



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

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www.oregon.gov/LCD



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

Date: January 22, 2016

Jurisdiction: City of Corvallis

Local file no.: ZDC 15-00002

DLCD file no.: 004-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/20/2016. 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 70 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.: 004-15 {23849}
Received: 1/20/2016

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.: **ZDC15-00002**

Date of adoption: 1/19/16

Date sent: 1/20/2016

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): 6/10/15

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): Rian Amiton, Associate Planner

Phone: 541 766-6573

E-mail: rian.amiton@corvallisoregon.gov

Street address: 501 SW Madison Ave

City: Corvallis

Zip: 97339-1083

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 GI	to MUE	Acres: 1.8
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): 12-5-02BB, TL 16400 & 16500

List affected state or federal agencies, local governments and special districts: ODOT Rail and Highway Divisions

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.

Notice of Disposition (Attached)

Public Notices, Staff Report to the Planning Commission (PC), Minutes of the PC meeting, and other associated materials are online at: <http://archive.corvallisoregon.gov/Browse.aspx?dbid=0&startid=632899>



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

PLANNING COMMISSION NOTICE OF DISPOSITION

CASE: ZDC15-00002/MRP15-00003 **ORDER NO. 2016-001**

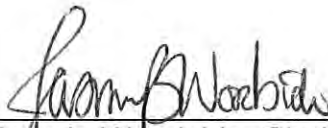
REQUEST: The applicant seeks approval for a Zone Change from General Industrial (GI) to Mixed Use Employment (MUE), and a Minor Replat to combine two parcels into one. The underlying Comprehensive Plan land use designation for the property is General Industrial.

**OWNER/
APPLICANT:** Casey Denson
P.O. Box 1036
Corvallis, OR 97339

LOCATION: The 1.83 acre subject site is located in southwest Corvallis, on the west side of SW 7th Street, north of the intersection of SW 7th Street and SW Western Boulevard. It is identified on Benton County Assessor's Map 12-5-02 BB as Tax Lots 16400 and 16500.

DECISION: The Corvallis Planning Commission conducted a public hearing to review a request for a Zone Change and Minor Replat on January 6, 2016, closed the public hearing, and deliberated on the matter. At their meeting, the Planning Commission decided to approve the Minor Replat subject to the listed conditions of approval below (see **Attachment A**), and decided to approve the Zone Change should be approved (see **Attachment B**), and has adopted the findings in support of that decision contained in the staff report and the January 6, 2016 minutes.

January 7, 2016
Signed



Jasmin Woodside, Chair
Planning Commission

APPEALS – EFFECTIVE DATE OF APPROVAL

**APPEAL DEADLINE /
EFFECTIVE DATE OF APPROVAL:**

January 19, 2016

If you are an affected party and wish to appeal the Planning Board 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.

CONDITIONS OF APPROVAL FOR THE MINOR REPLAT (MRP15-00002)

1. Final Plat Application Requirements: With submission of the final plat document for staff review, the applicant should provide a written narrative that describes how each of the applicable conditions of approval has been satisfied, in addition to the following:
 - a. The Final Partition Plat shall conform to the approved Tentative Partition Plat, as described in **Attachment B** of the staff report, and the Conditions of Approval noted below.
 - b. The Final Plat shall comply with the requirements in LDC § 2.14.40.01.
2. Final Plat Signature Block: The applicant shall provide the following City of Corvallis case number and signature block on the final plat:

City of Corvallis Case MRP15-00002

Corvallis Planning Division Manager

Corvallis City Engineer

3. Monuments: An Oregon-licensed land surveyor shall survey and place monuments on the parcels. All monuments on the exterior boundary and all parcel corner monuments for a partition shall be placed before the partition is offered for recording.
4. Easements on Plat: The final plat shall reference all existing and proposed easements impacting the property per LDC § 2.14.40.01.6.
5. Final Plat Document: Upon recording of the final plat with Benton County, the applicant shall provide one paper or electronic (PDF) copy of the recorded final plat to the Planning Division, for record keeping purposes.
6. Parcel Address Assignment: Prior to final plat, the applicant shall coordinate with the Development Services Division to re-assign street addresses for the consolidated parcel.
7. Landscaping:
 - a. The developer shall provide a Landscape and Irrigation Plan in accordance with LDC § 4.2.20.a.1 to the Planning Division for review and approval prior to issuance of final plat approval. Street trees are required along SW 7th Street in accordance with LDC § 4.2.30.

