

**CITY OF CORVALLIS
PLANNING COMMISSION AGENDA**

6:30 p.m., Wednesday, September 2, 2020
GoToWebinar

Pursuant to Governor Brown’s Executive Order 20-16, item 2.a., issued on April 16, 2020 in response to the COVID-19 pandemic, this Planning Commission meeting will be conducted online only. The Fire Station Meeting Room will be closed to the public.

How Can I Participate?

Due to the COVID-19 pandemic, people wishing to participate in the meeting are strongly encouraged to submit their comments in writing.

Submit your comments in writing:

Community members who want to submit written comments or testimony for items listed on the agenda below may use the public input form at: www.corvallisoregon.gov/publicinput.

Participate via live webinar:

Community members who would like to watch and participate in the meeting live on the internet may pre-register using this link: <https://attendee.gotowebinar.com/register/2942395779672710667>

A video and audio recording of the meeting will be available on the City’s website within a few days of the meeting.

NOTE: Due to a technical issue, the August 19, 2020 Planning Commission meeting was postponed. The meeting, including the public hearing for the 45th Street Annexation request, will be conducted in its entirety on the new date of September 2, 2020. If you previously registered for this event, please use the new attendee registration link above, to ensure you have the correct meeting link. If you have any questions, please contact the Planning Division at 541.766-6908 or planning@corvallisoregon.gov.

- I. Community Comments
Opportunity for public input on matters of interest to the Planning Commission.
 - II. Public Hearing
 - a. 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01 / ZDC-2020-01)
 - III. New Business
 - IV. Old Business
 - V. Minutes Review
 - a. Planning Commission – July 1, 2020
 - VI. City Council, Board and Commission Liaison Reports
 - a. Housing and Community Development Advisory Board (*Commissioner Price*)
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If you need special assistance to participate in this meeting, please call 541.766.6908 (for TTY services, dial 7-1-1). Notification at least two business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (In compliance with the Americans with Disabilities Act, 28 CFR 35.102-35.104 ADA Title I and ORS 192.630(5)).

- b. Historic Resources Commission (*Commissioner Jensen*)
 - c. City Council (*Councilor Struthers*)
 - d. Mixed Use Zones DAC (*Commissioner Lamkin*)
 - e. South Corvallis Specific Area Plan DAC (*Commissioner Kornhauser*)
- VII. Public Meeting Schedule Review
- VIII. Other Comments
- IX. Adjournment

Proposed Tentative Public Meeting Schedule

For questions about listed cases or about the following Boards or Commissions, call **541-766-6908**

- CC** **City Council** (for agendas or questions about meetings, call **541.766.6901**)
(usually meets first and third Mondays at 6:00 p.m.)
- CIDAB** **Community Involvement and Diversity Advisory Board**
(usually meets first Wednesday of each month at 5:00 p.m.)
- PC** **Planning Commission**
(usually meets first and third Wednesdays at 6:30 p.m.)
- HCDAB Housing and Community Development Advisory Board**
(usually meets third Wednesdays at 11:30 a.m.)
- LDHB** **Land Development Hearings Board**
(meets as needed)
- DAB** **Downtown Advisory Board**
(usually meets second Wednesday at 5:30 p.m. in the Madison Avenue Meeting Room)
- HRC** **Historic Resources Commission**
(usually meets second Tuesday at 6:30 p.m.)

THE OFFICIAL ORDER OF BUSINESS FOR EACH MEETING WILL BE DETERMINED BY THE AGENDA. CC AGENDAS ARE DISTRIBUTED THE THURSDAY BEFORE A CITY COUNCIL MEETING; AGENDAS FOR OTHER MEETINGS (PC, LDHB, CCI, HRC) ARE USUALLY DISTRIBUTED ONE WEEK BEFORE EACH MEETING.

¹ **DUE TO THE COVID-19 PANDEMIC, ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIA GOTOWEBINAR ONLINE MEETINGS AND WILL NOT OCCUR IN A PHYSICAL MEETING LOCATION. YOU CAN ACCESS THE GOTOWEBINAR MEETINGS VIA LINKS SENT WITH EACH AGENDA.**

Meeting	Date	Description	Location
PC, 6:30 pm	September 2	Regular Meeting including public hearing for 45 th Street Annexation and Zone Change (ANN-2020-01 / ZDC-2020-01)	GoToWebinar ¹
LDHB, 5:30 pm	September 16	Regular Meeting including public hearing for Garfield School Conditional Development Permit Modification and Lot Development Option (CDP-2020-01/LDO-2020-06)	GoToWebinar ¹
PC, 6:30 pm	September 16	Regular Meeting	GoToWebinar ¹

- * Fire Station, 400 NW Harrison Boulevard, second floor meeting room
- ** Madison Meeting Room, 500 SW Madison Avenue
- *** Library Main Meeting Room, 645 NW Monroe Avenue, main level
- **** LaSells Stewart Ctr. 875 SW 26th Street, Corvallis
- ***** Majestic Theater, 115 SW 2nd Street
- ***** Tunison Community Room, 365 SW Tunison Avenue
- tbd To be decided

The City's website is located at www.corvallisoregon.gov.
For additional information about active land use applications, please visit www.corvallisoregon.gov/cd-staffreports.

