4 of Section 25 of Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, as recorded in book 8, page 133 Benton County records

**EXCEPTING THE FOLLOWING:**

**SAVE AND EXCEPT,**

All of that tract of land deeded for public roadway purposes as described in Benton County RIGHT OF WAY DEED, document number M-50764-83.

**SAVE AND EXCEPT,**

Conifer Village V as recorded in Book 9 Page 2, Benton County Book of Plats, Phase two, a RePlat of a portion of Tract 2, Willamettedale Farm, situate in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

**SAVE AND EXCEPT,**

The subdivision plat of Shady Grove as recorded in Book 11 Page 23, Benton County Book of Plats, a RePlat of a portion of Tract 2, Willamettedale Farm and Seavy Meadows, situate in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.



**BEFORE THE CITY COUNCIL  
OF THE CITY CORVALLIS**

**FINDINGS – SEAVEY MEADOWS OPEN SPACE**

---

In the matter of a City Council decision to )  
**approve a Comprehensive Plan Map** )  
**Amendment**; to change the land use )  
designation for 28.96 acres of property ) **CPA11-00001**  
owned by the City of Corvallis, from )  
Residential (Medium and Medium-High )  
Density) to Open Space - Conservation )

**PREAMBLE**

This matter before the Corvallis City Council is a decision regarding approval of a Comprehensive Plan Map Amendment.

The subject 28.96-acre property is located in northeast Corvallis, along NE Conser Street, between Seavey Avenue and Village Green Creek. The site is currently vacant. The current property owner is the City of Corvallis.

The Corvallis Planning Commission conducted a hearing on the above-referenced Comprehensive Plan Map Amendment on March 7, 2012, deliberated, and decided to forward the request to the City Council, with a recommendation for approval. The Planning Commission also approved a Zone Change request to rezone the property to Conservation - Open Space (C-OS), maintaining the existing Planned Development Overlay, and contingent upon City Council's approval of this Comprehensive Plan Map Amendment. A notice of decision was signed on March 8, 2012, (Order # 2012-013). No appeal was filed regarding the Planning Commission's decision to approve the zone change.

The City Council held a duly advertised *de novo* public hearing on the application on May 7, 2012. The public hearing was closed, the City Council deliberated and reached a tentative decision on the Comprehensive Plan Map Amendment on May 7, 2012.

After consideration of all the testimony and evidence, the City Council voted to tentatively approve the request, subject to adoption of these formal findings and an Ordinance.

**Applicable Criteria**

All applicable legal criteria governing review of this application are identified in the public notices for the March 7, 2012, and May 7, 2012, public hearings; the Staff Report to the Planning Commission, dated February 29, 2012; the minutes of the Planning Commission hearing and deliberations held on March 7, 2012; the staff memorandum to the City Council dated April 30, 2012, and the minutes of the City Council public hearing and deliberations

dated May 7, 2012. The cited Corvallis Comprehensive Plan (“CCP”) policies are fully implemented by the LDC. Where LDC provisions are ambiguous, CCP policies have been utilized to provide context and to clarify the purpose of ambiguous language.

