



# Oregon

John A. Kitzhaber, M.D., Governor

**Department of Land Conservation and Development**

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



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

Date: April 08, 2015  
Jurisdiction: City of Corvallis  
Local file no.: ZDC 14-00003  
DLCD file no.: 005-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 04/07/2015. 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 42 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](mailto:plan.amendments@state.or.us)



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

<b>FOR DLCD USE</b>	
File No.:	005-14 {22546}
Received:	4/7/2015

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 OR 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: Corvallis

Local file no.: **ZDC14-00003**

Date of adoption: 3/19/2015

Date sent: 4/7/2015

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): 11/5/2014  
 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:

The Notice of Proposed Change described the area subject to the zone change as being 7 acres in size. However, the subject site is 7.4 acres. The request did not change from the original application submittal, and this was due a staff error.

Local contact (name and title): Carl Metz, Associate Planner

Phone: 541-766-6576

E-mail: carl.metz@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<br>change. | to | acres. | A goal exception was required for this         |
| Change from<br>change. | to | acres. | A goal exception was required for this         |
| Change from<br>change. | to | acres. | A goal exception was required for this         |
| 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: 6
Change from RS-5	to RS-6	Acres: 1.4
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:
---------------------------	--------------	----------------

Location of affected property (T, R, Sec., TL and address): T12S R5W Sec 4 Tls: 12-5-04CA 900, 1200, 6500, 6600, & 6700

---

List affected state or federal agencies, local governments and special districts: Oregon Department of Transportation - Highways 20/34 (aka Philomath Blvd); and Benton County - West Hills Road

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.



**CORVALLIS PLANNING COMMISSION  
NOTICE OF DISPOSITION**

**ORDER NO. 2015-014**

**CASE:** **Sylvia Subdivision  
(ZDC14-00003, SUB14-00003, & LDO14-00007)**

**REQUEST:**

The applicant seeks approval of a Zone Change, to change the existing zoning from a mix of RS-3.5 (Low Density Residential) (6 acres) and RS-5 (Low Density Residential) (1.4 acres) to RS-6 (Low Density Residential), a 37 lot residential Subdivision, and a Minor Lot Development Option to vary from Block Perimeter Standards of the Land Development Code.

**OWNER:**

Sylvia L. Moore  
1145 SW 47<sup>th</sup> St.  
Corvallis, OR 97333

**APPLICANT:**

Mike Goodrich  
Legend Homes  
12755 SW 69<sup>th</sup> Ave.  
Portland, OR 97223

**LOCATION:**

The 7.4 acre subject site is located approximately 125 feet east of SW Timian St., between SW West Hills Rd. and SW Philomath Blvd (aka Highway 20/34). It is identified on Benton County Assessor's Map 12-5-04 CA as Tax Lots 900, 1200, 6500, 6600, & 6700.

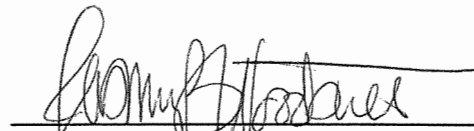
The Corvallis Planning Commission held a public hearing on March 4, 2015, held the record open for seven additional days, and then deliberated, and approved the Zone Change, Subdivision, and Minor Lot Development Option applications, subject to Conditions of Approval, as modified, on March 18, 2015. The Commission adopted the findings in the February 25, 2015, staff report to the Commission, and findings in support of the Commission's decision which were made during the deliberations of the March 18, 2015, meeting. The Commission's findings from deliberations are reflected in the minutes from that meeting.

If you are an affected party and wish to appeal this decision, appeals must be filed in writing with the City Recorder within 12 days from the date the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$636.80 (\$318.40 if appealed by a recognized Neighborhood Association).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.

The proposal, staff report, hearing minutes, and disposition may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.

  
\_\_\_\_\_  
Jasmin Woodside, Chair  
Corvallis Planning Commission

**Signed:** March 19, 2015

**Appeal Deadline:** March 31, 2015 at 5:00 PM

**Effective Date of the Zone Change :**

Unless appealed, the Zone Change will be effective March 31, 2015, at 5:00 PM.

**Effective Period of the Tentative Subdivision Plat:**

Unless appealed, the tentative subdivision plat approval will expire on March 31, 2017.

**Effective Period of the Minor Lot Development Option:**

Unless appealed, the Minor Lot Development Option will expire on March 31, 2017.

## CONDITIONS OF APPROVAL

Condition Number	Condition Language
1	<p><b><u>Consistency with Plans:</u></b> The site shall be developed according to the plans, including the proposals described below, as depicted in the applicant's application materials (Attachment A).</p> <p>A. The applicant proposes to increase the minimum rear yard setback for any lot developed with a two-story detached dwelling to not less than 25 feet. This is described on page 22 of the applicant's narrative (revised January 23, 2015) (see Attachment A.29 of the February 25, 2015, staff report to the Planning Commission). This requirement shall be memorialized in either a note on the final plat or as a restriction within the affected lots' deeds.</p> <p>B. The applicant proposes to deposit \$10,000 into an escrow account to be contributed toward funding a traffic study and/or traffic calming measures, as deemed necessary, along Timian St. within three years of the final plat's recordation, in accordance with the Corvallis Neighborhood Traffic Calming Program. This is described on page 40 of the applicant's narrative (revised January 23, 2015) (see Attachment A.47 of the February 25, 2015, staff report to the Planning Commission). The creation, funding, and management of the escrow account shall be subject to the approval of the Community Development Director.</p>
2	<p><b><u>Adherence to Land Development Code standards:</u></b> As illustrated on the proposed application materials (<b>Attachment A</b>), the approval of the Minor LDO authorizes a variation from the following LDC standards:</p> <p>A. Maximum block perimeter distances per Section 4.0.60.o.1(b).</p> <p>Other than those variations listed above, all development shall comply with applicable Land Development Code standards. Compliance shall be demonstrated at time of submittal for Excavation and Grading, site development, and building permits.</p>

Condition Number	Condition Language
3	<p><b><u>Building Type:</u></b> In accordance with LDC Section 2.4.40.01.o, a copy of the recorded Final Subdivision Plat shall be provided to the Development Services Division. The copy shall indicate the Housing Types on the lots that satisfy the Housing Type variation provisions within the relevant zone. Single-family detached housing need not be identified</p> <p>A. To enforce these required Housing Types, a deed declaration shall be provided for Lots 13-20 limiting the development of Attached Single-family building types (two units); and</p> <p>B. A note shall be provided on the Final Subdivision Plat that informs lot owners about the existence of deed declarations, describing the Housing Type that may be built.</p>
4	<p><b><u>Exterior Lighting:</u></b> All exterior lighting shall comply with LDC Section 4.2.80 and the light pole locations depicted on plans submitted as part of this application (applicant's Attachments "I" and "K", see Attachments A.75 &amp; A.77). All light fixtures shall be designed, and supplemented with shielding, where necessary to comply with LDC Section 4.2.80.</p>
5	<p><b><u>Landscaping Requirements:</u></b></p> <p>A. The developer shall provide a landscape plan, in accordance with Section 4.2.20.a.1, to Development Services staff for review and approval prior to the recordation of the Final Plat.</p> <p>B. <u>Installation</u> – All required landscaping and related improvements shall be installed as illustrated on the approved Landscape and Irrigation Permit, and shall be completed prior or financially secured, as applicable, in accordance with Section 4.2.20.a.2. The installation will be inspected and approved by the Development Services Division, and shall occur prior to or concurrent with final inspections for site construction permits.</p> <p>C. <u>Three-Year Maintenance Guarantee</u> – Prior to final acceptance of the installation, the developer shall provide a financial guarantee to the City, as specified in LDC 4.2.20.</p> <p>D. <u>Coverage within Three Years</u> – All required landscaping shall provide a minimum 90 percent ground coverage within three years, in accordance with Section 4.2.20.a.3.</p>

