



GLORIETTA BAY DEVELOPMENT MODIFICATIONS

Planning Commission Presentation

File Nos. 26-28, 26-29, and 26-30
August 17, 2026

Staff recommendation: approve with conditions

Tonight's Decision Scope

The Commission is considering three consolidated Type III applications. Review is limited to the proposed modifications and affected elements of the prior approval.

Preliminary Partition Plat

Partition

Creates one approximately 0.80-acre parcel and a 15.21-acre remainder parcel.

Major Modification

Modifications

Revises building sizes, RV park amenities, storage layout, circulation, landscaping, and related site improvements.

Class B Variance

Variance

Allows non-paved surfacing for designated temporary RV, boat, and vehicle storage/staging areas as conditioned.

Decision options: approve, approve with conditions, or deny. A Planning Commission decision is appealable to the City Council.



Proposal at a Glance

Site: 617 N. 19th Street and 231, 229, and 302 Inspiration Way, Philomath

Zoning: Heavy Industrial (HI) and Industrial Park (IP)

0.80 ac	15.21 ac	3	107	5 yrs
new Parcel 1 for future review	remainder Parcel 2	RV park cabins	interim storage spaces	limits for interim uses

Main modifications

Building floor-area and configuration changes for self-storage, office/manager quarters, community building, and industrial flex-space buildings.

New RV park amenities: cabins, propane station, dog park, court, viewing area, patios, trails, and picnic area.

Temporary reconfiguration of vehicle storage and construction-staging areas, with related parking, access, fencing, drainage, utilities, and landscaping updates.

Preliminary Partition Plat

The proposed partition creates two industrial parcels and does not itself approve a new use or new construction.

