

**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*)
-

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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TOPIC: Annexation and Zone Change

CASE: 2025 SW 45th Street Annexation and Zone Change
(ANN-2020-01/ZDC-2020-01)

**APPLICANT/
OWNER:** Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97885

REQUEST: The applicant seeks approval of an annexation for one lot totaling 0.34 acres and an accompanying zone change from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential.

LOCATION: The property is located on the east side of SW 45th Street, 450 feet south of SW Country Club Drive. The site is identified on Benton County Assessor's Map 12-5-09-AB as Tax Lot 1300.

SITE AREA: 0.34 acres

**EXISTING
COMPREHENSIVE
PLAN
DESIGNATION:** Residential Low Density

**EXISTING BENTON
COUNTY ZONE
DESIGNATION:** Urban Residential (UR)-5

**PROPOSED CITY
ZONE:** Low Density Residential (RS-6)

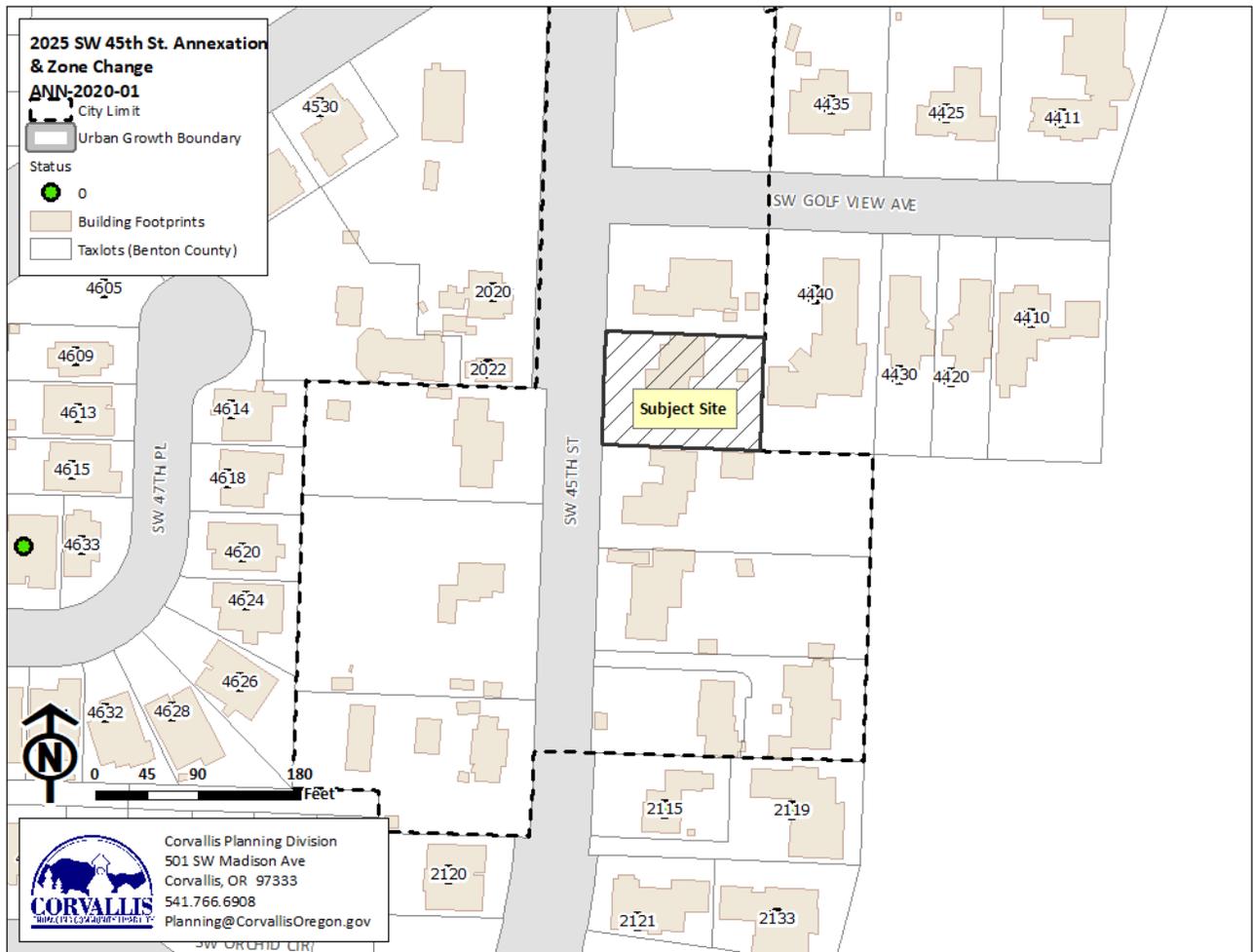
PUBLIC COMMENT: A pre-notification of this hearing was sent to all neighborhood associations, concerned citizens, and groups on record on March 27, 2020. Public notices of the Planning Commission public hearing were mailed to property owners within 300 feet of the subject site on July 29, 2020, and the site was posted. As of August 12, 2020, no public comment has been received.

ATTACHMENTS

- **Attachment PC-A** – Application Form, Narrative, and Graphics
- **Attachment PC-B** – LDC Table 2.6-1 – Community-wide Livability Indicators and Benchmarks for Annexation Proposals

Supplementary materials associated with the proposal are available at the Planning Division and online at the following link:

<https://apps.corvallisoregon.gov/webdocs/showdoc.aspx?docID=1651426>



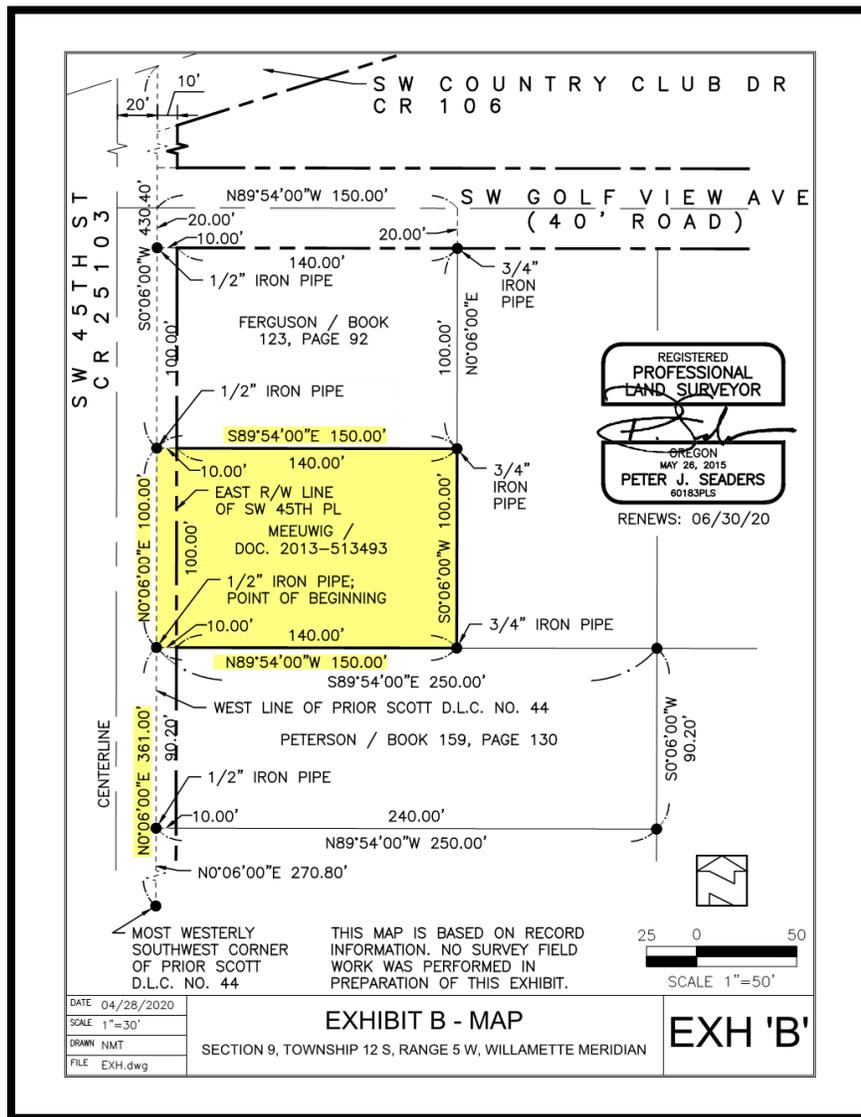
Vicinity Map - 2025 SW 45th Street Annexation

SITE AND VICINITY

The subject site is 0.34 acres and located on the east side of SW 45th Street, 400 feet south of SW Country Club Drive. The site abuts City Limits to the east. One of two properties adjacent to the subject site on the west side of SW 45th Street is also inside City Limits. Properties immediately north and south of the subject site are located outside of City Limits.

All properties adjacent to the subject site and within City Limits are zoned RS-6, and have a Comprehensive Plan designation of Residential – Low Density. All properties adjacent to the subject site and located outside of City Limits are zoned Benton County Urban Residential (UR)-5.

There are no Natural Resources or Natural Hazards present on the subject site.



APPLICANT'S PROPOSAL

The applicant seeks approval of an annexation for one lot totaling 0.34 acres and an accompanying zone change from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential.

ANNEXATION PROCESS AND SENATE BILL 1573 DISCUSSION

The subject property is located outside the incorporated boundary of the City of Corvallis. The City Charter requires that, unless mandated by State law, any annexation to the City of Corvallis be approved by a majority vote among the electorate. Consistent with the City Charter, the Land Development Code requires that proposed annexations first comply with applicable review criteria contained in Chapter 2.6 of the Land Development Code, and only then may a proposed annexation be referred to the voters for approval.

In March of 2016, the Oregon Legislature passed an emergency law (Senate Bill 1573), that requires certain types of annexation decisions be made by governing body of cities, and that the political decision on annexations that are of the equivalent type under State law as this application may not be made by voters. While the City has not updated Land Development Code provisions to expressly reflect state law (ORS 222.127) and its obligations related to certain types of annexation decisions not subject to voter approval, the City is required to follow state law. Therefore, with this application, staff will recommend that City Council not forward the request to the voters.

STAFF REPORT FORMAT

Part I of this report addresses the LDC review criteria for the Annexation request. **Part II** of this report addresses the LDC review criteria for the Zone Change request.

A specific development proposal has not been submitted for review. Therefore, where appropriate, the Review Criteria above are evaluated in this Staff Report in terms of potential development scenarios within the existing and proposed land use regulations.

This report includes applicable standards and policies, references to the applicant's proposal, staff findings, and conclusions.

PART I – ANNEXATION

LDC Section 2.6.30 - PROCEDURES

An application filed for Annexation shall be reviewed in accordance with the following procedures:

2.6.30.01 - Determination of Annexation Type

The Director shall determine whether an application is for a Minor or Major Annexation as follows:

- a. Minor Annexation - Intended to address situations where properties are proposed for Annexation and, by virtue of their size and development potential, have negligible impacts on surrounding properties and neighborhoods, and on the community as a whole. These Annexations are typically proposed to gain access to public services, such as sanitary sewer and water facilities, before actual Health Hazards are declared; to incorporate infill sites into the City; and/or to allow a limited level of urban development to occur on existing parcels. Minor Annexation provisions are not intended to provide piecemeal Annexations whereby a property owner within the county partitions a small piece of land specifically to be classified as a Minor Annexation, and then continues to partition small sites and propose multiple Minor Annexations.**

An Annexation shall be considered Minor if all of the following conditions exist:

- 1. No more than one parcel is involved;**
- 2. For residential Annexations, the parcel is capable of providing not more than 10 dwelling units (at maximum allowed density per gross acre). For commercial and industrial Annexations, the parcel is no greater than one acre; and**
- 3. City services are contiguous to the parcel.**

When addressing the review criteria in Section 2.6.30.06.a and Section 2.6.30.06.b, a

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Minor Annexation proposal need not provide the same level of detail as a Major Annexation proposal. See Section 2.6.30.06 and Section 2.6.30.07 for specifics. All other submittal requirements and review criteria, however, are applicable.

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The proposal involves only one parcel.
2. The proposal is a residential Annexation and, based on the 0.34 acre size of the property and its Low Density designation, the parcel is capable of providing not more than 10 dwelling units.
3. City services are contiguous to the parcel within SW 45th Street. Additional discussion on City services is provided below.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the proposal meets the criteria for a Minor Annexation proposal.

2.6.30.06 - Review Criteria

Requests for Annexations shall be reviewed to ensure consistency with the applicable policies of the Comprehensive Plan, particularly Article 14, and other applicable policies and standards adopted by the City Council and State of Oregon.

Annexations can only be referred to the voters when the proposed Annexation site is within the City's Urban Growth Boundary (UGB), and where the findings below are made. The criteria are highlighted in bold type.

Findings of Fact:

The decision makers should note the following staff proposed criteria-relevant facts:

1. The applicant's proposal is consistent with the following Article 14 Comprehensive Plan policies:
 - 14.2.4 Upon annexation, all lands shall be districted in a manner consistent with Comprehensive Plan designations.
 - 14.3.2 Conversion of urbanizable land to urban uses shall be based on orderly, economic provision of public utilities, facilities, and services.
 - 14.3.3 Urban level City utilities (i.e. water and sewer) shall be provided to private property only through annexation, except for areas not contiguous to the City that have been deemed health hazards by the Oregon State Health Department or its agents, and have signed consent to annex.
 - 14.3.4 Urbanization shall be contained within the Urban Growth Boundary, and shall occur incrementally through the annexation process. Limited interim development, consistent with Benton County clustering regulations, may be permissible.
 - 14.3.6 Factors to be considered in evaluating the public need for annexation may include, but are not limited to the following:

- A. The 5-year supply of serviceable land of this type to meet projected demand;
- B. The availability of sufficient land of this type to ensure choices in the market place; and
- C. Other factors, including livability benchmarks, as delineated in the Land Development Code.

14.3.7 Information shall be provided to decision makers and the public related to consistency of the annexation proposal with established City policies and development regulations.

2. Comprehensive Plan policy 14.2.4 addresses consistency with Comprehensive Plan designations. The subject site has a Comprehensive Plan designation of Residential – Low Density. The proposal includes a Zone Change to RS-6 as discussed in Part 2 of this staff report. The RS-6 zone is consistent with the subject site’s existing Comprehensive Plan designation.
3. Comprehensive Plan policy 14.3.2 addresses the conversion of urbanizable land to urban uses based on orderly, economic provision of public utilities, facilities, and services. Part 1 of this staff report addresses public utilities, facilities, and services in discussion below in response to LDC 2.6.30.06 review criteria.
4. Comprehensive Plan policy 14.3.3 states that urban level City utilities shall be provided to private property only through annexation. This proposal includes an annexation request, consistent with Policy 14.3.3.
5. Comprehensive Plan policy 14.3.4 states that urbanization shall be contained within the Urban Growth Boundary and shall occur incrementally through the annexation process. The subject site is contained within the Urban Growth Boundary and the proposal includes an annexation request, consistent with Policy 14.3.4.
6. Comprehensive Plan policy 14.3.6 addresses factors to be considered in evaluating the public need for annexation. LDC 2.6.30.06.a states that minor annexations need not include calculations relative to a five-year supply of serviceable land. Livability benchmarks and other factors delineated in the Land Development Code are discussed further below.
7. Comprehensive Plan policy 14.3.7 states that information shall be provided to decision makers and the public related to consistency of the annexation proposal with established City policies and development regulations. This staff report addresses the applicable City policies and development regulations associated with an annexation proposal.
8. On the other hand, staff notes that Comprehensive Plan Policy 14.3.1 is not advanced by this annexation application. Comprehensive Plan Policy 14.3.1 states, “Infill and redevelopment within urban areas shall be preferable to annexation.”
9. This staff report addresses the applicable review criteria for an annexation proposal. As noted in the discussion above, City Council Resolution 2018-12 addresses compliance with Senate Bill 1573 and the codified changes to ORS 222.127, related to voter approval of annexations. If the City Council approves the annexation

request, and chooses to not forward the request to the voters for approval, that is consistent with the adopted Council resolution and ORS 222.127.

10. Findings associated with the above-referenced criteria “highlighted in bold type” are addressed below.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- a. **The applicant has demonstrated a public need for the Annexation -**
1. **Minor Annexations - Factors to be considered in evaluating public need for Minor Annexations shall include, but are not limited to:**
 - a) **Reason for the Annexation;**
 - b) **Health issues;**
 - c) **Adequate demonstration that the Annexation provides for the logical urbanization of land;**
 - d) **Whether the site can be served with public facilities; and**

Findings of Fact:

The decision makers should note the following staff proposed criteria-relevant facts:

1. The applicant proposes annexation because the property’s septic drain field failed to meet the County’s flow requirements and the septic junction box was found to be deteriorating during a 2019 septic system inspection. The applicant contacted Benton County Environmental Health and was told that he would not be granted a repair or replace permit for the septic system because the subject site was located within 300 feet of the nearest sewage connection point (City public sewer immediately adjacent to the property within SW 45th Street). The applicant then contacted the City and was told that he could not connect to City services unless the subject site was located with City limits (Attachment PC-A, 5).
2. As discussed above, the subject site abuts property within City limits to the east and is adjacent to property within City limits on the west side of SW 45th Street. The subject site comprises one of ten properties in the immediate vicinity located outside of City limits. These ten properties, located outside of City limits, are entirely surrounded by lands located within City limits.
3. The site contains a single-family residence. The demand on City Systems from one residence is relatively small.
4. City sewer, water, storm drainage, and an improved street are all available to serve the site. The applicant will need to make standard service connections. The site does not have a City standard sidewalk.

5. With the exception of sidewalks and new Transportation System Plan (TSP) buffered bike lanes (there are 6-foot bike lanes), planned transportation improvements have been installed on the site frontage with other development in the area.
6. Transit is located approximately 0.38 miles (2,000 feet) away to the west at 49th Street (Route 3) and 0.57 miles (3000 feet) to the east at Research Way (Route 8).
7. The site fronts 45th Street, a neighborhood collector and is approximately 450 feet from Country Club Drive, a collector.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criteria are satisfied.

e) Discussion of the applicable livability indicators and benchmarks as specified in Section 2.6.30.07.c.

Minor Annexation proposals need not include the calculations relative to a five-year supply of serviceable land that are required in “2,” below, for Major Annexations.

Findings of Fact:

The Community-wide Livability Indicators and Benchmarks for Annexation Proposals are found in the LDC at Table 2.6-1 and are included in this staff report for reference at Attachment PC-B. The decision makers should note the staff proposed criteria-relevant findings of facts associated with the livability indicators and benchmarks as specified in LDC Section 2.6.30.07.c:

1. Rural Development Potential: The subject site is currently zoned Urban Residential (UR)-5 which allows for one dwelling unit per parcel under Benton County’s land development code standards. The annexation request is associated with a single 0.32-acre site with an existing single-family home. No development is proposed at this time. The proposal includes a request to rezone the subject site to RS-6 (Residential Low-Density). Single-family detached residential building types are an outright permitted use in the RS-6 zone and the proposed density falls within the minimum density standards per LDC Table 3.3-1.
2. Adjacency to City: The perimeter of the subject site is approximately 480 feet. The eastern edge of the subject site abuts City limits for approximately 100 feet. Based on this information, one could conclude that about 21% of the perimeter of the site is enclosed within the City limits.
3. Development Plans: The proposal does not include development.
4. Planned Public Transportation Improvements: Urban-level development of the Annexation site may require public transportation improvements, as discussed

further below. No development is proposed with the annexation request. Therefore, public transportation improvements are not required with annexation.

5. Natural Features: The subject site does not contain Significant Natural Features addressed in LDC Chapter 2.11, 4.2, 4.5, 4.12, 4.13, 4.14. The Minimum Assured Development Area provisions in LDC Chapter 4.11 are not applicable.
6. Distance to Transit: Transit is located approximately 0.38 miles (2,000 feet) away to the west at 49th Street (Route 3) and 0.57 miles (3,000 feet) to the east at Research Way (Route 8).
7. Local School Capacity/Travel Distance: Adams Elementary School is located 0.6 miles away on SW 35th Street. The existing home and any future development on the subject site is unlikely to impact school capacity.
8. Police Response Time: There are 1.2 officers per 1,000 persons residing within City Limits.
9. Distance from Fire Station: Fire Station #2, located at 500 SW 35th Street, is located approximately 1.3 miles from the subject site.
10. Public Improvements: City sewer, water, storm drainage, and an improved street are contiguous to the parcel. Additional discussion regarding public improvements is provided further below.
11. Distance to Sewer and Water: There is an existing 8-inch sanitary sewer line and a 12-inch first level water line located in SW 45th Street. Additional discussion regarding urban facilities and services is provided further below.
12. Planned Public Utilities: City sewer, water, storm drainage, and an improved street are all available to serve the site. Additional discussion regarding public improvements is provided further below. The annexation application does not include a development proposal
13. Distance to Parks: The subject site is approximately 460 feet (0.08 miles) from Bruce Starker Arts Park and Natural Area.
14. Distance to Downtown: The subject site is approximately 1.8 miles (9,700 feet) from Downtown.