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Strategic Operational Plan (SOP) Tracker

This is a list of the City's SOP items that include Planning Commission involvement.
Items in **bold** are overdue and ~~struckthrough~~ are complete

Project	Target	Status
Annual reporting of OSU impacts (E-7B)	Mar 2019	Complete
Prepare annual LDIR (P-5B)	Apr 2019	Complete
LDC code audit for compliance with state law (P-5C)	Jun 2019	Complete
Create new Parks and Natural Area Zone (P-13A)	Jul 2019	The project relies on Parks Department application.
Adopt updated BLI (P-5A)	Dec 2019	Complete
Annual reporting of OSU impacts (E-7B)	Mar 2020	Complete
Prepare annual LDIR (P-5B)	Apr 2020	Complete
LDC update for historic preservation provisions (P-13H)	Jun 2020	In development by staff/ HRC.
509J Master Plan approval (P-13G)	Jun 2020	City Council public hearing in August 2020
Review/amend Mixed Use Districts in LDC (P-13F)	Jun 2020	Multiple DAC meetings held.
New OSU physical development strategy (P-5H)	Jul 2020	In progress work by OSU.
Update natural hazards/hillsides mapping (S-1D)	Dec 2020	Staff are researching data availability
Annual reporting of OSU impacts (E-7B)	Mar 2021	Annual
Prepare annual LDIR (P-5B)	Apr 2021	Annual
Review/amend employment districts in LDC (P-13I)	Jun 2021	Initiate 19/20
Create tiny home provisions/adopt R-3/R-5 building code for affordable housing (P-8D)	Jun 2021	Active; R-3 Complete, R-5 still to do
Planning Area A specific area plan (P-5D)	Jun 2021	Active; First Public Open House Scheduled for February 27 at Lincoln School
Review/modify cluster housing provisions in LDC for affordable housing (P-8F)	Jun 2021	Initiate 19/20
LDC changes for the OSU campus area (P-13B)	Jul 2021	1st initiation '18; approved '19; more to come
Update Water master plan	Jun 2021	Active
Annual reporting of OSU impacts (E-7B)	Mar 2022	Annual
Prepare annual LDIR (P-5B)	Apr 2022	Annual
Update LDC for various types of homeless services (E-9C)	Jun 2022	Initiate 19/20
Process island annexations (P-5I)	Jun 2022	Initiate 20/21
Planning Area B specific area plan (P-5E)	Jun 2022	Initiate 20/21
Annex the airport and industrial park property (I-3B)	Jun 2022	Not started
Develop new standards for AirBNB/VRBO uses (P-13J)	Jun 2022	Not started
Review/modify LDC Riparian corridor and drainageway standards (P-13K)	Jun 2022	Not started
Conduct a corridor safety study on Hwy 99W as part of the proposed URD (P-4E)	Jun 2022	Date estimated (needs ODOT/PW) – Successful ODOT funding – will be starting in 2020 – Target date will be moving earlier based on secured funding
Conduct community land use survey (P-5J)	Dec 2022	Every 5 years
Evaluate city sponsored annexation for affordable housing (P-8H)	Dec 2022	Initiate 21/22
Annual reporting of OSU impacts (E-7B)	Mar 2023	Annual
Prepare annual LDIR (P-5B)	Apr 2023	Annual
Approve recommended LDC code changes from code audit (P-13E)	Jun 2023	Initiated – will be coming in series of code amendments; Annexation currently in PC
Develop historic preservation design guidelines (P-9C)	Jun 2023	Initiate 20/21
Planning Area C specific area plan (P-5F)	Jun 2023	Initiate 21/22
Update Stormwater master plan (P-3C)	Jun 2023	Initiate 21/22
Bring zoning map and comp plan map into alignment (P-5K)	Jun 2023	
Revise LDC to move code variations to Planning Commission, not staff (P-13L)	Jun 2023	

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Review/modify Chapter 4.10 in LDC (PODS)	Jun 2023	
Evaluate density bonus incentives for affordable housing (P-8I)	Dec 2023	Initiate 22/23
Evaluate reduced parking requirement incentives for affordable housing (P-8J)	Dec 2023	Initiate 22/23
Annual reporting of OSU impacts (E-7B)	Mar 2024	Annual
Prepare annual LDIR (P-5B)	Apr 2024	Annual
Planning Area E specific area plan (P-5G)	Jun 2024	Initiate 22/23
Update Wastewater master plan (P-3C)	Jun 2024	Initiate 23/24
Create parcel assembly/land banking program for affordable housing (P-8L)	Dec 2024	Initiate 22/23
Create community land trust program for affordable housing (P-8M)	Dec 2024	Initiate 22/23

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