- b. Installation – All required landscaping and related improvements shall be installed as illustrated on the approved Landscape and Irrigation Permit, or financially secured, as applicable, in accordance with LDC § 4.2.20.a.2 prior to final plat approval. Street trees shall be installed within the three year period established in LDC § 4.2.30.a.3.b. All landscaping will be inspected and approved by the Planning Division; unless financially secured, this shall occur prior to final plat approval.
 - c. Driveways and new utility installations shall be configured so that street trees required under LDC § 4.2.30 can be planted in street planter strips. Street trees shall be provided in accordance with the approved site plan and LDC § 4.2.30 of the Land Development Code. Trees shall not be planted within 10 feet of any fire hydrant, utility pole, public sanitary sewer, storm drainage, or water line. If the spacing requirements of LDC 4.2.30.b cannot be met between street trees and existing public utilities, then street trees shall be planted in yard areas adjacent to the street as per LDC § 4.2.30.a.1.a.
 - d. Three-Year Maintenance Guarantee – Prior to final acceptance of the installation, the developer shall provide a financial guarantee to the City, as specified in LDC § 4.2.20.
 - e. Coverage within Three Years – All required landscaping shall provide a minimum 90 percent ground coverage within three years, in accordance with LDC § 4.2.20.a.3.
 - f. Three-Year Maintenance Guarantee Release – The developer shall provide a report to the Development Services Division just prior to the end of the three year maintenance period, as prescribed in LDC § 4.2.20.a.3. The report shall be prepared by a licensed arborist or licensed landscape contractor and shall verify that 90 percent ground coverage has been achieved, either by successful plantings or by the installation of replacement plantings. The Director shall approve the report prior to release of the guarantee.
8. SW 7th Street Sidewalk Improvements – Consistent with Order No. 96-28 (**Attachment H** of the staff report) and LDC § 4.0.30, prior to final plat approval, the applicant shall install a City standard sidewalk on the west side of SW 7th Street from SW Washington to SW Western Boulevard. The sidewalk installation shall be setback and the back edge of the sidewalk shall align with the property line. Concurrent with the installation of a sidewalk, a planter strip shall be installed consistent with LDC § 4.0.30. If security is allowed per LDC section 2.4.40.08, the applicant shall provide an updated security agreement based on current construction costs.
9. Public Improvements – In accordance with LDC § 4.0.60.e and LDC § 4.0.70, all development sites shall be provided with access to a street, public water, sanitary sewer, storm drainage, and street lights. Any plans for public improvements referenced within the application or this staff report shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the applicant shall obtain approval of, and permits for, engineered plans for public improvements by private contract (PIPC) from the City's

Engineering Division per LDC section 4.0.80. The applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, storm drainage and street lighting improvements are provided. Street signs and curb markings will be reviewed and approved with the PIPC plans. Final utility alignments that maximize separation from adjacent utilities and street trees shall be engineered with the plans for public improvements in accordance with all applicable LDC criteria and City, DEQ and Oregon Health Division requirements for utility separations. Public improvement plan submittals will be reviewed and approved by the City Engineer under the procedures outlined in LDC § 4.0.80.

10. Franchise Utility Easements - According to LDC § 4.0.100.b, a minimum 7-foot Utility Easement (UE) is required adjacent to all street ROWs and shall be shown on the plat.
11. Final Plat or Planned Development Overlay Required – No building permit may issue if final plat approval is not granted. No development may occur on the site unless application for Planned Development Overlay is approved or minor replat consolidating the parcels is completed.