Condition Number	Condition Language
5	<p><b><u>Landscaping Requirements (continued):</u></b></p> <p>E. <u>Three-Year Maintenance Guarantee Release</u> – 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 Section 4.2.20.a.3 of the LDC. 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.</p> <p>F. All of the required landscaping shall be installed in accordance with Sections 4.2.20.e through “g.”</p> <p>G. Trees shall be installed adjacent to Tracts B and C in conjunction with the development of Lots 13 through 20 in accordance with Sections 4.0.60.j.2(c) and 4.2.30.a.2.</p> <p>H. All trees installed in conjunction with the proposed development shall be maintained in accordance with Section 4.2.30.c, as applicable.</p> <p>I. Tract B shall be developed in accordance with the applicable buffer plantings requirements in Sections 4.1.40.e, 4.2.20, 4.2.30, and 4.2.40.a.</p> <p>J. All trees installed in conjunction with the proposed development shall be done so in accordance with Section 4.2.60.</p>



Condition Number	Condition Language
6	<p><b><u>Significant Tree Protection:</u></b> With submittal of the building and site work permit applications, the applicant shall demonstrate that existing significant trees in the vicinity of construction will be preserved, as described in the March 16, 2015, arborist's report submitted with this application. Specifically, Trees 119, 120, 124, 231, 232, 233, and 234, as described in the applicant's March 17, 2015, final written argument, shall be preserved consistent with the arborist's recommendations. Prior to issuance of building and site work permits, the applicant shall submit to the City of Corvallis a revised Tree Management Plan specifying these trees for preservation. For Tree 231, the applicant shall install tree protection fencing and work shall be conducted consistent with the standards in LDC Section 4.2.20.d and 4.12.60.f. For Trees 119, 120, 124, 232, 233, and 234, the applicant shall install tree protection fencing consistent with the standards in LDC Section 4.2.20.d and 4.12.60.f, and drainage facilities may be constructed within the trees' Circles of Protection consistent with the arborist's recommendations described in the March 16, 2015, arborist's report.</p>
7	<p><b><u>Screening Requirements:</u></b></p> <p>A. A masonry wall, not to exceed six feet in height, shall be constructed within the required front and side yards, as applicable, of Lots 16 through 20 along their respective Philomath Blvd./Highway 20/34 frontages. This wall shall be located within the lots' boundaries, no closer than five feet from the Philomath Blvd. sidewalk, and the wall design shall be in substantial conformance with the design depicted in Attachment A.79. The construction of this wall does not exempt the development of Lots 16 through 20 from compliance with Pedestrian Oriented Design Standards in Section 4.10.50.01.</p> <p>B. Any fence or wall, including the footing, constructed by the developer shall be located outside the public ROW and not impact vision clearance standards. The wall shall be privately owned and maintained.</p> <p>C. The construction of fences and walls, as applicable, shall be done so in accordance with Section 4.2.50.01.c.</p> <p>D. All service facilities and outdoor storage areas shall be screened in accordance with Section 4.2.50.02, as applicable.</p>
8	<p><b><u>Issuance of Building Permits</u></b> – 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.</p>

Condition Number	Condition Language
9	<p><b><u>Sidewalk Improvements</u></b> – Sidewalks shall be installed consistent with LDC section 4.0.30 including timing of installation. Sidewalks along common areas, Collector Streets and Philomath Blvd shall be installed with the Public improvements (PIPC). Sidewalk transitions will be required where sidewalks need to connect with existing facilities such as paved shoulders. Sidewalk improvements within Benton County ROW and ODOT ROW will be subject to permits from those jurisdictions. For West Hills Road sidewalk improvements, the applicant shall construct or prepay for improvements consistent with LDC Sections 4.0.60.e and 4.1.40.b.</p>
10	<p><b><u>Extension of Sidewalk to Technology Loop</u></b> – Subject to review, approval and permitting by ODOT and concurrent with the public street improvements for the site, a sidewalk with a minimum width of 6 feet (unless otherwise specified by ODOT) shall be constructed from the site to the pedestrian signal pedestal on the NE corner of Philomath Blvd and Technology Loop. Installation of the sidewalk would require removal of existing vegetation within ODOT ROW that may provide screening for the adjacent properties. The installation would also likely require the removal of pine trees in the area of Technology Loop on the north side of Philomath Blvd. Consistent with LDC sections 4.0.30.b, 4.0.30.d, and 4.0.30.e, and for pedestrian safety, the benefits from a public pedestrian connection may justify the removal of vegetation within the ROW. Any screening for adjacent private property should occur on private property and not be located within the ROW.</p>
11	<p><b><u>SW West Hills Road Improvements</u></b> - A permit for public improvements will be required from Benton County for improvements to SW West Hills Road. Improvements to SW West Hills Road will need to be consistent with the letter dated February 11, 2015 (see Attachment B.3,) from Benton County to the City of Corvallis. Typically the County will default to City Standards within the UGB. City and County staff have discussed the improvements along SW West Hills Road and the County prefers prepayment for improvements consistent with City and County standards. Ultimate improvements to SW West Hills should include: 11-foot travel lanes, 6-foot bike lanes, standard curb and gutter, 12-foot planter strips and 5-foot sidewalks. The applicant will need to construct or prepay for improvements consistent with LDC Sections 4.0.60.e and 4.1.40.b.</p>

Condition Number	Condition Language
12	<b><u>Street Lights</u></b> – Consistent with LDC section 4.0.60.r, the applicant shall provide an engineered design for street light installation, obtain appropriate electrical permits from Development Services Division, and install the street light system concurrent with public improvements.
13	<b><u>Emergency Vehicle Access Connection Between Street ‘A’ and Philomath Blvd.</u></b> – Final design of the emergency vehicle access and the end of ‘A’ street will be subject to permitting by ODOT and the City of Corvallis with the PIPC plans. Appropriate bollards, barricades and surface treatments shall be used to discourage & limit vehicular access other than emergency vehicles.
14	<b><u>Waterline Extensions</u></b> – Per LDC section 4.0.70.d, with development of the site and PIPC plans, the developer shall install a 12-inch waterline on the south side of Philomath Blvd. the length of the property frontage. The 8-inch waterline in ‘A’ street shall connect from this 12-inch waterline to the 20-inch waterline located in West Hill Road. A waterline shall be stubbed in ‘B’ street to the edge of the property.
15	<b><u>Public Improvements</u></b> – Public improvements shall be constructed in a single phase. 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 Land Development Code Section 4.0.80.

