

**Corvallis Airport Industrial Park Annexation
Applicant Neighborhood Meeting Agenda**

6:00 p.m. Wednesday, January 21, 2026 Meeting
Link: [Zoom](#)

The following agenda is provided to outline the information that shall be presented during the Applicant Neighborhood Meeting:

- I. *A map depicting the location of the subject property proposed for development.*
- II. *A description of the proposal:*

The proposed annexation includes 1,518.41 acres of city owned property within the Urban Growth Boundary (UGB). This annexation is initiated by the Economic Development Office and supported by the Corvallis Strategic Operational Plan Fiscal Year 2025-Fiscal Year 2029. A budget was adopted by City Council to complete a boundary survey of the six tax lots that comprise the proposed area for annexation.

These properties are used primarily for Municipal Airport Operations and private industrial and commercial purposes via lease agreements with the City of Corvallis. There are 15 active leases that comprise 75.40 acres of the 312 total acres available for commercial / industrial. The remaining acreage is entirely comprised of the Corvallis Municipal Airport. There are 23 existing structures that support Corvallis Municipal Airport operations and 21 structures supporting private industrial commercial uses in the Airport Industrial Park. Most of these are single story structures, warehouses, and hangars less than 60 feet in height.

There are several lot configurations available in the Airport Industrial Park to accommodate both small (less than 5 acres) and large (more than five acres) development proposals. Draft lot configurations are provided in the packet for visualization.

- III. *A visual description of the proposed project including a site plan, tentative subdivision plan, and elevation drawings of any structures, if applicable.*

There are no future site plans, subdivision plans or elevation drawings of proposed development projects within the area to be annexed. This criterion is not applicable to application.

- IV. *Anticipated impacts from the proposed development (i.e., traffic, tree removal, storm drainage, etc.) and proposed mitigation measures.*

The proposed zoning is consistent with the existing Corvallis Comprehensive Plan map designation, the amendment does not change the Comprehensive Plan, and the proposed zoning is consistent with the Corvallis Transportation System Plan (TSP). As such, the proposed land use actions are consistent with the Corvallis TSP assumptions, and they do not significantly affect an existing or planned transportation facility. The TPR criteria are satisfied without additional analysis.

The boundary survey provided demonstrates that City standard public utilities and transportation infrastructure is currently provided to and through the site to serve existing development. Future development may be appropriately managed by site control of the tax lots to be annexed to ensure compliance with adopted master plans and area plans.