Parcel 1

≈0.80 acre

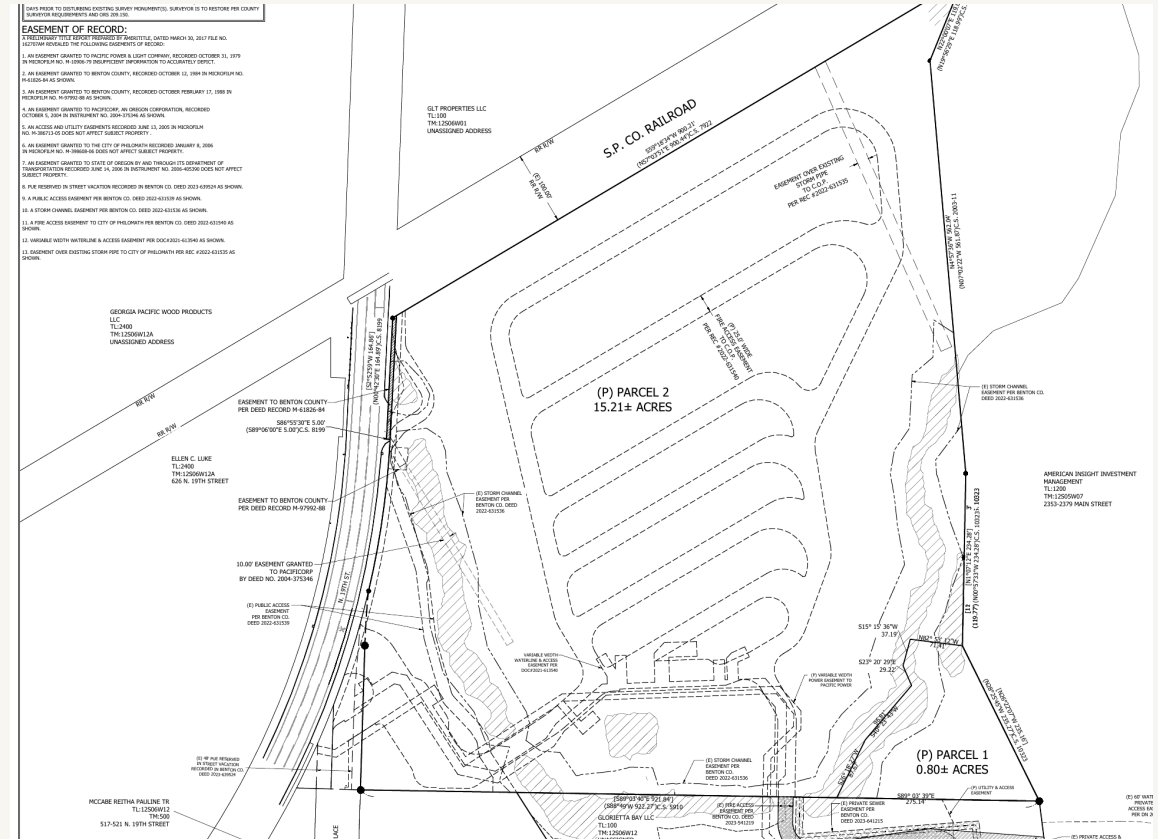
Parcel 2
≈15.21 acres

Key conditions

Final plat must match the approved preliminary plat and comply with ORS Chapter 92 and Benton County Surveyor requirements.

Final plat must establish or confirm access, utility, drainage, fire-access, pedestrian, and maintenance easements.

Future use or development of Parcel 1 requires separate Site Design Review approval.



PAR-1 — tentative partition plat, proposed Parcel 1 and Parcel 2

Building Size Changes — Prior Approval vs. Modified Plan

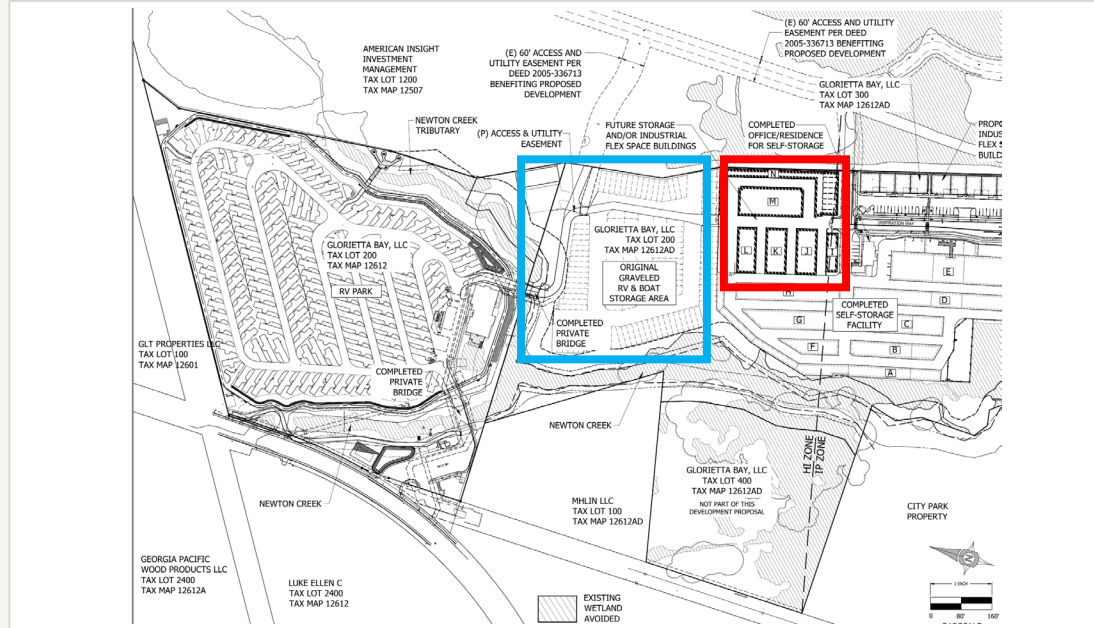
The modification redistributes building area across the approved development; it is not a uniform increase in all building square footage.

Building / component	Prior Approval (per 2026 application)	Modified plan	Net change
Storage Depot office / manager quarters	3,374 sf	4,797 sf	+1,423 sf
Seven Phase I self-storage buildings	96,349 sf	83,348 sf	-13,001 sf
Three-story self-storage building	60,450 sf	69,750 sf	+9,300 sf
Modified self-storage buildings	156,799 sf	153,098 sf	-3,701 sf
Industrial flex-space buildings	22,023 sf	29,150 sf	+7,127 sf
RV park office / manager quarters	3,902 sf	3,030 sf	-872 sf
Community Building	7,142 sf	7,190 sf (Narrative) 7,624 sf (MOD-4)	+48 sf

