



LWV Corvallis

PO Box 1679, Corvallis, OR 97339-1679

541-753-6036 • <http://www.lwv.corvallis.or.us>

September 5, 2017

To: Mayor Traber and Members of the Corvallis City Council

From: League of Women Voters of Corvallis, Laura Lahm Evenson, President

Re: Quasi-judicial Administrative Zone Change (ZDC17-00006) Request

The League of Women Voters of Corvallis supports Community Development Director's decision that a ruling on the request for Planned Development Overlay Removal in Timberhill Case (ZDC17-00006) is not within his jurisdiction under the City's Land Development Code (LDC). This request does not meet all three of the requirements to qualify for a Quasi-Judicial Administrative Zone Change outlined in Section 2.2.50 of the Code.

The City's Comprehensive Plan and the LDC, developed with the citizen participation required by State Land Use Goal 1, (strongly supported by the League) addresses the other statewide goals dealing with natural resources, natural disasters and hazards, energy, transportation, economy as well as housing. This Plan and the implementing LDC and amendments have been reviewed and accepted by the Land Conservation and Development Commission (LCDC).

As indicated in the Notice of Disposition, the Timberhill Master Plan has been modified many, many times since it was originally established as a PD in 1968. There have been conceptual plans, detailed development plans, subdivisions requiring comp plan and zone changes considered and approved on the site. And, in keeping with State Land Use Goal 1, the Planning Commission and the public provided input in these decisions.

Instead of waiting for the Court of Appeals ruling on the LCDC Enforcement Order, the applicant has an alternative by which to move forward. It is suggested in the Notice of Disposition that the applicant could request a Major Modification to the Conceptual Development Plan to amend the PD boundary in accordance with LDC section 2.5.60 (a discretionary process requiring a public hearing by the Planning Commission).

Since the Corvallis LDC has been approved by the LCDC, we are supportive of the City's appeal of the LCDC's enforcement order. Moreover, there is no requirement for Council to take action on this zone change request at this time. To do so, in fact, may affect the outcome of the appeal.

Our support of the Director's decision, and of the need for public input in community development is based on League's Comprehensive Planning position adopted in 1970 - support of extensive, representative community participation and emphasis on livability and environmental quality in the development and implementation of the Plan. Also, LWV supports measures to insure effective, impartial, prudent, and lawful enforcement of the implementation of the Plan.

Thank you for your service to our community.