



ORDINANCE 2016-15
EXHIBIT B

Community Development
Planning Division
501 SW Madison Avenue
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Corvallis, OR 97339-1083
(541) 766-6908
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CITY COUNCIL
NOTICE OF DISPOSITION

CASES: CPA15-00003 **ORDER NO. 2016-056**

REQUEST: The Public Works Department seeks approval of a request to amend the Corvallis Comprehensive Plan to incorporate the 2013 Airport Master Plan as a supporting document to the Comprehensive Plan, and to amend specific references in Article 11 – Transportation, to reflect the 2013 Plan and update the list of advisory boards that are relevant to the findings and policies in Article 11.

**APPLICANT/
OWNER:** Public Works Department
City of Corvallis

LOCATION: The Comprehensive Plan Text Amendment references the 2013 Airport Master Plan, which governs planning, land use, operations, and capital improvements at the Corvallis Municipal Airport (CVO). CVO is located outside of City Limits and within the Urban Growth Boundary, on property owned by the City of Corvallis.

DECISION: The Corvallis Planning Commission conducted a public hearing on September 21, 2016, deliberated, and decided to recommend that the City Council approve the requested Comprehensive Plan Amendment.

After proper legal notice, a public hearing before the City Council concerning the proposed Comprehensive Plan Amendment was held on October 3, 2016. The City Council held deliberations concerning the proposed Comprehensive Plan Amendment on October 3, 2016, and the Council reviewed the public testimony and the recommendations of the Planning Commission and of staff. The City Council made a preliminary decision to approve the Comprehensive Plan Amendment request on October 3, 2016, subject to the adoption of Formal Findings. The City Council adopted the Formal Findings and Conclusion, and Ordinance on October 17, 2016.

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

If you are an affected party and wish to appeal the City Council's decision, an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of the mailing of the decision regarding the

Comprehensive Plan Amendment request. The City Council accepts and adopts those findings made in September 27, 2016, staff memorandum to the City Council, that support approval of the Comprehensive Plan Amendment request. The City Council also adopts as findings, those portions of the minutes of the City Council meeting dated October 3, 2016, that support approval of the Comprehensive Plan Amendment request.

2. The City Council notes that the record contains all of the information needed to evaluate the Comprehensive Plan Amendment request for compliance with the applicable criteria.
3. The City Council specifically accepts and adopts as findings the rationale given during deliberations in the October 3, 2016, meeting by Council Members expressing their support for approval of the Comprehensive Plan Amendment request. 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 on the findings contained in the materials noted above, all of which are attached and incorporated herein, by reference. When there is a conflict between the Supplemental Findings and the Incorporated Findings, the Supplemental Findings shall prevail.

Supplemental Findings

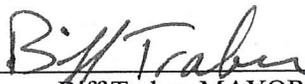
4. The City Council notes that the 2013 Airport Master Plan contains provisions that are relevant to land use planning and facility development at the Corvallis Municipal Airport. The City Council notes that the 2013 Airport Master Plan also contains provisions that are operational in nature and not relevant to land use planning and facility development. The City Council notes that the City Council has addressed adopting the 2013 Parks and Recreation Master Plan for operational purposes in a separate decision that is distinct from this land use decision. On January 7, 2014, the City Council adopted the 2013 Airport Master Plan as the guiding document for decisions and development at the airport. The City Council finds that the land use planning and facility development provisions of the 2013 Airport Master Plan are consistent with relevant land use planning goals and policies, and therefore meet the relevant criteria to be incorporated as a supporting document to the Comprehensive Plan.

SUMMARY AND CONCLUSION

As the body charged with deciding whether to approve or deny Comprehensive Plan Amendment requests, the City Council, having reviewed *de novo* the record and all evidence submitted and associated with the Comprehensive Plan Amendment, considered *de novo* evidence supporting and opposing the application and that the proposal meets the applicable review criteria. Therefore, the Comprehensive Plan Amendment (CPA15-00003) is APPROVED.

Dated: _____

10/17/16


Biff Traber, MAYOR

ORDINANCE 2016-15

A SPECIAL ORDINANCE INCORPORATING THE 2013 AIRPORT MASTER PLAN AS A SUPPORTING DOCUMENT TO THE COMPREHENSIVE PLAN

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Findings. The findings in Exhibit A attached to this Ordinance are incorporated herein by reference.

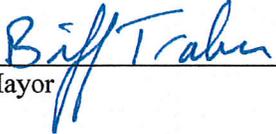
Section 2. The Comprehensive Plan is amended to incorporate the 2013 Airport Master Plan as a supporting document to the Comprehensive Plan, and to incorporate the changes set out through Order No. 2016-056 and attached herein as Exhibit B.

