



DLCD



Photo credit: Nikki Cross

Goal 5 Urbanization and Wetlands Rulemaking



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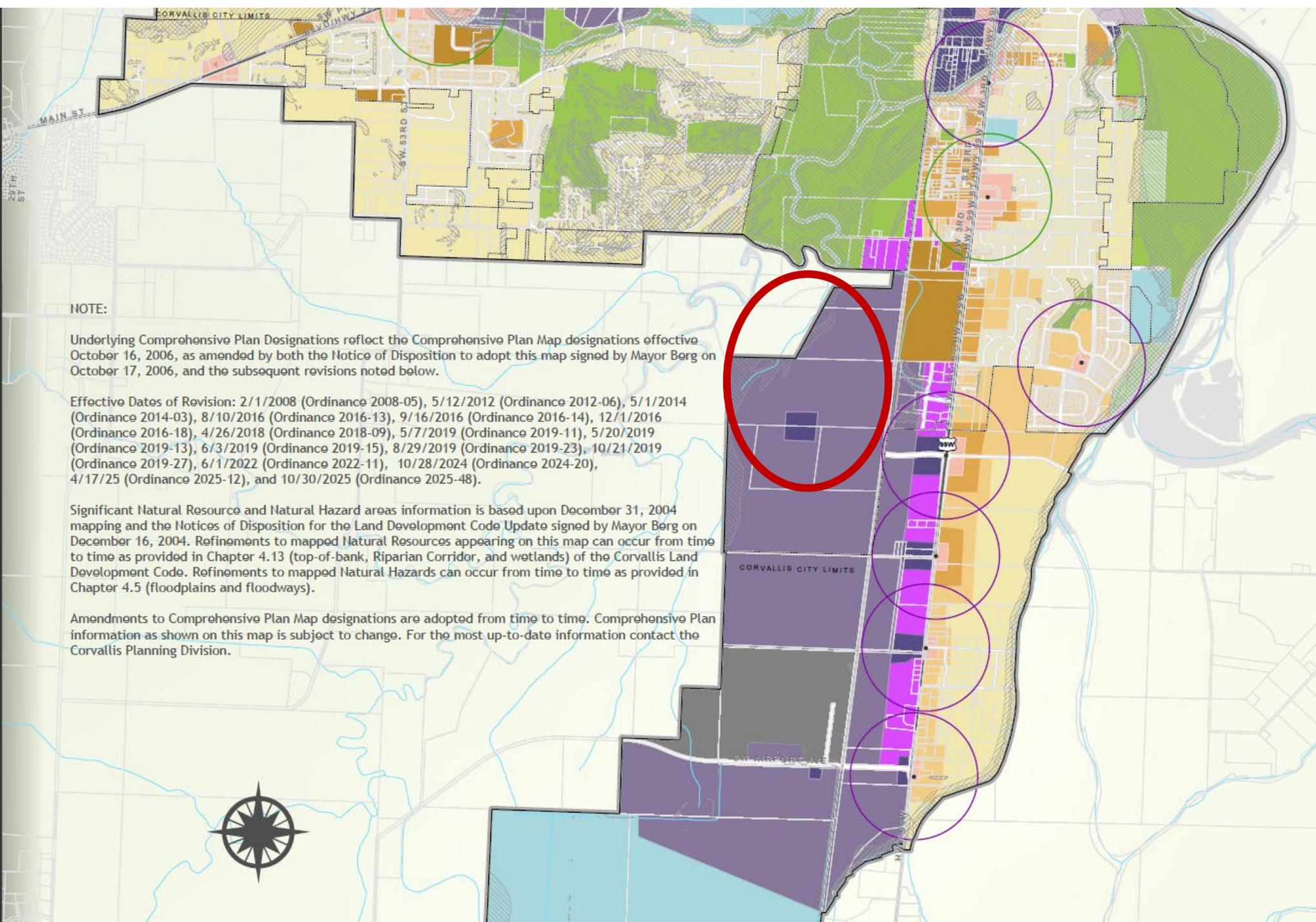
The Goal 5 Wetlands Process

Current Rules Require Inventory and Protection in New UGB Areas

- The Local Wetland Inventory follows a process and criteria established by DSL to determine wetland significance
- DLCDD rules require cities to adopt protections for significant wetlands with some flexibility to balance community priorities (ESEE)

Proposed Rule Amendments would allow development outside wetlands prior to adoption of Goal 5 protections

- Wetland delineations and upland determinations would clarify where development may or may not occur



LEGEND

- Corvallis City Limits
- Urban Growth Boundary
- Streams

Residential

- Residential - Low Density
- Residential - Medium Density
- Residential - Medium High Density
- Residential - High Density
- Mixed Use Residential

Office/Commercial

- Central Business
- Professional Office
- Mixed Use Commercial

Industrial

- Limited Industrial
- Limited Industrial - Office
- Mixed Use Employment
- General Industrial
- General Industrial - Office
- Intensive Industrial
- Mixed Use Transitional