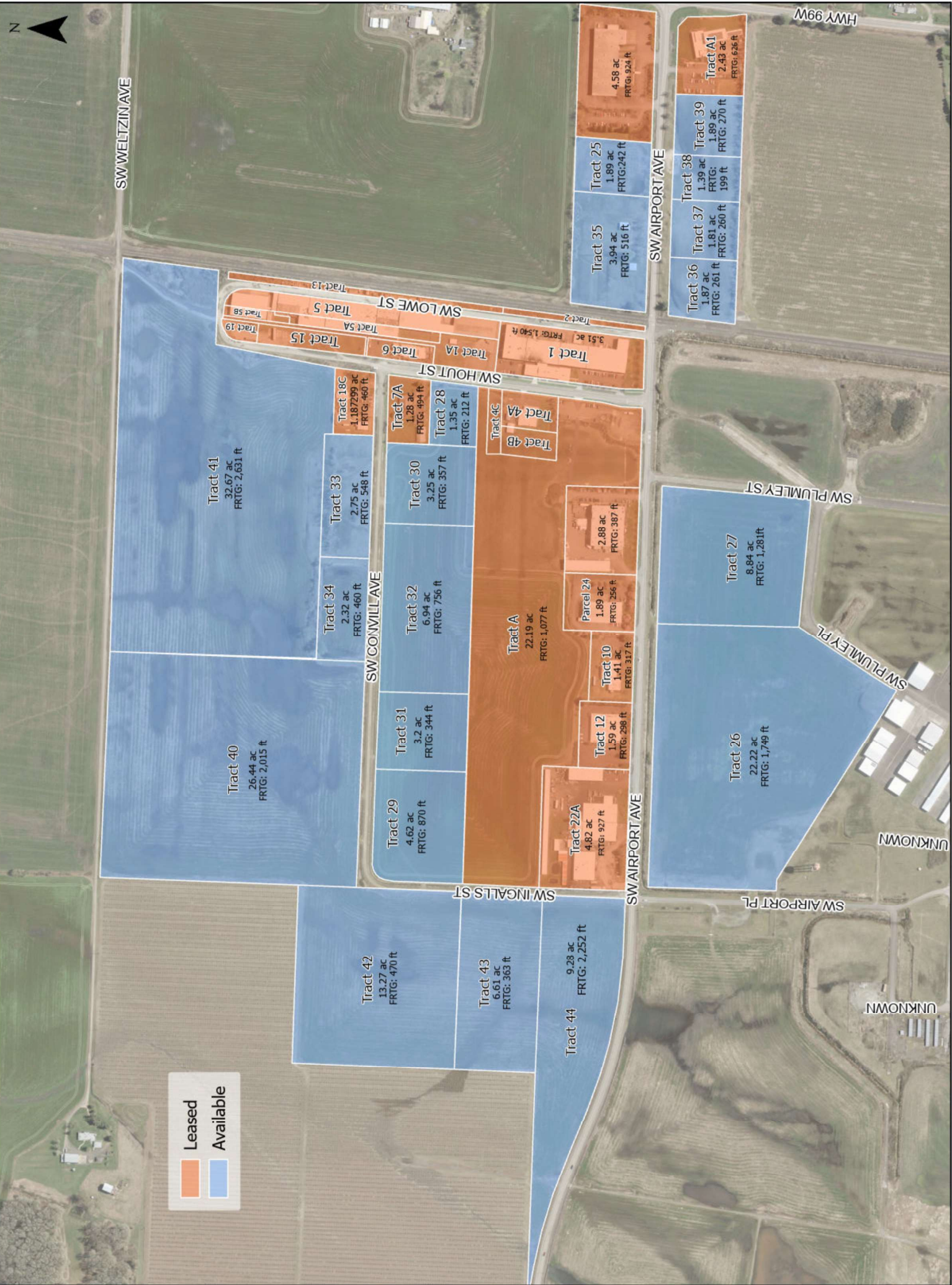
V. *Public comments or questions?*

We will seek to reconcile any concerns prior to application submittal.

VI. *Applicants are strongly encouraged to offer attendees downloadable materials (e.g. map and handout), either via a project website or an email follow-up*

These application materials are available at YesCorvallis.org and you can always reach out to us by emailing economic.development@corvallisoregon.gov or calling 541/766.6339

If you need special assistance to participate in this meeting, please call 541.766.6900 (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)).





Corvallis Airport Industrial Park Annexation

To: All impacted neighborhoods and parties of interest

From: Christopher Jacobs, Economic Development Manager

Date: 1/5/2026

Subject: Introduction letter and narrative discussing the proposal for Corvallis Airport and Industrial Park Annexation

This letter is to inform all impacted neighborhoods and parties of interest of an applicant neighborhood meeting as required for certain land-use applications as specified in Corvallis Land Development Code Chapter 2.0.25. This meeting shall be held virtually on Wednesday January 21, 2026 beginning at 6:00pm. The meeting link is provided here for your convenience: [Zoom](#). Please let us know in advance if you have any questions about how to access this virtual meeting using the information provided. We can be reached at economic.development@corvallisoregon.gov or by phone at 541.766.6339.

The Corvallis Strategic Operational Plan Fiscal Year 2025 – Fiscal Year 2029 identifies goal I-3(B) “Annex the Corvallis Municipal Airport and Industrial Park.” City Council adopted a budget to support this goal and complete a survey of six tax lots that comprise the total area of 1,518.41 acres.

The requested zones correspond with the underlying comprehensive plan designations in table 2.2-1 of the Corvallis Land Development Code. Two of the tax lots (125220000300 and 12522D000100) are split zoned, and their zoning designation will correspond with the respective comprehensive plan designation. All six tax lots are within the Corvallis Urban Growth Boundary and Tax Lot 125220000300 directly abuts HWY99 which is owned by Oregon Department of Transportation (ODOT). The distance between this nearest tax lot and city limits is 1.27 miles. This application for annexation is accompanied by a zone change application for the tax lots as identified in the table below.

The proposed annexation includes the following six tax lots:

Tax Lot #	Acreage	Requested Zone
125220000300	171.23	General Industrial / Limited Industrial Office / Mixed Use Employment
12522D000100	141.03	General Industrial / Intensive Industrial
125340000400	209.68	General Industrial
125330000100	172.00	General Industrial
125280000100	347.15	General Industrial
125270000300	477.32	General Industrial