Condition Number	Condition Language
16	<p><b><u>Private Storm Drainage Easements and Private Storm Drainage</u></b> – Private storm drainage easements shall be labeled on the final plat and include the purpose of the easement and maintenance. Installation of the private storm drainage system will be subject to permitting through the City’s Development Services Division. It will also need to be shown on the PIPC plans to evaluate how the public and private systems work together. A private maintenance agreement with enforcement provisions to ensure maintenance of private storm drainage facilities shall be established in accordance with LDC sections 4.0.70.f and 4.0.60.d prior to permitting these improvements or submitting the final plat. The private storm drain shall have a private “joint and several” maintenance easement that will allow lot owners access for maintenance purposes over the entire line.</p>
17	<p><b><u>Maintenance Access to Public Facilities</u></b> - Access structures and appropriate access easements shall be provided for all public sewer and stormwater manholes, detention, and water quality facilities not located in public right-of-way. Access structures shall be all-weather, minimum 15' wide, and capable of supporting 60,000 pound maintenance vehicles. The access structures shall extend to within 10' of all manholes, with no more than a 15' back-up length, unless otherwise approved by the City Engineer.</p>

Condition Number	Condition Language
18	<p data-bbox="386 279 1429 352"><b><u>Off-site Stormwater Drainage and Easements</u></b> - The following procedure shall be followed for off-site drainage easements:</p> <p data-bbox="386 390 1429 758"><u>Applicants Shall Describe the Existing Drainage Situation.</u> A physical description of drainage features from the development site downstream to the first existing public facility should be provided. Information on the presence or absence of a defined channel, the extent of the presence of water in the system, the type of vegetation and its tolerance for hydrological changes, the type of land uses being employed, groundwater characteristics, and any other relevant physical characteristic should be provided. A known hydrological change caused by development is an increase in dry season flows due to irrigation and/or intercepted groundwater.</p> <p data-bbox="386 795 1429 940">A discussion of the existing drainage legal situation should also be provided. A list of downstream property owners and any known storm drainage easements or other access rights should be provided. Any previous disputes should be documented.</p> <p data-bbox="386 978 1429 1304"><u>Applicants Shall Make a Good Faith Effort to Obtain Easements.</u> Written and personal contact should be made with affected downstream property owners and documentation furnished to the City. If objections are raised, resolution alternatives should be considered. Compensation offers should be made based upon easement fair market value established by professional appraisals. Physical improvements to the drainage system could be considered. Benefits associated with an established public drainage system in the area could be discussed. Existing drainage problems could be resolved.</p> <p data-bbox="386 1341 1429 1633"><u>Applicants Shall Engineer Solutions to Minimize Downstream Impacts.</u> Features such as detention, infiltration, water conserving landscaping (no automatic irrigation systems), minimal impervious area, commitments to low impact weed and pest control, water quality treatment, or other applicable solutions should be considered. These solutions shall be prepared by a registered professional engineer and conform as closely as possible to criteria contained in the City of Corvallis Stormwater Master Plan and King County Surface Water Design Manual.</p> <p data-bbox="386 1671 1429 1787"><u>Drainage Facilities Shall Remain Private.</u> Any drainage facility installed under this process without public easements shall remain private in perpetuity.</p>

Condition Number	Condition Language
18	<p><b><u>Off-site Stormwater Drainage and Easements</u></b> (continued)            If it is demonstrated that easements cannot be obtained as described above, the following conditions shall be met:</p> <p><u>Applicants Shall Indemnify the City of Corvallis.</u> The applicant shall provide an indemnification and hold harmless agreement acceptable to the City Attorney's Office protecting the City of Corvallis, its officers, employees, volunteers and agents against any drainage related action, claim for injury or damage and all loss, liability, cost or expense, including court costs and attorney fees, growing out of or resulting directly or indirectly from construction, installation, operation and maintenance of the land division and subsequent development. This indemnification shall be a covenant running with the land, and shall be binding upon the Owner and Owner's heirs, executors, administrators, successors, assigns, lessees, sub-lessees, tenants and sub-tenants forever.</p> <p><u>Applicant's Attorney Shall Provide Legal Opinion.</u> The applicant's attorney shall provide a written legal opinion that the proposed approach is consistent with Oregon water law.</p> <p><u>City May Consider Condemnation.</u> On a case-by-case basis, City staff may present the Corvallis City Council with a recommendation to pursue condemnation of the public drainage easements. It is expected that this would be an unusual situation based on a demonstrated high degree of public benefit and/or risk.</p>
19	<p><b><u>Final Storm Drainage Analysis</u></b> – As part of the plans for public improvements (PIPC), the applicant shall include a final drainage report stamped by a licensed professional engineer which includes capacity calculations. Any downstream culverts located between the development site and ODOT ROW (see Attachment A.233 of the February 25, 2015, staff report to the Planning Commission) that are undersized shall be replaced to City standards.</p>
20	<p><b><u>Franchise Utilities</u></b> - Prior to issuance of public improvement permits, the applicant shall submit, as part of the public improvement plan set, an overall site utility plan that shows existing and proposed franchise utility locations, including vaults, poles and pedestals. The proposed franchise utilities shall conform to requirements outlined in the LDC section 4.0.90 including provision of appropriate utility easements. The applicant shall provide confirmation the franchise utilities have reviewed these plans prior to review by the City.</p>

Condition Number	Condition Language
21	<b><u>Franchise Utility Easements</u></b> - According to LDC Section 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.
22	<b><u>Right-of-Way Dedication</u></b> - The applicant shall dedicate additional right-of-way to provide 57 feet of ROW from the centerline along SW Philomath Blvd. for setback sidewalks and planting strips. Along SW West Hills Road, additional ROW shall be dedicated to provide 34 feet of ROW from centerline for setback sidewalks and planting strips. The applicant shall also dedicate a minimum of 50 feet of right-of-way along all public local streets. The final plat shall include all right-of-way dedications. As part of the Public Improvements process, the applicant shall demonstrate that the proposed right-of-way widths will be feasible to construct all streets as proposed in the plans without impinging on adjacent properties.
23	<b><u>ROW Dedication/Easements</u></b> - Per LDC Section 4.0.100.f, any easements or ROW dedications shall be shown on the plat. Easements for water, sewer, and storm drainage shall be provided for facilities located outside the ROW. Minimum easement width shall be per LDC section 4.0.100.a. For multiple facilities such as storm and sewer within the same area the minimum easement width is 20 feet to allow the minimum separation between utilities of 7 feet. An environmental assessment for all land to be dedicated must be completed in accordance with LDC Section 4.0.100.g
24	<p><b><u>Storm Water Quality and Detention Design</u></b> – Consistent with LDC section 4.0.130, all storm water quality and detention facilities shall be designed consistent with criteria outlined in Appendix F of the City’s Storm Water Master Plan, and criteria outlined in the King County Surface Water Design Manual. As per King County criteria, if side slopes steeper than the standard 3H: 1V are proposed, or if embankment heights exceed 6 feet, they shall be designed by a licensed geotechnical engineer. As part of the plans for public improvements, the applicant shall provide engineered calculations for pre-development and post-development peak storm water run-off flows, and demonstrate that all storm drainage facilities are designed to match pre and post development flows up to the 2, 5, and 10-year storm events. Design of all detention and water quality facilities shall be performed by a qualified licensed professional engineer and shall be subject to the review and approval of the City Engineer.</p> <p>Design criteria for detention ponds require retaining walls to be setback 5 feet from the property line (KCWSWDM section 5.3.11).</p>

