



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 10/03/2014
Jurisdiction: City of Corvallis
Local file no.: ZDC 14-00001
DLCD file no.: 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 10/02/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD less than 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE	
File No.:	002-14 {22449}
Received: 10/2/2014	

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Corvallis

Local file no.: ZDC14-00001

Date of adoption: 09/30/2014

Date sent: 10/2/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted):
 No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
 If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Jason Yaich, Associate Planner

Phone: 541-766-6577

E-mail: jason.yaich@corvallisoregon.gov

Street address: 501 SW Madison Ave

City: Corvallis

Zip: 97333-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this change. |
| Change from | to | acres. | A goal exception was required for this change. |
| Change from | to | acres. | A goal exception was required for this change. |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from RS-3.5	to RS-6	Acres: 2.24
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 12-5-05 AA, Tax lot 2703

List affected state or federal agencies, local governments and special districts: ODOT Rail, Benton County

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

see attached Notice of Disposition



Community Development
Planning Division
501 SW Madison Avenue
PO Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
Planning@corvallisoregon.gov

LAND DEVELOPMENT HEARINGS BOARD NOTICE OF DISPOSITION

CASE: ZDC14-00001 **ORDER NO. 2014-054**

REQUEST: The applicant seeks approval of a Zone Change, to change the existing RS-3.5 (Low Density Residential) zone to RS-6 (Low Density Residential). The underlying Comprehensive Plan land use designation for the property is Residential – Low Density.

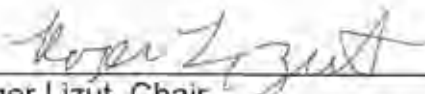
OWNER: WILLIAM EKMAN TRUST
35201 KAMPH DRIVE NE
ALBANY OR 97322-9531

APPLICANT: W. BRAD WILSON
INTEGRITY INVESTMENTS LLC
37544 FREITAG RD NE
ALBANY OR 97322

LOCATION: The 2.24 acre subject site is located in west Corvallis, on the west side of SW 53rd Street, between SW Reservoir Avenue and SW Cherry Avenue. It is identified on Benton County Assessor's Map 12-5-05 AA as Tax Lot 2703.

DECISION: The Corvallis Land Development Hearings Board conducted a public hearing to review a request for a Zone Change on September 17, 2014, closed the public hearing, and deliberated on the matter. At their meeting, the Land Development Hearings Board found that the Zone Change should be approved (**see Attachment A**), and has adopted the findings in support of that decision contained in the September 10, 2014, staff report, and the September 17, 2014, minutes.

September 18, 2014
Signed



Roger Lizut, Chair
Land Development Hearings Board

APPEALS – EFFECTIVE DATE OF APPROVAL

APPEAL DEADLINE /

EFFECTIVE DATE OF APPROVAL:

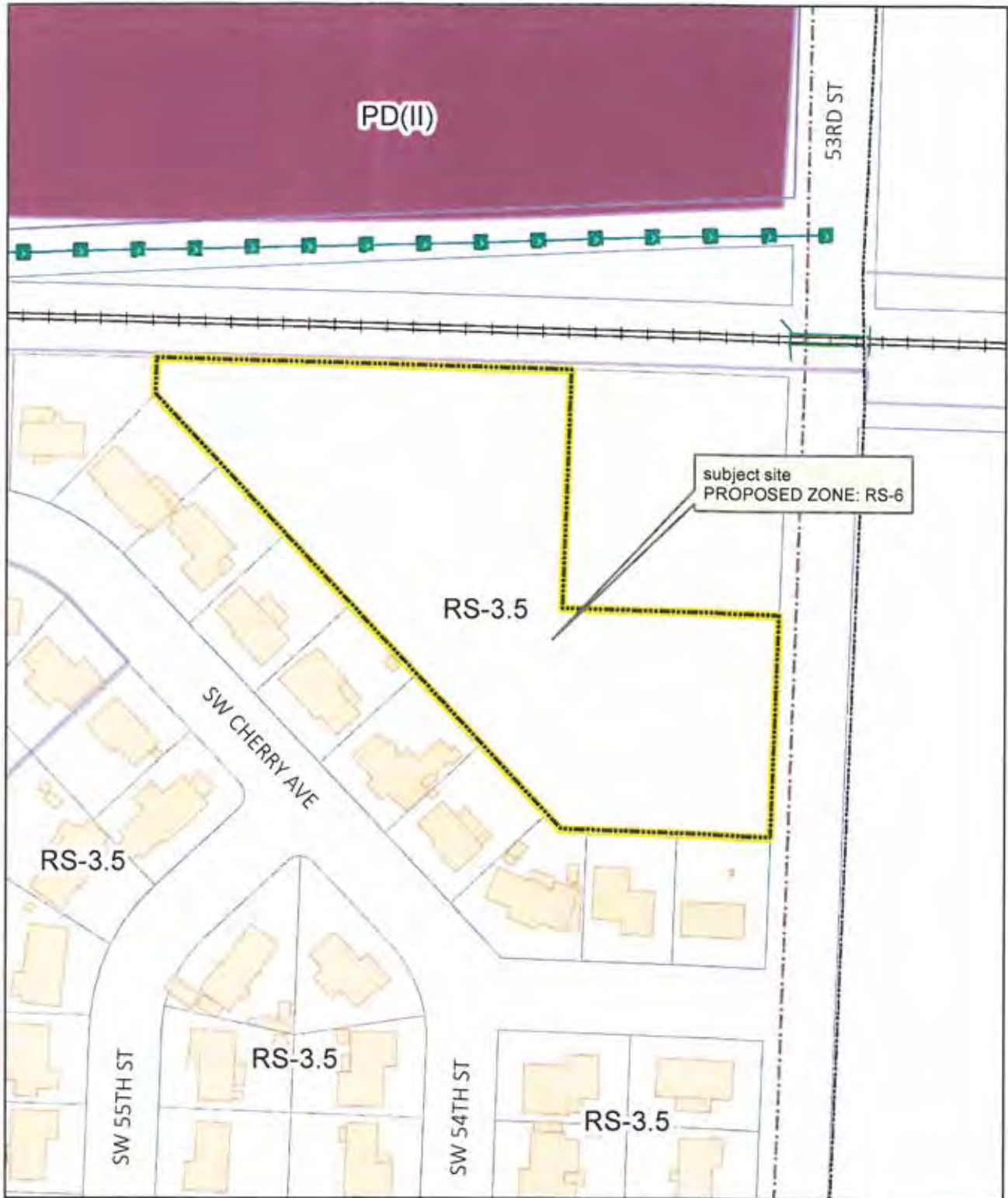
September 30, 2014

If you are an affected party and wish to appeal the Land Development Hearings Board's decision to the City Council, the appeal must be filed with the City Recorder, by 5:00 p.m. by the appeal deadline noted above. The following information must be included:

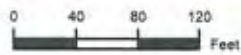
1. Name and address of the appellant(s).
2. Reference the subject development and case number.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$521.60 (or \$260.80 for a recognized Neighborhood Association).

If you have any questions about the appeal process, contact the Planning Division at 541-766-6908. The proposal, staff report, hearing minutes, and findings and conclusions may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue. If no appeal has been filed, this approval is in effect based on the Effective Date of Approval noted above.

Zone Map (Existing and Proposed)



Wilson Zone Change (ZDC14-00001)
Land Development Hearings Board Staff Report
ATTACHMENT A-4



Corvallis Planning Division
501 SW Madison Ave
Corvallis, OR 97333
541.766.6908
Planning@CorvallisOregon.gov