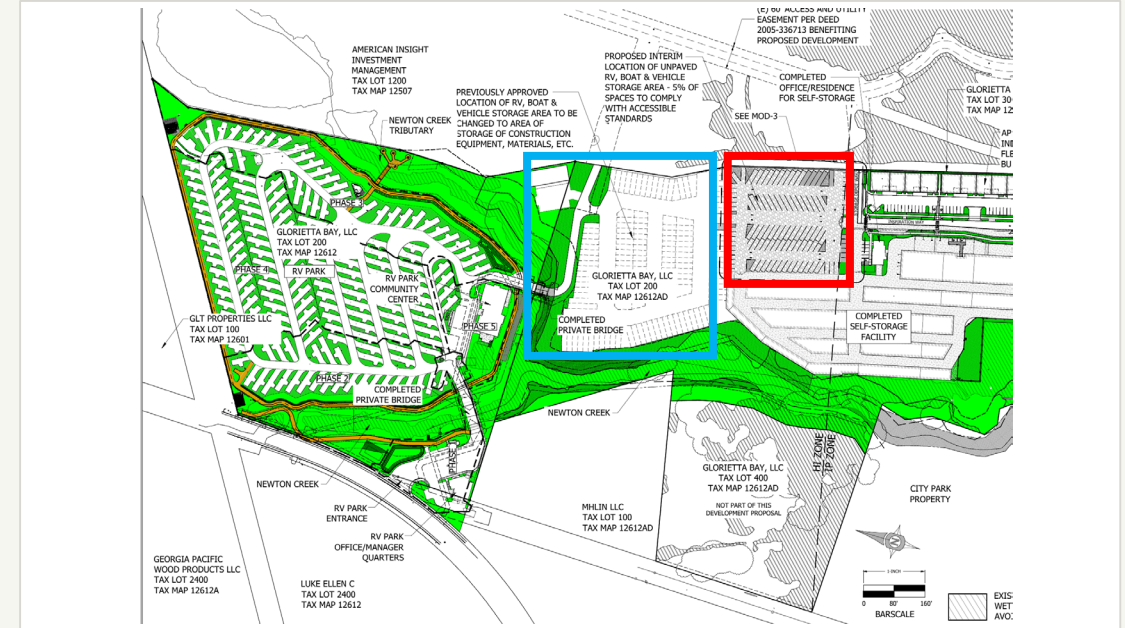
- Modified self-storage buildings: **-3,701 sf**
- Industrial flex space: **+7,127 sf**
- Storage Depot office/manager building: **+1,423 sf**

SDR-7 requires final plans to identify final floor areas, parking counts, lot coverage, landscaping calculations, and resolve inconsistencies among plan sheets.

Major Modification — What Changes



MOD-1 — original approved site plan



MOD-2 — amended development layout

Key changes: Previously approved RV/boat/vehicle storage area → temporary construction staging area
Area previously approved for future storage and industrial flex-space buildings → interim 107-space gravel RV/boat/vehicle storage area

RV Park Amenities and Use Limits

New and relocated features are approved only as accessory or incidental components of the existing RV park.

Three cabins

Propane station

Dog park + court

Trails / picnic / patios

Operating limitations

Cabins may not be divided, sold, marketed, rented, or operated as independent residential or transient-lodging uses.

Propane station may not operate as an independent public retail fueling facility.

Recreational facilities must remain accessory and incidental to the RV park.

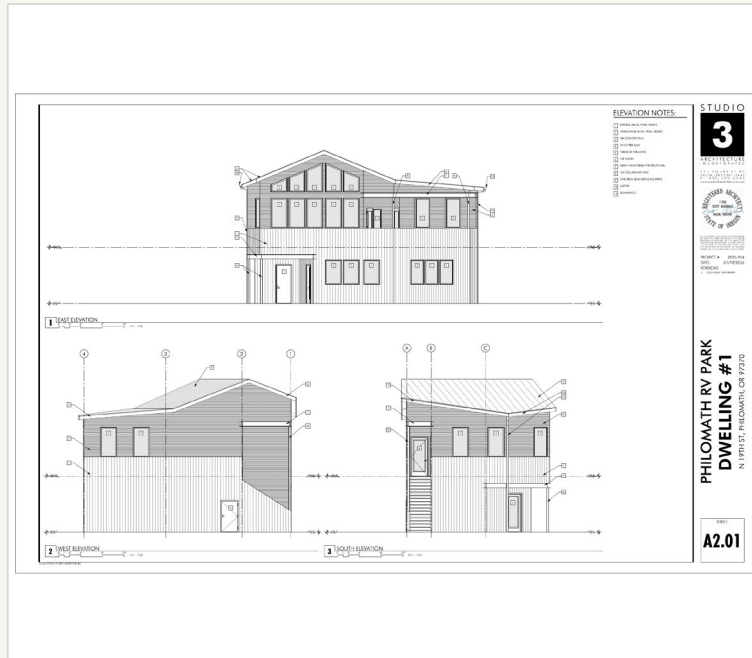
These limits keep the review tied to the approved RV park.