Condition Number	Condition Language
25	<p><b><u>Storm Water Quality and Detention Facility Landscaping</u></b> - The design for the storm water quality and detention facilities shall include a landscape plan that details all landscaping essential to ensure the proper function of the detention and water quality facilities. This functional landscape plan shall be submitted as part of the plans for public improvements. The applicant shall see that all associated functional landscaping associated with the storm water quality and detention facilities be installed, or that appropriate erosion and sediment control measures are in place, prior to any paving activity on the development site. All detention and water quality facilities landscaping shall be consistent with City and King County criteria, and shall be designed prior to acceptance of the public improvement plans. All water quality and detention landscaping shall be designed and approved by a qualified landscape architect.</p>
26	<p><b><u>Maintenance of Storm Water Quality and Detention Facilities</u></b> - The applicant shall provide a stormwater maintenance plan (in accordance with City and King County criteria), and a stormwater facilities agreement (in accordance with City criteria). The warranty and maintenance of the storm water facilities shall be 2 years after the acceptance of the facilities by the City.</p>

### DEVELOPMENT RELATED CONCERNS

- A. Mailbox Locations - As part of the plans for public improvements, the applicant shall show proposed mailbox locations, with approval from the Post Office, as well as any sidewalk transitions required by City Standards.
- B. Excavation and Grading Plans - Prior to issuance of any construction permits, the applicant shall submit an excavation and grading plan, including erosion control methods, to the City's Development Services Department for review and approval.
- C. ODOT permits – All work within ODOT ROW (Philomath Blvd.) will require a permit from ODOT. Items that may be subject to ODOT permitting include the emergency access, sidewalks, trees, grading, utilities and drainage.
- D. 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.

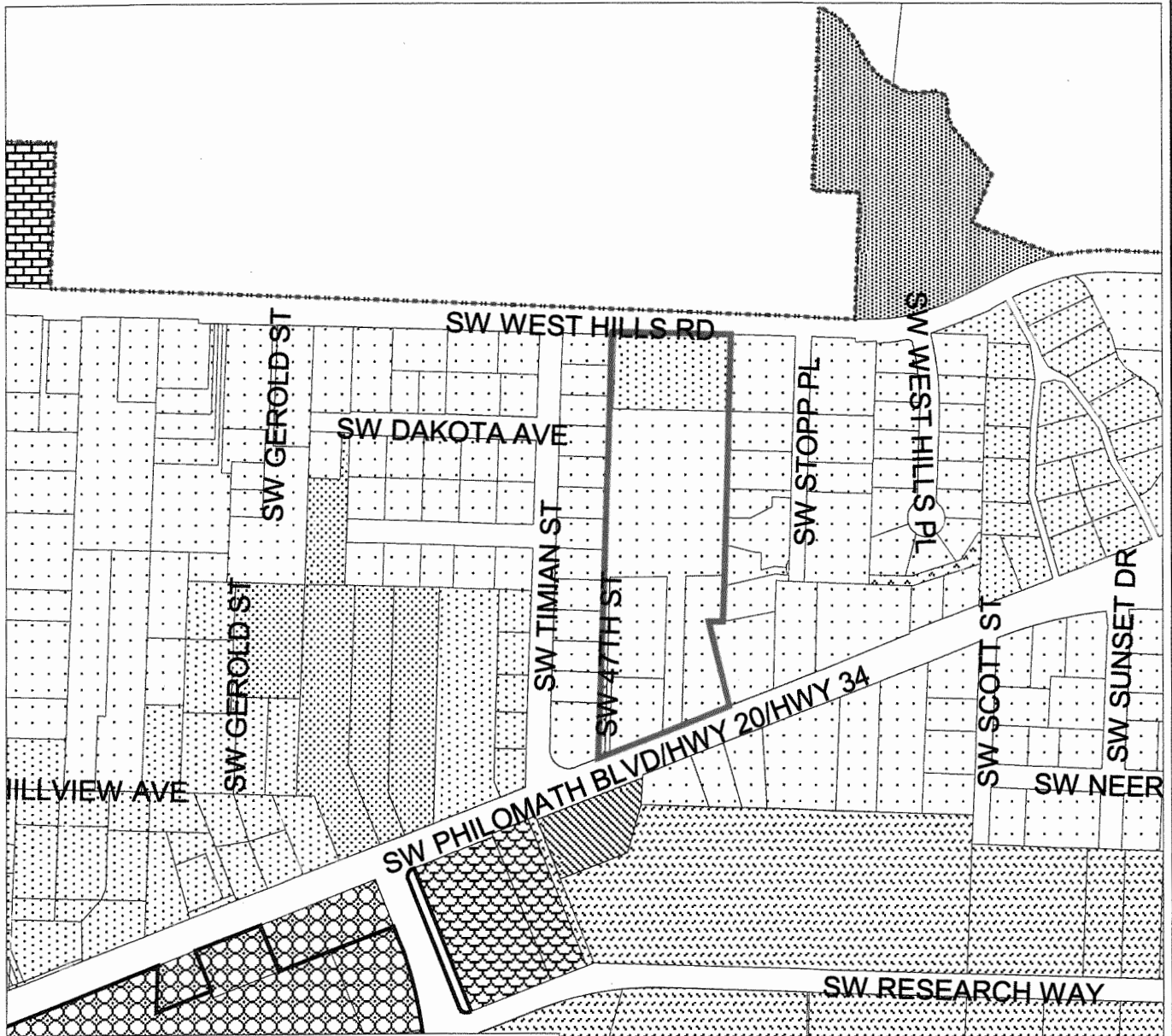
- E. SDC Reimbursement - Where it is anticipated that there will be System Development Charge (SDC) reimbursements from City funds to the developer for qualifying extra-capacity facilities built by the developer, the developer shall obtain a written agreement with the City regarding the monetary amount of the requested reimbursement as well as the anticipated construction time line for the qualifying improvements, prior to initiating construction of these facilities. A written request for SDC reimbursement may be directed to the City Engineer, who will review and forward the request to City Council.
- F. ZOB Applications - The applicant may apply for ZOB cost recovery for improvements that benefit other property owners adjacent to the improvements as outlined in Chapter 2.16 of the Corvallis Municipal Code. The applicant must submit a written request within one year from the acceptance of the public improvements in order to be considered for reimbursement.
- G. Infrastructure Cost Recovery - Where it is determined that there will be Infrastructure Cost Recovery charges, 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 should not be planted in areas outlined in LDC section 4.2.30.b.
- K. Signing & Striping Plans - As part of the public improvement plans, the applicant shall include a plan for street striping and signing. All striping and signing shall conform to the MUTCD and City standards and policies. All costs associated with striping and signing shall be borne by the developer.
- L. Street Names & Assigning Street Addresses - All street names need final approval from the Development Services Division prior to filing of the final plat. Street addresses are assigned by the Development Services Division. Requests for street addresses are to be submitted in writing to the Development Services Division accompanied by a copy of the approved tentative or final subdivision plat

with the approved street names. The scale of the drawing shall be 1" to 100'. Street addresses will be assigned within 15 working days of receipt of a complete request.