Conclusion:

The proposal meets 9 of the 14 livability indicators and benchmarks found to be applicable to the proposal. Staff notes that LDC 2.6.30.07.c.2.a contains the following passage: *“The livability indicators and benchmarks in the following table are intended to be balanced and identified as advantages and disadvantages relative to an Annexation proposal. Compliance with all benchmarks is not required. However, when balanced and viewed in aggregate, the decision-makers need to find that the advantages to the community outweigh the disadvantages.”* Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied, and that there is a public need for the annexation.

b. **The Annexation provides more advantages to the community than disadvantages – To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.**

1. **Minor Annexations – Minor Annexation proposals shall include a general discussion regarding:**

- a) **Advantages and disadvantages of the Annexation. Examples include the existence of a Health Hazard situation or the existence of Significant Natural Features addressed in Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and/or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Also relevant is whether or not the Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA) is applicable; and**
- b) **Applicable livability indicators and benchmarks identified in Section 2.6.30.07.c.**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

- 1. As discussed above, the applicant proposes annexation because the septic drain field failed to meet flow requirements and the septic junction box was found to be deteriorating during a 2019 septic system inspection. A primary advantage of the annexation is granting the applicant permission to connect to City services located adjacent to the subject site. While not a Health Hazard based on the specific determination made by a State authority, there are certainly health and safety concerns for the subject property owner, and potentially neighboring properties, due to a failing septic system that cannot be replaced per County rules.
- 2. The subject site does not contain Significant Natural Features addressed in LDC Chapter 2.11, 4.2, 4.5, 4.12, 4.13, 4.14. The Minimum Assured Development Area provisions in LDC Chapter 4.11 are not applicable.
- 3. The applicable livability indicators and benchmarks identified in Section 2.6.30.07.c are addressed above in response to LDC 2.6.30.06.a.1.e.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the advantages of annexing the property outweigh the disadvantages, and this criterion is satisfied.

c. **The site is capable of being served by urban services and facilities required with development - The developer is required to provide urban services and facilities to and through the site. At minimum, both Minor and Major Annexations shall include consideration of the following:**

- 1. **Sanitary sewer facilities consistent with the City's Sanitary Sewer Master Plan and**

Chapter 4.0 - Improvements Required with Development;

- 2. Water facilities consistent with the City's Water Master Plan, Chapter 4.0 - Improvements Required with Development, and fire flow and hydrant placement;**
- 3. Storm drainage facilities and drainageway corridors consistent with the City's Stormwater Master Plan, Chapter 2.11 - Floodplain Development Permit, Chapter 4.0 - Improvements Required with Development, Chapter 4.5 - Floodplain Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;**
- 4. Transportation facilities consistent with the City's Transportation Plan and Chapter 4.0 - Improvements Required with Development; and**
- 5. Park facilities consistent with the City's Parks Master Plan.**

Findings of Fact:

The decision makers should note the following staff proposed criteria-related facts:

1. City sewer, water, storm drainage, and an improved street are contiguous to the parcel.
2. The annexation site is located in the Country Club sanitary sewer basin. There is an existing 8-inch sanitary sewer in SW 45th Street. No other needed improvements are identified in the Wastewater Utility Master Plan (WWMP) to serve the area.
3. To serve the property, the applicant will need to install a sewer service lateral and connect to the existing house sanitary sewer. The applicant must apply for the applicable City permits and pay applicable SDC fees per City Municipal Code (CMC) 4.03.020.
4. There is a 12-inch first level water line located in SW 45th Street. The site is located in the first level water service area (210'-290') and can be served by the line. No additional lines are identified in the Master Plan to serve the property.
5. A fire hydrant is located approximately 150 north of the site at SW Golf View Ave.
6. For water services less than 2-inches in size, the applicant pays City Crews to install the service and meter. The applicant must apply for the required City permit and pay SDC fees, as applicable. However, it is not a requirement that the applicant connect to City water services if they have a working well.
7. The site is located in the Dunawi Creek Storm Drainage basin and is about 1,000 feet south of the west branch. An 18-inch storm drain is located in SW 45th Street and flows north across Country Club Drive towards the creek. The Stormwater Master Plan does not identify any needed improvements on SW 45th Street.
8. Storm drainage for the property can be provided by a weep hole through the curb and street drainage to catch basins.
9. Access to the site is provided by SW 45th Street, which is designated as a neighborhood collector street in the Corvallis Transportation System Plan. Existing

ROW varies from 50 feet to 63 feet across the property frontage. Standard ROW for a neighborhood collector street is 66 feet. To meet City standards for ROW, 3 feet of ROW (33 feet from Centerline) would need to be granted along the frontage with future development.

10. The street was previously improved to City standards for a neighborhood collector street: pavement width of 32 feet with 6-foot bike lanes (8-foot buffered is the new standard) and 10-foot travel lanes. There is a sidewalk on the west side of the street that meanders due to ROW width. The site frontage does not have sidewalks or a city standard planter strip.
11. Estimated trips from one single-family residence during the PM Peak hour is one trip, which is insignificant in the overall transportation system and does not warrant analysis.
12. Installation of future sidewalks and additional ROW along the site frontage may be limited due to the exceptions for residential dwellings in LDC section 4.0.20 for improvements. It may be possible to require sidewalks in the future through Corvallis Municipal Code section 2.15.050.

Conclusion:

City sewer, water, storm drainage, and an improved street, except sidewalks on the property frontage, are all available to serve the site. The applicant is required to connect to City sewer upon annexation, and will need to make standard service connections. Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

d. If the Annexation proposal includes areas planned for open space, general community use, or public or semi-public ownerships, the Annexation request shall be accompanied by a Comprehensive Plan Map Amendment as outlined in "1," and "2," below -

- 1. Areas planned for open spaces or future general community use, including planned parks, preserves, and general drainageway corridors, shall be re-designated on the Comprehensive Plan Map as Open Space-Conservation.**
- 2. Existing, proposed, or planned areas of public or semi-public ownership, such as Oregon State University facilities or lands, school sites, City reservoirs, and portions of the Corvallis Municipal Airport, shall be re-designated on the Comprehensive Plan Map as Public Institutional**

Such required Comprehensive Plan Map Amendments shall be filed by the applicant concurrent with the Annexation request, in accordance with Chapter 2.1 - Comprehensive Plan Amendment Procedures.

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The annexation proposal does not include areas planned for open space, general community use, or public or semi-public ownerships.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- e. **Compatibility - The application shall demonstrate compatibility in the following areas, as applicable.**
 - 1. **Basic site design - the organization of Uses on a site and its relationship to neighboring properties;**
 - 2. **Visual Elements (scale, structural design and form, materials, etc.);**
 - 3. **Noise attenuation;**
 - 4. **Odors and emissions;**
 - 5. **Lighting;**
 - 6. **Signage;**
 - 7. **Landscaping for buffering and screening;**

Findings of Fact:

The decision makers should note the following staff proposed criteria-relevant facts:

- 1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of the Corvallis Country Club golf course and Bruce Starker Arts Park, all properties within 600 feet contain the same Residential – Low Density plan designation.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- 8. **Transportation facilities;**
- 9. **Traffic and off-site parking impacts;**
- 10. **Utility infrastructure;**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. One single-family residence is compatible with the existing and planned transportation facilities in the area, as discussed in other parts of this report. The site can be served by existing infrastructure, except for the lack of sidewalks on the east side of 45th Street.
2. Traffic impacts by one single-family residence is one trip during the PM peak hour. The traffic impacts are compatible with the existing street network as discussed above.
3. One single-family residence is compatible with the existing and planned utilities in the area, as discussed above. Services to the site can be provided by existing infrastructure.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

11. **Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**
12. **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**
13. **Preservation and/or protection of Significant Natural Features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. Effects on air and water quality will be comparable to other low density residential homes throughout the City.
2. Consistency with Pedestrian Oriented Design Standards are not applicable because no development is proposed with this application.
3. The site does not contain Significant Natural Features addressed in LDC Chapter 4.2, 4.5, 4.12, or 4.13.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

CONCLUSION ON THE ANNEXATION REQUEST

As discussed in Part 1 of this staff report, staff finds that the proposal is consistent with the applicable review criteria in LDC Chapter 2.6 for a Minor Annexation.

PART II – ZONE CHANGE

Per **LDC § 2.2.40**, this Zone Change request requires quasi-judicial action and is subject to a public hearing. The following criteria apply to a quasi-judicial Zone Change request subject to a public hearing; each of these criteria with respect to this application will be evaluated within this section:

2.2.40.05 - Review Criteria

- a. **Review Criteria for Zone Changes, Except Those Requesting to Apply or Remove a Historic Preservation Overlay**

Quasi-judicial Zone Changes shall be reviewed to determine how they affect City facilities and services, and to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

CONSISTENCY WITH THE COMPREHENSIVE PLAN MAP DESIGNATIONS

LDC Table 2.2-1 includes a list of Comprehensive Plan Map designations, and corresponding Zoning Map designations that are consistent with the Comprehensive Plan. The portions of **Table 2.2-1** applicable to this Zone Change request are below:

TABLE 2.2-1 COMPREHENSIVE PLAN AND CORRESPONDING ZONING MAP DESIGNATIONS (not including zone overlays)			
IF THE COMPREHENSIVE PLAN DESIGNATION IS:		THE OFFICIAL ZONING MAP DESIGNATION SHALL BE:	
RESIDENTIAL		RESIDENTIAL	
Low-Density (0.5 – 2 units/acre for RS-1 only) (2-6 units/acre for RS-3.5, RS-5, & RS-6)		RS-1	Extra Low ¹
		RS-3.5	Low
		RS-5	Low
		RS-6	Low ²
		C-OS	Conservation - Open Space

¹ At the time of or following annexation, the RS-1 (Extra-low Density) Residential Zone or the RS-6 (Low Density) Residential Zone may be applied to properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 Zone, based on criteria contained in Section 2.2.40.05.

² With the exception of properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 (Extra-low Density) Residential Zone, all Low Density lands shall be zoned RS-6 (Low Density) Residential upon their annexation.

Findings of Fact:

The decision makers should note the staff proposed criteria-related following facts:

1. The subject site currently has a Comprehensive Plan Map designation of Residential – Low Density and a Benton County zoning designation of Urban Residential (UR)-5. The applicant’s proposal includes a request for a Zone Change to RS-6. According to LDC Table 2.2-1 above, and footnote number two, the proposed zoning aligns with the existing Comprehensive Plan Map designation.
2. There are no applicable references to this specific site in Comprehensive Plan policies, City Council policies, or City Council adopted standards.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

2.2.40.05 - Review Criteria

- a. **Review a Criteria for Zone Changes, Except Those Requesting to Apply or Remove a Historic Preservation Overlay**

Quasi-judicial Zone Changes shall be reviewed to determine how they affect City facilities and services, and to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

1. **Basic site design (e.g., the organization of uses on a site and the uses' relationships to neighboring properties);**
2. **Visual elements (scale, structural design and form, materials, etc.);**
3. **Noise attenuation;**
4. **Odors and emissions;**
5. **Lighting;**
6. **Signage;**
7. **Landscaping for buffering and screening;**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. There are no applicable references to this specific site in Comprehensive Plan policies, City Council policies, or City Council adopted standards.
2. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of the Corvallis Country Club golf course and Bruce Starker Arts Park, all properties within 600 feet contain the same Residential – Low Density plan designation.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

8. **Transportation facilities;**
9. **Traffic and off-site parking impacts;**
10. **Utility infrastructure;**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. As discussed in Part I of this staff report, the existing transportation facilities are compatible with the RS-6 zone (Low Density) Residential. Southwest 45th Street, a neighborhood collector, provides access.
2. As discussed in Part 1 of this staff report, the traffic impacts are compatible with the RS-6 zone. One PM peak hour trip is estimated for the site and is not significant.
3. The Transportation Planning Rule (TPR), Section 9, allows a local government to find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if the following requirements are met.

- a. *The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;*
 - b. *The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*
 - c. *The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.*
4. As discussed in Part 1 of this staff report, the existing utility infrastructure is compatible with the RS-6 zone. The main lines in the street meet or exceed minimum sizes for the proposed zone.

Conclusion:

In the case of this zone change application, the proposed zoning is consistent with the existing comprehensive plan map designation. The City does have an acknowledged TSP and the zoning is consistent with the TSP. This area has not been exempted from the TPR rule.

With Section 9 of OAR 660-012-0060 satisfied, no further action regarding the TPR is required.

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- 11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**
- 12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**
- 13. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. Effects on air and water quality will be comparable to other low density residential homes throughout the City as this property's sanitation issues are resolved.
2. Consistency with Pedestrian Oriented Design Standards is not applicable because no development is proposed with this application.

3. The site does not contain Significant Natural Features addressed in LDC Chapter 4.2, 4.5, 4.12, or 4.13.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

CONCLUSION ON THE ZONE CHANGE REQUEST

Based on the above analysis, staff recommends approval of the Zone Change request to RS-6 (Low Density) Residential, contingent on a positive recommendation from the Planning Commission, and decision by the City Council to approve the concurrent Annexation request.

OVERALL CONCLUSION ON THE ANNEXATION AND ZONE CHANGE REQUEST

Staff recommend approval of the Annexation and Zone Change as described above, and in Attachment PC-A of this staff report.

Staff's recommendation for approval of the Zone Change, and subsequent City Council approval of the Annexation request, are part and parcel of the consolidated application. The recommendation is based upon the criteria, analyses, and conclusions contained within this staff report to the Planning Commission.

RECOMMENDED MOTIONS

The two concurrent land use applications each require a separate motion, but are in essence one decision on a consolidated application. Staff recommends the following motions in the order in which they are presented.

Motion:

I move that the Planning Commission forward a recommendation to City Council to approve the requested Annexation (ANN-2020-01). This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. My motion is based upon the staff recommendations to the Planning Commission, and reasons articulated by the Planning Commission in its deliberations.

Motion:

I move to approve the requested Zone Change (ZDC-2020-01) to change the Zone of the site from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential, contingent upon City Council approval of the associated Annexation request. This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. My motion is based upon the staff recommendations to the Planning Commission, and reasons articulated by the Planning Commission in its deliberations.

ALTERNATIVE MOTIONS

Motion:

I move that the Planning Commission forward a recommendation to City Council to deny the requested Annexation (ANN-2020-01). This motion is based on the findings determined by the Planning Commission.

Motion:

I move to deny the requested Zone Change (ZDC-2020-01). This motion is based on the findings determined by the Planning Commission.

DEVELOPMENT RELATED CONCERNS (ANN-2020-01 / ZDC-2020-01)

- A. To connect to City utilities, service lines for the property will need to be installed at the applicant's expense. Permit and SDC fees will need to be paid per CMC 4.03.020.
- B. With future development of the site, public street improvements for the site, such as sidewalks, will be required per LDC 4.0. Dedication of additional Right of Way may be required.
- C. Per LDC section 4.0.90 and 4.0.100.b, future development of the site would trigger the need for franchise utility improvements including 7-foot utility Easements (UE) adjacent to all street ROW.

RECEIVED



JAN 03 2020

Community Development
Planning Division

City of Corvallis – Planning Division
501 SW Madison Avenue, Corvallis OR 97333

Phone: (541) 766-6908

Email: planning@corvallisoregon.gov

Website: www.corvallisoregon.gov/cd-planning

GENERAL AND SPECIAL DEVELOPMENT APPLICATION

STAFF USE ONLY		
Case Number(s):	ANN-2020-01/ZOC-2020-01	Date Filed: 1/3/20
Amount Paid:	<input type="checkbox"/> Deposit <input type="checkbox"/> Full Fee	Receipt #:
<i>The City of Corvallis requires the correct payment amount with all application submittals. Please contact staff prior to submitting an application regarding application fees.</i>		

APPROVAL(S) REQUESTED

Additional information to be submitted with this form can be found on the corresponding application requirement handouts for each land use type.

- | | |
|--|--|
| <input type="checkbox"/> ANNEXATION
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor | <input type="checkbox"/> PLANNED DEVELOPMENT
<input type="checkbox"/> Conceptual Development Plan |
| <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT | <input type="checkbox"/> Detailed Development Plan |
| <input type="checkbox"/> CONDITIONAL DEVELOPMENT PERMIT
<input type="checkbox"/> New
<input type="checkbox"/> Master Site Plan
<input type="checkbox"/> Modification
<input type="checkbox"/> Willamette River Greenway Permit | <input type="checkbox"/> Conceptual & Detailed Development Plan
<input type="checkbox"/> Modification
<input type="checkbox"/> Nullification |
| <input type="checkbox"/> DIRECTOR'S INTERPRETATION | <input type="checkbox"/> PLAN COMPATIBILITY REVIEW* |
| <input type="checkbox"/> EXTENSION OF SERVICES | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT |
| <input type="checkbox"/> FLOODPLAIN DEVELOPMENT PERMIT
VARIANCE | <input type="checkbox"/> SOLAR ACCESS PERMIT |
| <input type="checkbox"/> LDC TEXT AMENDMENT | <input type="checkbox"/> SUBDIVISION**
<input type="checkbox"/> New Residential
<input type="checkbox"/> New Non-Residential
<input type="checkbox"/> Modification |
| <input type="checkbox"/> LOT DEVELOPMENT OPTION
<input type="checkbox"/> Major <input type="checkbox"/> Minor* | <input type="checkbox"/> VACATION – RIGHT-OF-WAY/PLAT |
| <input type="checkbox"/> MAJOR REPLAT** | <input type="checkbox"/> ZONE CHANGE
<input type="checkbox"/> Quasi-Judicial
<input type="checkbox"/> Quasi-Judicial - Administrative
<input type="checkbox"/> Quasi-Judicial - Residential PD overlay
removal |
| <input type="checkbox"/> MINOR LAND PARTITION** | |
| <input type="checkbox"/> MINOR REPLAT** | |

**Stand-alone Minor LDO & Plan Compatibility Review requests use a different application form provided by the Development Services Division.*

*** An Expedited Land Division form shall be submitted with all land division applications.*

STREET ADDRESS(ES) (IF ASSIGNED): 2025 SW 45th Street, Corvallis, OR 97333	
GENERAL LOCATION: Southwest Corvallis, off SW Country Club Drive.	
Assessor's Map #: 12509AB	Tax Lot(s) #: 01300
Assessor's Map #:	Tax Lot(s) #:

PROJECT NAME: 2025 SW 45th Street Annexation

PROJECT DESCRIPTION:
Minor annexation of 2025 SW 45th Street, Corvallis, OR 97333 associated with a failing septic system. Minor annexation is requested in order to connect to city water and sanitary lines associated with OAR 340-71-160(4)(f)

GROSS LOT AREA: 0.31 NET LOT AREA*: 0.31

**Net Lot Area: Total area of a development site, usually expressed in acres and excluding proposed public street rights-of-way and, if a developer desires, excluding parks, Significant Natural Feature areas dedicated to the public, land dedicated for other public purposes, and/or other areas permanently precluded from development due to development constraints or conservation easements.*

EXISTING COMPREHENSIVE PLAN DESIGNATION(S): LD (Residential - Low Density)

EXISTING ZONE(S): RS-6 (City): Urban Residential - 5 (County)

ZONE OVERLAYS OR AREAS THAT APPLY TO THE SITE

Historic Preservation Overlay Downtown Parking Assessment District
 Willamette River Greenway Downtown Residential Neighborhood
 Planned Development Downtown Pedestrian Core
 North Campus Area University Neighborhoods

NATURAL FEATURES

Natural Hazards Overlay Natural Resources Overlay
 0.2' Floodway Riparian Corridor
 Landslide Hazard Areas Significant Vegetation
 100-yr Floodplain Wetlands - Locally Protected
 Slopes > 10% Wetlands - Non-Locally Protected

Was a neighborhood meeting held? Yes* No Not Applicable Date: 7/25/2019
**Applicant Neighborhood Meetings are only required for certain types of applications per LDC § 2.0.25*

AUTHORIZATION FOR STAFF AND DECISION MAKERS TO ENTER LAND

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(ies) associated with this application as part of their site visits.

I authorize City staff & decision makers to enter onto the property(ies) associated with this application
 I do not authorize City staff & decision makers to enter onto the property(ies) associated with this application

APPLICANT/CONTACT*

Name: Michael H. Meeuwig

Mailing Address: 68164 Allen Canyon Loop, Wallowa, OR 97885

Phone: 406-579-9258 Email: meeuwig@gmail.com

Signature: 

**The applicant will be the contact person for pick-up of Public Notice signs once the application is deemed complete.*

PROPERTY OWNER

Name: Michael H. Meeuwig	
Mailing Address: 68164 Allen Canyon Loop, Wallowa, OR 97885	
Phone: 406-579-9258	Email: meeuwig@gmail.com
Print Name: Michael H. Meeuwig	
Signature: 	

**If the owner is a legal entity, such as an LLC or trust, please provide documentation demonstrating that the signatory above possesses the legal right to authorize this project.*

OTHER

Name:	Relationship to Project:
Mailing Address:	
Phone:	Email:

OTHER

Name:	Relationship to Project:
Mailing Address:	
Phone:	Email:

OTHER

Name:	Relationship to Project:
Mailing Address:	
Phone:	Email:

NOTE: STAFF WILL PROVIDE ALL WRITTEN COMMUNICATION VIA EMAIL UNLESS OTHERWISE REQUESTED

PLEASE ATTACH THE REQUIRED SUPPLEMENTAL DOCUMENTS AS NOTED ON THE APPLICATION HANDOUT FOR EACH LAND USE APPLICATION YOU ARE APPLYING FOR

2025 SW 45th Street Annexation and Zone Change (Revision 1) - Narrative

An application for a Minor Annexation and Zone Change

Submitted by:

Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97828
406-579-9258
meeuwig@gmail.com

June 8, 2020

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Overview of applicant's request

In 2019 during a septic system inspection prior to selling my home I was notified that my septic drain field failed to meet flow requirements and that my septic junction box was deteriorating. Attempts were made to de-root the septic drain field (Attachment N.1) and an additional septic inspection was conducted (Attachment N.2). The second septic inspection showed that the drain field still failed to function as required and that the junction box was deteriorating. I contacted Benton County Environmental Health (R. Turkisher, *personal communication*) and was told that I would not be granted a repair or replace permit for my septic system because my single-family home is within 300 feet of the nearest sewage connection point [OAR 340-71-160(4)(f)]. I contacted the City of Corvallis and was told that I could not connect to the city services unless my single-family home was within the city boundary. Consequently, I am requesting the annexation and zone change to RS-6 of my existing single-family home so that I may connect to the City's sewer and water system. Functionality of the privately-owned, onsite well will be maintained at the discretion of the homeowner for on-site yard irrigation; unless state, county, or city ordinances or laws preclude this.

