

TO: City Council for November 7, 2016, Council Meeting
FROM: Paul Bilotta, Community Development Director *PB*
DATE: November 1, 2016
THROUGH: Mark W. Shepard, P.E., City Manager *MWS*
SUBJECT: Pastega (CPA14-3 / ZDC14-5) – Adoption of Formal Findings and Ordinances



Action Requested:

Staff recommends Council review the draft Ordinances, Formal Findings and Conclusions, and Notice of Disposition related to the Planning Commission's approval of a Zone Change and the City Council's preliminary approval of a Comprehensive Plan Amendment for the Pastega property.

Discussion:

On December 29, 2014, Planning Division staff accepted the subject application for a Comprehensive Plan Amendment to change the map designation of a portion of the Pastega property from General Industrial (GI) to Low Density Residential (LDR). On July 6, 2016, the Planning Commission conducted a public hearing, deliberated, and recommended the City Council approve the Comprehensive Plan Amendment. The Planning Commission also approved a Zone Change for the subject property, contingent on City Council approval of the related Comprehensive Plan Amendment.

On September 6, 2016, the City Council conducted a public hearing. On September 19, 2016, the City Council deliberated and decided to approve the request, subject to adoption of Formal Findings and Conclusions.

The applicant has provided staff with a draft set of Formal Findings and Conclusions for the Comprehensive Plan Map Amendment, which have been edited by Planning staff and the City Attorney's office to the form in Attachment CC-A, Exhibit A for City Council review.

Recommendation:

The following motions are recommended to adopt the enclosed Ordinance, Formal Findings and Conclusions for the Pastega Comprehensive Plan Amendment (CPA14-3), and Ordinance for the Pastega Zone Change (ZDC14-5).

Motion: I move to adopt the attached Ordinance and Formal Findings and Conclusions in support of the City Council's decision to approve the Pastega Comprehensive Plan Amendment (CPA14-3).

Motion: I move to adopt the attached Ordinance in support of the Planning Commission's decision to approve the related zone change request (ZDC14-5).

Budget Impact:

None

Attachments:

Attachment CC-A. A Special Ordinance Relating to a Comprehensive Plan Map Amendment Concerning the Pastega Property (including Exhibit A: Draft Formal Findings and Conclusions, and Exhibit B: Comprehensive Plan Map Amendment Legal Description)

Attachment CC-B. A Special Ordinance Relating to a Zone District Change Concerning the Pastega Property (including Exhibit A: Official Zoning Map Amendment Legal Description)

Attachment CC-C. Draft Notice of Disposition (excluding attachments)

ORDINANCE 2016-___

A SPECIAL ORDINANCE RELATING TO A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE PASTEGA PROPERTY

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

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

Section 2. The Comprehensive Plan Map is amended and the subject 5.14 acres is designated Low Density Residential, as demonstrated in Exhibit B to this Ordinance, which is attached and incorporated as part of this ordinance.

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

PASSED by the City Council this _____ day of November, 2016

APPROVED by the Mayor this _____ day of November, 2016

EFFECTIVE this _____ day of _____ 2016

Mayor

ATTEST:

City Recorder

ORDINANCE 2016-___

**BEFORE THE CITY COUNCIL
OF THE CITY CORVALLIS
FINDINGS – PASTEGA PROPERTIES
COMPREHENSIVE PLAN AMENDMENT**

In the matter of a City Council decision to)
approve a Comprehensive Plan)
Amendment) **CPA14-3**
)
)

PREAMBLE

This matter before the Corvallis City Council is a decision regarding a Comprehensive Plan Amendment that re-designates 5.14 acres of the subject site from General Industrial to Residential – Low Density. Adoption of the Comprehensive Plan Amendment affects the concurrent rezoning of the corresponding 5.14 acres from General Industrial to Low Density Residential (RS-6). However, the findings presented below are made solely in support of the City Council’s decision on the subject Comprehensive Plan Amendment.

The subject site has frontage along NE Walnut Boulevard, NE Belvue Street, and State Highway 99W. It is noted as Tax Lots 1500 and 1600 on Benton County Assessor’s Map 11-5-24CC. A two-story office building and radio antenna tower occupy portions of Tax Lot 1500; however, the majority of it is undeveloped. Tax Lot 1600 is developed with a single-story office building and associated garage/warehouse structure. The site is essentially flat, with no notable topography. None of the natural resources or natural hazards regulated by the City of Corvallis Land Development Code (“LDC”) are found within the boundaries of the site. Existing uses within the immediate vicinity include multifamily, two-story apartments to the north; a manufactured home park and an assisted living center to the east; a distribution warehouse and commercial roofing business to the west; and a private storage unit facility to the south.

The Corvallis Planning Commission conducted a hearing on the above-referenced Comprehensive Plan Amendment on July 6, 2016. At that public hearing, the Planning Commission deliberated and voted to recommend that the City Council approve the Comprehensive Plan Amendment. Contingent on City Council approval, the Planning Commission approved a zone change request. A notice of that decision was signed on July, 2016, (Order # 2016-035). No appeals were received by the City of Corvallis during the subsequent 12-day appeal period, which ended on July 19, 2016. Upon the City Council’s final decision (including any appeals) the zone change decision will become final.

The City Council held a duly advertised *de novo* public hearing on the Comprehensive Plan Amendment application on September 6, 2016, at which the public hearing and written record were closed. On September 19, 2016, the City Council deliberated and, after consideration of all

the testimony and evidence in the record, the City Council voted to approve the subject Comprehensive Plan Amendment.

Applicable Criteria

All applicable legal criteria governing review of this application are identified in the public notices for the July 6, 2016, and September 6, 2016, public hearings; the Staff Report to the Planning Commission, dated July 6, 2016; the minutes of the Planning Commission hearing and deliberations dated July 6, 2016; the staff memo to the City Council dated August 26, 2016; the staff memo to the City Council dated September 13, 2016; the staff memo to the City Council dated September 19, 2016; and the minutes of the City Council hearing and deliberations dated September 6 and September 19, 2016, respectively.