**FINDINGS AND CONCLUSIONS RELATED TO THE APPROVAL OF SEAVEY MEADOWS OPEN SPACE REQUEST (CPA11-00001)**

1. The City Council accepts and adopts those findings made in the Staff Report to the Planning Commission, dated February 29, 2012, that support approval of the Comprehensive Plan Map Amendment and Zone Change. The City Council adopts as findings those portions of the Minutes of the Planning Commission meeting, dated March 7, 2012, that demonstrate support for approving the Comprehensive Plan Map Amendment and Zone Change. The City Council accepts and adopts those findings made in the April 30, 2012, staff memorandum to the City Council, that support approving the Comprehensive Plan Map Amendment. The City Council also adopts as findings, those portions of the Minutes of the City Council meeting dated May 7, 2012, that demonstrate support for approving the Comprehensive Plan Map Amendment. The City Council specifically accepts and adopts as findings the rationale given during deliberations in the May 7, 2012, meeting by Council Members expressing their support for approving the Comprehensive Plan Map Amendment. All of the above-referenced documents shall be referred to in these findings as the “Incorporated Findings”. The findings below, (the “supplemental findings”), supplement and elaborate the findings contained in the materials noted above, all of which are incorporated herein, by reference. When there is a conflict between the supplemental findings and the Incorporated Findings, the supplemental findings shall prevail.
2. The City Council notes that the record contains all information needed to evaluate the Comprehensive Plan Map Amendment application for compliance with the relevant criteria.

The Incorporated Findings list all of the applicable approval criteria, and demonstrate compliance with these approval criteria. These supplemental findings elaborate upon and clarify the Incorporated Findings. These supplemental findings, like the Incorporated Findings, are grouped into four categories which facilitate a comprehensive and cohesive review of the applicable Comprehensive Plan Map Amendment review criteria. The categories include Public Need, Advantages and Disadvantages of the Comprehensive Plan Map Amendment, Desirable Means of Meeting Public Need, and Compatibility. The issue categories are identified with a Roman numeral, issue subcategories, if necessary, are identified by a letter, and findings are assigned chronological numbers.



**I. Public Need**

**Applicable Criteria**

**2.1.30.06 - Review Criteria for the Majority of Comprehensive Plan Amendments**

**a. This Section addresses review criteria for the following:**

- 1. Text Amendments to the Comprehensive Plan; and**
- 2. Amendments to the Comprehensive Plan Map that do not involve a Map Amendment to Open Space-Conservation or Public Institutional, when such a Map Amendment is required as part of an Annexation request per Chapter 2.6 - Annexations.**

**Comprehensive Plan Amendments shall be reviewed to ensure consistency with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council.**

**b. Amendments shall be approved only when the following findings are made:**

- 1. There is a demonstrated public need for the change;**

1. The City Council notes that the applicant responded to the applicable criteria of Land Development Code (LDC) Section 2.1.30.06, as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 7 through 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.

2. The City Council notes that the subject site is designated on the Corvallis Comprehensive Plan Map for Medium Density and Medium-High Density Residential development, as shown on Exhibit D-38 of the April 30, 2012, staff memorandum to Council, and that the proposed change to those designations is for Open Space - Conservation development. The Council also notes that the site is proposed to be zoned PD(C-OS) consistent with the proposed Comprehensive Plan Map Designation for the site, as shown on Exhibits D-40 and D-41 of the April 30, 2012, staff memorandum to Council.

3. The City Council notes that Comprehensive Plan Policies 1.2.3, 3.2.1, 4.2.2, and 5.5.10, as outlined on Pages 8 and 9 of Exhibit D of the April 30, 2012, staff memorandum to Council, address an identified public need for preservation of identified natural resource and open space areas, and note that the proposed Comprehensive Plan Map Amendment is consistent with the identified Comprehensive Plan Policies.

4. The City Council notes that findings in response to the applicable criterion for Public Need cited above are presented on Pages 9 through 14 of

Exhibit D of the April 30, 2012, staff memorandum to Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to the City Council. The Council finds that there is a public need for the requested Comprehensive Plan Map Amendment.