Site description

The annexation boundary is one lot totaling 0.34 acres with an existing single-family home. The property and home are currently serviced by a privately-owned, onsite well and a privately-owned, onsite septic system. The privately-owned, onsite well is located about 15 feet west from the eastern boundary of the property and about 35 feet south from the northern boundary of the property. The privately-owned, onsite septic system is located in the southwestern portion of the property. The property is generally flat, but slopes to the west towards SW 45th Street along the western-most 10 feet of the property. About 1642 square feet of the house roof drain to the east. About 1258 square feet of the house roof drain to the west. About 336 square feet of the house roof drain to the north. Drainage surrounding the house is through infiltration into the onsite soil. A storm drain is located along the curb of SW 45th Street along the western boundary of the property. Access to the lot is from SW 45th Street, which is an existing, paved, city street. The proposed annexation area has no known natural features or hazards that are protected under the City of Corvallis Land Development Code or under Benton County regulations. The site is flat and contains a variety of existing vegetation.

Site statistics

Site Area:	0.34 acres
Corvallis Comprehensive Plan Designation:	Residential - Low Density
Current Benton County Zoning:	Urban Residential - 5
Proposed Corvallis Zoning:	RS-6 (consistent with surrounding properties)

Statement of availability, capacity, and status of existing water, sewer, storm drainage, transportation, park, and school facilities; and franchise utilities.

Existing water facilities – The property and home are currently serviced by a privately-owned, onsite well. The privately-owned, onsite well is located about 15 feet west from the eastern boundary of the property and about 35 feet south from the northern boundary of the property. The privately-owned, onsite well is currently function and will be maintained at the homeowners discretion for onsite yard irrigation unless state, county, or city ordinances or laws preclude this.

The property within the proposed annexation boundary is located directly adjacent to a City of Corvallis owned, 12 inch diameter, water mainline that was constructed in 2001. No improvements or extensions of the existing city owned water mainline will be required under this proposed annexation. The existing water facilities were constructed with the known intention that the property within the annexation boundary may be annexed at some point in the future.

Existing sewer facilities – The property and home are currently serviced by a privately-owned, onsite septic system. The privately-owned, onsite septic system is located in the southwestern portion of the property and will be decommissioned following a successful annexation process.

The property within the proposed annexation boundary is located directly adjacent to a City of Corvallis owned, 8 inch diameter, sewer collection line that was constructed in 2003. No improvements or extensions of the existing city owned sewer collection line will be required under this proposed annexation. The existing sewer facilities were constructed with the known intention that the property within the annexation boundary may be annexed at some point in the future.

Existing storm drainage facilities – The property is generally flat, but slopes to the west towards SW 45th Street along the western-most 10 feet of the property. About 1642 square feet of the house roof drain to the east. About 1258 square feet of the house roof drain to the west. About 336 square feet of the house roof drain to the north. Current drainage surrounding the house is through infiltration into the onsite soil.

The property within the proposed annexation boundary is located directly adjacent to a City of Corvallis owned, 18 inch diameter, storm drainage collection line that was constructed in 2004. A storm drain is located along the curb of SW 45th Street along the western boundary of the property. No improvements or extensions of the existing city owned storm drainage collection line will be required under this proposed annexation.

Existing transportation facilities – The property within the proposed annexation boundary is located directly adjacent to a paved city road. Additionally, the property within the proposed annexation boundary is located within 0.1 miles of the nearest public transit bus stop.

Existing park facilities – The property within the proposed annexation boundary is located within walking distance to Bruce Starker Arts Park (0.2 miles).

Existing school facilities – The property within the proposed annexation boundary is located within 0.7 miles of Adams Elementary School and within 2.6 miles of Corvallis High School. There are no anticipated impacts to the local school district above what already exists following annexation.

Franchise utilities – Franchise utilities already exist at this location. This property has been or is currently serviced by NW Natural (natural gas), Pacific Power (electricity), Republic Services (garbage, recycling, and yard debris), and Comcast (high-speed internet, cable television, phone). Utility companies other than those listed above also currently service this area.

Statement of increased demand for the facilities that will be generated by the proposed Annexation

The existing facilities were constructed with the known intention that the property within the annexation boundary may be annexed at some point in the future.

Statement of additional facilities required to meet the increased demand and phasing of such facilities in accordance with projected demand

There are no anticipated additional facilities needed to meet the demand associated with the proposed annexation. See above.

Statement outlining the method and source of financial financing required to provide additional facilities

Fees associated with annexation and connecting to existing and sufficient public utilities will be financed by the homeowner/applicant (M.H. Meeuwig).

Discussion demonstrating the public need for Annexation

In 2019 during a septic system inspection prior to selling my home I was notified that my septic drain field failed to meet flow requirements and that my septic junction box was deteriorating. Attempts were made to de-root the septic drain field (Attachment N.1) and an additional septic inspection was conducted (Attachment N.2). The second septic inspection showed that the drain field still failed to function as required and that the junction box was deteriorating. I contacted Benton County Environmental Health (R. Turkisher, *personal communication*) and was told that I would not be granted a repair or replace permit for my septic system because my single-family home is within 300 feet of the nearest sewage connection point [OAR 340-71-160(4)(f)]. I contacted the City of Corvallis and was told that I could not connect to the city services unless my single-family home was within the city boundary. The proposed annexation will avoid existing and future health hazards associated with a failed septic system and reduce neighborhood conflicts associated with a failed septic system.

Comprehensive narrative of potential positive and negative effects of the proposed Annexation

Community as a whole and comprehensive neighborhood		
Criterion	Positive	Negative
Need	Avoids existing and future health hazards due to failed septic systems in the county. Preserves the existing fabric of the established neighborhood.	No negative effects are anticipated.
Serviceability	Services are already available within 150 feet.	No negative effects are anticipated.
Economics	Provides increased tax base for the city.	No negative effects are anticipated.
Environmental	Avoids existing and future health hazards due to failed septic systems in the county.	No negative effects are anticipated.
Social	Reduces conflicts due to one failed septic system negatively impacting neighboring wells.	Some existing nearby property owners in the county may feel that this annexation may result in the city eventually forcing them to annex.

Proposed actions to mitigate negative effects	
Need	No negative effects are anticipated.
Serviceability	No negative effects are anticipated.
Economics	No negative effects are anticipated.
Environmental	No negative effects are anticipated.
Social	To the best of my knowledge the city has only annexed lands at the owners request or when they are associated with health hazards. A neighborhood meeting was held and all attendees understood and approved of my need to annex 2025 SW 45 th Street.

Attachment N.1: Septic evaluation 2019-05-06

Date 5-6-19

P.O. Box 3204
Albany, OR 97321

RAY'S
SEPTIC TANK SERVICE
CCB #39748



541.928.8331
Albany

541.753.6334
Corvallis

541.451.1399
Lebanon

Name Mike Newwig-Selbe Phone _____
Address 68164 Allen Canyon Cp City Wallowa, OR
Job Address 2025 SW 45th Corvallis Ordered by _____

Remarks Cleaned 3 DFF LINES @ D-Box - in front
East line couldn't pass 5' - pulling back mod
Cleaned middle line 60' - removed roots Roots Grease Scale Other
Cleaned west line 6' - enough to pass 6' Inspection \$ _____
Removing mod - D-Box in poor condition Lines cleaned \$ 109.50
Signed DFF lines looked to be O.B.P. Septic Tank Cleaned \$ _____

Charge Paid VISA Invoice # _____ P.O. _____ 200/4hr \$ 28.00
18% per annum charged on overdue accounts Worlock 44 Total \$ 134.58

5966432

DO NOT CIRCLE EXPIRATION DATE USE BOX BELOW

Mike Newwig

EXPIRATION DATE CHECKED

9709

Rays Septic Tank Service
Sure Flow Inc

PURCHASER SIGN HERE
X Phone Order

Cardholder acknowledges receipt of goods and/or services in the amount of the Total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.

MERCHANT COPY

PRESS FIRMLY — USE BALL POINT PEN				
QUAN.	CLASS	DESCRIPTION	PRICE	AMOUNT
		Line work		134.50
DATE <u>5/7/19</u> AUTHORIZATION			SUB TOTAL	
REFERENCE NO.			TAX	
POLICE/CHECK NO.			TIPS	
SERVER			MISC.	
CLERK			TOTAL <u>134.50</u>	

SALES SLIP

Existing System Evaluation Report for Onsite Wastewater Systems



State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): 2025 NW 45th St Telephone: _____
Site Address: Wewuwing City: Corvallis Zip Code: 97333
County: Benton Lot Size: _____ Acres/Square Feet (circle units)

Legal Description: _____
Age of wastewater treatment system _____ (years) Is there a service contract for system components? _____
Date the septic tank was last pumped _____ (please attach receipt if available)
Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? _____
Was this section completed by the evaluator because owner or agent was unavailable? _____

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY) _____ Signature of Owner, or agent if present _____

Name of person performing evaluation (please print): Wisti Beattie

- Certification:
- Installer
 - Maintenance Provider
 - National Association of Wastewater Technicians
 - Other: DEQ approved in writing (please describe) _____
 - Professional Engineer
 - Environmental Health Specialist
 - Waste Water Specialist

Certification Number: N1289

Business name Affordable Septics Email lisette@affordableseptics.com

Business address 32948 Brewster Rd. Lebanon Phone (541) 990-2179

Date of Evaluation: 05/16/2019 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

05/16/2019 Date (MM/DD/YYYY) Wisti Beattie Signature of Qualified Septic System Evaluator

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input type="checkbox"/> Other _____ | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system Yes No Unknown

- Permit Number(s) _____
- Year original septic system installed: _____ (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. Overall Septic System Status

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown *Not as far as we could tell.*
- Additional Comments:

3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of this evaluation.

- Septic tank was pumped during the course of this evaluation Yes No
- If the septic tank was **NOT pumped** during the course of this evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

Tank was recently pumped & only had approx 4-5" of water in it.

- The septic tank material is:

Concrete
 Steel
 Plastic
 Fiberglass
 Other (explain) _____
 Unknown

- Is the septic tank accessible? Yes No

- Septic tank volume in gallons 1000

- Tank volume determined by: Check all that apply, add comments below as needed

Permit Records Measured Stamped on Tank Other Owner info.

- Septic tank risers are at ground level Yes No approx. 15" deep

- Tank appears to be free from defects, leaking and signs of deterioration Yes No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact Yes No

- Septic tank baffles are intact: Inlet Yes No Outlet Yes No

- Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal

Effluent filter is present Yes No

half-moon

- Effluent filter is free of debris Yes No Not Applicable

- Liquid level in tank relative to invert of outlet At Above Below

If above or below invert outlet, please explain: recently pumped, house vacant

- Scum layer 0 (inches) Sludge layer 0 (inches)

- Scum and Sludge layer more than 35% of the total tank volume Yes No

Indicate where sludge measured from: Inlet Middle Outlet

- Additional Comments:

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank Yes No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): Yes No

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Dosing tank capacity _____ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/ siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen _____
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/ sludge present in Dosing tank Yes No
- Scum layer _____ (inches) Sludge layer _____ (inches)
- Additional Comments:

5. Soil absorption system

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

- Absorption distribution Equal Serial Pressure Equal via pressure
- Absorption lines construction material:
 Gravel and pipe Chamber Tile Polystyrene foam and pipe Other Unknown - did not expose lines.
- Absorption distribution unit(s): dropbox hydrosplitter equal distribution box
- Intact Damaged N/A
- Absorption distribution unit(s) are free of debris or solids Yes No N/A

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Locate all drain lines in soil absorption system Yes No
Total length of drain lines _____ (ft)
Lengths determined by Physically uncovering portions of system/probing Written records
 Fish tape Electronic locator camera

- Absorption area appears to be free from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
 Yes No

If you answered "No," please describe below:

The drain field is in a small area
surrounded by trees & plants

- Absorption area appears to be free from surface water runoff and down spouts Yes No
- Evidence of ponding in absorption area or distribution unit(s) Yes No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
 Yes No Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system permitted on or after January 2, 2014 must maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. Please attach copies of the previous two years of maintenance records to this evaluation form.

- The septic system has a sand filter Yes No

(If "No," skip the rest of section 6)

- Type of sand filter

- Intermittent
- Recirculating
- Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
 Yes No

If you answered "No," please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in/ on sand filter media surface Yes No
- Surface access to manifold and valves Yes No
- Monitoring ports are present Yes No
- Lateral lines flushed and equal distribution verified Yes No
- The sand filter has a pump Yes No
 (If "No", skip the rest of section 6)
- Pump vault appears to be watertight and in good condition Yes No N/A
- Pump is functional Yes No
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- High water alarm in pump vault (audible and visual) is working Yes No
- Pump electrical components are sealed and watertight Yes No

- Additional Comments:

7. **Alternative Treatment Technology System**

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** Yes No
 (If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
 System ID number _____
 Manufacturer name _____

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Previous two years of maintenance records are available Yes No
If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form Yes No
If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form. redrawing the system is unnecessary.
- Additional Comments:

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

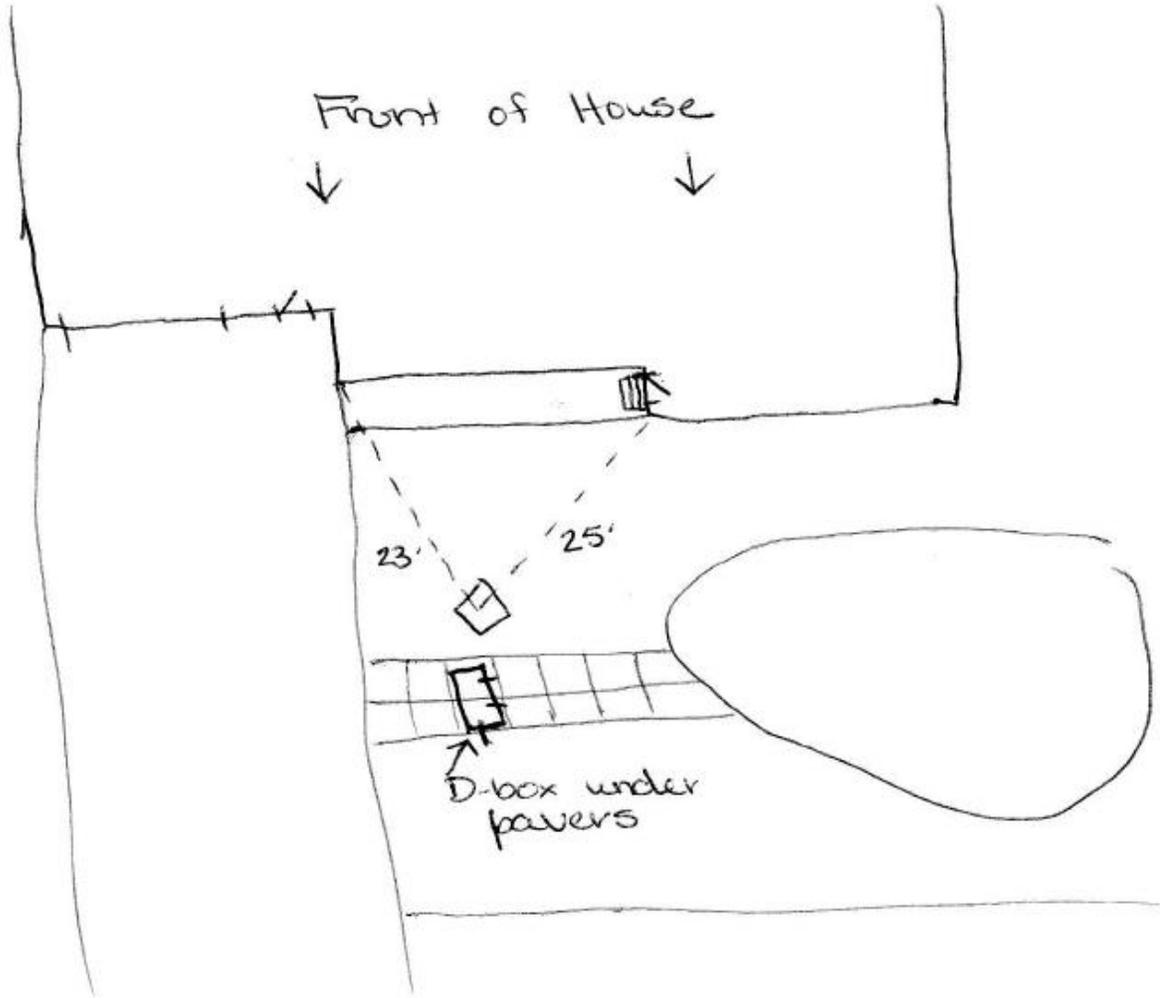
05/16/2019
Date


Signature of Qualified Septic System Evaluator

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**



System Notes

Introduced water to the system for 5 minutes. Did the system accept water adequately? YES NO

Comments and recommendations:

Tank itself looks good.
Distribution box is showing signs of deterioration. The lines going out of the box are compacted full of roots. We could not locate a second box & due to the type of drainfield & it being equal distribution, I do not believe there is other boxes.
The system did not accept water during the water test. The box filled up until it got to the outlet of the tank & started running back into the tank.
This drain field is most likely failed. You can attempt to have a company come out & de-root the lines (We do not do it). If not, we recommend a new drain field or hooking up to city sewer.

2025 SW 45th Street Annexation and Zone Change (Revision 1) - Maps, Graphics, & Other Information

An application for a Minor Annexation and Zone Change

Submitted by:

Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97828
406-579-9258
meeuwig@gmail.com

June 8, 2020

Table of Contents

Location and legal description of the subject site 1

Significant natural features map(s)..... 1

Traffic impact study 1

Assessor map 2

Zoning map 3

Comprehensive plan designation map 4

Existing conditions map 5

Vicinity map 7

Boundary survey 8

Exhibit A and Exhibit B: Legal description, boundary survey map, and supporting material from
registered professional land surveyor (Oregon 60183PLS)10

Location and legal description of the subject site (from Exhibit A; see below)

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map herto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed as Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

INCLUDING the westerly 10 feet of the above described land, located within the right of way of SW 45th Street (Benton County Road No. 25103).

The land herein described containing an area of 15000 square feet, more or less.

Significant natural features map(s)

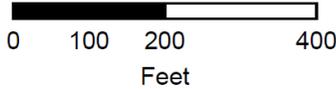
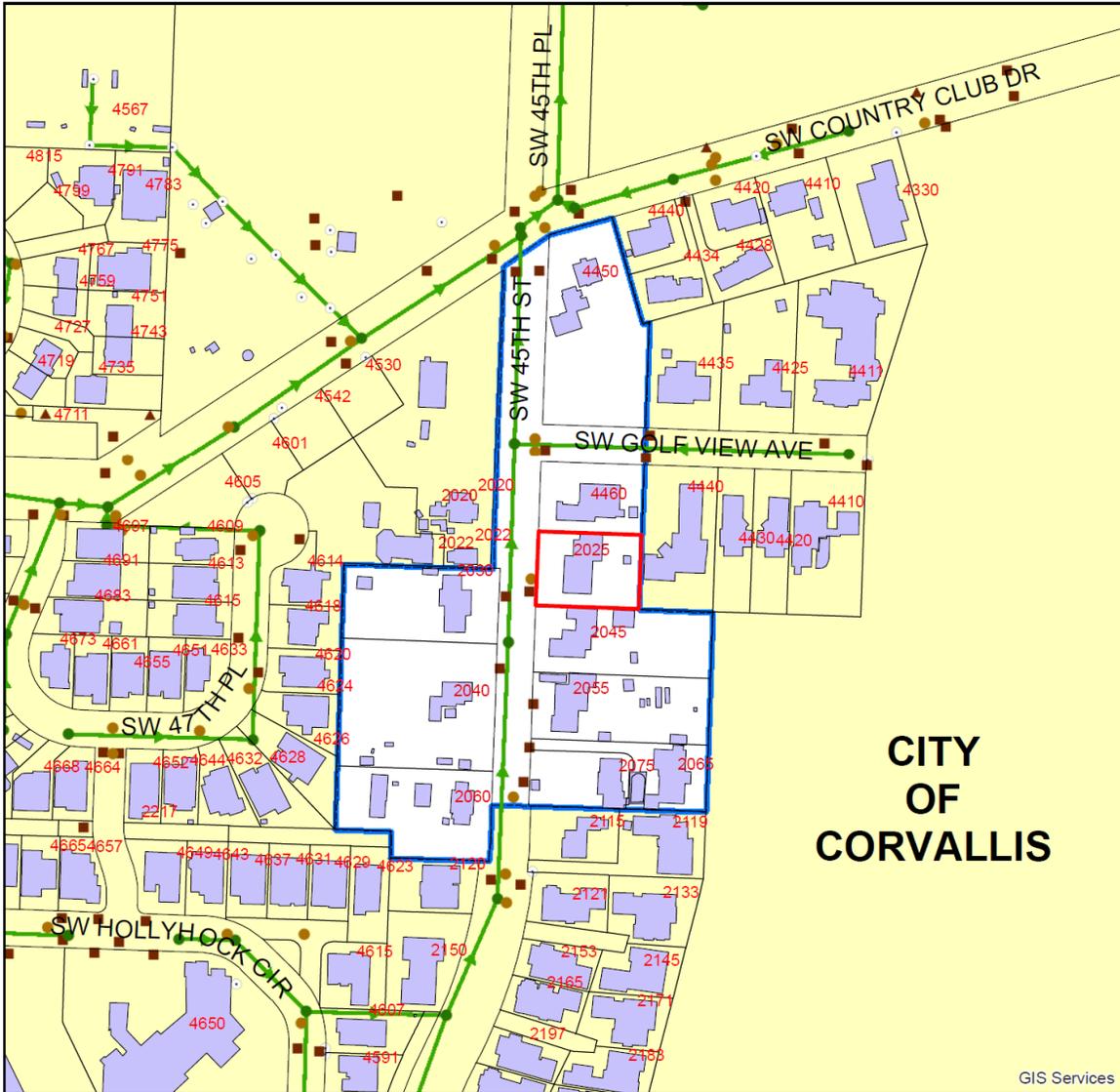
There are no identified significant natural features.