FINDINGS AND CONCLUSIONS RELATED TO THE PASTEGA PROPERTIES COMPREHENSIVE PLAN AMENDMENT (CPA14-3)

1. The City Council accepts and adopts those findings made in the Staff Report to the Planning Commission, dated July 6, 2016, that support approval of the Comprehensive Plan Amendment. The City Council adopts as findings those portions of the Minutes of the Planning Commission meeting, dated July 6, 2016, that demonstrate support for approving the Comprehensive Plan Amendment. The City Council accepts and adopts those findings made in the August 26, 2016, staff memorandum to the City Council, that support approving the Comprehensive Plan Amendment. The City Council adopts as findings those portions of the staff memo to the City Council dated September 13, 2016. The City Council adopts as findings those portions of the staff memo to the City Council dated September 19, 2016. The City Council also adopts as findings those portions of the Minutes of the City Council meetings dated September 6 and September 19, 2016, that demonstrate support for approving the Comprehensive Plan Amendment. The City Council specifically accepts and adopts as findings the rationale given during deliberations at the September 19, 2016, meeting by Council Members expressing their support for approving the Comprehensive Plan Amendment. In particular, the City Council adopts findings made during the September 19, 2016, deliberations by Councilors Bull, Hann, Beilstein, and Brauner in support of approving the subject Comprehensive Plan Amendment. All of the above-referenced documents shall be referred to in these findings as the “Incorporated Findings.” The findings below, (the “supplemental findings”), supplement and elaborate the findings contained in the materials noted above, all of which are incorporated herein, by reference. When there is a conflict between the supplemental findings and the Incorporated Findings, the supplemental findings shall prevail.
2. The City Council notes that the record contains all information needed to evaluate the Comprehensive Plan Amendment decision for compliance with the relevant criteria.
3. To approve a Comprehensive Plan Amendment, Land Development Code (“LDC”) Section 2.1.30.06 requires the proposal be consistent with the applicable provisions of the Corvallis Comprehensive Plans (“CCP”), LDC, and other policies and standards adopted

by the City Council. The Incorporated Findings list all of the applicable approval criteria, and demonstrate compliance with these approval criteria. These supplemental findings elaborate upon and clarify the Incorporated Findings. These supplemental findings, like the Incorporated Findings, are grouped into eight categories, which facilitate a comprehensive and cohesive review of the applicable criteria. The categories include Public Need, Advantages and Disadvantages, Desirability, Land Use and Compatibility, Natural Resources and Natural Hazards, Circulation, Public Facilities and Services, and Oregon Administrative Rule (“OAR”) 660-009. The issue categories are identified with Roman numeral and findings are assigned chronological numbers.

I. Public Need

Applicable Criteria: CCP 1.2.5, 3.2.1, 8.2.2, 8.2.4, 8.9.1, 9.3.3, 9.4.1, 9.4.7, 9.5.1, 11.8.3, 14.3.1, 14.3.6; LDC Section 2.1.30.03.b.1

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant’s responses to the applicable criteria are found on Exhibits PC A-10 through PC A-17 of the August 26, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable Comprehensive Plan Policies are presented on pages 12 through 14 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on pages 12 through 14 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable Comprehensive Plan Policies.
3. The City Council notes that, at the time the application was submitted, the subject property was designated as General Industrial the Comprehensive Plan Map and General Industrial on the Zoning Map, as shown on Exhibits PC A-59 and PC A-61 of the August 26, 2016, staff memorandum to Council.
4. The City Council notes that the applicant requested re-designation of the subject properties from General Industrial to Residential – Low Density on the Corvallis Comprehensive Plan Map. The Council notes that the Residential – Low Density designation is implemented by four zones, among which is the RS-6 zone. The Council notes that the applicant proposed to apply RS-6 zone to the 5.14 acres of the subject property through a concurrent Zone Change application. The Council notes that the Corvallis Planning Commission voted to approve the subject Zone Change, contingent upon approval by the Council of the subject Comprehensive Plan Amendment.

5. The City Council notes that the need for developable land within the City Limits between 1998 and 2020 is projected by the 1998 Buildable Lands Inventory (“BLI”).
6. The City Council notes that the available supply of vacant developable land within the City Limits is informally documented in the Corvallis Land Development Information Report (“LDIR”), the most recent edition of which was published in 2014. The Council notes that the LDIR is not a formal Council-adopted document.
7. The Council finds that increasing the supply of unconstrained vacant Residential – Low Density land within the city limits is consistent with Comprehensive Plan Policies 8.2.2, 8.2.4, 9.4.1, 9.5.1, as it will increase the potential for satisfying a greater portion of the demand for housing through development of dwellings that are comparatively less expensive to construct.
8. Accordingly, the City Council finds that approving the subject Comprehensive Plan Amendment will help meet the public need for additional vacant Residential – Low Density land within the city limits.
9. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable Comprehensive Plan Policies and LDC criteria identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

II. Advantages and Disadvantages

Applicable Criteria: CCP 1.2.5, 3.2.1, 8.2.2, 8.2.4, 8.9.1, 9.2.5, 9.3.3, 9.4.1, 9.5.1, 11.8.3, 14.3.1; LDC Section 2.1.30.03.b.2

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant’s responses to the applicable criteria are found on Exhibits PC A-17 through PC A-19 of the August 26, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable Comprehensive Plan Policies and LDC Sections are presented on page 14 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on page 14 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in

part, the findings demonstrate how the proposal is consistent with the applicable Comprehensive Plan Policies and LDC criteria.

3. The City Council notes that while there may be several properties citywide that could help satisfy the projected demand for vacant developable Residential - Low Density land, the subject site presents locational advantages. The Council notes that its immediate proximity to NW 9th Street, NE Walnut Boulevard, and State Highway 99W, which provide convenient bicycle, pedestrian, and vehicular connectivity to a wide variety of commercial properties and major employers located in north Corvallis. The Council notes that Route 1 of the Corvallis Transit System utilizes the segment of NE Walnut Boulevard fronting the site. The Council finds these factors combine to present an opportunity to provide needed housing in an area close to major employment and commercial centers, thus decreasing the distance to these locations and encouraging travel via alternate modes of transportation such as walking, biking, or transit.
4. The Council notes that developing the site consistent with the RS-6 zone would be reflective of and compatible with the established pattern of residential development near the site, and would encourage residential neighborhoods with a mixture of densities, as envisioned by Comprehensive Plan Policies 9.2.5 and 9.3.3.
5. The Council notes that no additional off-site street improvements will be necessary to serve the site, which will reduce development costs and enhance the potential for delivering housing options that are affordable. The Council also notes that all necessary public utilities are immediately adjacent to the site, which will also help limit development costs when compared to other “greenfield” sites that may not be adjacent to public utilities. The Council therefore finds that re-designating a portion of the site to Residential – Low Density will enable efficient, cost-effective use of this urbanized land, and defer the need to annex or develop similarly designated, but underserved acreage elsewhere within the Corvallis Urban Fringe to meet the demand for housing. The Council finds this approach to meeting demand for housing is supported by policies in the Comprehensive Plan that encourage a compact urban form, which, over time, decreases the total cost of supporting development by optimizing the extension of public streets and utilities (see Comprehensive Plan Policies 3.2.1 and 14.3.1).
6. The City Council notes that a potential disadvantage of re-designating the site for residential development may be a reduction in new employment opportunities associated with industrial development in this area of Corvallis. However, the Council finds there will remain sufficient General Industrial land both citywide and in NE Corvallis to satisfy demand through 2020.
7. Related to the availability of sufficient industrial land, the City Council also notes that while the site has frontage along an existing rail line maintained and operated by Portland & Western Railroad, it is not currently served. The possibility of

constructing a new rail siding at the site is dependent on multiple factors, including: the type of use developed at the site; the type and size of commodities manufactured at or distributed to and from the site; the level of shipping service desired by the business; coordination with other regional rail carriers; and site design considerations regarding how the siding would extend into the property. Determining the desirability and feasibility of providing the site with rail service will first require exploring all these considerations. Regardless, the property has been designated for industrial use for at least four decades (see 1975, Corvallis Zoning Map), during which time the possibility of rail service has not encouraged its development with any industrial use, let alone a use requiring rail service. From this perspective, the Council finds that re-designating the site to help meet a clear demand for new housing in Corvallis does not meaningfully detract from the goal of retaining rail service within the community, and, therefore, is consistent with Comprehensive Plan Policy 11.8.3.