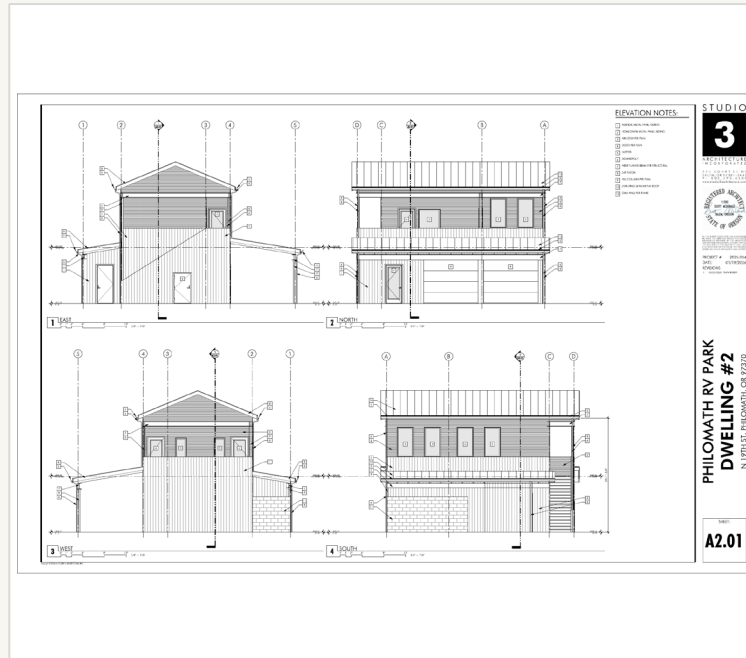
MOD-4 — modified RV park site plan and amenities

Proposed RV Park Cabins

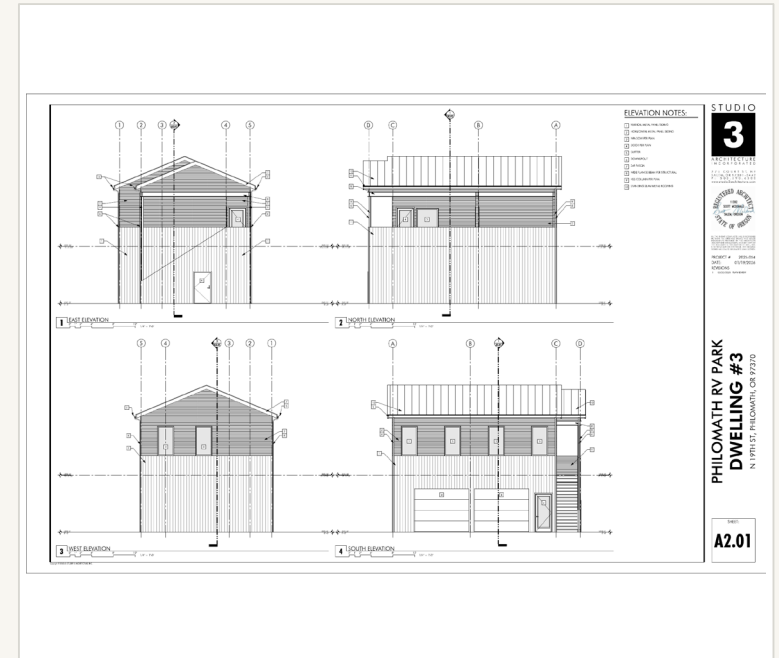
The cabin plans are included for visual context. The cabins remain accessory to the approved RV park and are not approved as independent residential or transient-lodging uses.