**Attachments:**

- Existing Zoning Map
- Approved Tentative Subdivision Plat
- Approved Tentative Utilities/Street Tree/Landscaping Plan
- Approved Masonry Wall & Philomath Blvd. Emergency Access Plan
- March 16, 2015, Arborist's Report
- December 29, 2014, Philomath Blvd. Site to Technology Loop Sidewalk Feasibility Analysis

# Sylvia Subdivision and Zone Change Zoning Designations



## LEGEND

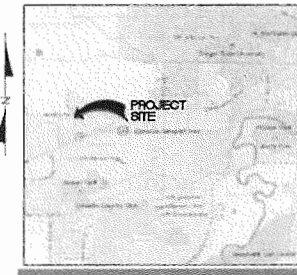
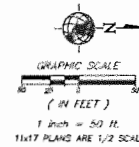
	Site Boundary		RS-12
	City Limits		NC-Major
<b>Zoning</b>			PD(NC-Major)
	RS-3.5		NC-Minor
	RS-5		MUGC
	RS-6		RTC
	RS-9		AG-OS

300 0 300 Feet

Attachment D



# SYLVIA PROPERTY 37-LOT SUBDIVISION



VICINITY MAP  
NTS

**SHEET INDEX**

- C1 COVER / PRELIMINARY PLAT
- C2 EXISTING CONDITIONS/DEM/PLAN
- C3 EXISTING GRADING/DEM/PLAN
- C4 PRELIMINARY UTILITY PLAN
- C5 PRELIMINARY TREE PRESERVATION PLAN
- C6 PRELIMINARY STREET TREE/LANDSCAPE PLAN
- C7 PRELIMINARY SOLAR ACCESS PLAN
- C8 PRELIMINARY MASONRY FENCE PLAN
- C9 PRELIMINARY CIRCULATION PLAN
- C10 PRELIMINARY PATH PLAN & PROFILE (HWY 30)
- C11 PRELIMINARY PATH PLAN & PROFILE (SILVAN)
- C12 EXISTING LAND USE MAP

**LEGAL DESCRIPTION**

TAX MAP 12-5-04CA, TAX LOT 900,  
SMAI, 6500, 6700, NE 1/4 SW 1/4 SECTION 4,  
T. 12S, R. 5W, W.M.,  
CORVALLIS, OREGON, BENTON COUNTY, OREGON

**PROJECT TEAM**

**DEVELOPER**

LEGEND HOMES CORPORATION  
1235 SW 98TH AVE., STE. 100  
PORTLAND, OR 97204  
PHONE - (503) 620-8000  
FAX - (503) 620-8000  
CONTACT: BBA@LEGENDHOMES.COM  
EMAIL: JKHAMPH@LEGENDHOMES.COM

**CIVIL ENGINEER**

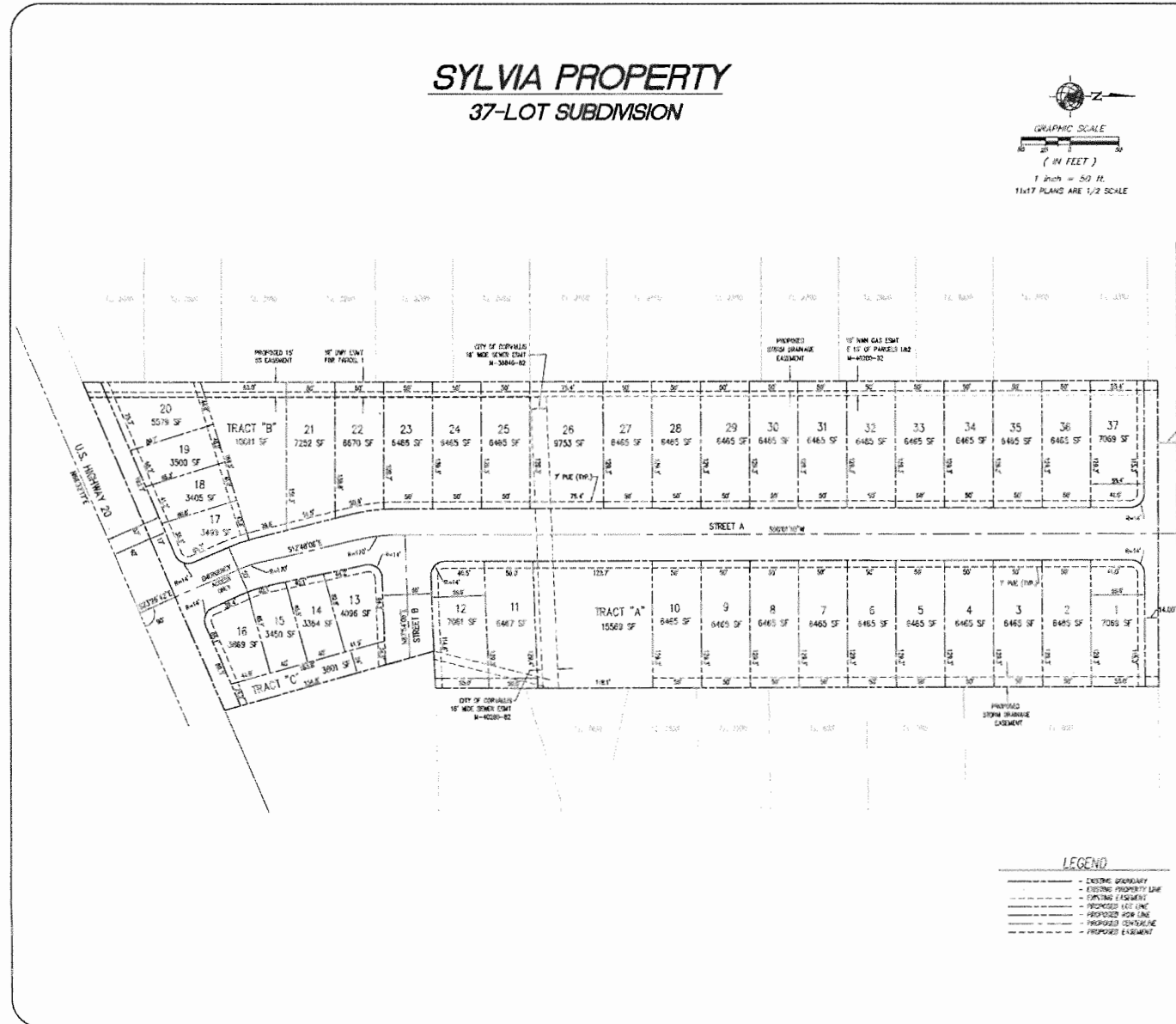
SR DESIGN LLC  
8158 SW HALL BLVD., SUITE 101  
BEAVERTON, OR 97008  
PHONE - (503) 469-1213  
FAX - (503) 469-8553  
CONTACT: STEVE BUBER  
EMAIL: STEVEB@SRDOLL.COM