8. Accordingly, the City Council finds the potential advantages of approving the subject Comprehensive Plan Amendment outweigh the potential disadvantages.
9. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable Comprehensive Plan Policies and criteria from LDC Section 2.1.30.03.b.2, as identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

III. Desirability

Applicable Criteria: CCP 1.2.5, 3.2.1, 8.2.2, 8.2.4, 9.4.1, 9.4.7, 9.4.9, 9.5.1, 14.3.6. LDC Section 2.1.30.03.b.3

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Exhibits PC A-19 through PC A-20 of the August 26, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable Comprehensive Plan Policies are presented on pages 14 through 15 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on pages 14 through 15 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable Comprehensive Plan Policies and LDC criteria.

3. The Council notes that the applicant presented an analysis documenting a limited supply of vacant Low Density acreage within the city limits that is free from natural features constraints. The Council notes that such properties have the greatest potential for delivering housing that is more affordable due to the resultant decrease in development costs. The Council notes that the approximately 87 acres of vacant, unconstrained Low Density land that exist within the city limits would be expected to deliver roughly 278 dwelling units if developed at an average density of 3.2 units per gross acre. While the total amount of all vacant Low Density acreage currently within the city limits (506 acres) could deliver expected residential development, only 17 percent of the vacant acreage is capable of being developed with dwellings at prices not likely to be inflated by the costs associated with natural features constraints. The potential for this acreage to deliver 604 dwellings is significantly less than the housing demand identified through the August 2014 Corvallis Housing Survey, which captured roughly 3,000 of the almost 18,000 households that commute to work in Corvallis each weekday from other communities in the region. The Council notes that almost 20 percent of those surveyed (roughly 600 households) would rather live in Corvallis than the community where they now reside, and cited housing cost as the primary barrier. The City Council finds that responding to the demand for more affordable housing in Corvallis may require an increase in vacant residential acreage, particularly land that can be developed efficiently and without cost increases related to natural features constraints.
4. The City Council notes that responding to the demand for additional housing can be accomplished in three ways; through annexation of additional acreage already designated for residential development, by re-designating land for residential development already within the city limits, or a combination of those two approaches. The Council notes that, annexation of land often requires the extension of city services, which can substantially increase the cost of development. The Council notes that those costs are ultimately passed to home buyers. The subject site has frontage along a major arterial and has access to public and private utilities necessary to facilitate its development, and will not require the extension of public infrastructure beyond that needed to provide transportation and utility service within the boundaries of the site. The City Council finds that, in comparison to annexing properties for residential development, re-designating land for residential use that is already within the city limits and served by necessary streets and utilities represents a comparative cost savings.
5. The City Council notes that annexation of land also requires the extension of city services, which can substantially increase the cost of development. Those costs are ultimately passed to home buyers. In comparison, re-designating land within the city limits for residential use that is already served by necessary streets and utilities represents a comparative cost savings. The Council notes that, in the case of the subject site, there are the added advantages gained by its location, as discussed in Finding III.4 above, and the fact that the current supply of vacant

General Industrial land within the city limits is more than adequate to absorb the development potential lost by re-designating the site for residential development. Therefore, the Council finds that it is desirable to satisfy the Comprehensive Plan policies cited above, which encourage efficient utilization of urbanized property and diverse neighborhoods with a mixture of affordable dwellings, by re-designating the subject site as Residential – Low Density.

6. Based on the Supplemental Findings III.3 through III.5, the City Council finds that the subject Comprehensive Plan Amendment is a desirable means of meeting the public need for more vacant Residential – Low Density acreage within the city limits.
7. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable criteria from LDC Section 2.1.30.06.b.3 and Comprehensive Plan Policies identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

IV. Land Use and Compatibility

Applicable Criteria (CCP and LDC): CCP 3.2.1, 3.2.4, 3.2.7, 7.4.4, and 8.9.3. LDC 2.1.30.06.c, 2.2.10, Table 2.2-1

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Exhibits PC A-21 through PC A-24 of the July 6, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable LDC Sections are presented on pages 15 through 27 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the July 6, 2016, staff memorandum to the City Council presented on pages 15 through 27 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable LDC criteria.
3. The City Council notes that the site would be rezoned to Low Density Residential (RS-6) as a result of approving the subject Comprehensive Plan Amendment. In comparison to the other residential zones surrounding the site, additional non-residential uses are permitted in the RS-12 and RS-20 zones, including Religious Assembly and Social Services. The RS-12 and RS-20 zones also allows the establishment of new Lodging – Bed and Breakfast uses. In general terms, the

Council notes that the intensity of these civic and commercial uses is compatible with the range of residential and civic uses permitted in the RS-6 zone. The Social Services use type typically includes governmental or non-profit organizations that provide counseling, medical services, or other services related to the health and welfare of the community's population. To the extent these uses provide a range of services similar to those that might occur with the Group Residential/Group Care use allowed in the RS-9 zone, compatibility conflicts are not anticipated. Churches and schools are regularly placed near residential neighborhoods, and there are several locations in Corvallis where this is already the case with respect to Low Density zoning. The use dynamics of a church are similar to those of a fraternal organization, in that both result in periodic communal gatherings involving indoor and/or outdoor activities. The Council finds that such uses are not expected to result in compatibility conflicts with the range of uses allowed in the RS-6 zone.