Traffic impact study (if applicable)

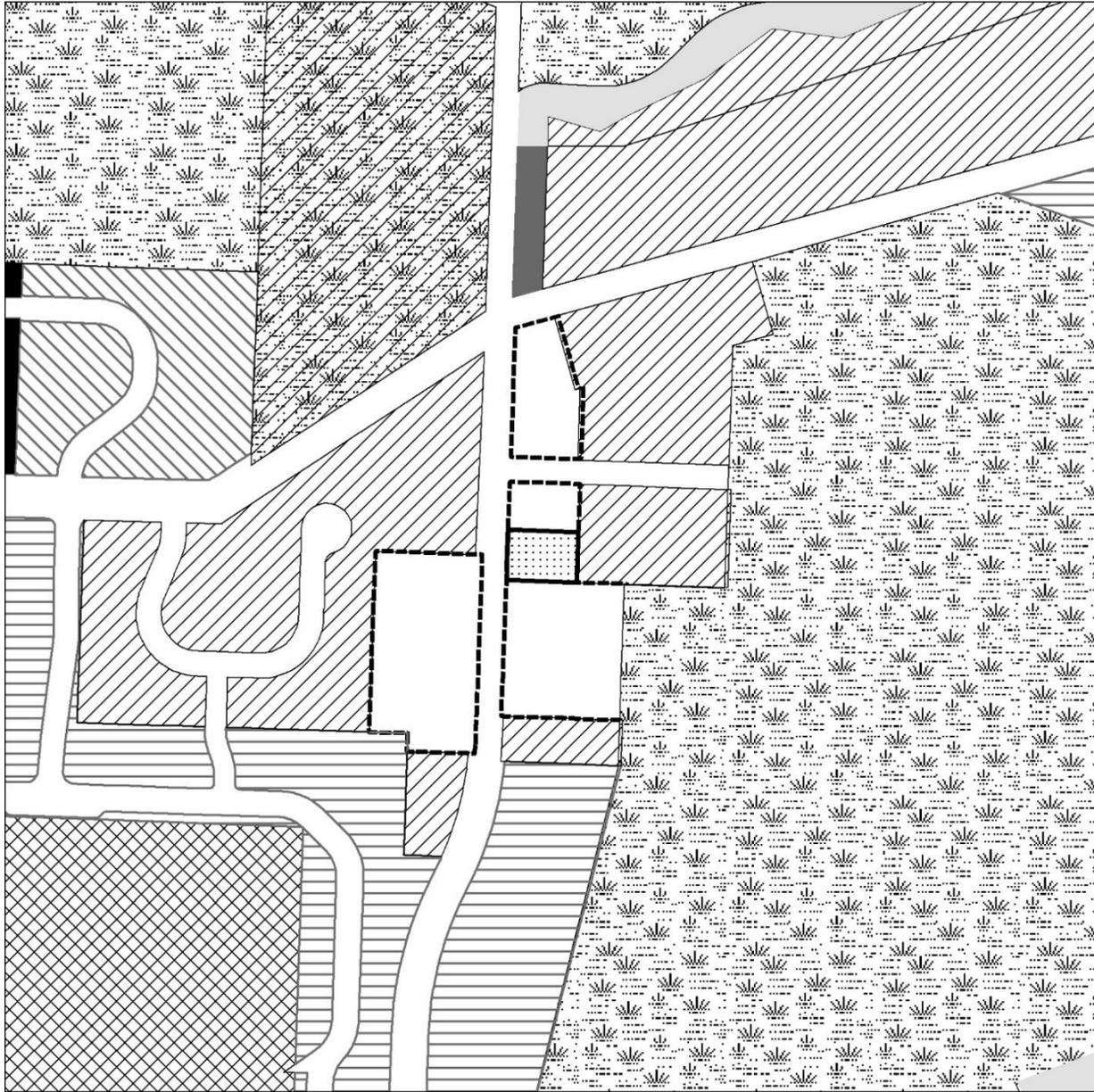
Not applicable.

Assessor map

 <p>BENTON COUNTY ENVIRONMENTAL HEALTH ON-SITE SEWAGE DISPOSAL SYSTEM PLOT PLAN</p>	<p>SITE: - PERMIT: - TYPE: Site Map Only</p>
	<p>Owner: Mike Meeuwig Applicant: N/A Assessor's Map and Tax Lot Numbers: 12-5-09 AB TL 1300 Address: 2025 SW 45th Street, Corvallis, OR 97333</p>
<p>Date: 5/30/19</p>	<p>Parcel: 0.32 Acres Scale: 1 inch = 200 feet</p>

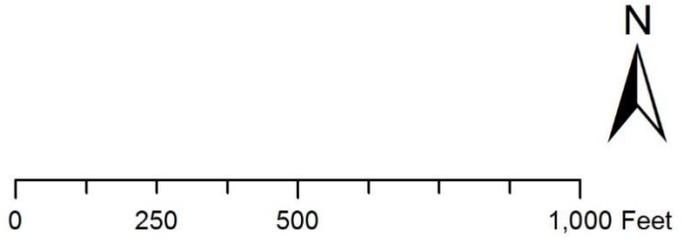


Zoning map

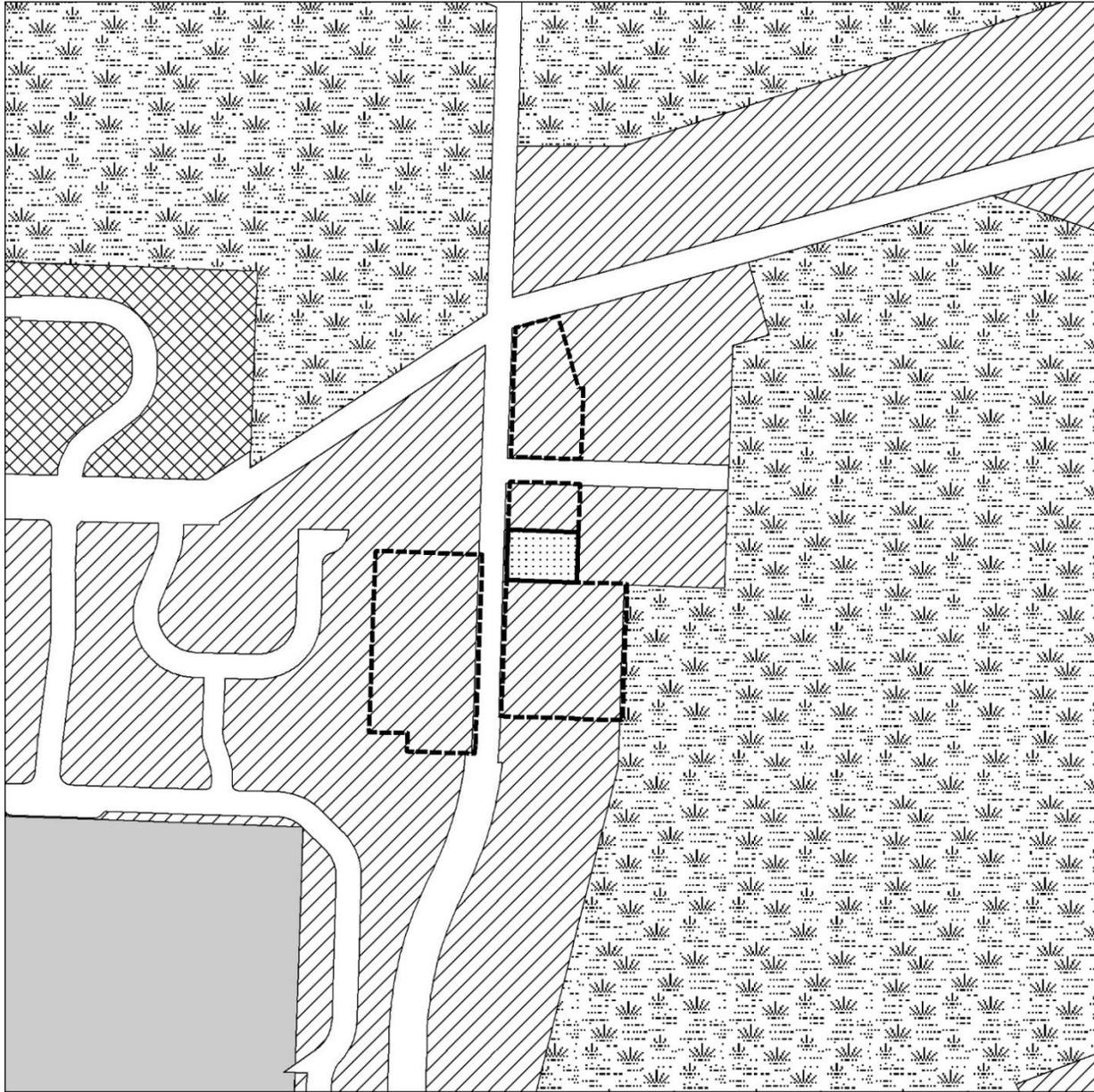


Legend

ZONE	
	AG-OS
	PD(RS-12)
	PD(RS-6)
	PD(RS-9)
	RS-3.5
	RS-5
	RS-6
	RS-9
	Annexation boundary
	City limit



Comprehensive plan designation map

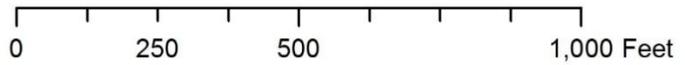


Legend

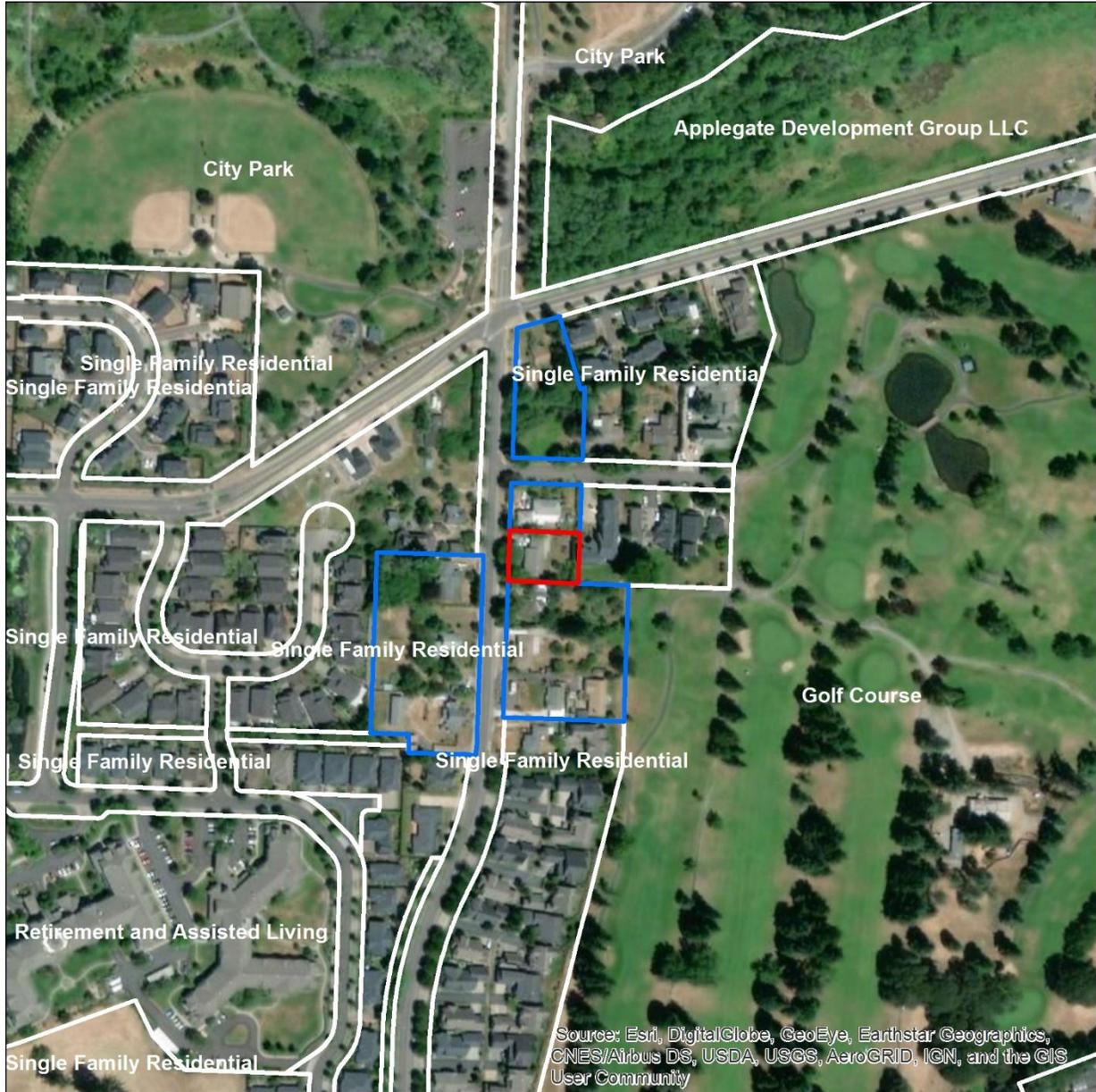
Designation

-  Open Space - Conservation
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - Medium-High Density

-  Annexation boundary
-  City limit

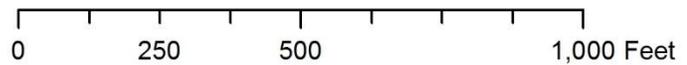


Existing conditions map – land uses

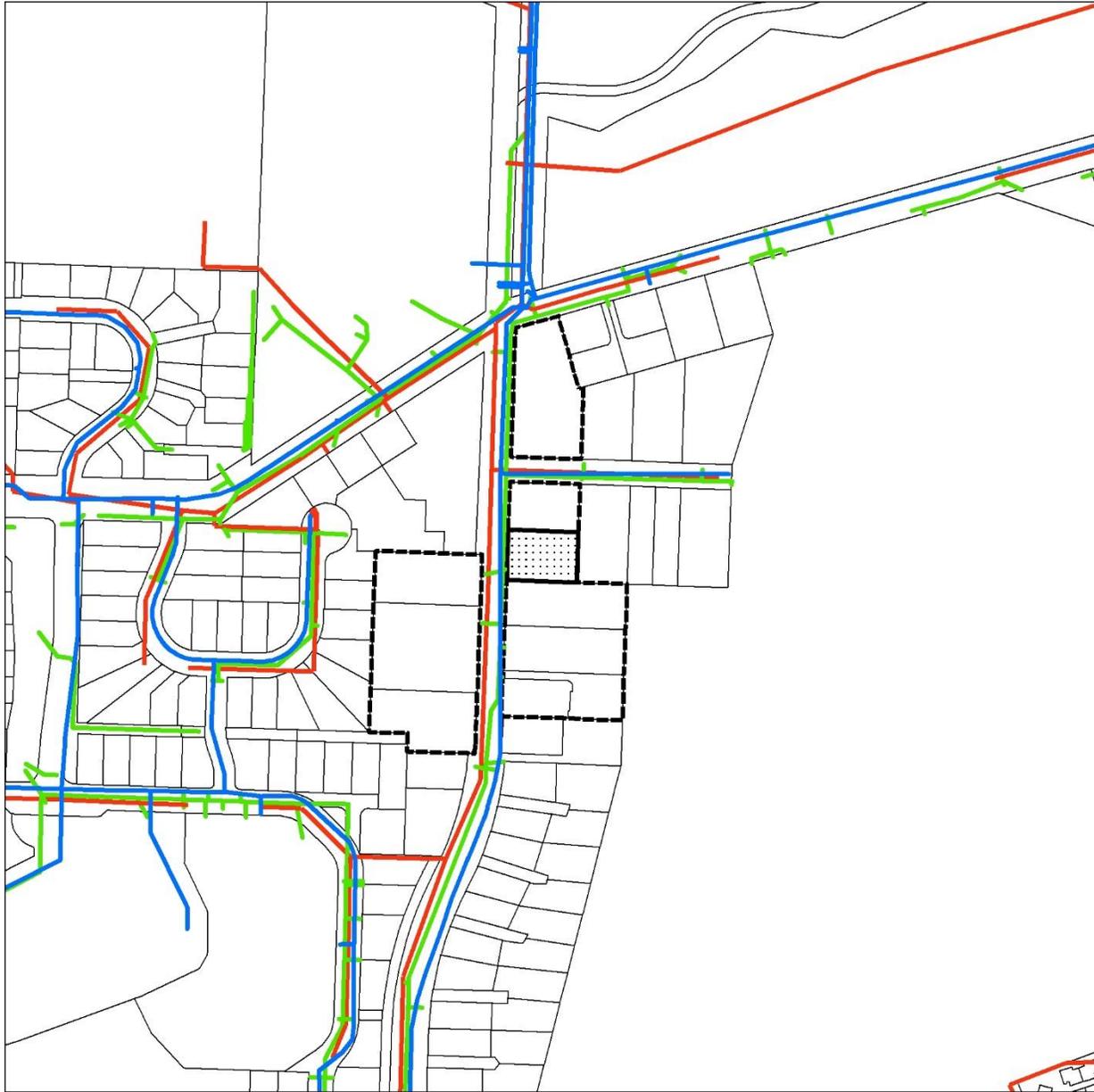


Legend

-  Annexation boundary
-  City limit

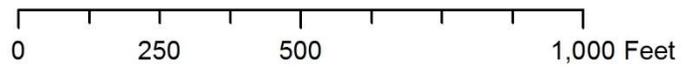


Existing conditions map – public utilities



Legend

-  Water linemain
-  Sanitary
-  Storm
-  City limit
-  Taxlots
-  Annexation boundary

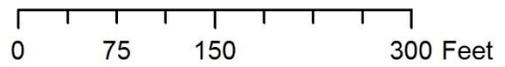


Vicinity map



Legend

- | | |
|------------------------|---------------------|
| Water mainline | City limit |
| Collection line | Taxlots |
| Sanitary | Annexation boundary |
| Storm | Existing houses |



Boundary survey (from Exhibit A)

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map herto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed as Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

INCLUDING the westerly 10 feet of the above described land, located within the right of way of SW 45th Street (Benton County Road No. 25103).

The land herein described containing an area of 15000 square feet, more or less.

Exhibit A, Exhibit B (*see following pages*)

Legal description, boundary survey map, and supporting material prepared by Peter J. Seaders, registered professional Land Surveyor (Oregon, 60183PLS)

Exhibit A

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map hereto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed to Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

The land herein described containing an area of 15000 square feet, more or less.



RENEWS: 06/30/2020

FERGUSON DEED

KNOW ALL MEN BY THESE PRESENTS, That NOEL C. JENSEN and ERMA GRAY JENSEN, his wife, in consideration of Ten Dollars to them paid by CHARLES M. FERGUSON and ALICE E. FERGUSON, his wife, have bargained and sold and by these presents do grant, bargain, sell, and convey unto said CHARLES M. FERGUSON and ALICE E. FERGUSON, his wife, as tenants by the entirety with the right of survivorship, their heirs and assigns, all the following bounded and described real property, situated in the County of Benton and State of Oregon, to-wit:

A parcel of land situated in Prior Scott Donation Land Claim No. 44, in Township 12 south, Range 5 West of the Willamette Meridian and being part of a tract of land deeded to Noel C. and Erma Gray Jensen by deed recorded in Book 101 at page 419 of Benton County Deed Records.

Beginning at a 1/2 inch iron pipe, said pipe being 430.4 feet south 0° 06' west (said distance being along the west line of the Prior Scott Donation Land Claim No. 44) from the intersection of said west Donation Land Claim line and the center-line of County Road No. 106; thence south 89° 54' east 150.0 feet to a 3/4 inch iron pipe; thence north 0° 06' east 100.0 feet to a 1/2 inch iron pipe; thence continuing north 0° 06' east 20 feet to the center-line of a 40.0 foot road; thence north 89° 54' west 150.0 feet along the center-line of said 40.0 foot road to the said west Donation Land Claim line; thence south 0° 06' west 20.0 feet to a 1/2 inch iron pipe; thence continuing south 0° 06' west 100.0 feet to the point of beginning; containing 0.413 acres.