**PLANNER**

PLANNET  
4725 SW 35TH DRIVE  
PORTLAND, OR 97219  
PHONE - (503) 971-1406  
CONTACT: ERIC ADAMS  
EMAIL: PLANNET@GMAIL.COM

**SITE INFORMATION**

TOTAL SITE AREA: 322,253 SF (7.40 ACRES)  
DEDICATED AREA: 82,478 SF (1.88 ACRES)  
NET AREA: 239,775 SF (5.52 ACRES)



**LEGEND**

- - - - - EXISTING BOUNDARY
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING FENCE
- - - - - PROPOSED 15' SIDE EASEMENT
- - - - - PROPOSED 15' SIDE EASEMENT FOR PARCEL 1
- - - - - PROPOSED 15' SIDE EASEMENT
- - - - - PROPOSED 15' SIDE EASEMENT
- - - - - PROPOSED 15' SIDE EASEMENT

**SR DESIGN**  
1234 SW 10th Ave.  
Portland, Oregon 97204  
Phone: (503) 469-1213  
Fax: (503) 469-8553  
www.srdesign.com



**COVER SHEET / PRELIMINARY PLAT**  
**SYLVIA PROPERTY**  
SW 47TH ST. AND 4625 SW PHILOMATH BLVD.  
CORVALLIS, OREGON  
LEGEND HOMES CORP., PORTLAND, OR 97223

REV.	DESCRIPTION	DATE
1	FOR CITY COMMENTS	11/27/24

PROJECT NO. <b>LEG002</b>	DATE FILED IN: DATE 1
------------------------------	--------------------------

DATE DESIGNED: 11/27/24	DATE 7/25/24
DESIGNER: A.S. HOPPER	
CHECKED:	
SUBMITTAL TITLE <b>COVER/PRE. PLAT</b>	
SHEET NUMBER	





**DATE:** March 16, 2015  
**TO:** Mike Goodrich (Legend Homes)  
**FROM:** Morgan Holen, Project Arborist  
**RE:** Sylvia Property, Corvallis – Supplemental Arborist Recommendations

MHA1444

This memorandum supplements the October 7, 2014 arborist report for the Sylvia project site in Corvallis, Oregon to more specifically address individual trees that were discussed during the March 4, 2015 Planning Commission hearing.

Construction impacts requiring cutting, filling, and compaction within the Circle of Protection required for tree preservation by the Corvallis Land Development Code are not the only reasons tree removal is proposed. While it is not impossible to preserve all trees recommended for removal based on the required Circle of Protection, not all trees are desirable long-term amenities. Trees exhibiting poor condition and structural defects, and tree species known to be invasive in the region are also recommended for removal. Additionally, tree removal is recommended where the removal of trees for the purposes of construction will result in negative impacts to the protection of adjacent trees. A more detailed explanation of the purposes of tree removal is provided below.

#### **Trees Planned for Removal**

- Trees 110-115 are small diameter trees (ranging from 6- to 13-inches) located along the eastern property boundary in the rear of lots 8-10 and tract A. Trees 110, 114, and 115 are recommended for removal because of structural defects, as detailed in the October 7, 2014, report. Tree 110 has moderate structure and multiple attachments with included bark that is likely to lead to increased failure potential as the tree grows larger over time. Tree 114 has poor and unattractive structure with numerous leaders. Tree 115 also has poor and unattractive structure with multiple leaders and has been impacted by invasive ivy growing up the main stem. Trees 111-113 are recommended for removal because they are non-native sweet cherry species, which is widely accepted as being invasive in the region. The required Circle of Protection for each of these trees varies from 15- to 19-feet and a private storm line is planned within this area. Avoiding impacts within the required Circle of Protection is not possible, but alternative tree protection measures could be used to provide adequate protection (as discussed below for trees 119, 120, and 124). Nevertheless, these trees are not recommended for preservation because of condition and species.
- Tree 120 is an 8-inch diameter scarlet oak in good condition with a 14-foot crown spread located near the western property boundary in the rear of lot 35. This tree requires a 19-foot Circle of Protection if preserved, but a private storm line is planned within this area. Although avoiding impacts within the required Circle of Protection is not possible, this tree is suitable for preservation with alternative tree protection measures within the Circle of Protection, as recommended below for trees 119 and 124.
- Tree 198 is a multi-stemmed English walnut with a 16-foot crown radius requiring a 21-foot Circle of Protection. Tree 199 is a multi-stemmed southern magnolia with a 20-foot crown radius requiring a 25-foot Circle of Protection. Both trees appear in generally good condition, but have moderate structure with codominant stems originating near ground level. The proposed parking lot and private utilities to serve lots 17-20 will necessitate placing up to two feet of fill within the entire area of each required Circle of Protection for these trees. The anticipated impacts are expected to result in detrimental harm to both trees that alternate protection measures could not mitigate. Therefore, they continue to be recommended for removal.

- Tree 200 is a multi-stemmed apple tree in generally fair condition with a 10-foot crown spread requiring a 15-foot Circle of Protection. Overhead utility lines are running through the crown of this tree. The existing conditions site plan shows that this tree is in close proximity to an existing driveway and house that will be demolished. Removal of this tree is recommended because adequate protection is not possible during demolition and grading, including the addition of nearly one foot of fill material within the Circle of Protection.
- Tree 219 is a multi-stemmed deciduous tree of unknown species in generally fair condition with a 12-foot crown spread requiring a 17-foot Circle of Protection. This tree was topped in the past for overhead utility line clearance and has some branch decay. As with Tree 200, removal of this tree is recommended because adequate protection is not possible during demolition and grading, including the addition of nearly one foot of fill material within the Circle of Protection.
- Tree 220 is a black hawthorn in generally fair condition with codominant stems and a 10-foot crown radius requiring a 15-foot Circle of Protection. This tree has a one-sided crown, branches with decay, and included bark in the juncture of the codominant stems. As with Trees 200 and 219, removal of this tree is recommended because adequate protection is not possible during demolition and grading, including the addition of nearly one foot of fill material within the Circle of Protection.
- Tree 221 is a well maintained multi-stemmed deciduous tree of unknown species in generally good condition with a 16-foot crown radius requiring a 21-foot Circle of Protection. This tree is also located in very close proximity to existing infrastructure that will be demolished. As with Trees 200, 219, and 220, removal of tree 221 is recommended because adequate protection is not possible during demolition and grading, including the addition of nearly one foot of fill material within the Circle of Protection.
- Trees 232, 233, and 234 are sweetgums considered good and fair in terms of general condition. These three trees have moderate crown structure having been pruned and topped in the past for utility line clearance and are not an appropriate tree species beneath overhead utility lines. While sweetgums may be considered handsome trees with attractive fall foliage, the seed capsules (sweetgum balls) can create a nuisance. Additionally, these trees are fast-growing with brittle wood and are prone to storm damage including top and large branch failure.  
These non-native trees are growing in close proximity to an adjacent Oregon white oak, tree 231, which is a native species of historic importance. Tree 231 is in excellent condition and recommended for preservation. Although the oak will not provide “brilliant autumn-long coloration”, this prominent tree will provide “natural beauty and visual interest” and bird and wildlife habitat. The sweetgums are not likely to inhibit the long-term survivability of the oak, but their removal would provide more optimal growing space for the oak to thrive.  
Furthermore, avoiding impacts within the required 25-, 20-, and 25-foot Circles of Protection for these trees is not possible with the proposed private storm line construction.  
Despite all of these considerations, preservation of trees 232, 233, and 234 could be accomplished by implementing the same alternative tree protection measures that are recommended for trees 119, 120, and 124.
- The cluster of Douglas-fir trees located near the intersection of streets A and B are recommended for removal as a group. These trees are stand-grown, even-aged Douglas-firs that were densely planted. Although the individual trees are variable in condition, the intact group is in generally good condition. However, the group is undergoing natural stand dynamics and