4. The City Council notes that while the RS-9 and RS-6 zones allow the same types of residential uses and dwellings, a broader range is allowed in the RS-12, and RS-20 zones when compared to the RS-6 zone. These include an unlimited number of units that may be attached (i.e., Townhouse – Attached) and all forms of multifamily dwellings, such as triplexes, four-plexes, and apartments. These higher intensity residential uses do have the potential for causing compatibility conflicts because of the potential mass and scale of the associated dwellings when compared to those that would typically occur in the RS-6 zone. However, the Council notes that the area of RS-12 zoning adjacent to the site is separated from it by a Local street (NE Jack London Street), which provides a 50-foot buffer from existing development. The Council also notes that the RS-12 property is currently developed with a single story Group Residential use that would not present any compatibility issues with the uses permitted in the RS-6 zone. For similar reasons, the area of RS-20 zoning immediately north of the site is not likely to cause compatibility issues either. These properties are currently developed with two-story apartment buildings of similar mass and scale to the dwellings that would be expected in the RS-6 zone. Although these RS-20 properties could be redeveloped at some point in the future with taller structures, the associated development standards require building height transition when the RS-20 zone abuts the RS-6 zone. Based on these considerations, the Council finds that the re-designating the subject site as Residential – Low Density and RS-6 is compatible with existing residential development within immediate proximity of the site.
5. The City Council notes that existing development located on the General Industrial properties abutting and adjacent to the site include a bottled beverage distribution warehouse, a commercial roofing business, a private storage facility business, and an operations/office building for a regional solid waste business. Given the spectrum of industrial, commercial, and civic uses allowed in the General Industrial zone, the Council notes that these existing uses are relatively innocuous. With the exception of the distribution warehouse, each of these properties is separated from the site by a distance of 50 to 85 feet as a result of

public streets that are adjacent to the site. The Council finds this established development pattern will help mitigate potential compatibility conflicts related to building mass, noise, lighting, and odors that may originate from the general industrial properties.

6. The City Council notes that development in the General Industrial zone must be setback from public streets by specified minimum distances; which, in the case of the subject properties, would result in a 25-foot setback along NE Belvue Street and a 50-foot setback along NE Walnut Boulevard. Thus, the Council notes that development on these properties would be at least 75 feet from the subject site if they were to redevelop in the future. Setback standards for the General Industrial zone also require a 100-foot setback from any residential property line. Landscaping screening measures are also required on the general industrial side of the shared boundary. These standards would apply to the properties immediately west and south of the subject site. Currently, general industrial buildings are located as close as 70 feet to the site's west property line. However, because the western portion of the site that is zoned PD(MUE) will provide at least 130 feet of separation between the west boundary of the site and the portion of it proposed for residential use, the adjacent GI properties to the west will not be impacted by the 100-foot residential setback. A similar condition would result with respect to the GI properties to the south, as the 100-foot residential setback would be completely contained by either public right-of-way for NE Walnut Boulevard or the 50-foot setback required along Arterial streets for GI properties. Thus, the Council finds that re-designating the site to Residential – Low Density will not constrain future development or redevelopment that may occur on adjacent General Industrial properties.
7. The City Council notes that compatibility between the RS-6 and MUE zones will be ensured as a result of several factors. Internal to the site, the RS-6 and PD(MUE) zones would abut one another for its entire length. Extension of at least one new Local street into the site will be necessary in order to satisfy setback, building orientation, and lot frontage standards of the RS-6 and MUE zones. A logical configuration for this street would be to align it with the zoning boundary between the RS-6 and MUE zones, thus creating a buffer between development that occurs in each zone. Additionally, a 25-foot building setback is also required in the MUE zone when any portion of a property abuts a residential zone (LDC Section 3.27.40.02.a), as illustrated on Exhibit PC-A-294 of the August 26, 2016, memo to the City Council. Landscaping is required within this setback area to create a visual buffer between uses allowed in the MUE zone and the abutting residential zone. Also, the maximum allowed building height in the MUE zone must be reduced or “stepped down” to not exceed the height of adjacent residential structures by more than one story (LDC Section 3.27.50.09.a). Maximum building heights allowed in the RS-6 and MUE zones are 30 and 45 feet, respectively. Architectural design standards that apply in the MUE zone when a site is adjacent to a residential zone require a combination of pitched roofs, articulated roof and building elevations, varied exterior siding materials to ensure compatibility with residential uses (LDC Section 3.27.50.09.b). Thus,

development occurring in the proposed RS-6 and MUE portions of the site will be separated by at least 25 feet, or, in all other cases, by at least the width of a Local street. In all cases, buildings constructed in the MUE zone will be generally compatible with residential dwellings in the RS-6 zone given their architectural similarity. Further, given that the MUE portion of the site will be subject to a Planned Development Overlay, it will be possible to institute additional measures in order to ensure compatibility between the two zones. Based on these considerations, the Council finds that development occurring on portions of the site zoned RS-6 and MUE will be compatible with one another.

8. The City Council notes that some public testimony raised concerns about potential adverse impacts on existing industrial uses and businesses within the immediate vicinity of the site that may result from perceived compatibility conflicts with residential development. In particular, the testimony raised concerns about noise and odors related to those existing businesses, and the possibility for future residents who may live at the subject site to force closure or relocation of the existing businesses as a result of complaints about noise and odors. In responding to those concerns, the Council notes that the 5.14-acre portion of the site to be re-designated as Residential – Low Density and zone RS-6 is between 115 and 295 feet from the nearest property developed with industrial uses. All portions of the subject site within this distance are zoned Mixed Use Employment (MUE) with a Planned Development Overlay, which, when developed, will provide a buffer between the nearest industrial uses and residential development occurring within the 5.14-acre portion of the site that will be re-designated as Residential – Low Density and zoned RS-6. The Council finds that the separation and buffering between the nearest industrial uses and portions of the subject site that will be re-designated as Residential – Low Density and zoned RS-6 is sufficient to adequately mitigate potential compatibility conflicts related to noise and odors, as evidenced by findings in support of approving the subject Comprehensive Plan Amendment that were made by the Council at its September 19, 2016, deliberations.
9. Based on the Supplemental Findings IV.3 through IV.8, the City Council finds that the subject Comprehensive Plan Amendment is consistent with the compatibility criteria listed in Comprehensive Plan Policies 3.2.1, 3.2.4, 3.2.7, 7.4.4, and 8.9.3, and LDC Section 2.1.30.06.c.
10. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal is consistent with the applicable criteria from LDC Sections 2.1.30.06.c, 2.2.10 and Comprehensive Plan Policies identified in the July 6, 2016, Planning Commission staff report and the August 26, 2016, memorandum to the City Council.