SUBJECT to the following conditions, restrictions, and reservations, to-wit:

That no building except a private residence with the customary outbuildings shall be erected, placed or permitted on said premises or any part thereof and no part of said land or any building or improvement thereon shall, at any time, be used except for residence purposes;

No dwelling costing or reasonably worth less than Four Thousand Dollars (\$4,000.00) shall be permitted on said land;

No structure shall, at any time, be moved onto any part of said property;

No person other than those of the Caucasian race shall own, lease, or occupy any buildings or any part thereof on said property;

These covenants and restrictions shall run with the land and shall be binding on all of the parties and all persons claiming under them or any interest in said land until January 1, 1975, at which time such covenants and restrictions shall terminate;

In the event the grantees or their successors in interest in the above described premises shall fail to keep and perform and maintain any of the within and above restrictions or conditions, then any injured property owner or owners are given the right to bring suit against any violator thereof for damages, costs and attorney's fees, the Court may order the discontinuance of the said breach of the said condition or restriction,

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and also all their estate, right, title, and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said CHARLES M. FERGUSON and ALICE E. FERGUSON, his wife, as tenants by the entirety with the right of survivorship, their heirs and assigns forever. And said grantors above named do covenant to and with the above named grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, and that they will and their heirs, executors, and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands and seals this 30th day of June, 1948.

Charles M. Ferguson (SEAL)

Alice E. Ferguson (SEAL)

STATE OF OREGON)
County of Benton)

ss.

BE IT REMEMBERED That on this 30th day of June, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named NOEL C. JENSEN and ERMA GRAY JENSEN, his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal, the day and year last above written.



Dorothy L. Cummings
Notary Public for Oregon
My comm. exp.: Feb 20, 1951

225 68494

WARRANTY DEED
NOEL C. JENSEN et ux
to
CHARLES M. FERGUSON et ux

STATE OF OREGON
County of Benton
I hereby certify that the within instrument was recorded for record

1948 JUL 3 AM 10 38

123 on page 92 and recorded in book
Record of
of said County.
Witness my hand and seal of County Clerk
A. J. MOORE,
County Clerk
By *Deputy*
Deputy.

Deputy

PETERSON DEED

FORM No. 633-W

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

(Revised 1954)

BOOK 159 PAGE 130

KNOW ALL MEN BY THESE PRESENTS, That IRMA R. KNEESSI, surviving widow of Walter Kneessi, deceased, and unmarried

in consideration of Ten and no/100ths Dollars,

to her paid by JOHN W. PETERSON and MARILYN M. PETERSON, his wife,

do as hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Benton and State of Oregon, bounded and described as follows, to-wit:

A parcel of land situated in the Prior Scott Donation Land Claim No. 44 in Township 12 South, Range 5 West of the Willamette Meridian described as follows: Beginning at a 1/2" iron pipe, said pipe being 270.8 feet north 0°06' east (said distance being along the west line of the Prior Scott Donation Land Claim No. 44) from the most westerly southwest corner of said Donation Land Claim No. 44; thence 90.2 feet north along said west Donation Land Claim line to a 1/2" iron pipe; thence 250.0 feet south 89°54' east to a 1/2" iron pipe; thence 90.2 feet south 0°06' west to a 1/2" iron pipe; thence 250.0 feet north 89°54' west to the point of beginning,



To Have and to Hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And the grantor do covenant that she is lawfully seized in fee simple of the above granted premises free from all encumbrances, except mortgage in favor of Benton County State Bank recorded in Book 94 Page 99 Benton County Mortgage Records which said mortgage the grantees hereby assume and agree to pay in accordance with the terms and conditions thereof, and except conditions, restrictions and reservations contained in deed recorded in Book 132 Page 208 Benton County Deed records, and that she will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this April day of 1957.

X Irma R. Kneessi (SEAL)

STATE OF OREGON, (SEAL)

County of Benton On this day of April, 1957,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named IRMA R. KNEESSI, surviving widow of Walter Kneessi, and unmarried who is

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon My Commission expires August 19, 1960

WARRANTY DEED

IRMA R. KNEESSI, widow

TO

JOHN W. PETERSON, et ux

AFTER RECORDING RETURN TO

SIDNEY B. LEWIS, JR. ATTORNEY AT LAW CITY PROFESSIONAL CENTER CORVALLIS, OREGON

Estes & Estes

Recording stamp area containing 'STATE OF OREGON 14900', '1957 APR 18 PM 3 59', and notary signature 'RALPH P. SCHINDLER'.

Table 2.6 - 1 - Community-wide Livability Indicators and Benchmarks for Annexation Proposals

Note: The following livability indicators and benchmarks have been placed into the categories of the City's 2020 Vision Statement. As this categorization is a first attempt based upon the actual wording in the Vision Statement, there may need to be some re-categorization and/or other revisions with future updates of this Code.					
LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Where People Live"</i>					
Annexation Density	Average density of proposed Annexation relative to the average density of land within the City that is developed and of the same type (single-family or multi-family).	Meet or exceed the average density of land within the City, developed, and of the same type as the proposed Annexation (single-family or multi-family). Note: Information regarding existing density within the City may be obtained from the City's annual Land Development Information Report.	Residential ¹		Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		
Rural Development Potential	Type of county development that could occur if property not Annexed (depends on county land use policies in effect at time of proposed Annexation).	Development on land within the Urban Growth Boundary is done in a fashion that does not preclude urban-level development on the subject site and/or on adjacent properties within the UGB.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Adjacency to City	Percentage of the perimeter of the Annexation site that is enclosed within the City limits.	It is considered an advantage if 50 percent of the perimeter of an Annexation site is enclosed within the City limits.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
Development Plans	Concurrent processing of Detailed Development Plan and/or Tentative Subdivision Plat with Annexation request.	It is not considered a disadvantage and may be considered an advantage if an Annexation request is processed concurrently with a Detailed Development Plan and/or Tentative Subdivision Plat, even though such land use decisions may be changed after Annexation.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Distance to Bicycle and Pedestrian Access	Distance to bike lanes.	0.5-mile to bike lane.	Residential ¹		Applies
	Distance to sidewalk.	0.25-mile to sidewalk.	Commercial/Industrial ²		Applies
	Distance to multi-use path.	0.5-mile to multi-use path.	Open Space ³		
			Public Inst.		Applies
Connectivity & Extension of Bicycle and Pedestrian Facilities	It is considered an advantage if improvements proposed as part of the Annexation request would connect to and extend existing bicycle and pedestrian facilities.	Connection to existing pedestrian facilities and extension of them by at least 350 ft.; or connection to existing pedestrian facilities and filling a gap between existing pedestrian facilities of at least 100 ft.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
		Open Space ³			
		Public Inst.		Applies	
Planned Public Transportation Improvements	Type and extent of public transportation improvements (street, bicycle, pedestrian) that are listed in City master plans and would occur with urban-level development of Annexation site.	It is considered an advantage if public transportation improvements (street, bicycle, pedestrian) would be installed with the Annexation, are listed in City master plans, and would enable other sites within the Urban Growth Boundary to ultimately develop.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
Distance to Shopping	Distance from neighborhood shopping opportunities (both existing and planned).	Annexation site is within 0.5-mile of neighborhood shopping opportunities (existing or planned). More advantage associated with shorter distances from existing (as opposed to planned) shopping opportunities and/or location within 0.5-mile from existing shopping opportunities.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
Affordable Housing	Housing Affordability.	It is considered an advantage if more than 50 percent of the proposed residential housing units are classified as Affordable Housing using the definition in Chapter 1.6 - Definitions. This benchmark to be refined with future update of this Code.	Residential ¹		Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Economic Vitality"</i>					
Employment/Housing	Balance of jobs and housing.	To be developed as part of a future update of this Code, and following completion of regional studies.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
Economic Diversification	Diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy.	It is considered an advantage if the Annexation request supports diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy. To be refined as part of a future update of this Code.	Residential ¹		
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Protecting our Environment"</i>					
Natural Features	Acres and percentage of Annexation site with Significant Natural Features.	Consistency with Significant Natural Feature protections specified by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. It is considered an advantage if Significant Natural Features are protected through Annexation, since they may be better protected within the City.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Distance to Transit	Distance from an existing transit line and/or bus stop.	Annexation site is within 0.5-mile of an existing transit line and/or bus stop.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies
Distance to Major Street	Distance to nearest Collector and/or Arterial Street(s) that would serve the proposed Annexation site and is fully improved to City standards or is improved	Distance to nearest Collector and/or Arterial Street(s) that would serve the proposed Annexation site is 0.25-mile and is either fully improved to City standards or is improved to City standards with regard to bicycle and pedestrian facilities.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
	to City standards with regard to bicycle and pedestrian facilities.		Public Inst.		Applies
Intersection Load	Levels of service for intersections of Arterial and/or Collector Streets, as determined by the City's Traffic Engineer, within a one-mile radius of the site.	Levels of service for intersections of Arterial and/or Collector Streets affected by the proposal, as determined by the City's Traffic Engineer, and generally within a one-mile radius of the site, will be a level of service "D" or better following urban level development of the Annexation site.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
Truck Traffic Routes	Determination of truck traffic route(s).	Truck traffic associated with urban level development of the proposed Annexation will not result in primary travel routes on Local or Local Connector Streets through residential neighborhoods.	Residential ¹		
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Education and Human Services"</i>					
Local School Capacity / Travel Distance	Student enrollment, capacity, and average class size of public schools to serve the Annexation site. Distance to public elementary school.	Public schools that would serve the Annexation site are not overcrowded. Corvallis School District goals for average class sizes may vary among grades. 0.5-mile to public elementary school. School District policies, re: boundaries of closest schools or additional schools, factor into potential redefinition of school boundaries.	Residential ¹	Applies	Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		Applies
Police Response Time	Number of police officers per 1,000 persons residing within City limits.	At least 1.2 officers per 1,000 persons residing within City limits.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
Distance from Fire Station	Distance from an existing fire station.	All buildable portions of the Annexation site are within 1.5 miles of a fire station with an engine company.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies
Public Improvements	Type and extent of public improvements developed to City standards; and urban-level development, such as clustered housing, etc., existing on the proposed Annexation site.	Annexation of partially developed land within the Urban Growth Boundary (UGB) that already contains some public improvements developed to City standards, and urban-level development on part of the site, is considered more advantageous to the City than Annexation of undeveloped land.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Distance to Sewer and Water	Distance to adequately sized public sanitary sewer and water lines needed to serve the site.	Sanitary sewer and water facilities are proximate to the Annexation site.	Residential ¹	Applies	Applies
		After some monitoring, distances for this benchmark may be specified in a future update of this Code.	Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies
Planned Public Utilities	Types and extent of public utility improvements of sanitary sewer, water, and storm drainage, that are listed in City master plans, and would occur with urban-level development of the Annexation site.	It is considered an advantage if the installation of public utilities of sanitary sewer, water, and storm drainage, listed in City master plans, would enable other sites within the UGB to ultimately develop.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Cultural Enrichment and Recreation"</i>					
Distance to Parks	Distance from an existing public park.	Annexation site is within 0.5-mile of an existing public park.	Residential ¹	Applies	Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		Applies
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Central City"</i>					
Distance to Downtown	Distance of the Annexation from the Central Business Zone intersection of SW Third Street and SW Monroe Avenue.	It is considered an advantage if an Annexation site is within 3.8 miles from the intersection of SW Third Street and SW Monroe Avenue, within the boundaries of the Central Business Zone.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies

1. Includes lands with a Comprehensive Plan Map designation of Low, Medium, Medium High, or High Density Residential; or Mixed Use Residential.
2. Includes lands with a Comprehensive Plan Map designation of Mixed Use Commercial, Professional Office, Central Business Zone, Limited Industrial, Limited Industrial-Office, Mixed Use Employment, General Industrial, Intensive Industrial, Mixed Use Transitional, or General Industrial - Office.
3. Includes lands with a Comprehensive Plan Map designation of Open Space-Conservation and Open Space-Agriculture.

2.6.30.08 - Action by the Planning Commission

The Planning Commission shall conduct a public hearing in accordance with Chapter 2.0 - Public Involvement to evaluate the proposed Annexation and determine its appropriate zoning designation upon Annexation.

Following the close of the public hearing, the Planning Commission shall establish the appropriate zone(s) upon Annexation and forward its recommendation concerning the Annexation to the City Council.

**CITY OF CORVALLIS
PLANNING COMMISSION DRAFT MINUTES
JULY 1, 2020**

Present

Penny York, Vice Chair
Andrew Struthers, Council Liaison
Jim Boeder
Tom Jensen
Kailey Kornhauser
TJ Lamkin
Susan Morr e
Carl Price
Paul Woods

Staff

Jason Yaich, Planning Division Manager
Rian Amiton, Senior Planner
Liz Olmstead, Associate Planner
David Coulombe, Deputy City Attorney
Ashlee Chavez, Library Director
Matt Grassel, Public Works Engineering
Gabriel Shepherd, Recorder

Absent - None

Visitors

David Dodson, Willamette Valley Planning
Kim Patten, Corvallis School District

SUMMARY OF DISCUSSION

	Agenda	Recommendations
	Call to Order	6:31 p.m.
I.	Community Comments	None
II.	New Business	<ul style="list-style-type: none"> a. Agenda Review. For Information Only. b. Review GoToWebinar Practices. <u>For Information Only.</u> c. Welcome Commissioner Morr�e. <u>For Information Only.</u>
III.	Continued Public Hearing – LDC Text Amendment	<ul style="list-style-type: none"> a. LDT-2020-02 - Corvallis-Benton Library Parking Requirements. <u>Denied 5-1.</u>
IV.	Public Hearing	<ul style="list-style-type: none"> a. CSD Long Range Facilities Master Plan (CPA-2019-04). <u>Denied 6-0. Accepted as information 6-0.</u>
V.	New Business	<ul style="list-style-type: none"> a. Land Development Information Report presentation. <u>For Information Only.</u>
VI.	Old Business	None
VII.	Minutes Review	<ul style="list-style-type: none"> a. Planning Commission June 3, 2020. <u>Accepted. Unanimous.</u>
VIII.	New Business	<ul style="list-style-type: none"> a. Selection of Planning Commission Chair and Vice Chair. <u>Kornhauser elected chair. Unanimous.</u> b. Appointment to Land Development Hearings Board’s vacant position. <u>Morr�e appointed to vacant position.</u>

		a. Appointment of Liaisons to Other Boards and Commissions. <u>Various appointments.</u>
IX.	City Council, Board and Commission Liaison Reports	a. Housing and Community Development Advisory Board. For Information Only. b. Historic Resources Commission. <u>For Information Only.</u> c. City Council. For Information Only. d. Mixed Use Zones DAC. <u>For Information Only.</u> e. South Corvallis Specific Area Plan DAC. <u>For Information Only.</u>
X.	Public Meeting Schedule Review	For Information Only
XI.	Other Comments	For Information Only
XII.	Adjournment	8:43 p.m.
	Next Meeting	6:30 p.m. Wednesday July 15, 2020 online.

Meeting Handouts

- A. CSD Long Range Facilities Master Plan Staff PowerPoint
- B. CSD Long Range Facilities Master Plan School District PowerPoint
- C. CSD Long Range Facilities Master Plan Written Public Testimony
- D. 2018-2019 Land Development Information Report PowerPoint

CONTENT OF DISCUSSION

The meeting was available for the public to observe live via the internet and the public was encouraged to provide written comments.

I. COMMUNITY COMMENTS – None.

II. NEW BUSINESS

a. Agenda Review

Commissioner York, Vice-Chair of the Planning Commission (PC), led the meeting due to the retirement of former Chair Ouellette. York gave the PC an overview of the agenda.

b. Review GoToWebinar Practices

Commissioner York reviewed for the PC how the meeting would be conducted via GoToWebinar.

c. Welcome Commissioner Morr 

Commissioner York welcomed former Commissioner Morr  back to the PC.

III. CONTINUED PUBLIC HEARINGS

a. LDT-2020-02 - Corvallis-Benton Library Parking Requirements

Commissioner York said that the public hearing is still open and asked the commissioners for new declarations.

New Conflicts of Interest – None

New Ex Parte Contacts – None

New Site Visit – None

No person present rebutted the disclosures.

Commissioner Woods said that, due to technical difficulties, he was unable to view the presentation at the previous meeting live. Woods continued that he has since reviewed the audio and can make an informed decision.

Commissioner Morr  said that since this was her first meeting back on the PC, she was not present at the previous meeting and would recuse herself from this decision.

The applicant waived the right to submit additional written argument.

Commissioner York closed the public hearing at 6:39 p.m.

Commissioner Price said that he believes there is a lack of general information in the application and that the application is focused on the individual, existing library and while asking for a change to the whole code. Price continued by saying that he might agree to a change if the ask were limited to the existing library or if data was provided about how the decision might impact library type uses throughout the city. Price finished by saying that the request to do a parking change without a professional analysis does not rise to the bar to which other applicants are held and that it is unwise to make a sweeping change to the LDC to meet the needs of a single user.

Commissioner Woods said that he thinks that a reason that the applicant's testimony stated that the parking is vastly and consistently underutilized is because the library parking is metered when there is free parking on the streets around it. Woods continued that there was negative testimony around the kiosk and it seemed that might be a barrier to onsite parking. Woods finished by saying that a case has not been made to make this change, which would complicate the Land Development Code (LDC), especially when the goal is to simplify the LDC.

Commissioner Jensen said that he agrees with Commissioners Price and Woods that there was not enough study of the surrounding on street parking. Jensen continued that the library is already under a special agreement and that approval would expand the LDC. Jensen said he does not support the application.

Commissioner Kornhauser said that she would oppose a motion to deny. Kornhauser continued that, while she agreed that more study of the surrounding parking would be beneficial, there was no public testimony in opposition to the application. Kornhauser said that she is not as concerned with spill over from the parking lot and that the anecdotal study conducted by the library shows underutilization. Kornhauser said that she would like to see less parking requirements for all buildings.

Motion: Commissioner Price moved, with a second from Commissioner Woods, that the Planning Commission recommend the City Council deny the Land Development Code text amendment application (LDT-2020-02) proposing to amend Chapter 4.1, as described in Attachment PC-B to the June 17, 2020 staff report. This motion is based on findings adopted by the Planning Commission during deliberations on the request and demonstrating that the application does not adequately satisfy the applicable review criteria.

Commissioner Price said that he made the motion because he believes the application is deficient in multiple ways and it does not provide the information needed to make a wholesale sweeping change to the LDC.

Responding to a question from Commissioner Kornhauser, Commissioner Price said that he is concerned that a full code change might have an effect on a library in the Crescent Valley area or private libraries that might be built. Price continued that there was no information included in the application about where future libraries might be constructed. Price finished by saying that he has not seen evidence that justified creating a separate library category.

Vote: The motion passed 5-1 with Commissioner Kornhauser voting against and Commissioner Morr  abstaining.

Responding to a question from Commissioner Price, Deputy City Attorney Coulombe said that since the PC only made a recommendation the decision is not appealable, though it is already scheduled to go before City Council.

IV. PUBLIC HEARINGS

a. CSD Long Range Facilities Master Plan (CPA-2019-04)

Commissioner York laid out the order of proceedings for the public hearing and said that persons testifying either orally or in writing may request a continuance or that the public hearing remain open. Commissioner York opened the public hearing at 6:56 p.m.

Conflicts of Interest

Commissioner Jensen recused himself from the decision since the school district is a main source of his income.

No person present rebutted the disclosures.

No person present objected on jurisdiction grounds.

Staff Report

Senior Planner Rian Amiton presented the staff PowerPoint (Attachment A). He noted that one piece of written public testimony, opposed to the request, had been received and distributed to commissioners via email earlier in the day (Attachment B).

Responding to a question from Commissioner Kornhauser about the rules surrounding the plan, Deputy City Attorney Coulombe said that ORS 195.110 does require the city to

work with the school district to develop a long range facilities master plan. Coulombe continued that he would not recommend adopting part of a plan into the Comprehensive Plan as there may be unintended consequences by doing so.

Responding to a question from Commissioner Morr  about next steps if the plan is not accepted, Planning Division Manager Jason Yaich said that in days past it might have been a part of the councilor goal setting process, now it would rely on being entered into the Strategic Operational Plan by staff.

Public Testimony

SUPPORT

David Dodson identified himself as a contractor for the Corvallis School Districts and presented testimony in favor of the plan (Attachment C).

OPPOSED

Scott Newsham testified via writing in opposition to the plan (Attachment B).

NEUTRAL - None

Commissioner York closed the public hearing at 7:34 p.m.

Additional Questions of Staff - None

Deliberations

Commissioner York said that there would have been value for the school district to examine the issue of need whether or not the land was adequate. York continued that the state has made changes around housing that will likely effect growth.

Motion: Commissioner Price moved, with a second from Commissioner Woods, that the Planning Commission recommend that the City Council deny the component of the requested Comprehensive Plan Amendment to adopt the changes to Comprehensive Plan Findings as presented in Attachment PC-A, page 101 of the July 1, 2020 staff report. This motion is based on the criteria, discussions, and conclusions contained within the July 1, 2020, staff report to the Planning Commission, and based upon the findings presented by the Planning Commission during their deliberations.

Vote: The motion passed 6-0 with Commissioner Jensen abstaining.

Motion: Commissioner Price moved, with a second from Commissioner Woods, that the Planning Commission recommend that the City Council deny the component of the requested Comprehensive Plan Amendment to adopt the Corvallis School District Long Range Facilities Master Plan, as presented in Attachment PC-A, pages 56 through 65 of the July 1, 2020 staff report, but also to receive it for informational purposes only. This motion is based on the criteria, discussions, and conclusions contained within the July 1, 2020, staff report to the Planning Commission, and based upon the findings presented by the Planning Commission during their deliberations.