Cabin 1 — architectural elevations



Cabin 2 — architectural elevations



Cabin 3 — architectural elevations

Accessory-use limits: cabins may not be separately divided, sold, marketed, reserved, rented, or operated independently from the RV park.

Natural Resource Overlay — Riparian Area

Permanent alterations within the 50-foot riparian protection area are reviewed under the restoration and enhancement exception.

2,695 sf

compacted-gravel viewing area

887 sf

portion of court within setback

99 sf

Community Building patio encroachment

Condition SDR-12

Before work within the setback, final plans must identify limits of disturbance, construction methods, erosion control, restoration/enhancement planting, and long-term maintenance.

Required approvals from the City and any state or federal agencies must be obtained before disturbance.

Staff finds the exception can be satisfied as conditioned.

Parking, Access, and Circulation

The proposed modifications retain the existing private circulation system and add specific requirements before permits or occupancy.

52

identified spaces for flex-space buildings

11

**paved accessible spaces in
interim storage area**

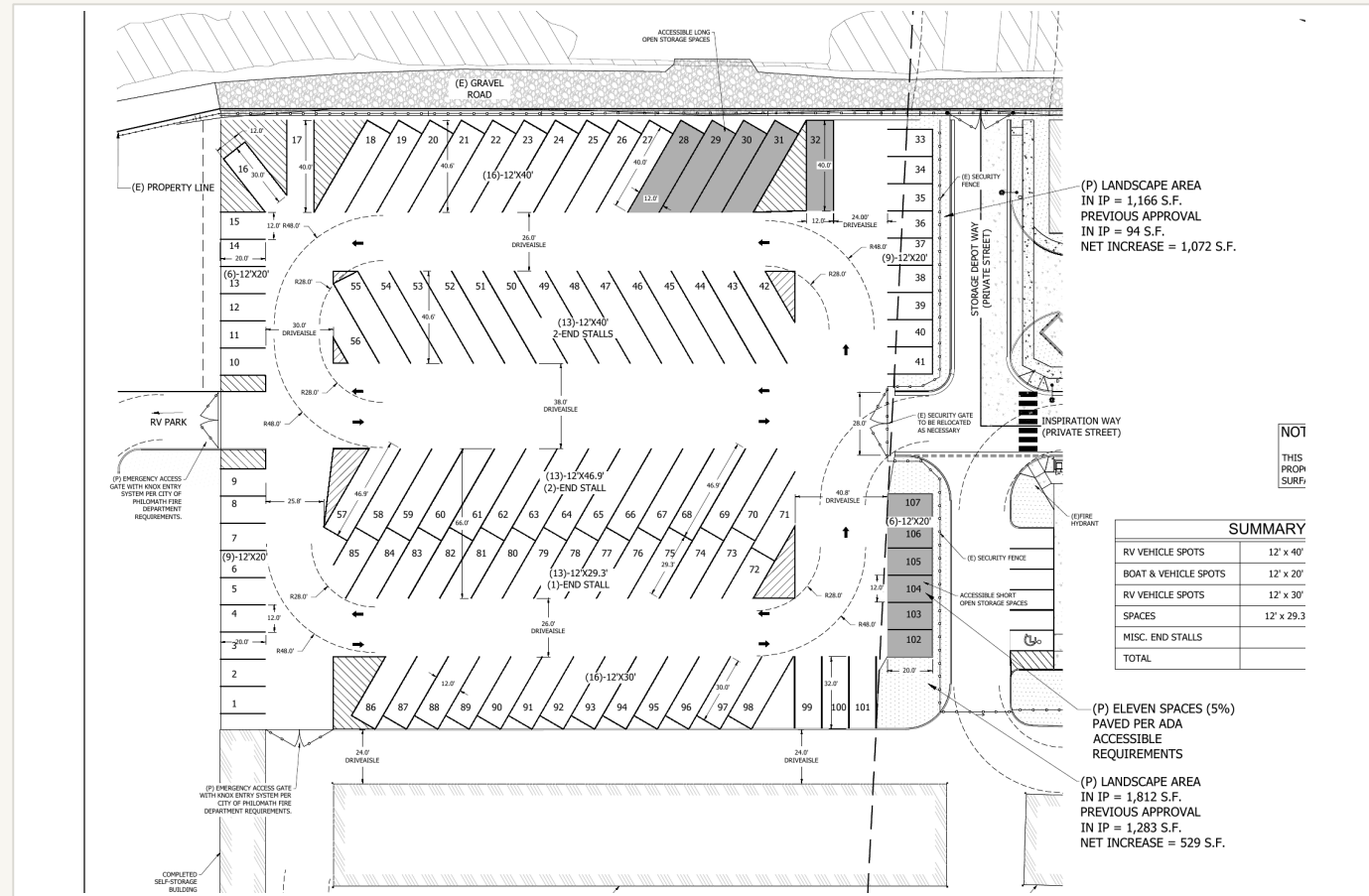
107

**storage spaces not counted as
required parking**

Final plans must:

Identify required vehicle, accessible, and bicycle parking.

Maintain clear fire lanes, gates, hydrants, turnarounds, and easements.



MOD-3 — interim open storage layout, accessible spaces, drive aisles, and gates

Natural Resource Overlay — Riparian Area

Permanent alterations within the 50-foot riparian protection area are reviewed under the restoration and enhancement exception.