### **III. Advantages and Disadvantages of Comprehensive Plan Map Amendment**

#### Applicable Criteria

##### **2.1.30.06 - Review Criteria for the Majority of Comprehensive Plan Amendments**

##### **b. Amendments shall be approved only when the following findings are made:**

##### **2. The advantages to the community resulting from the change outweigh the disadvantages; and**

1. The City Council notes that the applicant responded to the applicable criteria of Land Development Code (LDC) Section 2.1.30.06, as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 7 through 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that a list of advantages and disadvantages of the proposed Comprehensive Plan Map Amendment is provided on Page 15 of Exhibit D of the April 30, 2012, staff memorandum to Council. The Council notes that the advantages to the community include consistency with Comprehensive Plan Policies 3.2.1.a, 4.2.2, 4.11.2, 5.5.4, and 5.5.10, that the proposal will ensure that the City of Corvallis complies with a condition of approval identified in case PLD08-00001, and that the conversion of the subject property to Open Space - Conservation uses will increase the City's supply of Conservation - Open Space lands and associated land uses. The Council finds that the disadvantages of the proposed change include the loss of 11.77 acres of Medium Density and 16.38 acres of Medium-High Density Residential lands. The Council finds that, in balance, the advantages of the proposed change outweigh the disadvantages.
3. The City Council notes that findings in response to the applicable criterion related to advantages and disadvantages of the Comprehensive Plan Map Amendment cited above are presented on Page 14 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council, the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions



of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal.

The City Council finds that the proposal is consistent with the applicable criteria related to the Advantages and Disadvantages category cited above, and that the proposed Comprehensive Plan Map Amendment has advantages for the community that outweigh the disadvantages.

### **III. Desirable Means of Meeting Public Need**

#### **Applicable Criteria**

##### **2.1.30.06 - Review Criteria for the Majority of Comprehensive Plan Amendments**

- b. Amendments shall be approved only when the following findings are made:
3. The change proposed is a desirable means of meeting the public need.

1. The City Council notes that the applicant responded to the applicable criteria of Land Development Code (LDC) Section 2.1.30.06, as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 7 through 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criterion related to desirable means of meeting the public need for the Comprehensive Plan Map Amendment are presented on Page 16 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council, the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal.

### **IV. Compatibility**

#### **Applicable Criteria**

##### **2.1.30.06 - Review Criteria for the Majority of Comprehensive Plan Amendments**

- c. 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.**

**A. Basic Site Design**

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.



**B. Visual Elements**

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

**C. Noise Attenuation**

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

**D. Odors and Emissions**

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.

2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

E. Lighting

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

F. Signage

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council



deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

**G. Landscaping for Buffering and Screening**

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

**H. Transportation Facilities**

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

I. Traffic and Off-site Parking Impacts

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

J. Utility Infrastructure

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

K. Effects on Air and Water Quality

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses



to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.

2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

L. Pedestrian Oriented Design Standards

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

M. Natural Resources and Natural Hazards

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Map Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Pages 17 and 18 of Exhibit D of the April 30, 2012, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable criteria cited above are presented on Page 18 of Exhibit D of the April 30, 2012, staff memorandum to City Council. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the

April 30, 2012, staff memorandum to the City Council noted above, as well as the portions of the minutes from the March 7, 2012, Planning Commission deliberations that demonstrate support for the proposal, and the portions of the minutes from the May 7, 2012, City Council deliberations that demonstrate support for the proposal. The Council finds that the proposal is consistent with the applicable criteria cited above.

#### **SUMMARY AND CONCLUSION**

No written or oral testimony in opposition to the request was received during the City Council proceedings. As the body charged with approving requests for a Comprehensive Plan Map Amendment, the City Council, having reviewed the record associated with the application, considered evidence supporting and opposing the application and finds that the proposal adequately addresses the review criteria of Land Development Code Section 2.1.30.06, and is found to be consistent with the City's Comprehensive Plan and other applicable approval criteria. Therefore, the Seavey Meadows Open Space application (case CPA11-00001) is approved, and the City Council adopts the Ordinance approving the Comprehensive Plan Map Amendment, as noted in Exhibit B.

Dated: 5-21-12

  
Julie Manning, MAYOR





**Community Development**  
Planning Division  
501 SW Madison  
P.O. Box 1083  
Corvallis, OR 97339-1083



ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION &  
DEVELOPMENT  
635 CAPITOL STREET NE - SUITE 105  
SALEM OR 97301-2540