Commissioner Price said that he agrees with staff that receiving the plan for informational purposes shows that the school district did a lot of work while not encumbering the city with something that does not meet city criteria.

Vote: The motion passed 6-0 with Commissioner Jensen abstaining.

Commissioner York said that because the Planning Commission's recommendation is not a decision, it cannot be appealed. York continued that the recommendation will be considered by the city council at a subsequently noticed public hearing on a yet undetermined date.

V. NEW BUSINESS

a. **2018-2019 Land Development Information Report presentation**

Yaich presented the Planning Commission with a PowerPoint presentation (Attachment D) concerning the Land Development Information Report.

Responding to a question from Commissioner Jensen concerning unit numbers, Yaich said that staff can provide the sheer number of constructed units that are single family, duplex, and triplex, etc. Jensen complimented the document.

Responding to a question from Commissioner Morr , Yaich said that the 2018 report and the slideshow will be accessible from the city website and that staff is putting the finishing touches on the 2019 report.

Responding to a question from Commissioner Boeder about changes in available vacant land, Yaich said that the changes were a result of development.

Commissioner Morr  said that she is concerned that there is eighty nine years of high density land available while only having ten years of medium density land.

Responding to a question from Commissioner Boeder, Yaich said that developability of partially vacant land is assessed via state guidelines that are different between residential and industrial lands.

Responding to a question from Commissioner York about HB 2001, Yaich said that the Land Development Information Report could help evaluate the effects of HB 2001.

VI. OLD BUSINESS - None

VII. MINUTES REVIEW

a. **June 3, 2020**

Motion: Commissioner Price moved, with a second from Commissioner Woods, to approve the minutes from the June 3, 2020 Planning Commission meeting.

Vote: The motion passed 5-0 with Commissioners Kornhauser and Morr  abstaining since they were not present at the meeting.

VIII. NEW BUSINESS

a. **Selection of Planning Commission Chair and Vice Chair.**

Motion: Commissioner Lamkin moved to nominate Commissioner Kornhauser for the position of Planning Commission Chair.

Vote: The motion passed 8-0.

b. **Appointment to Land Development Hearings Board's vacant position**

Motion: Newly elected Chair Kornhauser moved to nominate Commissioner York for the position of Planning Commission Vice-Chair.

Vote: The motion passed 8-0.

Chair Kornhauser confirmed that Vice-Chair York would preside over the rest of the meeting.

c. **Appointment of Liaisons to Other Boards and Commissions**

As the chair pro-tem, Commissioner York made the following appointments after commissioners volunteered for the positions without objections:

- Chair Kornhauser, and Commissioners Lamkin and Morr  were appointed as full members to the Land Development Hearings Board (LDHB).
- Commissioner Woods was appointed as the alternate for the LDHB.
- Commissioner Price was appointed to continue as the liaison to the Housing and Community Development Advisory Board.
- Commissioner Jensen was appointed to continue as the liaison to the Historic Resources Commission.
- Commissioner Lamkin was appointed to continue as the liaison to the Mixed Use Zones Departmental Advisory Committee.
- Chair Kornhauser was appointed to continue as the liaison to South Corvallis Specific Area Plan Departmental Advisory Committee.

IX. CITY COUNCIL, BOARD AND COMMISSION LIAISON

a. **Housing and Community Development Advisory Board (Price)**

Commissioner Price said that there had not been a meeting and had no update.

b. **Historic Resources Commission (Commissioner Jensen)**

Commissioner Jensen said that there had not been a meeting and had no update.

c. **City Council**

Councilor Struthers said that he had nothing additional to report.

d. Mixed Use Zones DAC (Commissioner Lamkin)

Commissioner Lamkin said that there had not been a meeting and had no update.

e. South Corvallis Specific Area Plan DAC (Chair Kornhauser)

Chair Kornhauser said that there had not been a meeting and had no update.

X. PUBLIC MEETING SCHEDULE REVIEW

Yaich said that it will be likely that the July 15, 2020 meeting, and perhaps the August 5, 2020 PC meeting, will be cancelled because of current guidance of cancelling all board meetings unless there is a public hearing.

After a discussion about a potential August joint meeting with the city council concerning HB 2001, the Planning Commission decided that it has not had enough time to create alternatives to present to the city council at such a meeting.

Councilor Struthers said that he would ask city councilors at their July 6, 2020 meeting if they would prefer that the PC come with one or two alternatives or if they would accept a freeform discussion.

The PC said that they would leave the decision of whether or not to hold the meeting to the discretion of Chair Kornhauser, Councilor Struthers, and Yaich based upon the feedback from the city council.

XI. OTHER COMMENTS

Commissioner Morr  said that it was good to be back on the Planning Commission.

XII. ADJURN

The meeting was adjourned at 8:43 p.m.

CORVALLIS SCHOOL DISTRICT
LONG RANGE FACILITIES MASTER PLAN
COMPREHENSIVE PLAN AMENDMENT
(CPA-2018-04)

PLANNING COMMISSION
JULY 1, 2020

Request

Amend the Corvallis Comprehensive Plan to:

1. Adopt the LRFMP as an element of the Corvallis Comprehensive Plan in accordance with direction provided by ORS 195.110.
2. Amend five (5) Comprehensive Plan Findings

One piece of written testimony received (7/1/20).

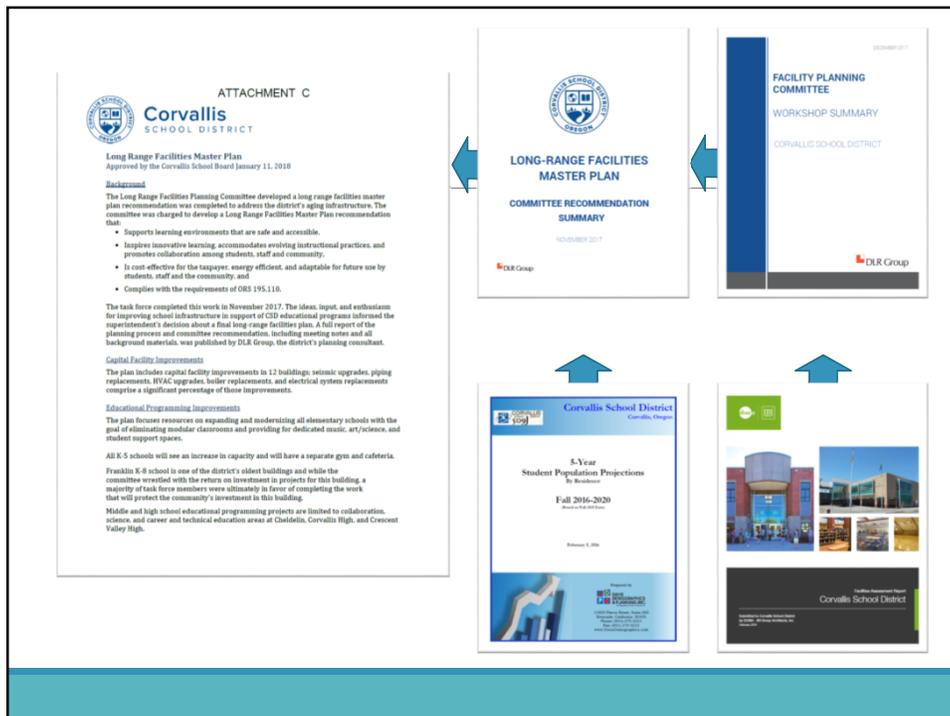
ORS 195.110 - School facility plan for large school districts

Requires that a city with a “large school district “include as an element of its comprehensive plan a school facility plan prepared by the district in consultation with the affected city or county.”

Establishes specific elements that need to be included in the plan, including (but not limited to):

- Enrollment projections by school age group
- Identification of desirable school sites
- Descriptions of needed physical improvements
- Financial plans to meet facility needs & analysis of available tools
- Analysis of alternatives to new school construction & major renovations, 10-year capital improvement plans

The plan must cover a period of at least 10 years



Review Criteria (LDC 2.1.30.06)

a. This Section addresses review criteria for the following:

1. Text Amendments to the Comprehensive Plan; and
2. Amendments to the Comprehensive Plan Map that do not involve a Map Amendment to Open Space-Conservation or Public Institutional, when such a Map Amendment is required as part of an Annexation request per Chapter 2.6 - Annexations.

Comprehensive Plan Amendments **shall be reviewed to ensure consistency with the policies of the Comprehensive Plan**, and any other applicable policies and standards adopted by the City Council.

b. Amendments shall be approved only when the following findings are made:

1. There is a **demonstrated public need** for the change;
2. The **advantages to the community resulting from the change outweigh the disadvantages**; and
3. The change proposed is a **desirable means of meeting the public need**.

Statewide Planning Goals

Applicant provided analysis of 12 statewide planning goals.

Staff concurs with the Applicant's findings of fact, with some minor corrections (articulated in the Staff Report).

Comprehensive Plan Policies

Applicant identified 16 Policies as applicable.

Staff concurs with the Applicant's findings of fact, with one exception:

- *5.6.6 - The City shall continue to use cooperative agreements with the Corvallis School District 509J, Benton and Linn Counties, Linn - Benton Community College, Oregon State University, and other leisure service providers to ensure that adequate recreation and open space lands and facilities will be provided. School grounds may be considered a contributing facility to the City's inventory of parkland as they can only be used during non-school hours.*

ORS 195.020(3), by way of ORS 195.110(2), effectively requires that the school district enter into a cooperative agreement per ORS 195.020(4); this has not occurred.

LRFMP Adoption: Demonstrated Public Need

ORS 195.020 and ORS 195.110 are intended to provide mutual benefits to both the school district and the City.

The Comprehensive Plan currently does not acknowledge a previous school facility plan.

Criterion is satisfied.

LRFMP Adoption: Advantages vs. Disadvantages

ORS 195.110(5) establishes the critical components that must be included in a large school district facility master plan in order to adopt it as an element of the Comprehensive Plan (Staff Report p. 7).

Neither the LRFMP nor the Summary Report include an analysis of ORS compliance.

LRFMP Adoption: Advantages vs. Disadvantages

The following subsections of ORS 195.110(5) do not appear to be satisfied:

- (a)(A) – Population projections by school age group for 10 years
- (a)(B) – Identification of desirable school sites
- (b) – Analysis of land required for the 10-year period that is suitable for school sites

It is unclear whether the following subsections are satisfied:

- (a)(D) – Financial plans to meet facility needs, including an analysis of available financial tools
- (a)(E)(ii) – Measures to increase the efficient use of school sites
- (a)(F) – 10-year capital improvement plans

There is not a clear benefit to adopting a facilities master plan that does not fully satisfy ORS 195.110.

Also, ORS 195.020(3), requiring a cooperative agreement between the City and school district, is not satisfied.

Criterion is not satisfied.

LRFMP Adoption: Proposed change is a desirable means of meeting the public need

LRFMP does satisfy requirements of ORS 195.110.

No executed ORS 195.020 cooperative agreement.

Criterion is not satisfied.

Staff Analysis & Conclusion: LRMFP Adoption

School district spent a considerable amount of time, effort, and resources laying the groundwork for what become the LRFMP.

However, it is not fully consistent with Comprehensive Plan Policies; it does not satisfy specific requirements in ORS 195.110; and ORS 195.020(3) requiring a cooperative agreement between the City and school district, is not satisfied.

Recommendation: Planning Commission recommend that Council deny this component of the request, but also receive the LRFMP for informational purposes.

Modifying the Findings

The proposed modifications are factual updates.

However, LCDC already approved the Comprehensive Plan with the current Findings to support the adopted Policies.

There is no demonstrated public need, and the advantages do not outweigh the disadvantages.

Criteria are not satisfied.

Recommendation: Planning Commission recommend that Council deny this component of the request.

Questions?

Amiton, Rian

From: Scott Newsham <scott_newsham@mac.com>
Sent: Wednesday, July 1, 2020 2:56 PM
To: Planning
Subject: CSD Long Range Facilities Master Plan

Dear Planning Commission members,

I only recently found out the Corvallis School District's Long Range Facilities Master Plan is on tonight's agenda.

I was a member of the Corvallis School Board from September 2015 thru June 2017 and directly involved in the planning process. While I started out with high hopes of meaningful community engagement and educational improvements, by the end of the process I found it to be more show than substance.

At the [final meeting of the Facilities Planning Committee](#) (November 28, 2017), 10 of 31 members were absent. 8 of those 21 voting on the final recommendations were school district employees and 10 were parent representatives of schools. One community member told me about their experience: "I felt not heard or taken seriously in the end . . . If I can't influence anything then I'm not going to waste my time." I have found this sentiment common when asking people why they don't follow the school board or school administration.

I am surprised the CSD application includes student population projections based on Fall 2015 data. When the school board was deliberating on the draft plan, they were provided a [report based on Fall 2017 data](#). Current enrollment is well below the 2017 projections. The recent Boundary Review Task Force was told 409 CSD students — approximately 6% of enrollment — come from outside of the school district.

As it was prepared with one goal in mind — justifying a capital bond — I question the future value of the CSD LRFMP and recommend denying the request to amend Comprehensive Plan Findings.

Sincerely,

Scott Newsham
3050 NW Fillmore Ave
Corvallis, OR 97330

Corvallis School District Long Range Facilities Master Plan

Corvallis Planning Commission Hearing

July 1, 2020



wdm

ORS 195.110

195.110 School facility plan for large school districts. (1) As used in this section, "large school district" means a school district that has an enrollment of over 2,500 students based on certified enrollment numbers submitted to the Department of Education during the first quarter of each new school year.

- (2) A city or county containing a large school district shall:
- Include as an element of its comprehensive plan a school facility plan prepared by the district in consultation with the affected city or county.
 - Initiate planning activities with a school district to accomplish planning as required under ORS 195.020.
 - The provisions of subsection (2)(a) of this section do not apply to a city or a county that contains less than 10 percent of the total population of the large school district.
 - The large school district shall select a representative to meet and confer with a representative of the city or county, as described in subsection (2)(b) of this section, to accomplish the planning required by ORS 195.020 and shall notify the city or county of the selected representative. The city or county shall provide the facilities and set the time for the planning activities. The representatives shall meet at least twice each year, unless all representatives agree in writing to another schedule, and make a written summary of issues discussed and proposed actions.
- (3)(a) The school facility plan must cover a period of at least 10 years and must include, but need not be limited to, the following elements:
- Population projections by school age group.
 - Identification by the city or county and by the large school district of desirable school sites.
 - Descriptions of physical improvements needed in existing schools to meet the minimum standards of the large school district.
 - Financial plans to meet school facility needs, including an analysis of available tools to ensure facility needs are met.
 - An analysis of:
 - The alternatives to new school construction and major renovation; and
 - Measures to increase the efficient use of school sites including, but not limited to, multiple-story buildings and multipurpose use of sites.
 - Ten-year capital improvement plans.
 - Site acquisition schedules and programs.
- (b) Based on the elements described in paragraph (a) of this subsection and applicable laws and rules, the school facility plan must also include an analysis of the land required for the 10-year period covered by the plan that is suitable, as a permitted or conditional use, for school facilities inside the urban growth boundary.
- (6) If a large school district determines that there is an inadequate supply of suitable land for school facilities for the 10-year period covered by the school facility plan, the city or county, or both, and the large school district shall cooperate in identifying land for school facilities and take necessary actions, including, but not limited to, adopting appropriate zoning, aggregating existing lots or parcels in separate ownership, adding one or more sites designated for school facilities to an urban growth boundary, or petitioning a metropolitan service district to add one or more sites designated for school facilities to an urban growth boundary pursuant to applicable law.
- (7) The school facility plan shall provide for the integration of existing city or county land designation requirements with the needs of the large school district.
- (8) The large school district shall:
- Identify in the school facility plan school facility needs based on population growth projections and land use designations contained in the city or county comprehensive plan; and
 - Update the school facility plan during periodic review or more frequently by mutual agreement between the large school district and the affected city or county.
- (9)(a) In the school facility plan, the district school board of a large school district may adopt objective criteria to be used by an affected city or county to determine whether adequate capacity exists to accommodate projected development. Before the adoption of the criteria, the large school district shall confer with the affected cities and counties and agree, to the extent possible, on the appropriate criteria. After a large school district formally adopts criteria for the capacity of school facilities, an affected city or county shall accept those criteria as its own for purposes of evaluating applications for a comprehensive plan amendment or for a residential land use regulation amendment.
- A city or county shall provide notice to an affected large school district when considering a plan or land use regulation amendment that significantly impacts school capacity. If the large school district requests, the city or county shall implement a coordinated process with the district to identify potential school sites and facilities to address the projected impacts.
- (10) A school district that is not a large school district may adopt a school facility plan as described in this section in consultation with an affected city or county.
- The capacity of a school facility is not the basis for a development moratorium under ORS 197.505 to 197.540.
 - This section does not confer any power to a school district to declare a building moratorium.
 - A city or county may deny an application for residential development based on a lack of school capacity if:
 - The issue is raised by the school district;
 - The lack of school capacity is based on a school facility plan formally adopted under this section; and
 - The city or county has considered options to address school capacity. [1993 c.550 §2; 1995 c.508 §1; 2001 c.876 §1; 2007 c.579 §1]

wdm

wpm

June
2016

The Road Ahead

Laying the Groundwork for the Future of Schools in Corvallis

"Courage is the most important of all the virtues, because without courage you can't practice any other virtue consistently. You can practice any virtue erratically, but nothing consistently without courage." (Maya Angelou)




As the Innovation Team concluded their final meeting of the school year, they discussed several potential next steps.

- Continue conversations with staff and community members.
- Present the work of the Innovation Team at faculty meetings in the fall to further the dialogue and cultivate a sense of urgency for improvement.
- Engage the community and explore ways to better leverage community assets.
- Show the film *Most Likely to Succeed* to students, staff and the greater community, and use it as a tool to lead the discourse about 21st-century learning.
- Provide meaningful opportunities for students to bring their voice to bear on the complex challenges of their lives and their learning.
- Enhance opportunities for every student to feel known well, supported and valued.
- Align budgets and resources to support the Core Values for Learning and priorities that emerge.



18 June 2016 | The Road Ahead: Laying the Groundwork for the Future of Schools in Corvallis

wpm



15 Community Informational Meetings

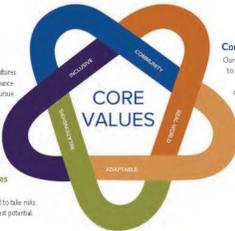


Date	Location	Participants
10/1/2017	CVHS	19
10/2/2017	Harding Center	18
10/3/2017	CHS	7
10/4/2017	Lincoln	18
10/9/2017	Wilson	7
10/10/2017	LPMS	12
10/11/2017	Jefferson	7
10/16/2017	Hoover	47
10/17/2017	Mt. View	9
10/23/2017	Mt. View with principal	8
10/18/2017	Adams	3
10/23/2017	Franklin	24
10/24/2017	Cheldelin	15
10/25/2017	Garfield	29
11/20/2017	Sustainability: EcoCharrette	20
		243






Core Values for Educational Design



Inclusive Learning Environments Are Culturally Relevant
Nurture and include schools' vibrant learning cultures that celebrate diversity. Equitable access and support enhance learning for students of all abilities and backgrounds to pursue their passions. We are dedicated to meeting each student's needs.

Community Connections Support Learning
Our schools foster a diverse array of partnerships with families to maximize opportunities for student success. We leverage community assets and offer a rich range of opportunities and supports for students and families.

Relationships Build Communities of Trust and Respect
With relationships, all feel known, valued and encouraged to take risks. Each individual is inspired to perform to his or her highest potential.

Real-World, Experiential Learning is Meaningful and Applied
Relevant activities ignite learner passion and imagination. Cross-curricular learning helps students pursue their curiosities, solve real-world problems and make learning visible through exhibition. With high expectations, our programs and spaces cultivate creativity and a sense of accomplishment and joy.

Adaptability Is Critical to Our Success
Together, programs and facilities are designed to adapt as necessary to support student access in a rapidly changing world. Access to indoor and outdoor spaces reflects and stimulates curiosity, imagination and learning.