2,695 sf

compacted-gravel viewing area

887 sf

court area within setback

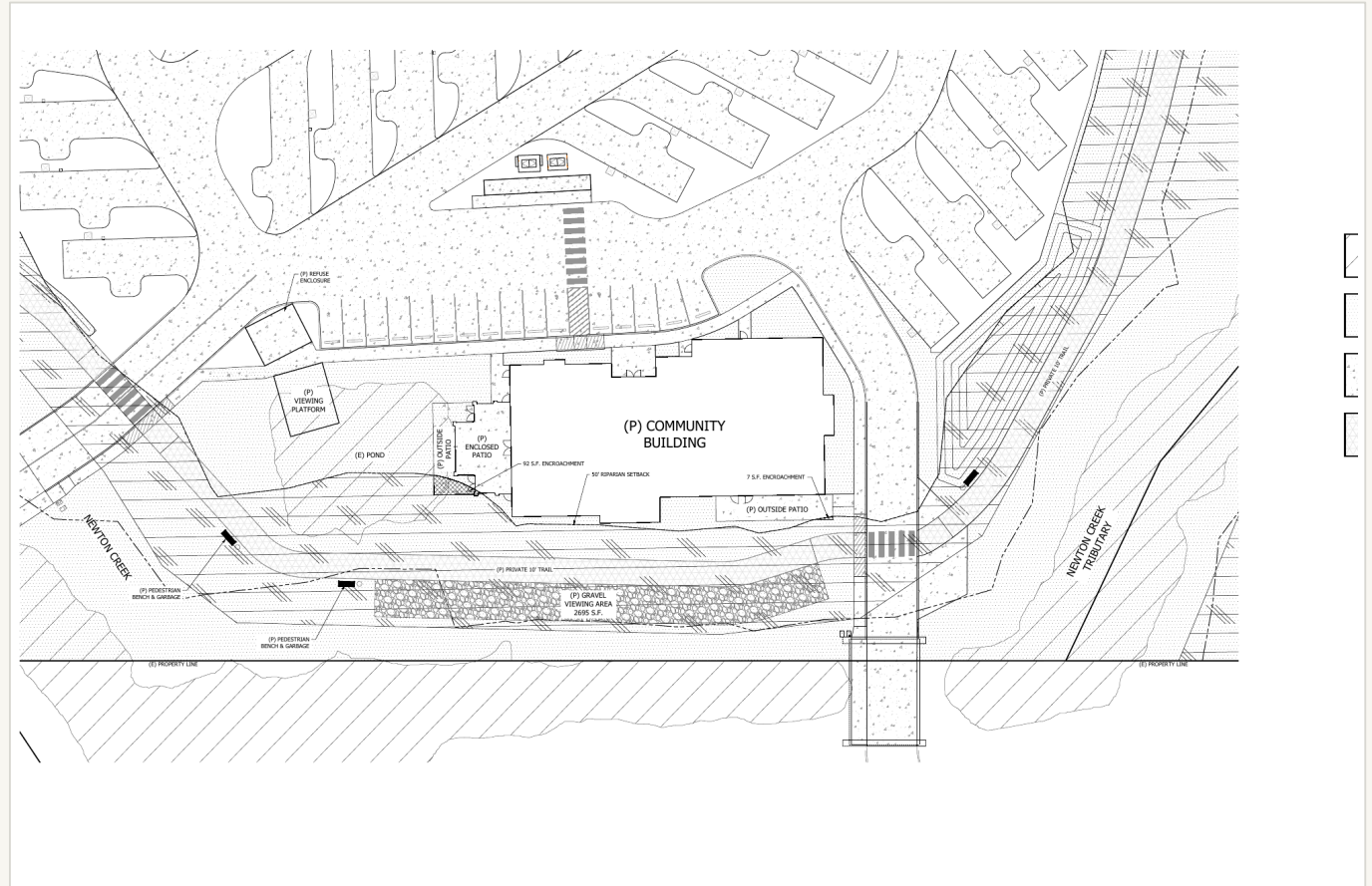
99 sf

patio encroachment

Condition SDR-12

Final plans must confirm disturbance limits, construction methods, erosion control, restoration/enhancement planting, and maintenance.

Required City, state, and federal approvals must be obtained before disturbance.