Other Designations

- Public Institutional
- Open Space - Agriculture
- Open Space - Conservation
- Major Neighborhood Center
- Minor Neighborhood Center
- Natural Resource Overlay (proceed to Significant Vegetation Area map and Riparian Corridor and Wetlands map)
- Natural Hazard Overlay (proceed to Natural Hazards map)
- No municipal water service area

NOTE:

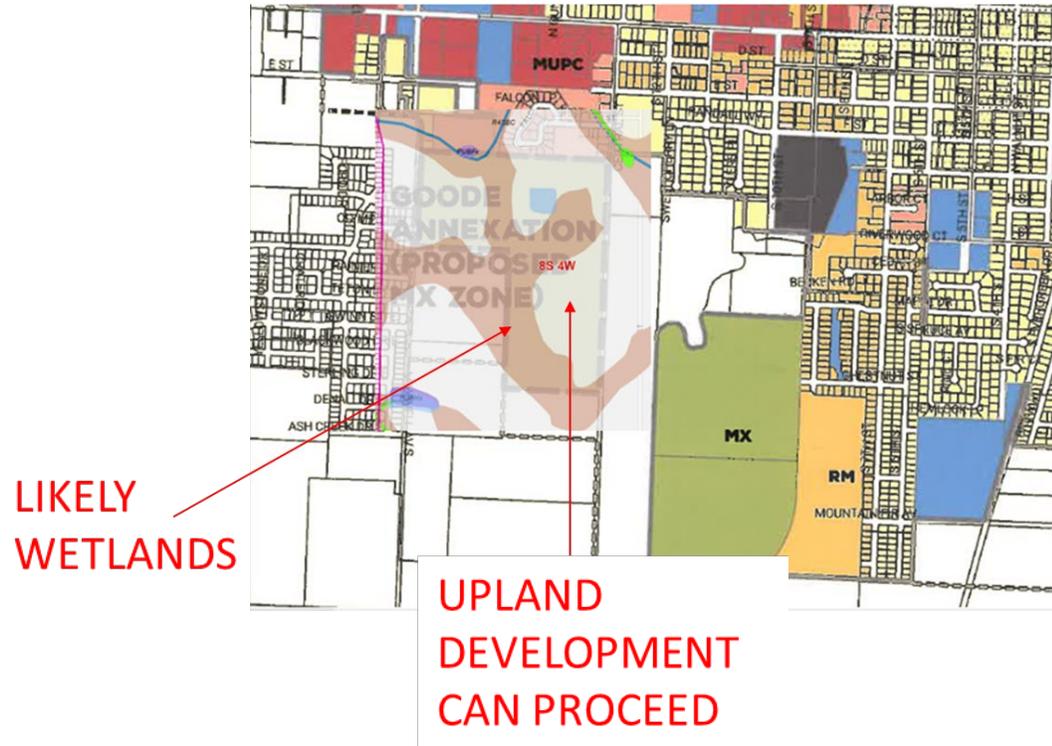
Underlying Comprehensive Plan Designations reflect the Comprehensive Plan Map designations effective October 16, 2006, as amended by both the Notice of Disposition to adopt this map signed by Mayor Berg on October 17, 2006, and the subsequent revisions noted below.

Effective Dates of Revision: 2/1/2008 (Ordinance 2008-05), 5/12/2012 (Ordinance 2012-06), 5/1/2014 (Ordinance 2014-03), 8/10/2016 (Ordinance 2016-13), 9/16/2016 (Ordinance 2016-14), 12/1/2016 (Ordinance 2016-18), 4/26/2018 (Ordinance 2018-09), 5/7/2019 (Ordinance 2019-11), 5/20/2019 (Ordinance 2019-13), 6/3/2019 (Ordinance 2019-15), 8/29/2019 (Ordinance 2019-23), 10/21/2019 (Ordinance 2019-27), 6/1/2022 (Ordinance 2022-11), 10/28/2024 (Ordinance 2024-20), 4/17/25 (Ordinance 2025-12), and 10/30/2025 (Ordinance 2025-48).

Significant Natural Resource and Natural Hazard areas information is based upon December 31, 2004 mapping and the Notices of Disposition for the Land Development Code Update signed by Mayor Berg on December 16, 2004. Refinements to mapped Natural Resources appearing on this map can occur from time to time as provided in Chapter 4.13 (top-of-bank, Riparian Corridor, and wetlands) of the Corvallis Land Development Code. Refinements to mapped Natural Hazards can occur from time to time as provided in Chapter 4.5 (floodplains and floodways).

Amendments to Comprehensive Plan Map designations are adopted from time to time. Comprehensive Plan information as shown on this map is subject to change. For the most up-to-date information contact the Corvallis Planning Division.

Proposed Approach for Rulemaking



- Avoid impact to all wetlands until Goal 5 wetland protection program is in place
- Allow upland development to proceed
- Wetland protections would remain in place until LWI is approved and Goal 5 program adopted