Long Range Facilities Master Plan

Project Table

Approved January 11, 2018

	ADAMS ELEMENTARY	GARFIELD ELEMENTARY	HOOVER ELEMENTARY	JEFFERSON ELEMENTARY	LINCOLN ELEMENTARY	MT VIEW ELEMENTARY	WILSON ELEMENTARY	FRANKLIN SCHOOL	CHELDELIN MIDDLE SCHOOL	LINUS PAULING MIDDLE SCHOOL	CORVALLIS HIGH SCHOOL	CRESCENT VALLEY HIGH SCHOOL	HARDING CENTER	TOTAL
CAPITAL FACILITY IMPROVEMENTS	\$ 3,719,786	\$ 6,302,205	\$ -	\$ 3,515,324	\$ -	\$ 3,631,692	\$ 3,944,641	\$ 6,949,647	\$ 9,836,607	\$ 809,698	\$ 6,918,084	\$ 12,999,241	\$ 8,817,262	\$ 67,444,187
REPLACE BUILDING ON SAME SITE	\$ -	\$ -	\$ 37,084,000	\$ -	\$ 36,917,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,001,098
EDUCATIONAL PROGRAM IMPROVEMENTS	\$ 8,627,455	\$ 15,133,599	\$ -	\$ 9,595,235	\$ -	\$ 5,710,019	\$ 8,626,235	\$ 2,385,375	\$ 1,445,033	\$ -	\$ 2,290,565	\$ 5,879,084	\$ 4,984,056	\$ 64,676,656
More Space (no modulators, secure entry (MV dedicated music & art/science))	\$ 4,034,211	\$ 10,126,827	\$ -	\$ 4,992,921	\$ -	\$ 3,888,040	\$ 4,023,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,065,920
Upgrade Finishes in Hallways & Shared Rooms (Paint)	\$ 1,272,318	\$ 1,106,865	\$ -	\$ 1,281,388	\$ -	\$ 1,561,979	\$ 1,281,388	\$ 1,657,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,161,438
Upgrade Finishes Throughout Building (Paint, Wood Casework, Plank)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,441,519	\$ 2,441,519
Create Collaboration Spaces	\$ 1,100,000	\$ 2,200,000	\$ -	\$ 1,100,000	\$ -	\$ 260,000	\$ 1,100,000	\$ 260,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,020,000
Upgrade Areas for Career and Technical Instruction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 568,969	\$ -	\$ 2,290,565	\$ 3,842,677	\$ -	\$ 6,702,211
Separate Gymnasium & Dining Commons	\$ 1,546,520	\$ -	\$ -	\$ 1,546,520	\$ -	\$ -	\$ 1,546,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,629,102	\$ 6,268,662
Upgrade Gym Floors (Wood)	\$ 182,000	\$ -	\$ -	\$ 182,000	\$ -	\$ -	\$ 182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546,000
Create or Improve Outdoor Learning Spaces	\$ 360,044	\$ 360,044	\$ -	\$ 360,044	\$ -	\$ -	\$ 360,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440,176
Create Student & Family Support Spaces	\$ 132,362	\$ 629,315	\$ -	\$ 132,362	\$ -	\$ -	\$ 132,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,026,401
Renovate Classrooms Into Designated Special Classrooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 616,818
Renovate Library/Media Center	\$ -	\$ 710,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 431,374	\$ -	\$ -	\$ 2,036,407	\$ -	\$ 3,178,329
Renovate Dining Commons	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,690	\$ -	\$ -	\$ -	\$ -	\$ 444,690
Renovate Locker Rooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 296,617	\$ 296,617
TOTAL (estimated costs)	\$ 12,347,241	\$ 21,435,804	\$ 37,084,000	\$ 13,110,559	\$ 36,917,098	\$ 9,341,711	\$ 12,570,876	\$ 9,335,022	\$ 11,281,640	\$ 809,698	\$ 9,208,649	\$ 18,878,325	\$ 13,801,318	\$ 206,121,941*

The item was for information only.

F. Initiation of Land Development Code and Comprehensive Plan amendments to improve clarity

Mr. Bilotta reviewed the staff report, noting that a variety of amendments were recommended for consideration, but those related to review criteria were the highest priority.

Councilor Napack requested an example of consolidated applications where one decision takes place at another level contingent upon a later action at the Council level. Mr. Bilotta cited the recent case where the City initiated an HDR zone change. The Planning Commission (PC) denied the zone change and recommended Council approval of the Comprehensive Plan amendment. Due to some confusion, the PC committed an error on the zone change denial and staff had to appeal the matter to the Council. If both items had gone to the Council for a decision, it would have saved time and resources. In that example, the PC would have still have a public hearing, but both the zone change and CP amendment would have been recommendations to the Council.

Councilor Ellis expressed concern about eliminating all instances of the word *shall*. Mr. Bilotta said staff could address that issue at a future update.

Councilor Bull asked that staff use the phrase "examine" instead of "eliminate" in #7 of the staff report, as the latter was deemed to anticipate a result. She was also concerned about #1 in the staff report related to removal of Findings from the CP. She preferred to indicate that staff would consider removal of Findings and make recommendations. Mr. Bilotta said staff was asking for Council approval to initiate the process to consider the amendments, and that process does not presume an outcome.

Councilor Lytle inquired what retaining Findings in another form would look like. Mr. Brewer said the findings could be an appendix to the CP. The City must retain the Findings in a manner that is accessible to the public.

Councilors Wyse and Ellis, respectively, moved and seconded to authorize staff to move forward in preparing the applicable amendments to the Comprehensive Plan and the Land Development Code (LDC) as outlined in the July 15, 2019, memorandum from Community Development Director Bilotta.

Staff understood it would evaluate the suggested amendments without an assumed result.

October 1 Enrollment Summary

	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2007	431	483	454	496	466	528	502	503	506	639	602	570	549	6,729
2008	442	461	477	474	483	456	530	512	518	638	584	543	545	6,663 (66)
2009	424	459	462	475	466	471	474	526	526	663	556	525	526	6,553 (110)
2010	417	454	458	458	475	462	478	475	527	671	589	478	506	6,448 (105)
2011	393	460	441	453	442	460	472	478	467	650	574	507	486	6,283 (165)
2012	421	430	449	425	462	441	482	469	503	557	588	518	552	6,297 14
2013	430	486	439	452	425	467	445	488	475	563	543	561	575	6,349 52
2014	463	480	485	439	461	442	489	464	506	582	522	525	664	6,522 173
2015	436	475	480	507	450	462	478	497	470	546	554	552	682	6,589 67
2016	472	466	485	493	508	450	478	480	504	521	561	570	599	6,587 (2)
2017	457	516	483	485	513	525	487	493	496	558	529	563	633	6,738 151
2018	421	473	529	480	485	516	550	481	495	523	549	531	635	6,668 (70)
2019	426	431	497	544	484	480	525	554	496	541	527	551	575	6,631 (37)
2020	446	445	451	505	547	488	496	523	564	537	539	530	608	6,679 48
2021	461	459	462	456	507	546	504	495	532	606	535	541	586	6,690 11
2022	416	475	476	467	458	506	564	503	504	571	603	537	598	6,678 (12)
2023	395	428	493	481	469	457	522	563	512	541	569	605	594	6,629 (49)
2024	425	407	444	498	483	468	472	521	573	550	539	571	669	6,620 (9)
2025	425	437	422	449	500	482	483	471	530	615	548	541	631	6,534 (86)
2026	425	437	454	427	451	499	498	482	479	569	612	550	598	6,481 (53)

June
2016

The Road Ahead

Laying the Groundwork for the Future of Schools in Corvallis



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- Align budgets and resources to support the Core Values for Learning and priorities that emerge.



2018-2019 Land Development Information Reports

REPORTING PERIODS: 1/1/18 – 12/31/18 AND 1/1/2019-12/31/2019

Overview

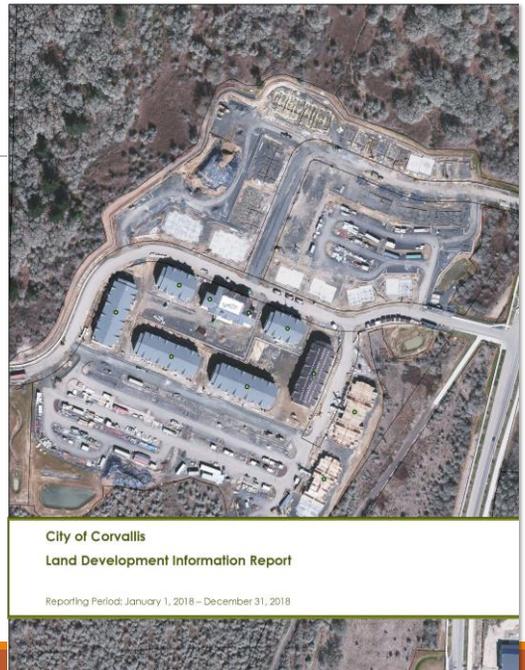
Comprehensive Plan Policy 14.2.1 requires the City to produce an annual LDIR.

The last LDIR covered 2017. Has been produced since 1980s.

Covers City limits – not urban fringe.

Beginning with 2017 LDIR includes:

- BLI as baseline development status dataset.
- Greater emphasis on visual representation of data.
- Comparisons with state, US, and comparator cities.
- Data on land use applications.



Population through 2019 – Looking Ahead

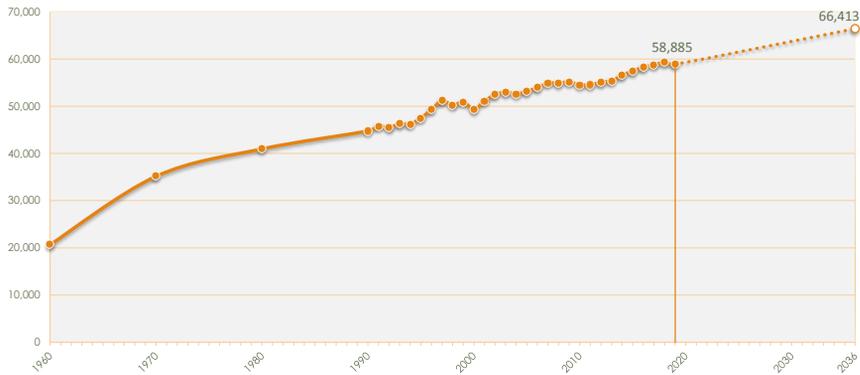


Figure 1: Corvallis Population Estimate for 2019 and Projection for 2036

Sources: Decennial totals are from the US Census. Totals for other years are certified estimates from the Portland State University (PSU) Population Research Center.

Annexations by Decade (Acres)

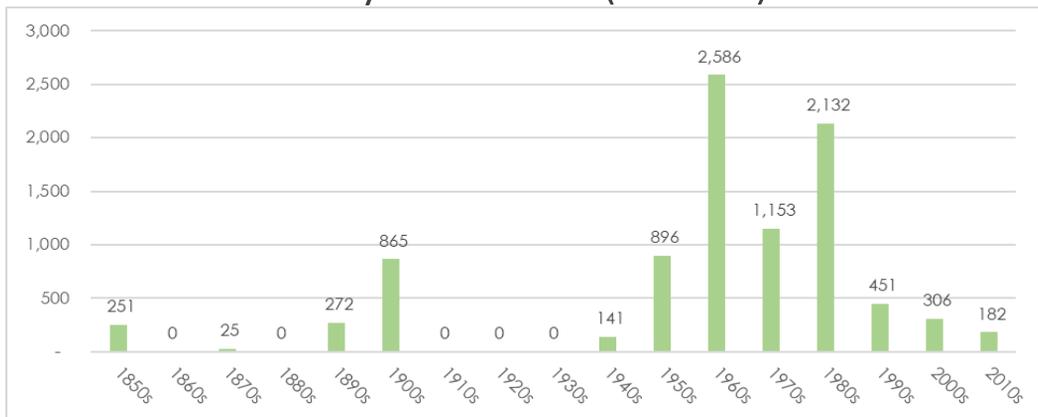


Figure 12: City Limits Increase by Decade (Acres)

Source: City of Corvallis Geographic Information Systems ("GIS") shapefiles.

Population Density (per Sq. Mi.)

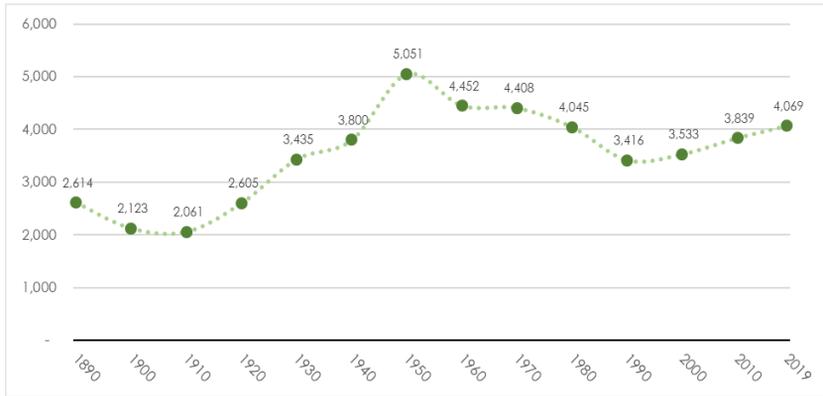


Figure 13: Population Density (Population per Square Mile)
Sources: City of Corvallis GIS, US Census, and PSU Population Research Center.

Permitted Dwelling Units

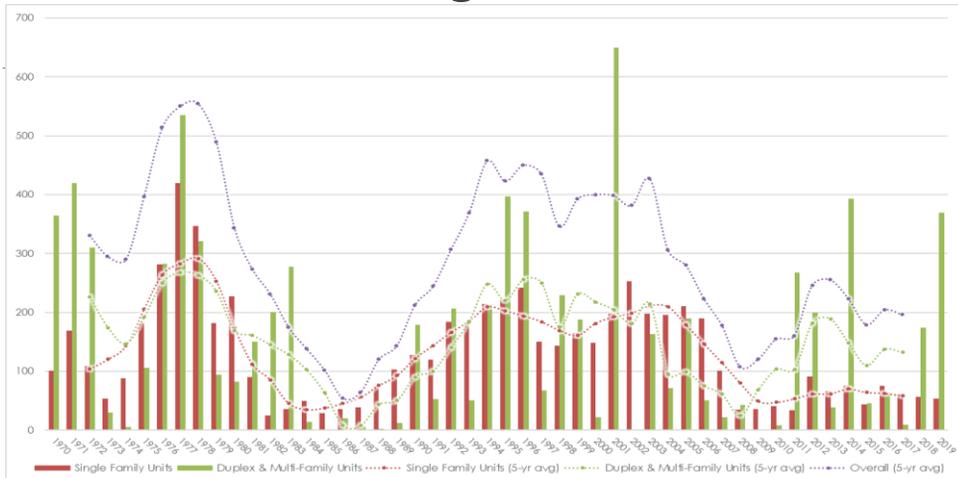


Figure 6: Permitted Dwelling Units by Year
Source: City of Corvallis building permit data, including previous LDIRs.

Accessory Dwelling Units

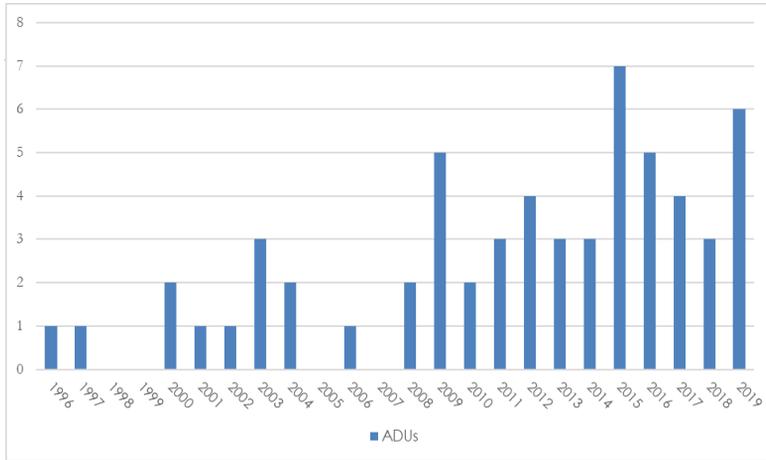


Figure 5: ADU Development Since 1996

Source: City of Corvallis building permit data, including previous LDIRs.

Housing Units in Structure

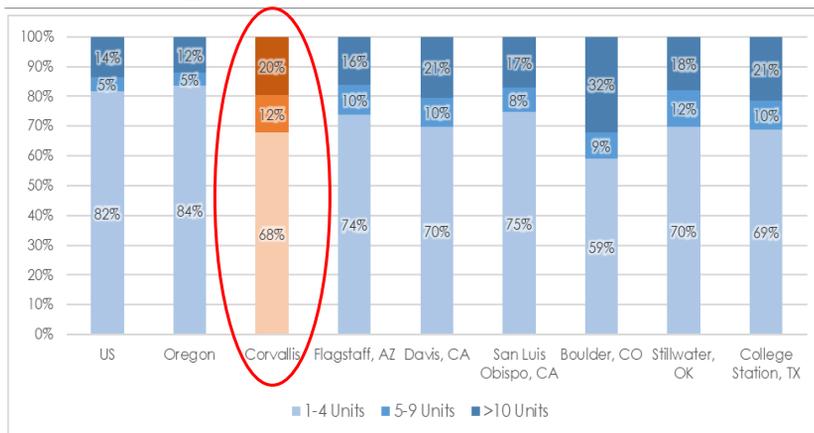


Figure 7: Housing Units in Structure – US, Oregon, Corvallis, and Comparator Cities

Source: 2018 American Community Survey 5-Year Estimate.

Land Use Approvals

Presents data during the reporting period on:

- # of approvals by Decision Maker
- # of approvals by Application Type
- Comprehensive Plan Map Amendments (acres from/to)
- Zone Changes (acres from/to)
- Land Divisions/Consolidations (tentative and recorded)

	Approvals (not appealed)	Approvals (appealed)	Total	% of Total
Director	19	0	19	37%
HRC	8	0	8	16%
LDHB	1	0	1	2%
Planning Commission	16	1	17	33%
City Council	4	2	6	12%
Total	48	3	51	100%

Land Supply

Comprehensive Plan Map Designations

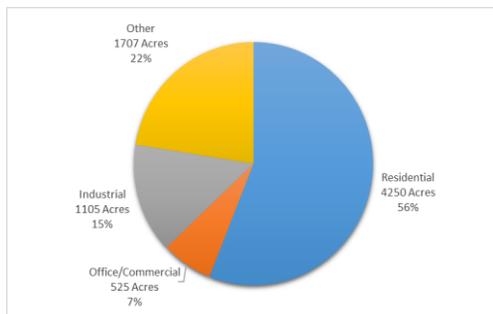


Figure 15 - Comprehensive Plan Designation by Comprehensive Plan Category (Acres and % of Total)

Base Zone Designations

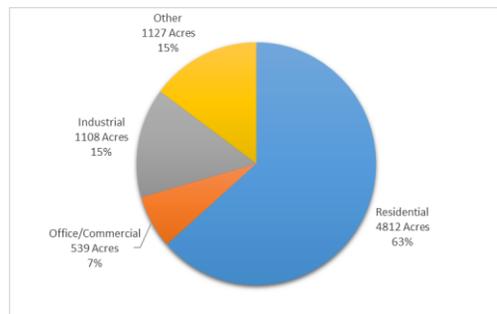


Figure 16 - Zoning Designation by Comprehensive Plan Category (Acres and % of Total)

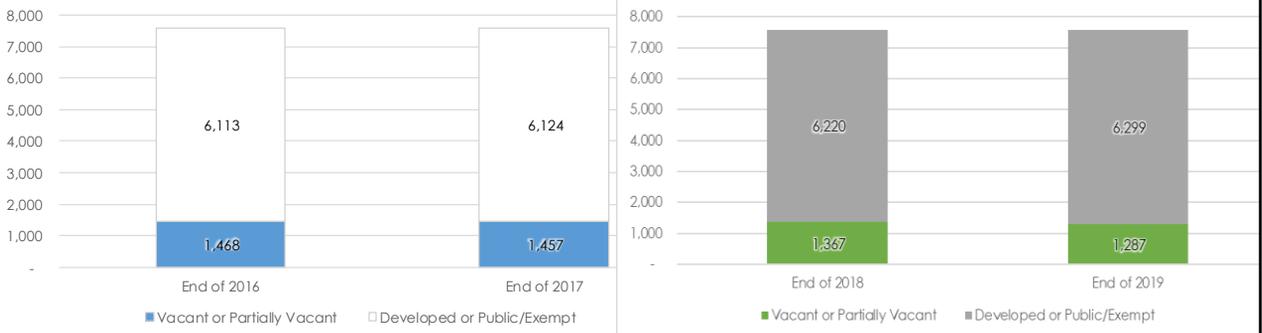
BLI Development Status Categories

Development Status	Description
Public Exempt	Public or semi-public ownership based on Benton Co. property tax exemption codes
Vacant	Not Public Exempt and either have no structures or have buildings with very little improvement value
Partially Vacant	Not Public Exempt and are occupied by a use, but may be further developed during BLI planning period (2016-2036)
Developed	Not Public Exempt, are occupied by a use, and are unlikely to be redevelop during the BLI planning period

BLI Natural Features Protection Categories

Development Status	Description
Partial	<ul style="list-style-type: none"> • Partial protection Proximate Wetlands (LDC Chapter 4.13) • Partially protected Riparian Corridors (LDC Chapter 4.13) • Partially Protected Significant Vegetation (LDC Chapter 4.12) • Partial protection 100 year floodplain (LDC Chapter 4.5) • Slopes of 25% to 35% (LDC Chapter 4.14).
Full	<ul style="list-style-type: none"> • Locally Protected Wetlands, plus a 25-foot buffer (LDC Chapter 4.13) • High protection Proximate Wetlands (LDC Chapter 4.13) • Highly protected Riparian Corridors and associated streams (LDC Chapter 4.13) • Highly Protected Significant Vegetation (LDC Chapter 4.12) • 0.2-foot floodway (LDC Chapter 4.5) • High protection 100 year floodplain (LDC Chapter 4.5) • Slopes greater than 35% (LDC Chapter 4.14) • Lands above 560 feet in elevation, which are above the third level water service area

Vacant or Partially Vacant Lands



Net reduction (2016-2019): 181 ac.
 16.9% Vacant or Partially Vacant (down from 19.6%)

Where Did the Changes Happen?