MOD-7 — Community Building, patios, gravel viewing area, and 50-foot riparian setback

Class B Variance — Non-Paved Surfacing

The variance is limited to designated vehicle-storage, construction-staging, access, travel-aisle, and maneuvering areas.

Why a variance?

The approved phasing and planned future permanent development constrain permanent paving in affected storage/staging areas.

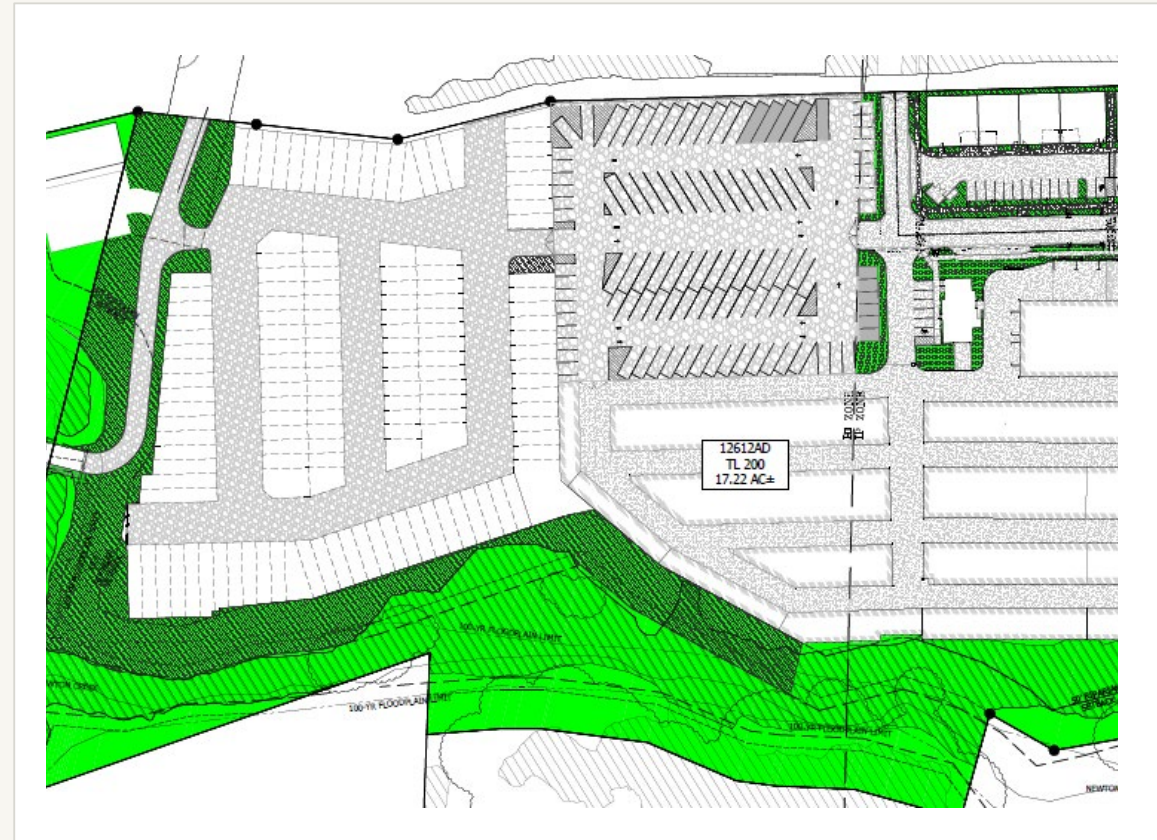
What is required?