Section 3. No other provision in the Comprehensive Plan is amended by this Ordinance.

PASSED by the City Council this 17th day of October 2016

APPROVED by the Mayor this 17th day of October 2016

EFFECTIVE this 27th day of October 2016



Mayor

ATTEST:



City Recorder

ORDINANCE 2016-15

EXHIBIT A

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

**FORMAL FINDINGS – 2013 AIRPORT MASTER PLAN
COMPREHENSIVE PLAN AMENDMENT**

In the matter of a City Council decision to)
approve a Comprehensive Plan Text Amendment)
to incorporate the 2013 Airport Master Plan as a) **CPA15-00003**
Supporting Document to the Corvallis)
Comprehensive Plan)

PREAMBLE

This matter before the Corvallis City Council is a decision regarding a request to amend the Corvallis Comprehensive Plan to incorporate the 2013 Airport Master Plan as a supporting document. The request also includes minor revisions to Article 11 of the Comprehensive Plan, to formally reference the 2013 Airport Master Plan as a supporting document, and to update the list of advisory boards that are relevant to findings and policies contained in Article 11.

The subject site is located on Airport Avenue, roughly one-mile south of Corvallis city limits and within the Urban Growth Boundary.

The Corvallis Planning Commission conducted a public hearing on the above-referenced Comprehensive Plan Amendment request on September 21, 2016, and decided to recommend the City Council approve the requested Comprehensive Plan Amendment.

The City Council held a duly advertised *de novo* public hearing on the application on October 3, 2016. The public hearing was closed and the City Council deliberated and reached a tentative decision on the Comprehensive Plan Amendment on October 3, 2016, to approve the request to incorporate the 2013 Airport Master Plan as a supporting document to the Comprehensive Plan, and to amend Article 11 as proposed.

Applicable Criteria

All applicable legal criteria governing review of this application are identified in the Staff Report to the Planning Commission, dated September 21, 2016; the minutes of the Planning Commission deliberations, dated September 21, 2016, and the minutes of the City Council public hearing and deliberations dated October 3, 2016.

**FINDINGS AND CONCLUSIONS RELATED TO THE COMPREHENSIVE PLAN
AMENDMENT REQUEST (CPA15-00003)**

1. The City Council accepts and adopts those findings made in the September 21, 2016, staff report to the Planning Commission and findings made by the Planning Commission, as reflected in the September 21, 2016, Planning Commission meeting minutes, that support approval of the

Comprehensive Plan Amendment request. The City Council accepts and adopts those findings made in September 27, 2016, staff memorandum to the City Council, that support approval of the Comprehensive Plan Amendment request. The City Council also adopts as findings, those portions of the minutes of the City Council meeting dated October 3, 2016, that support approval of the Comprehensive Plan Amendment request.

2. The City Council notes that the record contains all of the information needed to evaluate the Comprehensive Plan Amendment request for compliance with the applicable criteria.
3. The City Council specifically accepts and adopts as findings the rationale given during deliberations in the October 3, 2016, meeting by Council Members expressing their support for approval of the Comprehensive Plan Amendment request. 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 on the findings contained in the materials noted above, all of which are attached and incorporated herein, by reference. When there is a conflict between the Supplemental Findings and the Incorporated Findings, the Supplemental Findings shall prevail.

Supplemental Findings

4. The City Council notes that the 2013 Airport Master Plan contains provisions that are relevant to land use planning and facility development at the Corvallis Municipal Airport. The City Council notes that the 2013 Airport Master Plan also contains provisions that are operational in nature and not relevant to land use planning and facility development. The City Council notes that the City Council has addressed adopting the 2013 Parks and Recreation Master Plan for operational purposes in a separate decision that is distinct from this land use decision. On January 7, 2014, the City Council adopted the 2013 Airport Master Plan as the guiding document for decisions and development at the airport. The City Council finds that the land use planning and facility development provisions of the 2013 Airport Master Plan are consistent with relevant land use planning goals and policies, and therefore meet the relevant criteria to be incorporated as a supporting document to the Comprehensive Plan.

SUMMARY AND CONCLUSION

As the body charged with deciding whether to approve or deny Comprehensive Plan Amendment requests, the City Council, having reviewed *de novo* the record and all evidence submitted and associated with the Comprehensive Plan Amendment, considered *de novo* evidence supporting and opposing the application and that the proposal meets the applicable review criteria. Therefore, the Comprehensive Plan Amendment (CPA15-00003) is APPROVED.

Dated: _____

10/17/16


Biff Traber, MAYOR