Category	No. of Units Permitted
Single Family Units	
Russell Gardens Subdivision	19
Sylvia Subdivision	8
Brooklane Heights Subdivision	5
All others	20
Total Single Family Units Permitted	54
Duplex/Triplex Units	
2790 NW Harrison Blvd	3
Total Duplex/Triplex Units Permitted	3
Multi-Family Units	
Washington Yard	228
Domain Corvallis (Phase 2)	132
Tyler Ave. Townhouses	6
Total Multi-Family Units Permitted	366
ADUs	6
Total Dwelling Units Permitted	429



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Vacant or Partially Vacant Lands by Natural Features Protections

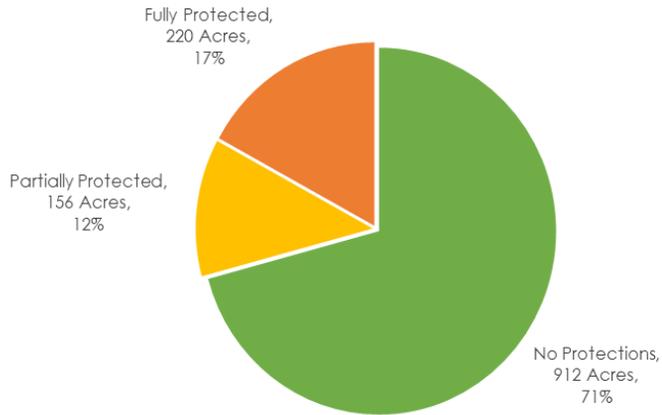


Figure 18 – Vacant Land by Natural Features Protection (Acres, Percentage)

Vacant or Partially Vacant Lands by Land Use Category

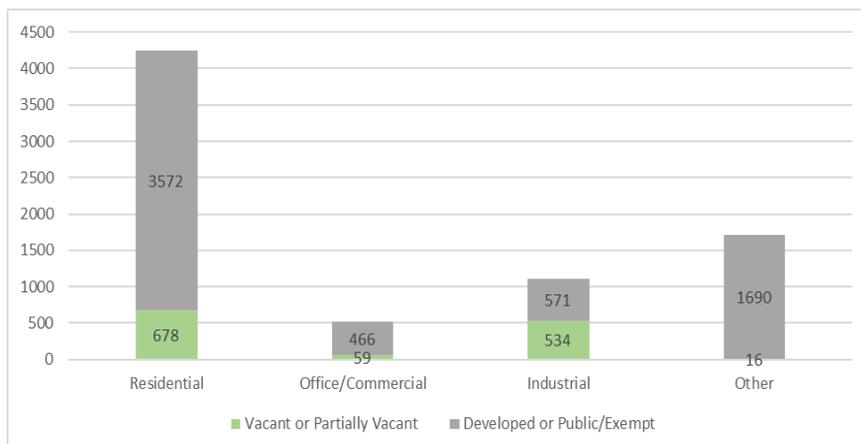
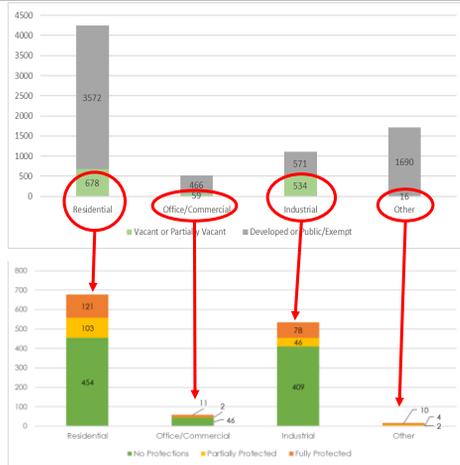


Figure 19 - Development Status by Comprehensive Plan Map Category (Acres)

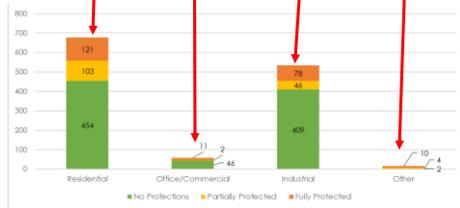
Vacant or Partially Vacant Lands by Land Use Category w. Natural Features

Development Status by Category



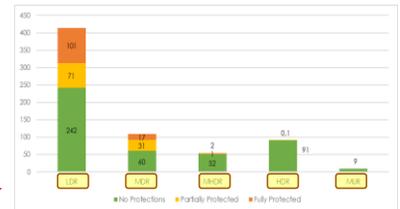
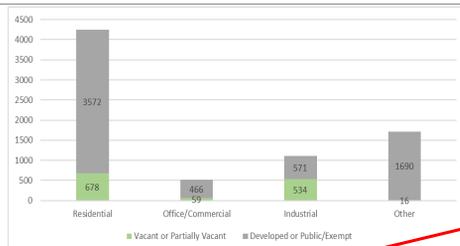
#'s in acres

Natural Features Protections



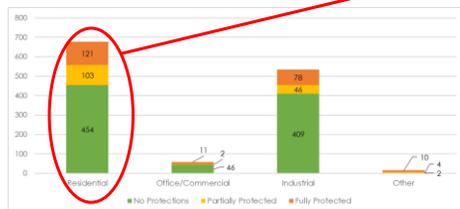
Vacant or Partially Vacant Lands by Land Use Category w. Natural Features

Development Status by Category



Example: Residential category broken down by Comprehensive Plan Map Designation or Base Zone

Natural Features Protections



Planned Development Overlays

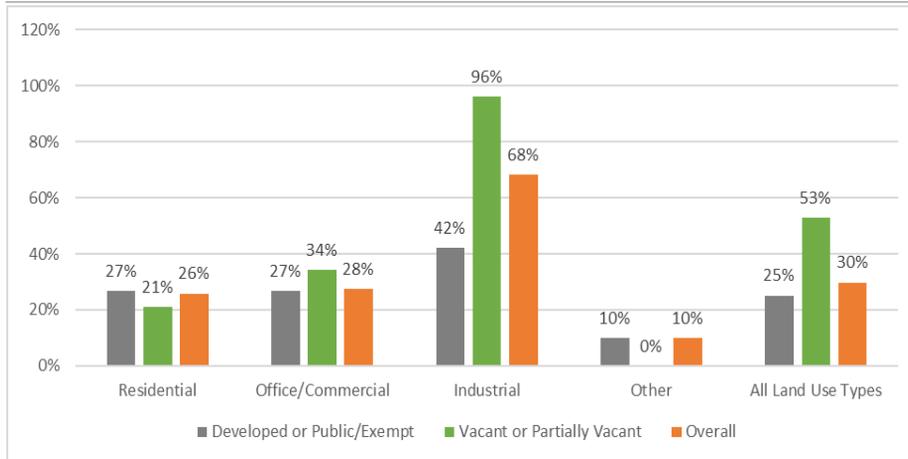


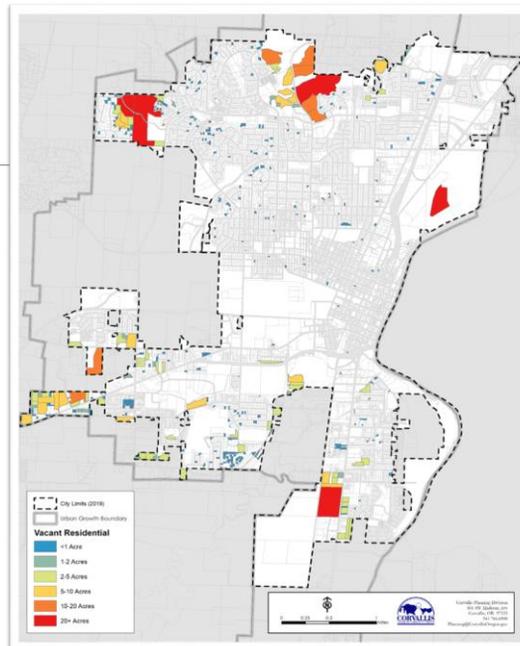
Figure 26 – Percentage Subject to a Planned Development Overlay

Residential Land Availability

Comp Plan Designation	Vacant/Partially Vacant Acres	Yield (Dwelling Units/Acre)	Projected Growth (Dwelling Units/Year)	Years of Supply Remaining	Years of Supply Remaining (Fully Vacant / Unconstrained)
Low Density	454.90	4.1	45.20	41.3	18.0
Medium Density	85.83	8.2	51.45	13.7	6.6
Medium-High Density	53.09	12.0	54.10	11.8	10.2
High Density	91.32	26.0	17.75	133.8	89.1
Mixed-Use Residential	8.91	17.8	8.90	17.8	17.8

Table 19 – Fully Vacant, Unconstrained Residential Land Supply Remaining at the End of 2019

Table 16 – Residential Land Supply Remaining at the End of 2019



Other Forthcoming Data / Things to Consider

House Bill 2001 –

- How Does this Impact How We View Development Potential of Existing, Developed Lands?
- How Do We View “Greenfield” Sites Moving Forward?

Demolition Activity

Land Supply and Vacant Land trends over time

Methodology for monitoring commercial/industrial land

Refinement of Natural Features protections analysis

2025 SW 45TH STREET
ANNEXATION AND ZONE CHANGE

ANN-2020-01 / ZDC-2020-01

Applicant's Proposal

- Annexation of a 0.34-acre lot
- Zone Change from (UR)-5 to RS-6

Aerial View



Existing Conditions

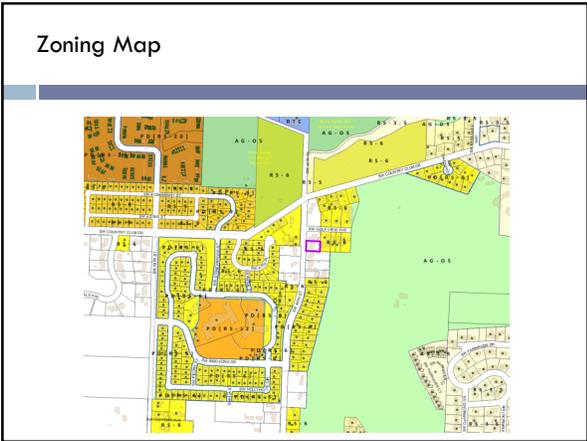
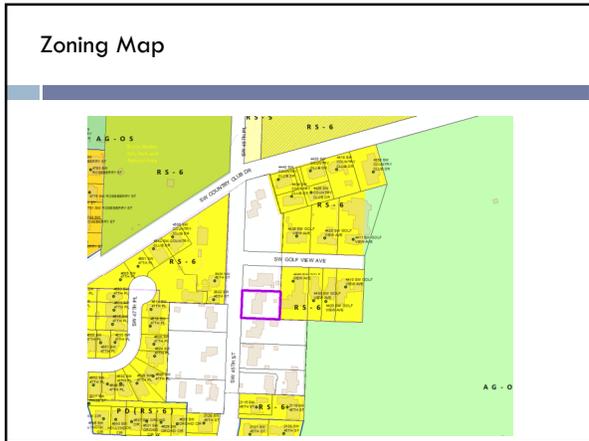
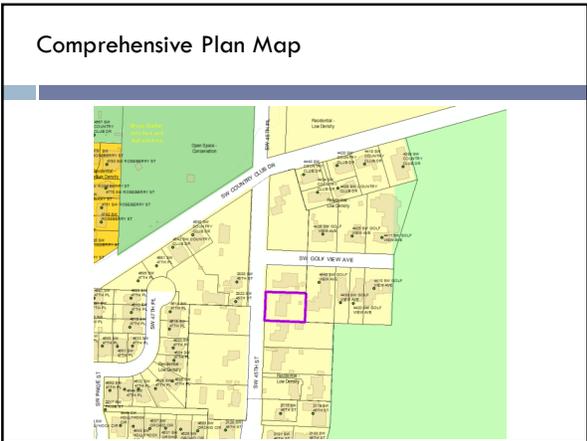


Existing Conditions – Looking North



Existing Conditions – Looking South





PROCEDURES

- 2.6.30.01 - Determination of Annexation Type
- The Director shall determine whether an application is for a Minor or Major Annexation as follows:
 - a. Minor Annexation - Intended to address situations where properties are proposed for Annexation and, by virtue of their size and development potential, have negligible impacts on surrounding properties and neighborhoods, and on the community as a whole. These Annexations are typically proposed to gain access to public services, such as sanitary sewer and water facilities, before actual Health Hazards are declared; to incorporate infill sites into the City; and/or to allow a limited level of urban development to occur on existing parcels. Minor Annexation provisions are not intended to provide piecemeal Annexations whereby a property owner within the county partitions a small piece of land specifically to be classified as a Minor Annexation, and then continues to partition small sites and propose multiple Minor Annexations.

PROCEDURES

- 2.6.30.01 - Determination of Annexation Type
- An Annexation shall be considered Minor if all of the following conditions exist:
 - 1. No more than one parcel is involved;
 - 2. For residential Annexations, the parcel is capable of providing not more than 10 dwelling units (at maximum allowed density per gross acre). For commercial and industrial Annexations, the parcel is no greater than one acre; and
 - 3. City services are contiguous to the parcel.
- When addressing the review criteria in Section 2.6.30.06.a and Section 2.6.30.06.b, a Minor Annexation proposal need not provide the same level of detail as a Major Annexation proposal. See Section 2.6.30.06 and Section 2.6.30.07 for specifics. All other submittal requirements and review criteria, however, are applicable.

Annexation Review Criteria

- 2.6.30.06 - Review Criteria
- Requests for Annexations shall be reviewed to ensure consistency with the applicable policies of the Comprehensive Plan, particularly Article 14, and other applicable policies and standards adopted by the City Council and State of Oregon.
- Annexations can only be referred to the voters when the proposed Annexation site is within the City's Urban Growth Boundary (UGB), and where the findings below are made. The criteria are highlighted in bold type.

Annexation Review Criteria

a. The applicant has demonstrated a public need for the Annexation -

1. Minor Annexations - Factors to be considered in evaluating public need for Minor Annexations shall include, but are not limited to:

- a) Reason for the Annexation;
- b) Health issues;
- c) Adequate demonstration that the Annexation provides for the logical urbanization of land;
- d) Whether the site can be served with public facilities; and
- e) Discussion of the applicable livability indicators and benchmarks as specified in Section 2.6.30.07.c.

Minor Annexation proposals need not include the calculations relative to a five-year supply of serviceable land that are required in "2," below, for Major Annexations.

Methodologies 2.6.30.07.c.2.a

"The livability indicators and benchmarks in the following table are intended to be balanced and identified as advantages and disadvantages relative to an Annexation proposal. Compliance with all benchmarks is not required. However, when balanced and viewed in aggregate, the decision-makers need to find that the advantages to the community outweigh the disadvantages."

Annexation Review Criteria

b. The Annexation provides more advantages to the community than disadvantages
– To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.

1. Minor Annexations – Minor Annexation proposals shall include a general discussion regarding:

- a) Advantages and disadvantages of the Annexation. Examples include the existence of a Health Hazard situation or the existence of Significant Natural Features addressed in Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and/or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Also relevant is whether or not the Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA) is applicable; and

Annexation Review Criteria

b. The Annexation provides more advantages to the community than disadvantages
– To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.

1. Minor Annexations – Minor Annexation proposals shall include a general discussion regarding:

- b) Applicable livability indicators and benchmarks identified in Section 2.6.30.07.c.

Annexation Review Criteria

c. The site is capable of being served by urban services and facilities required with development – The developer is required to provide urban services and facilities to and through the site. At minimum, both Minor and Major Annexations shall include consideration of the following:

1. Sanitary sewer facilities consistent with the City's Sanitary Sewer Master Plan and Chapter 4.0 - Improvements Required with Development;
2. Water facilities consistent with the City's Water Master Plan, Chapter 4.0 - Improvements Required with Development, and fire flow and hydrant placement;
3. Storm drainage facilities and drainageway corridors consistent with the City's Stormwater Master Plan, Chapter 2.11 - Floodplain Development Permit, Chapter 4.0 - Improvements Required with Development, Chapter 4.5 - Floodplain Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;
4. Transportation facilities consistent with the City's Transportation Plan and Chapter 4.0 - Improvements Required with Development; and
5. Park facilities consistent with the City's Parks Master Plan.

Annexation Review Criteria

d. If the Annexation proposal includes areas planned for open space, general community use, or public or semi-public ownerships, the Annexation request shall be accompanied by a Comprehensive Plan Map Amendment as outlined in "1," and "2," below -

1. Areas planned for open spaces or future general community use, including planned parks, preserves, and general drainageway corridors, shall be re-designated on the Comprehensive Plan Map as Open Space-Conservation.
2. Existing, proposed, or planned areas of public or semi-public ownership, such as Oregon State University facilities or lands, school sites, City reservoirs, and portions of the Corvallis Municipal Airport, shall be re-designated on the Comprehensive Plan Map as Public Institutional

Such required Comprehensive Plan Map Amendments shall be filed by the applicant concurrent with the Annexation request, in accordance with Chapter 2.1 - Comprehensive Plan Amendment Procedures.

Annexation Review Criteria

e. Compatibility - The application shall demonstrate compatibility in the following areas, as applicable:

1. **Basic site design** (e.g., the organization of uses on a site and the uses' relationships to neighboring properties;
2. **Visual elements** (scale, structural design and form, materials, etc.)
3. **Noise attenuation**
4. **Odors and emissions**
5. **Lighting**
6. **Signage**
7. **Landscaping for buffering and screening**

Annexation Review Criteria

The application shall demonstrate compatibility in the following areas, as applicable:

8. **Transportation facilities**
9. **Traffic and off-site parking impacts**
10. **Utility infrastructure**

Annexation Review Criteria

The application shall demonstrate compatibility in the following areas, as applicable:

11. **Effects on air and water quality** (note: a DEQ permit is not sufficient to meet this criterion)
12. **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards**
13. **Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.** Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Comprehensive Plan Designation

TABLE 2.2-1 COMPREHENSIVE PLAN AND CORRESPONDING ZONING MAP DESIGNATIONS (not including zone overlays)	
IF THE COMPREHENSIVE PLAN DESIGNATION IS:	THE OFFICIAL ZONING MAP DESIGNATION SHALL BE:
RESIDENTIAL	RESIDENTIAL
Low Density (0.5 - 2 units/acre for RS-1 only)	RS-1 Extra Low ¹
(2-6 units/acre for RS-3.5, RS-5, & RS-6)	RS-3.5 Low RS-5 Low RS-6 Low ²
	C-OS Conservation - Open Space

¹ At the time of or following annexation, the RS-1 (Extra-low Density) Residential Zone or the RS-6 (Low Density) Residential Zone may be applied to properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 Zone, based on criteria contained in Section 2.2.40.05.

² With the exception of properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 (Extra-low Density) Residential Zone, all Low Density lands shall be zoned RS-6 (Low Density) Residential upon their annexation.

Zone Change Review Criteria

□ **LDC 2.2.40.05.a**

- Consistency with Comprehensive Plan, and any other applicable policies and standards adopted by the City Council
- Compatibility Factors

Review Criteria 2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

1. **Basic site design** (e.g., the organization of uses on a site and the uses' relationships to neighboring properties;
2. **Visual elements** (scale, structural design and form, materials, etc.)
3. **Noise attenuation**
4. **Odors and emissions**
5. **Lighting**
6. **Signage**
7. **Landscaping for buffering and screening**

Review Criteria
2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

- 8. Transportation facilities
- 9. Traffic and off-site parking impacts
- 10. Utilities and infrastructure

Review Criteria
2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

- 11. Effects on air and water quality
- 12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards
- 13. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Review Criteria
2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

- 14. Proposals shall demonstrate consistency with the adopted Transportation System Plan and the planned function, capacity and performance standards of the impacted facility or facilities. Proposals shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

Staff Conclusion

- Based on the criteria, findings, and conclusions addressed in the staff report, staff finds the application is consistent with the applicable LDC review criteria for an Annexation and Zone Change.

Staff Recommendation

- Staff Report page 19 (e-packet page 24)
 - ANN/ZDC: **Approval**

Questions





MEMORANDUM

Date: September 2, 2020

To: Planning Commission

From: Aaron Harris, Associate Planner – Planning Division

Re: 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01/ZDC-2020-01)
Written Testimony

This memorandum includes copies of written testimony received by the Planning Division on September 1, 2020, after staff report publication.



Harris, Aaron

From: K.J. Phillips <rrconstdev@comcast.net>
Sent: Tuesday, September 01, 2020 3:39 PM
To: Harris, Aaron
Subject: ANN-2020-01 & ZDC-2020-01 for 2025 SW 45 St.

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Corvallis Planning Commission
 FOR: Public Hearing Sept. 2, 2020
 From: K.J. Phillips

RE: 2025 SW 45th St.- Corvallis, OR 97333

This memo is in SUPPORT of both land use changes proposed for the noted property.

ANN-2020-01 & ZDC-2020-01

The now-County property is in an area of nearby City residences and Annexation will promote compatible City development, and, thus should be supported by the Planning Commission. [It could be a good, cost-saving measure for City Planning to offered Annexation to any like, adjoining County lots, when considering just a single parcel, such as the subject parcel.]

Unless there is new information submitted by Applicant at the Hearing, there should be careful consideration before granting any requested extension for more testimony after the hearing. There has already been a delay of this hearing due to (undefined) 'technical issues', which provided ample time to research, review and/or respond to both the proposed Annexation and the Zone Change. Delays to Corvallis Annexations, or, the appearance of City delays to Annexations, can hamper development of needed housing, and, ultimately add costs to already expensive housing in Corvallis.

This property (& nearby 45th St.) is familiar to me, as I've lived, and, still own parcels on neighboring SW 49th Street for over 50 years. Approval of both land use issues can help prevent future urban sprawl into valuable Valley farmland.

Please recommend this Annexation ANN-2020-01 to City Council, and, approve the Zone Change ZDC-2020-01.

Respectfully submitted,

K. J. Phillips