V. Natural Resources and Natural Hazards

Applicable Criteria (CCP and LDC): CCP 3.2.7, 4.2.2, 4.11.1, 4.11.8. LDC 2.1.30.06.c

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Exhibits PC-A-24 through PC-A-25 of the August 26, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable Comprehensive Plan Policies and LDC Sections are presented on page 27 of the July 6, 2016, Planning Commission staff report as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on page 27 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable LDC criteria.
3. The City Council notes that, as shown on Exhibit PC-A-63, none of the Natural Resources and Natural Hazards regulated by the LDC are located within the boundary of the site. However, there are several isolated trees located along the east property boundary, as well as a few isolated trees near its north end, as shown on Exhibit PC-A-58 of the August 26, 2016, staff memorandum. If any of these trees satisfies the definition of a "Significant Tree," per standards in the LDC, preservation would be required to the extent practicable when the site is developed. Standards from LDC Chapters 4.2 and 4.12 would be used to help determine whether preservation is practicable. These standards apply to all zones; thus the Council finds rezoning the site will not affect preservation of trees located at the site.
4. The City Council notes that, in addition to potentially "significant" trees, the City of Corvallis Local Wetland Inventory Map notes the potential presence of wetlands near the center of the site, as shown on Exhibit PC-A-292 of the August 26, 2016 staff memorandum. If present, these wetlands would be subject to regulations enforced by the Oregon Department of State Lands (i.e., jurisdictional wetlands), but would not be subject to the regulations contained in LDC Chapter 4.13. A wetland delineation will be required as part of the development process to confirm the extent of wetlands that may be present. If wetlands are documented on the site, compliance with state "removal/fill" regulations would be required – regardless of the site's zoning. These standards apply to all zones; thus the Council finds that rezoning the site will not affect preservation of trees located at the site.

5. Based on the Supplemental Findings V.3 through V.4, the City Council finds that the subject Comprehensive Plan Amendment is consistent with the applicable compatibility criteria listed in Comprehensive Plan Policy 3.2.7 that address preservation and protection of significant natural features.
6. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable criteria from LDC Sections 2.1.30.06.c and Comprehensive Plan Policies identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

VI. Circulation

Applicable Criteria (CCP and LDC): CCP 3.2.7, 10.2.9, 10.2.11, 10.2.12, 11.2.1, and 11.2.2. LDC 2.1.30.06.c. Transportation Planning Rule (OAR 660-012-0060).

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Exhibits PC A-25 through PC A-28 of the August 26, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable Comprehensive Plan Policies and LDC Sections are presented on pages 17 through 23 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on pages 17 through 23 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable Comprehensive Plan Policies and LDC criteria.
3. The City Council notes that standards contained within Chapter 4.0 of the LDC implement the Comprehensive Plan policies cited above. When new development occurs, these standards must be satisfied by extending the necessary public utilities (i.e., water, storm sewer, and sanitary lines) into and through the site; constructing the necessary public access (i.e., streets and sidewalks), and creating a block pattern bounded by streets that facilitates pedestrian oriented neighborhoods. This set of standards will continue to apply to the site regardless of its Comprehensive Plan designation, so re-designating a portion of it to Residential – Low Density and RS-6 would not conflict with Comprehensive Plan Policies 10.2.9, 10.2.11, 10.2.12, 11.2.1, and 11.2.2.

4. The City Council notes that developing the site consistent with the Residential – Low Density designation will require extension of a new Local street network into and through the site in order to comply with the access and block perimeter standards contained in LDC Chapter 4.0. Doing so would also facilitate a more efficient development pattern, and provide opportunities for new street connections with abutting properties. The Council notes that street network improvements will also include the improvement of NE Belvue Street and NE Jack London Street consistent with standards for a Local street, as well as improvement of NE Walnut Boulevard consistent with standards for an Arterial street. The Council notes that if dedication of additional right-of-way is necessary for completion of street improvements, such dedication will also be addressed through the development review process, regardless of the site’s zoning designation. The City Council finds development standards contained in the LDC, particularly those in Chapter 4.0, ensure consistency with the Comprehensive Plan Policies cited above, because those standards require the extension of a public transportation network consistent with the Corvallis Transportation Master Plan and other applicable standards from the LDC.
5. The City Council notes that the applicant submitted a trip generation analysis that compared the potential difference in traffic resulting from development of the site consistent with densities allowed in the Residential – Low Density designation and RS-6 zone with and uses allowed in the General Industrial zone, (Exhibits PC-A-65 through PC-A-169). The Council notes the analysis demonstrates a comparative reduction in trip generation potential associated with the Residential – Low Density and RS-6 zoning designations that does not exceed the potential associated with the General Industrial zone. Therefore, the City Council finds that the subject Comprehensive Plan Amendment will not require mitigation in response to either the Statewide Transportation Planning Rule or City of Corvallis Transportation Master Plan.
6. Based on the Supplemental Findings VI.3 through VI.5, the City Council finds that the subject Comprehensive Plan Amendment is consistent with the applicable criteria from LDC Section 2.1.30.06.c, Comprehensive Plan Policies 3.2.7, 10.2.9, 10.2.11, 10.2.12, 11.2.1 and 11.2.2, as well as the Transportation Planning Rule.
7. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable criteria from LDC Sections 2.1.30.06.c, Comprehensive Plan Policies, and the Transportation Planning Rule identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

VII. Public Facilities and Services

Applicable Criteria (CCP and LDC): CCP 3.2.7, 10.2.9, 10.2.11, 10.2.12. LDC 2.1.30.06.c

1. The City Council notes that the applicant responded to the applicable criteria as part of a complete application submitted for the Comprehensive Plan Amendment. The Council notes that the applicant's responses to the applicable criteria cited above are found on Exhibits PC A-26 of the August 26, 2016, staff memorandum to Council.
2. The City Council notes that findings in response to the applicable LDC Sections are presented on pages 23 through 25 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on pages 23 through 25 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable Comprehensive Plan Policies and LDC criteria.
3. The City Council notes that public sanitary sewer, water, and storm sewer lines are currently located within immediate proximity of the site, as shown on Exhibit PC A-64 of the August 26, 2016, staff memorandum to Council. Based on available GIS data from the City of Corvallis, these lines are eight to eighteen inches in diameter, which should provide adequate capacity for accommodating development of 5.14 acres of the site at densities allowed in the Residential – Low Density designation and RS-6 zone. If any of these lines was found to not have sufficient capacity through the development review process, the standards contained in LDC Chapter 4.0 require them to be re-sized accordingly. However, it should be noted the applicant has submitted a detailed analysis of the existing capacity of public utilities fronting and crossing through the site. The study demonstrates these lines are sufficiently sized to facilitate development of the site consistent with standards of the RS-6 zone, (Exhibit PC-A-170 through PC-A-284 of the August 26, 2016 staff memorandum). A summary of the maximum and peak demand flows for water, sanitary sewer, and storm sewer modeled for the GI and RS-6 zones is provided on Exhibit PC-A-26. The analysis submitted by the applicant demonstrates existing utility lines adjacent to the site have sufficient capacity to facilitate its development pursuant with the Residential – Low Density designation and RS-6 zone. Regardless of the site's land use designation, public utility system improvements identified through the Corvallis Wastewater Utilities Master Plan, Corvallis Stormwater Master Plan, and Corvallis Water System Distribution Facilities Master Plan will be required when the specified thresholds are reached. Hence, the City Council finds the subject proposal is consistent with Comprehensive Plan Policies 10.2.9, 10.2.11, and 10.2.12.
4. Based on the Supplemental Findings VII.3, the City Council finds the subject Comprehensive Plan Amendment is consistent with the applicable compatibility criteria listed in Comprehensive Plan Policies 3.2.7, 10.2.9, 10.2.11, and 10.2.12.

5. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable criteria from LDC Sections 2.1.30.06.c and Comprehensive Plan Policies identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

VIII. Oregon Administrative Rule (“OAR”) 660-009-0010(4)

Applicable Criteria: OAR 660-009-0010(4)

1. The City Council notes that findings in response to the applicable Comprehensive Plan Policies are presented on pages 29 through 30 of the July 6, 2016, Planning Commission staff report, as presented to the City Council with the August 26, 2016, staff memorandum to Council as Exhibit CC-C. The Council adopts the Incorporated Findings, including (but not limited to) the findings and conclusions in the August 26, 2016, staff memorandum to the City Council presented on pages 29 through 30 of the July 6, 2016, Planning Commission staff report. The Council finds that the Council is persuaded by the subject findings because, in part, the findings demonstrate how the proposal is consistent with the applicable Comprehensive Plan Policies.
2. The City Council notes that the City’s 1998 BLI represents the City’s most recent adopted economic opportunities analysis. Comprehensive Plan Map amendments made in 1998 implemented changes to meet the projected land use needs identified in the BLI. The BLI considered four Comprehensive Plan Map designations to be industrial: General Industrial, Intensive Industrial, Light Industrial, and Research Technology Center. The BLI indicated that 152 gross acres of land with these designations would be needed to accommodate development within the City limits through 2020. The most recent Land Development Inventory Report (LDIR) indicates there are currently approximately 572 acres of vacant land within City limits among these four designations. Most of this vacant industrial land (491 acres) is designated for General Industrial. When natural features constraints are considered, the total unconstrained vacant industrial land totals approximately 489 acres. Approval of the requested Comprehensive Plan Amendment would remove 5.14 acres of General Industrial land from the city-wide inventory and leave approximately 567 vacant acres of industrial land, approximately 484 acres of which would be unconstrained by natural features. These totals are well in excess of the 152 acres the BLI projected would be necessary through 2020.
3. Based on the Supplemental Finding VIII.2, the City Council finds the subject Comprehensive Plan Amendment is consistent with the applicable criteria from OAR 660-009-0010(4).

4. As discussed in the Incorporated Findings and the supplemental findings, the Council finds that the Council is persuaded by the subject findings because the findings, in part, demonstrate how the proposal, is consistent with the applicable criteria from OAR 660-009-0010(4) identified in the July 6, 2016, Planning Commission staff report, and the August 26, 2016, memorandum to the City Council.

SUMMARY CONCLUSION

As the body charged with making a final decision on Comprehensive Plan Amendments, the City Council, having reviewed the record associated with the Comprehensive Plan Amendment application, considered evidence supporting and opposing the application and finds the proposal adequately addresses the review criteria and is found to be consistent with the City's Comprehensive Plan, applicable sections of the LDC, and other applicable approval criteria. Therefore, the Comprehensive Plan Amendment (CPA14-3) is APPROVED.

Dated: _____

Biff Traber, MAYOR

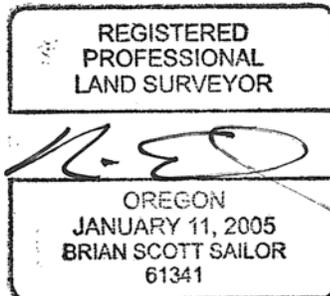
ORDINANCE 2016-___

EXHIBIT B

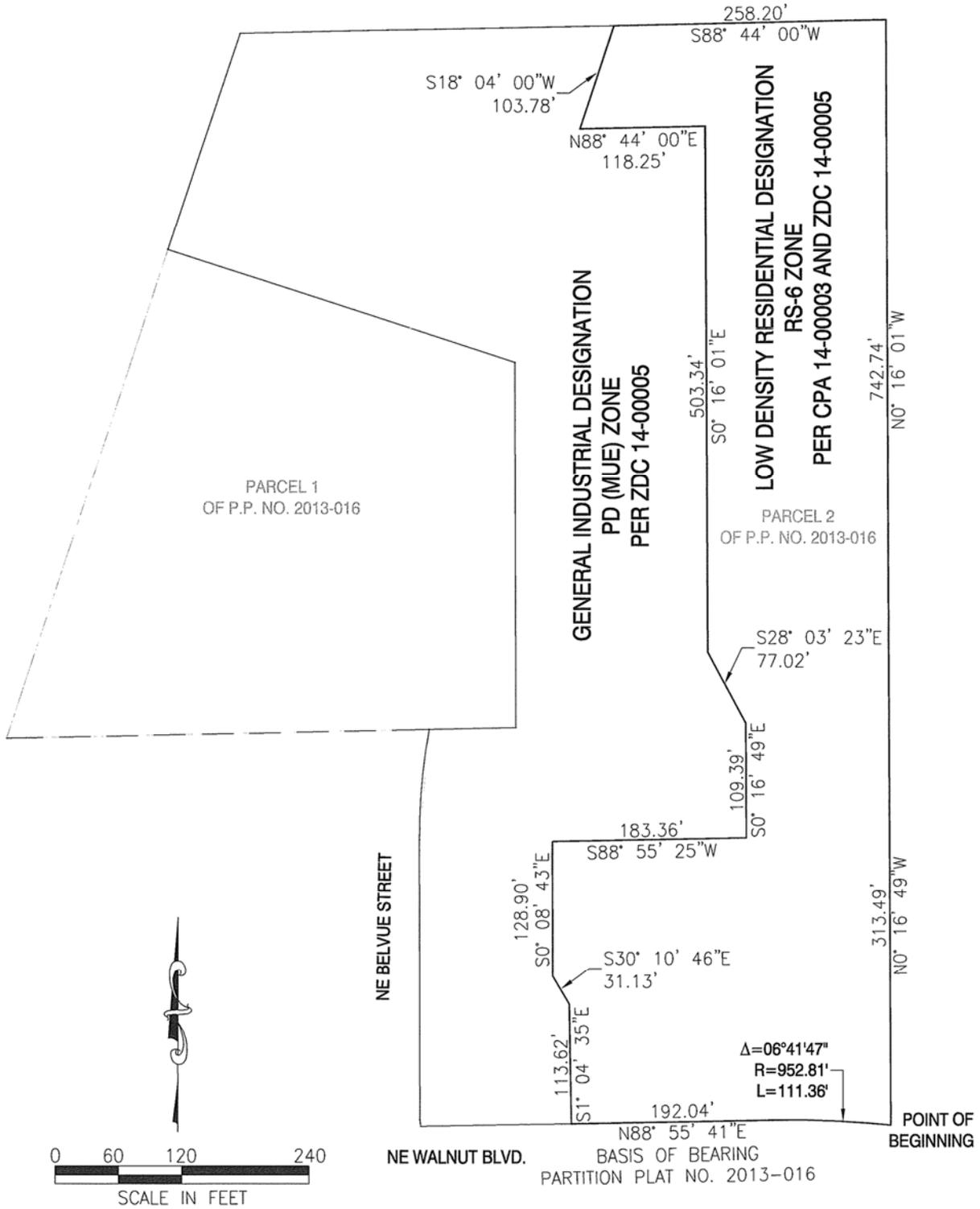
COMPREHENSIVE PLAN MAP AMENDMENT LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2013-016, A PARTITION PLAT OF RECORD LOCATED IN THE SW 1/4 OF SECTION 24 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 NORTH 00°16'49" WEST 313.49 FEET; THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°16'01" WEST 742.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 SOUTH 88°44'00" WEST 258.20 FEET; THENCE SOUTH 18°04'00" WEST 103.78 FEET; THENCE NORTH 88°44'00" EAST 118.25 FEET; THENCE SOUTH 00°16'01" EAST 503.34 FEET; THENCE SOUTH 28°03'23" EAST 77.02 FEET; THENCE SOUTH 00°16'49" EAST 109.39 FEET; THENCE SOUTH 88°55'25" WEST 183.36 FEET; THENCE SOUTH 00°08'43" EAST 128.90 FEET; THENCE SOUTH 30°10'46" EAST 31.13 FEET; THENCE SOUTH 01°04'35" EAST 113.62 FEET TO THE SOUTH LINE OF SAID PARCEL 2, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NE WALNUT BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 88°55'41" EAST 192.04 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ALONG THE ARC OF A 952.81 FOOT RADIUS CURVE TO THE RIGHT 111.36 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 87°40'16" EAST 111.29 FEET) TO THE POINT OF BEGINNING.