Engineered stabilized aggregate, cellular confinement, reinforcing grid, or comparable durable non-paved surfacing.

What stays paved?

Accessible spaces/routes and any required hard-surfaced emergency, pedestrian, utility, or drainage-structure areas.

Conditions address drainage, dust, rutting, erosion, aggregate tracking, delineation, emergency access, and maintenance.



MOD-5 — proposed gravel

Public and Agency Comments

Public testimony is received through the Type III hearing process. As of the staff-report date, the City had received one written public comment.

Public comment

Concerns were raised about oak trees near N. 20th Place and dust during construction.

Staff response

The oak-grove tax lot is not part of these applications; dust and environmental performance are addressed through conditions.

Agency review

City engineer recommended carrying forward infrastructure conditions; County requested clearer plan drawings, which were later provided.

Commission may receive additional testimony during the public hearing.

Key Conditions to Carry Forward

The recommended conditions keep the approval tied to the reviewed plan and preserve compliance before construction, occupancy, or use.

Conformance with approved plans; unaffected original conditions remain in effect.

No approval of conceptual Parcel 1 building, parking, or future use through this decision.

Five-year limits on interim 107-space storage area and construction-staging use.

Final site plan, parking calculations, landscape plan, civil plans, and riparian-setback plans required before permits or disturbance.

Variance conditions require engineered non-paved surfacing, dust and material tracking controls, emergency-access protection, and recorded maintenance responsibilities.

These conditions are structured to allow phased implementation while reserving future review for future development.

Staff Recommendation and Motion

Staff recommends approval of all three applications, subject to the recommended conditions of approval.

Approve Preliminary Partition Plat

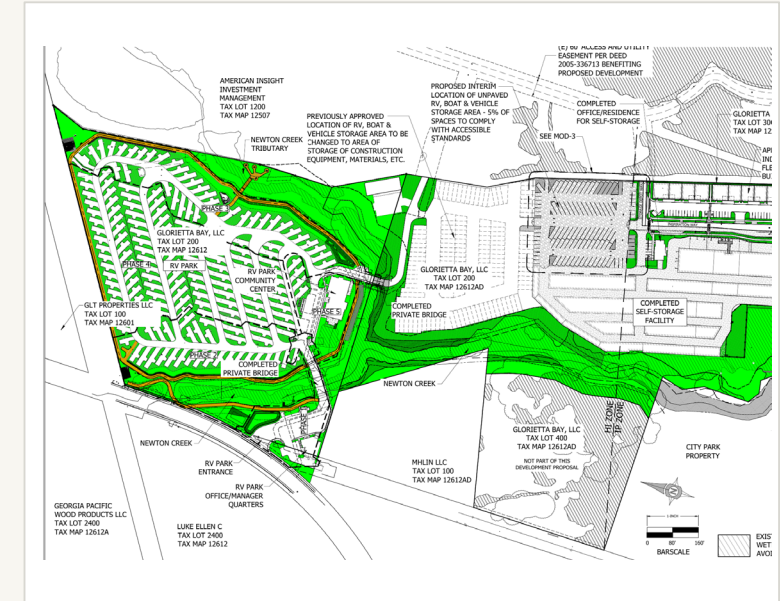
Approve Major Modification + SDR

Approve Class B Variance

Subject to Conditions

Recommended motion

Move to approve the Preliminary Partition Plat, Major Modification and associated Site Design Review, and Class B Variance for Glorietta Bay Development Modifications, File Nos. 26-28, 26-29, and 26-30, subject to the conditions of approval in the staff report.



MOD-2 — amended development layout

Clarifications in the decision: approval is limited to the modifications evaluated in the staff report; conceptual development on Parcel 1 is not approved; and unmodified original approval conditions remain in effect.