dominant trees are outcompeting and suppressing less vigorous trees. Douglas-fir is not tolerant of shade, so trees growing in close proximity to one another have been competing with and adapting to one another over time. Trees located in the interior of groups are more suppressed because they do not receive as much sunlight; these trees tend to have relatively small live crowns, poor height to diameter ratios, and poor stem taper. The trees located within the group are most sustainable and suitable for retention if the entire group remains intact. Removal of individual trees from the group can be expected to expose remaining trees making them susceptible to windthrow and potentially hazardous. Furthermore, grading for required public street improvements is necessary within the required Circle of Protection for each of the trees located in this group.

#### **Trees Planned for Preservation**

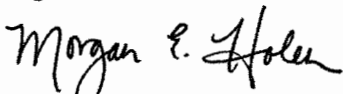
Tree 231, the Oregon white oak in the rear of lot 3 has a 25-foot Circle of Protection, which is feasible considering the shallow building footprint proposed for this lot. However, construction is necessary within the required Circle of Protection for trees 119 and 124, which are already planned for preservation. Tree 119 is a 32-inch diameter ponderosa pine in excellent condition with a 16-foot crown spread; this tree requires a 32-foot Circle of Protection. Tree 124 is a 35-inch diameter ponderosa pine in excellent condition with a 22-foot crown spread; this tree requires a 35-foot Circle of protection. Storm lines are proposed within the required Circles of Protection for both trees. Additionally, storm line construction will be necessary within the required Circles of Protection for trees 120, 232, 233, and 234, if they are preserved. The alternative tree protection recommendations provided below will provide the same level of protection as the City's standard tree protection requirements while allowing work to occur within the required Circles of Protection.

#### *Recommendations:*

- Drainage facilities can be excavated under arborist supervision within the Circle of Protection. An excavator with a flat-blade bucket may be used to remove soil until tree roots are encountered. Once tree roots are encountered, digging should progress with hand tools only. Roots measuring two inches and larger should be preserved intact within the trench. Roots measuring smaller than two inches should be carefully evaluated by the arborist and may be pruned clean to sound wood at the edge of the trench if the arborist determines that the impacts are not likely to result in detrimental harm.
- Alternatively, the storm line could be installed by boring, so long as the depth of boring is a minimum of 3-feet within the Circle of Protection.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Sylvia project in Corvallis. Please contact us if you have questions or need any additional information or further assistance.

Thank you,  
Morgan Holen & Associates, LLC

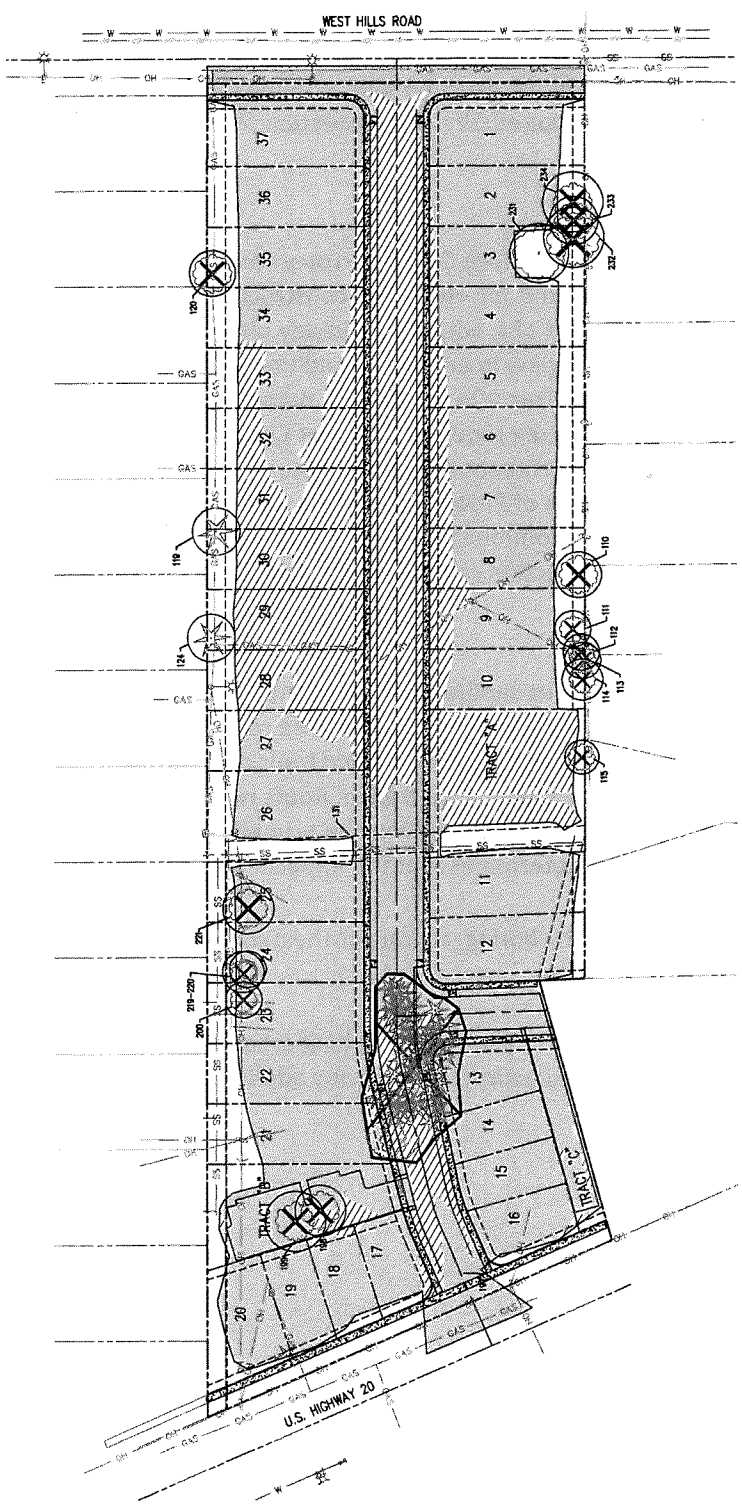
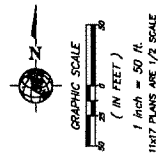


Morgan E. Holen, Owner  
ISA Certified Arborist, PN-6145A  
ISA Tree Risk Assessment Qualified  
Forest Biologist