DEVELOPMENT RELATED CONCERNS FOR THE MINOR REPLAT (MRP15-00002)

- A. Future Public Improvements and Issuance of Building Permits – Consistent with LDC section 4.0.20 and Council Policy CP91-7.04, no building permits for foundations or structures shall be issued until all public improvements required for the approved development are complete and accepted by the City Engineer. The applicant will need to address street and utility requirements to serve the specific site development consistent with LDC criteria. The required improvements should be consistent with conditions from Order No. 96-28 (**Attachment H** of the staff report) including conditions No. 7 (SW 7th Waterline improvements) and Condition No. 11 (Storm Drain Reconstruction and Separation).
- B. Site Vehicle Access Location – With redevelopment, vehicular access to the property should be relocated to the north end of the property on SW 7th Street to avoid conflicts between the rail crossing and vehicles entering and exiting the site.
- C. Traffic Study – With redevelopment of the site, an updated traffic study will be required. The traffic study will need to include updated counts for all intersections which include recent development in the area and address the trip cap for the site. The traffic study will need to evaluate intersections receiving more than 30 vehicle trips and the railroad crossing. Building placement shall consider City standard vision clearance and vision clearance necessary for the railroad crossing.

- D. Stormwater Management Measures – Concurrent with building permits for the site, the applicant will need to address stormwater management measures consistent with LDC § 4.0.130.
- E. Erosion Control, Excavation and Grading Plans – Prior to issuance of any construction permits, the applicant shall submit an erosion control plan and any required excavation and grading plans to the City's Development Services Division for review and approval.
- F. Other Permits – Prior to issuance of any construction permits, the applicant shall be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit if construction activity will disturb, through clearing, grading, and/or excavation, one or more acres of the site. Additionally, any permits required by other agencies such as the Division of State Lands; Army Corps of Engineers; Railroads; County; or Oregon Department of Transportation, shall be approved and submitted to the City prior to issuance of any City permits.
- G. Infrastructure Cost Recovery – Sewer and water Improvements were constructed along the site frontage by City of Corvallis Project No. 659137. If there are applicable Infrastructure Cost Recovery charges for water and/or sewer, the developer shall pay their required share of the costs prior to making any connection to any infrastructure system, in accordance with Corvallis Municipal Code 2.18.040.
- H. Irrigation Plans – Prior to issuance of public improvement permits, the applicant shall submit, and obtain approval of, irrigation plans.
- I. Streetscape Plan – As part of the public improvement plans, the applicant shall include a "streetscape" plan that incorporates the following features: composite utility plan; street lights; proposed driveway locations; vision clearance triangles for each intersection; street striping and signing (in conformance with the MUTCD); and proposed street tree locations.
- J. Tree Plantings – Tree planting locations shall not block street signs, or traffic signals. In addition, trees shall not be planted in areas outlined in LDC § 4.2.30.b.
- K. Planned Development Overlay – If future development is composed of two or more phases, the mixed use site shall be reviewed as a Planned Development in accordance with LDC Chapter 2.5 and each phase shall meet the minimum 0.25 FAR standard (LDC § 3.27.40.01.b). Similarly, Planned Development review may be required if a final partition plat is not recorded with Benton County per the Conditions of Approval for MRP15-00002 and the parcels are not concurrently developed (LDC § 3.27.20.b.2).