ABOVE DESCRIBED AREA CONTAINS 5.14 ACRES, MORE OR LESS. THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED AREA IS FROM SAID PARTITION PLAT 2013-016.



COMPREHENSIVE PLAN MAP AMENDMENT ILLUSTRATIVE DESCRIPTION



ORDINANCE 2016-___

A SPECIAL ORDINANCE RELATING TO AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR THE PASTEGA PROPERTY

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Legislative finding. By Order 2016-055, the Planning Commission approved a Zone Change, contingent on City Council approval of a related Comprehensive Plan Amendment. By Ordinance 2016-___, the City Council approved the related Comprehensive Plan Amendment application. The Planning Commission decision on the Zone Change is now final and requires enactment by ordinance.

Section 2. The Official Zoning Map is amended to designate the eastern 5.14-acre portion of the affected property as RS-6 (Low Density Residential) and to designate the remaining western 6.00-acre portion of the affected property as PD(MUE) (Mixed Used Employment with a Non-Residential Planned Development Overlay), as illustrated in Exhibit A to this Ordinance, which is attached and incorporated.

Section 3. No other portion of the Official Zoning Map is amended by this ordinance.

PASSED by the City Council this _____ day of November 2016

APPROVED by the Mayor this _____ day of November 2016

EFFECTIVE this _____ day of _____ 2016

Mayor

ATTEST:

City Recorder

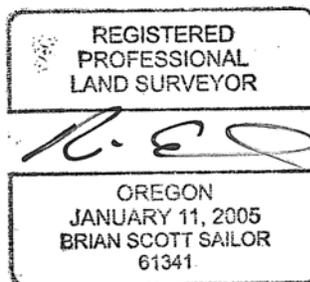
ORDINANCE 2016-___

EXHIBIT A

**OFFICIAL ZONING MAP AMENDMENT LEGAL DESCRIPTION
(PROPERTY DESIGNATED WITH PD(MUE) ZONE)**

BEGINNING AT THE INITIAL POINT WHICH IS THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2013-016, A PARTITION PLAT OF RECORD LOCATED IN THE SW 1/4 OF SECTION 24 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 NORTH 88°43'34" EAST 399.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88°42'25" EAST 82.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 NORTH 00°13'05" WEST 349.36 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 NORTH 71°55'25" WEST 345.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1, ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTH 18°02'53" EAST 218.05 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT 2013-016; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 NORTH 88°44'00" EAST 355.22 FEET; THENCE SOUTH 18°04'00" WEST 103.78 FEET; THENCE NORTH 88°44'00" EAST 118.25 FEET; THENCE SOUTH 00°16'01" EAST 503.34 FEET; THENCE SOUTH 28°03'23" EAST 77.02 FEET; THENCE SOUTH 00°16'49" EAST 109.39 FEET; THENCE SOUTH 88°55'25" WEST 183.36 FEET; THENCE SOUTH 00°08'43" EAST 128.90 FEET; THENCE SOUTH 30°10'46" EAST 31.13 FEET; THENCE SOUTH 01°04'35" EAST 113.62 FEET TO THE SOUTH LINE OF SAID PARCEL 2, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NE WALNUT BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88°55'41" WEST 142.60 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF NE BELVUE STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 6.42 FEET (THE LONG CHORD OF WHICH BEARS NORTH 09°20'14" WEST 6.39 FEET); THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°08'43" WEST 257.09 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°08'43" WEST 10.06 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG THE ARC OF A 599.62 FOOT RADIUS CURVE TO THE RIGHT 105.74 FEET (THE LONG CHORD OF WHICH BEARS NORTH 04°55'50" EAST 105.60 FEET) TO THE POINT OF BEGINNING.

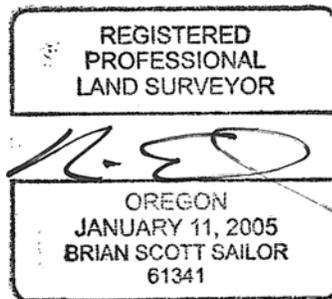
ABOVE DESCRIBED AREA CONTAINS 6.00 ACRES, MORE OR LESS. THE BASIS OF BEARING FOR THE ABOVE DESCRIBED AREA IS FROM SAID PARTITION PLAT 2013-016.