REV.	DESCRIPTION	DATE

PROJECT NO. **LEG002**  
 CASE FILE NO. \_\_\_\_\_  
 DATE: **3/7/15**  
 DESIGNED BY: **S. ROOPER**  
 ENGINEER BY: **S. ROOPER**  
 CHECKED BY: \_\_\_\_\_  
 SHEET TITLE: \_\_\_\_\_  
 GRADE EX. \_\_\_\_\_  
 SHEET NUMBER: \_\_\_\_\_

**EX 1**



- TREE PRESERVATION LEGEND**
- EXISTING TREE TO BE PRESERVED
  - TREE REMOVED FOR CONFLICT WITH TABLE OF PROPOSED GRADING
  - CUT AREA
  - FILL AREA

Attachment A-4



TED J. LANGTON - REGISTERED SURVEYOR

720 NW 4<sup>th</sup> Street, Corvallis, Oregon 97330 Phone 541-757-9050; FAX 541-757-7578

January 13, 2015

Mike Goodrich  
Legend Homes  
12755 SW 69th Ave.; Suite 100  
Portland, Oregon 97223

RE: Legend / Sylvia Project

Dear Mike,

With this letter I am testifying that on September 17, 2014 I did send a survey crew to the Sylvia Project property along SW Philomath Blvd. in Corvallis, Oregon.

The subject surveying entailed determining the northerly right-of-way line of the highway, and field measurements of the location of the existing ditch line and other improvements.

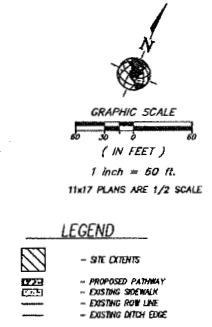
The field information was then submitted to SR Design LLC. I have received copies of their Sheets C10 and C11 for the Preliminary Pedestrian Pathway Plan, which show a proposed route relative to our survey work. These sheets are accurate in their depiction of the location of the existing vegetation and private driveways.






Sincerely,

A handwritten signature in black ink, appearing to read "Ted J. Langton". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ted J. Langton, P.L.S.

Attachment O-3



- LEGEND**
-  - SITE EXTENTS
  -  - PROPOSED PATHWAY
  -  - EXISTING SIDEWALK
  -  - EXISTING ROW LINE
  -  - EXISTING DITCH EDGE

**SR DESIGN**

8196 SW Hill Boulevard,  
 Beaverton, Oregon 97008  
 Phone (503) 666-2323  
 Fax (503) 699-6557  
 www.srdesign.com

Professional Engineer  
 Registration No. 100000000

**PRELIMINARY PEDESTRIAN PATHWAY PLAN**  
**SYLVIA PROPERTY**  
 SW 47TH ST. AND 4625 SW PHILOMATH BLVD.  
 CORVALLIS, OREGON  
 LEGEND HOMES CORP., PORTLAND, OR 97223

REV.	DESCRIPTION	DATE

PROJECT NO. **LEG002**  
 CASE FILE NO.

DATE **12/29/14**  
 DESIGNED **S. ROPER**  
 ENGINEER **S. ROPER**  
 CHECKED   
 SHEET TITLE **PATH (TIMIAN)**  
 SHEET NUMBER

**C11**

**ATTACHMENT A.82**



TIMIAN AVENUE FACING WEST

**TIMIAN AVENUE FACING WEST (IMAGE 4)**  
 THE PATH WOULD REMOVE THE HOUSE'S LANDSCAPING SCREEN AND WOULD BE IN EXTREMELY CLOSE PROXIMITY TO THE EXISTING HOME.



IMAGE 4 TIMIAN AVE FACING EAST

**TIMIAN AVE FACING EAST (IMAGE 5)**  
 THE PATH WOULD RESULT IN THE REMOVAL OF MULTIPLE TREES IN ORDER TO CONNECT TO THE EXISTING SIDEWALK, AND TO ALLOW DRIVERS ADEQUATE VISIBILITY OF PEDESTRIANS ATTEMPTING TO CROSS TIMIAN AVE.

IMAGE 5



INTERSECTION OF TECHNOLOGY LOOP AND HIGHWAY 20



EAST OF INTERSECTION OF TECHNOLOGY LOOP APPROXIMATELY 200 FEET



INTERSECTION OF HIGHWAY 20 AND TIMIAN AVENUE

IMAGE 2

**INTERSECTION OF TECHNOLOGY LOOP AND HIGHWAY 20 (IMAGE 1)**

THE PATH WOULD BE DIFFICULT TO CONSTRUCT HERE DUE TO THE FACT THAT THE PINE TREES ARE IN THE WAY OF THE PATH. THE SHRUBBERY TO THE RIGHT OF THE DRIVEWAY WOULD ALSO BE AN ISSUE, BECAUSE IT WOULD BE REMOVING THE SCREEN FROM THE ADJACENT PROPERTY.

**EAST OF INTERSECTION OF TECHNOLOGY LOOP APPROXIMATELY 200 FEET (IMAGE 2)**

THE PATH WOULD CROSS THE TWO DRIVEWAYS SHOWN, AND COULD POSSIBLY CREATE A HAZARD FOR PEDESTRIANS ATTEMPTING TO CROSS THE DRIVEWAY DUE TO LIMITED SIGHT DISTANCE, AND TO LACK OF TRAFFIC CONTROL SIGNAGE. VEGETATION IN THIS IMAGE IS DESIGNATED AS HIGH PROTECTION SIGNIFICANT VEGETATION (HPSV) ON THE CITY OF CORVALLIS SIGNIFICANT VEGETATION MAP.

**INTERSECTION OF HIGHWAY 20 AND TIMIAN AVENUE (IMAGE 3)**

THE PATH WOULD HAVE TO BE CUT THROUGH DENSE BRUSH AND TREES SEEN ON BOTH SIDES OF TIMIAN, AND IT WOULD DESTROY THE SCREENING FOR THE HOUSES DIRECTLY ADJACENT TO HIGHWAY 20. PEDESTRIANS CROSSING TIMIAN AVE COULD BE IN DANGER DUE TO THE FACT THAT THERE IS CURRENTLY NO CROSSWALK IN PLACE ON TIMIAN AVE.

**SR**  
DESIGN  
6196 SW 4th Avenue  
Suite 100  
Bend, Oregon 97701  
Phone (503) 669-1111  
Fax (503) 669-0551  
www.srd.com

Planning | Engineering | Surveying

**PRELIMINARY PEDESTRIAN PATHWAY PLAN**  
SYLVIA PROPERTY  
SW 47TH ST. AND 4625 SW PHILOMATH BLVD.  
CORVALLIS, OREGON  
LEGEND HOMES CORP. - PORTLAND, OR 97223

REV.	DESCRIPTION	DATE

PROJECT NO. **LEG002**  
DATE FILE NO. \_\_\_\_\_  
DATE: 12/29/14  
DESIGNED BY: S. ROPER  
ENGINEER: S. ROPER  
CHECKED: \_\_\_\_\_  
SHEET TITLE: **PATH (HWY 20)**  
SHEET NUMBER: \_\_\_\_\_

**C10**

ATTACHMENT A.81