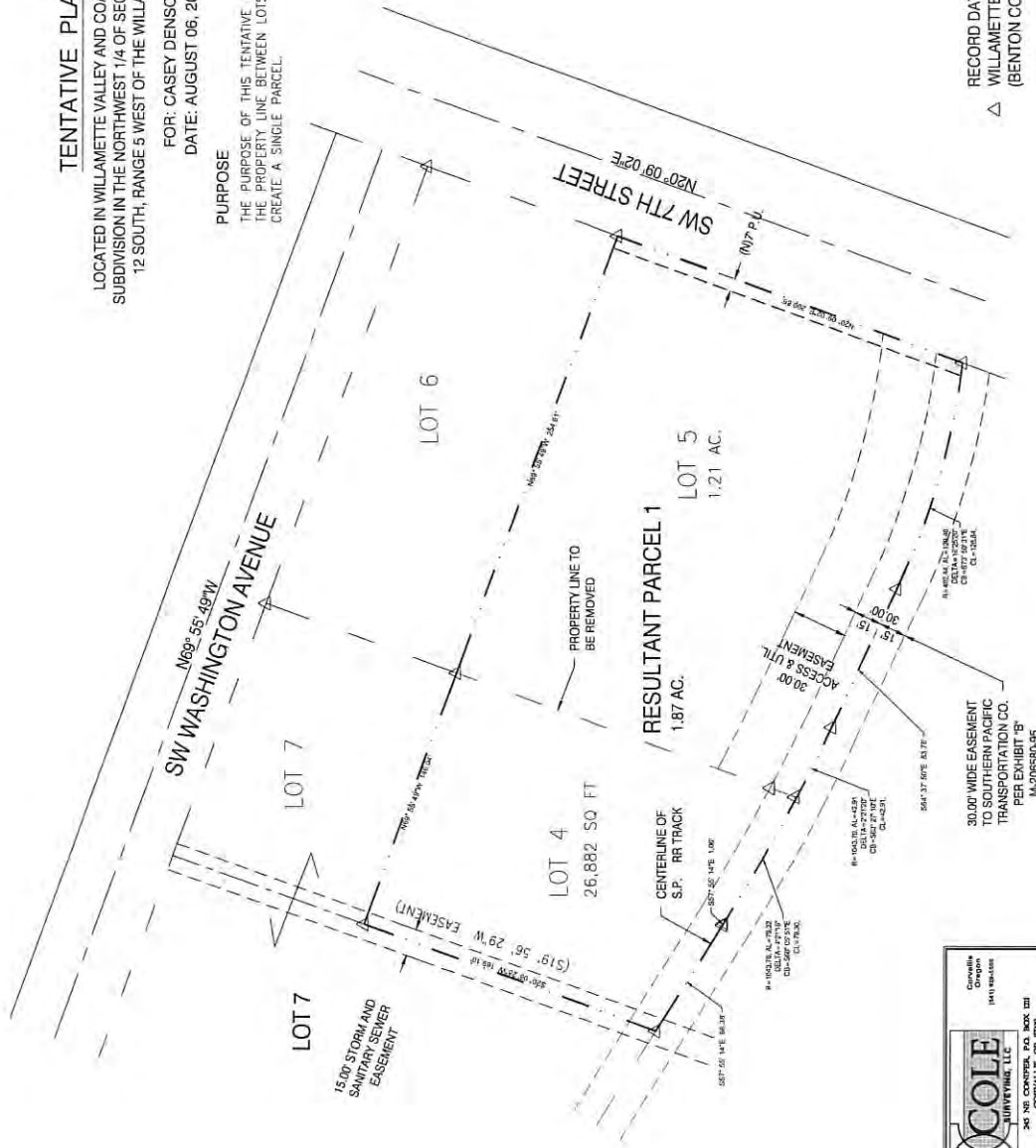
TENTATIVE PLAT

LOCATED IN WILLAMETTE VALLEY AND COAST RAILROAD YARD
 SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 2 OF TOWNSHIP
 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN

FOR: CASEY DENSON
 DATE: AUGUST 06, 2015

PURPOSE

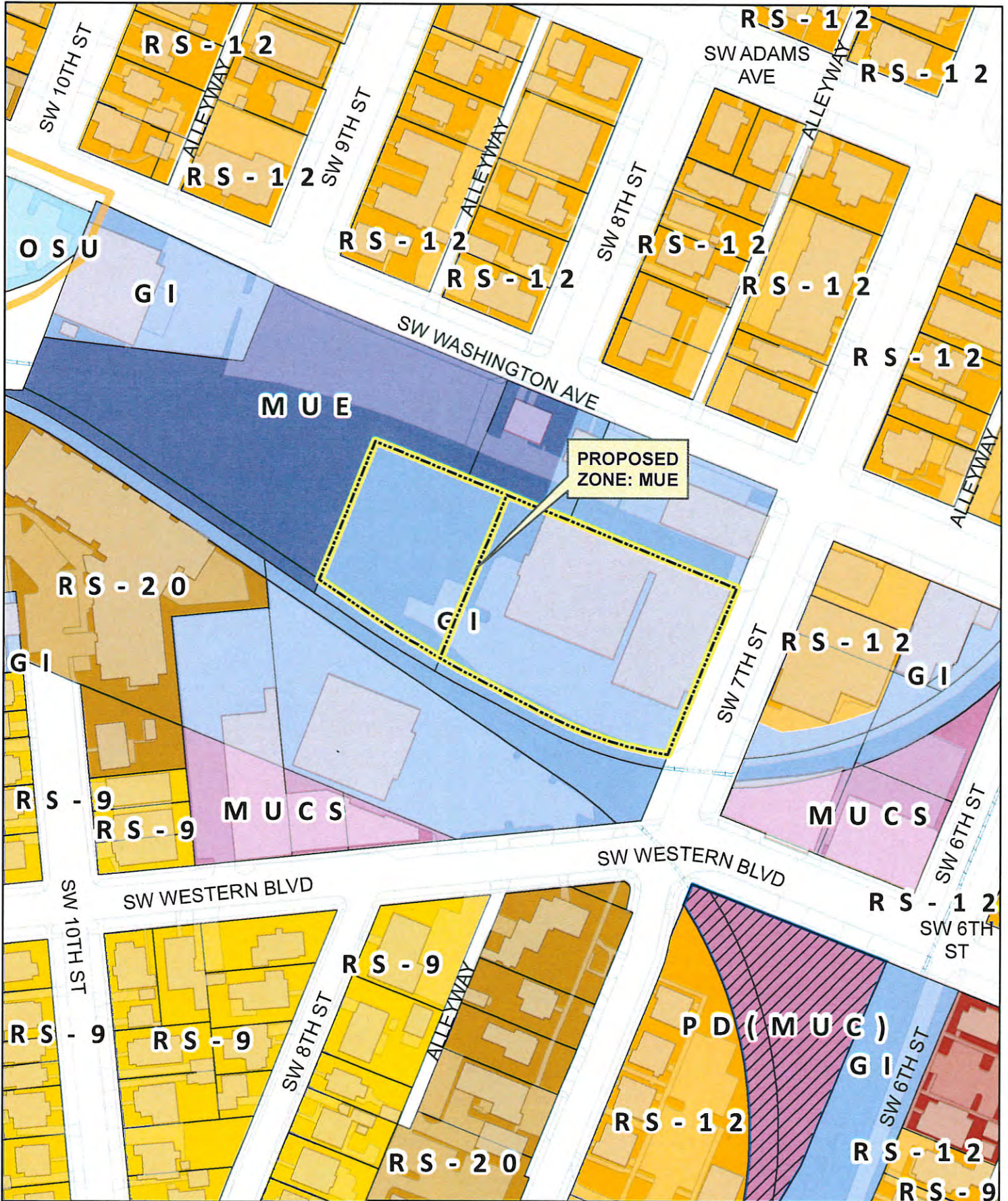
THE PURPOSE OF THIS TENTATIVE PLAT IS TO REMOVE
 THE PROPERTY LINE BETWEEN LOTS 4 AND 5 TO
 CREATE A SINGLE PARCEL.



RECORD DATA SHOWN PER SUBDIVISION PLAT OF
 WILLAMETTE VALLEY AND COAST RAILROAD YARD
 (BENTON COUNTY DEED RECORDS BOOK 9, PAGE 57)

<p>OCOLE OREGON CONSULTING ENGINEERS, LLC</p>	200 N.W. CORVALLIS BLVD., SUITE 200 CORVALLIS, OR 97331
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Zoning Designations (Existing and Proposed)



DENSON ENTERPRISES
 ZDC15-00002/MRP15-00003
 ORDER 2016-001
 ATTACHMENT B



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