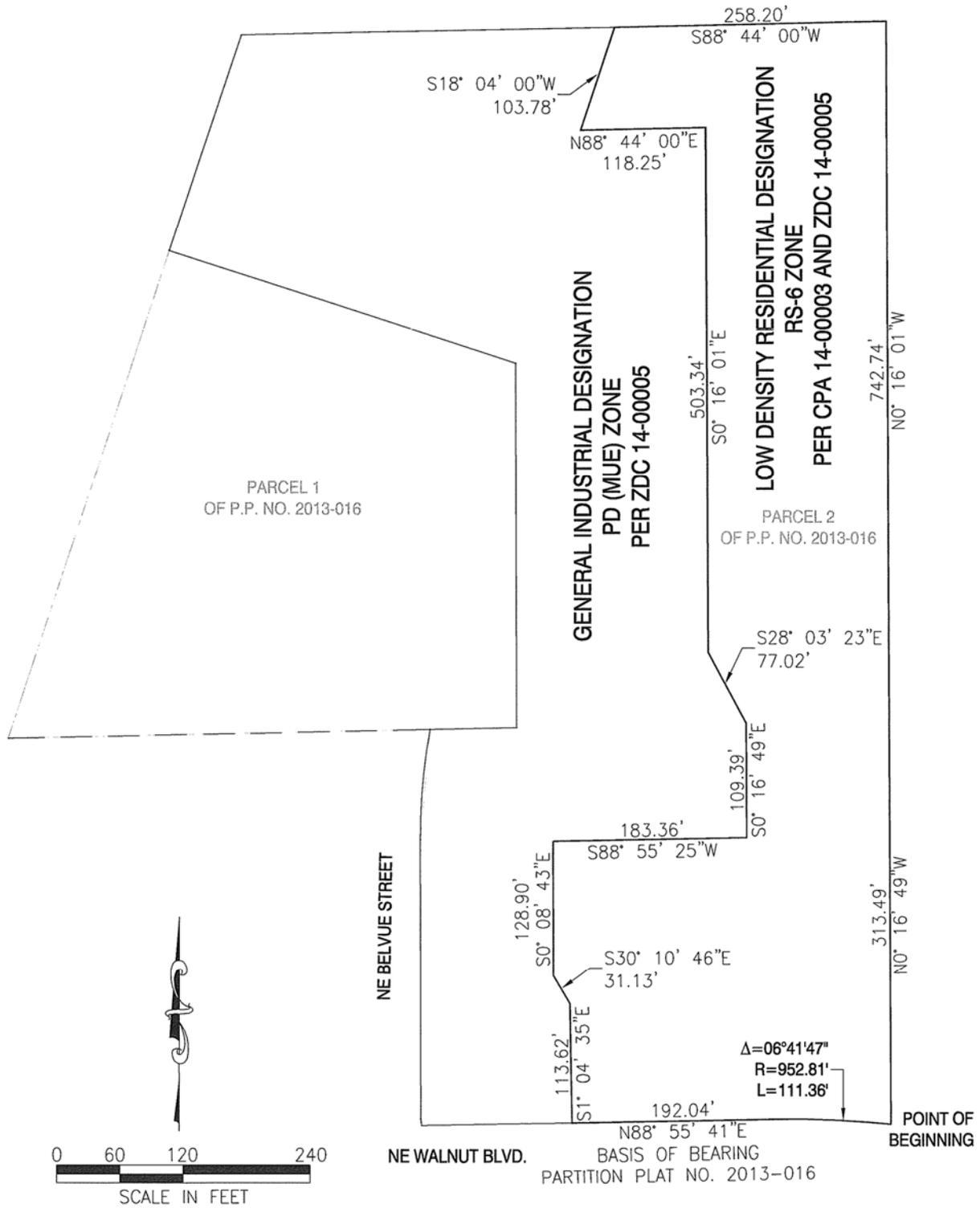
**OFFICIAL ZONING MAP AMENDMENT LEGAL DESCRIPTION
(PROPERTY DESIGNATED WITH RS-6 ZONE)**

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2013-016, A PARTITION PLAT OF RECORD LOCATED IN THE SW 1/4 OF SECTION 24 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 NORTH 00°16'49" WEST 313.49 FEET; THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°16'01" WEST 742.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2 SOUTH 88°44'00" WEST 258.20 FEET; THENCE SOUTH 18°04'00" WEST 103.78 FEET; THENCE NORTH 88°44'00" EAST 118.25 FEET; THENCE SOUTH 00°16'01" EAST 503.34 FEET; THENCE SOUTH 28°03'23" EAST 77.02 FEET; THENCE SOUTH 00°16'49" EAST 109.39 FEET; THENCE SOUTH 88°55'25" WEST 183.36 FEET; THENCE SOUTH 00°08'43" EAST 128.90 FEET; THENCE SOUTH 30°10'46" EAST 31.13 FEET; THENCE SOUTH 01°04'35" EAST 113.62 FEET TO THE SOUTH LINE OF SAID PARCEL 2, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NE WALNUT BOULEVARD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 88°55'41" EAST 192.04 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE ALONG THE ARC OF A 952.81 FOOT RADIUS CURVE TO THE RIGHT 111.36 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 87°40'16" EAST 111.29 FEET) TO THE POINT OF BEGINNING.

ABOVE DESCRIBED AREA CONTAINS 5.14 ACRES, MORE OR LESS. THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED AREA IS FROM SAID PARTITION PLAT 2013-016.



OFFICIAL ZONING MAP AMENDMENT ILLUSTRATIVE DESCRIPTION





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

**CITY COUNCIL
NOTICE OF DISPOSITION**

CASES: CPA14-00003 / ZDC14-00005 **ORDER NO. 2016-055**

REQUEST: The applicant seeks approval of a Comprehensive Plan Amendment (CPA) to change the 5.14 acre eastern portion of the site’s Comprehensive Plan land use designation from General Industrial (GI) to Low Density Residential (LDR). The applicant also requests to change the zone on the eastern portion of the site from General Industrial (GI) to Low Density Residential (RS-6), and to change the zone on the 6.00 acre western portion of the site from GI to Mixed Use Employment with a Nonresidential Planned Development Overlay (PD(MUE)).

OWNER: Pastega Investment Company, LLC
2595 NE Belvue Street
Corvallis, OR 97330

APPLICANT: Devco Engineering
245 NE Conifer Boulevard
Corvallis, OR 97339

LOCATION: The subject site is located on the north side of NE Walnut Boulevard, between NE Belvue Street and NE Jack London Street. It is identified on Benton County Assessor’s Map 11-5-24CC as Tax Lot 1500.

DECISION: The Corvallis Planning Commission conducted a public hearing to review a request for a Comprehensive Plan Amendment on July 6, 2016, closed the public hearing, and deliberated on the matter. At their meeting, the Planning Commission decided to forward a recommendation to City Council to approve the requested Comprehensive Plan Amendment (**Exhibit NOD-A**). The Planning Commission also approved an associated Zone Change, contingent on approval of the Comprehensive Plan Amendment (**Exhibit NOD-B**); this decision was made by the Planning Commission and was not subject to the City Council’s review.

After proper legal notice, a public hearing before the City Council concerning the proposed Comprehensive Plan Amendment was held on September 6, 2016. The City Council held deliberations concerning the proposed Comprehensive Plan Amendment on September 19, 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

September 19, 2016, subject to the adoption of Formal Findings. On October 17, 2016, the City Council adopted the attached Ordinance, including Formal Findings and Conclusions (**Exhibit NOD-A**).

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. 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.

Biff Traber, Mayor
City of Corvallis

Signed this ____ day of October, 2016