

**CITY OF CORVALLIS  
COUNCIL ACTION MINUTES**

August 6, 2012

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<b>Visitors' Propositions</b> 1. Parking Requirements for Developments (Jensen) Pages 363-364	Yes		
<b>Consent Agenda</b> Pages 364-365			
<b>Unfinished Business</b> 1. Sather Annexation Deliberations Pages 365-366			<ul style="list-style-type: none"> <li>• Approved request; forwarded to November 6 election <u>passed 7-1</u></li> </ul>
<b>Items of ASC Meeting of July 18, 2012</b> 1. Land Use Application Fees Initial Review Page 366			<ul style="list-style-type: none"> <li>• Scheduled public comment at Committee meeting to consider fee update <u>passed U</u></li> </ul>
<b>Items of USC Meeting of July 19, 2012</b> 1. Permit to Occupy Public Right-of-Way for OSU Telecommunications Page 366			<ul style="list-style-type: none"> <li>• Authorized CM to approve Master Permit Terms to Occupy Public Right-of-Way with OSU and enter into subsequent Exhibits <u>passed U</u></li> </ul>
<b>Other Related Matters</b> 1. Benton County Health Department grant – Enforcing Underage Drinking Laws Page 367			<ul style="list-style-type: none"> <li>• RESOLUTION 2012-20 <u>passed U</u></li> </ul>
<b>Mayor's Reports</b> 1. Homelessness and Housing 2. Economic Development Manager Finalist Candidates Page 367	Yes Yes		



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**August 6, 2012**

**I. CALL TO ORDER**

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 6:00 pm on August 6, 2012, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Manning presiding.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

PRESENT: Mayor Manning, Councilors Brown, Traber, Brauner, O'Brien, Hirsch, Hervey, Beilstein, Hogg

ABSENT: Councilors Raymond (excused)

Mayor Manning directed Councilors' attention to items at their places, including a news release announcing an open house for the public to meet finalist candidates for the Economic Development Manager position. (Attachment A)

Mayor Manning announced that the City Council Executive Session originally scheduled for tonight was canceled.

Mayor Manning welcomed to the meeting declared City Councilor candidates Penny York of Ward 1 and Paul Woods of Ward 7.

Mayor Manning welcomed Ashley Terry of Silverman Studios, who was present to videotape the meeting for re-broadcast on the government-access cable television station. She acknowledged the work of City Manager's Office Management Assistant Holzworth for developing the request for proposals and evaluating responses and the staff support to resume videotaping Council meetings, as approved in the Fiscal Year 2012-2013 budget. The change to evening-only Council meetings produced financial savings to allow for videotaping of all Council meetings during the fiscal year.

**IV. PROCLAMATION / PRESENTATION / RECOGNITION**

**V. VISITORS' PROPOSITIONS**

Mayor Manning announced that the Sather Annexation public hearing was closed, so the Council would not receive additional testimony regarding the application.

Tom Jensen expressed a desire for standardization of definitions and application of land development codes and statutes. He opined that parking requirements for current developments seemed to be based upon a chosen code. The Land Development Code (LDC) requires one parking space per studio or single-bedroom unit. The City's Rental Housing Code (RHC) defines a unit as

any individually leased portion of a property. The recently approved Harrison Apartments will include 221 individually leased bedrooms, so the development should have 221 parking spaces. However, the project was subject to the LDC definition of dwelling units, which specified any of several rooms with a shared kitchen. He opined that one definition should be applied to all developments. He expects that the neighborhoods surrounding the Chintimini Senior Center and the Benton County Health Department offices will have approximately 145 more vehicles than bedrooms as a result of the Harrison Apartments and Taylor Townhomes developments. He said he could not afford to appeal Planning Commission or City Council decisions, so he asked the Council to require one parking space per bedroom for all development projects.

City Attorney Fewel cautioned that the Harrison Apartments development will be presented to the Council; therefore, the Council could not receive testimony or deliberate the issue tonight.

Mr. Jensen said the Harrison Apartments development was one example related to his request for a single standard of one parking space per bedroom. He clarified for Councilor Beilstein that the LDC and the RHC have different definitions of dwelling units.

Councilor Beilstein explained that the RHC did not affect the Council's land use decisions. Mr. Jensen's request would involve a LDC amendment. The LDC and RHC definitions are used for different purposes. The RHC definition pertains to Rental Housing Program assessments. The LDC definition applies to development applications. Requiring one parking space per bedroom would involve a LDC amendment, for which he did not foresee Council or community support. Lack of parking was a general issue that the Council must constantly consider.

City Manager Patterson requested Mr. Jensen's e-mail address, so he could forward Community Development Director Gibb's response to Mr. Jensen's recent e-mail inquiry.

## VI. CONSENT AGENDA

Councilors Hirsch and O'Brien, respectively, moved and seconded to adopt the Consent Agenda as follows:

- A. Reading of Minutes
  1. City Council Meeting – July 16, 2012
  2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
    - a. Arts and Culture Commission – July 26, 2012
    - b. Citizens Advisory Commission on Civic Beautification and Urban Forestry – July 12, 2012
    - c. Investment Council – May 3, 2012
    - d. Planning Commission – June 20, 2012
    - e. Public Art Selection Commission – July 26, 2012
- B. Confirmation of Appointments to Advisory Boards, Commissions, and Committees (Arts and Culture Commission – Rodgers; Capital Improvement Program Commission – Humphreys; Citizens Advisory Commission on Civic Beautification and Urban Forestry – Snow; Citizens Advisory Commission on Transit – Weaver de Balan; Downtown Commission – Williams; Downtown Commission Parking Committee – Heuchert; Parks,

Natural Areas, and Recreation Board – MacMullan; Public Art Selection Commission – Spencer)

- C. Announcement of Appointments to Advisory Boards, Commissions, and Committees (Committee for Citizen Involvement – Baker; Parks, Natural Areas, and Recreation Board – Dierwechter, Rose)
- D. Announcement of Vacancy on Commission for Martin Luther King, Jr. (Parsons)
- E. Approval of an application for a Limited On-Premise Sales liquor license for Weidong Zhou and Hong Huang, owners of Blue Sky Chinese Restaurant, dba Blue Sky, 5275 SW Philomath Boulevard (New Outlet)
- F. Approval of an application for a Limited On-Premise Sales liquor license for Brett Bateman and Frank Cibelli, Cibellis Pizza, Inc., dba Cibellis Pizza, 820 NW Ninth Street #101 (New Outlet)
- G. Schedule an Executive Session for August 20, 2012 at 5:30 pm or following the regular meeting under ORS 192.660(2)(d)(status of labor negotiations)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA - None.

VIII. UNFINISHED BUSINESS

- A. Deliberations relating to an annexation request (ANN12-00001 – Sather Annexation)

Associate Planner Yaich referenced the supplemental staff report with additional written testimony received after the Council's public hearing closed, the applicant's final written arguments, and staff's response to Councilor Traber's inquiry. The staff report reiterated the recommended motion from the original staff report.

Questions of Staff

In response to Councilor Hirsch's inquiry, Mr. Yaich said the Comprehensive Plan was last updated with land use density designations throughout the Urban Growth Boundary in 1998. The LDC was similarly updated in 2006 after the Comprehensive Plan appeal process.

Deliberations and Final Decision

Councilors Brauner and Hervey, respectively, moved and seconded to tentatively approve the request and to place the annexation on the November 6, 2012, ballot, subject to adoption of formal findings to be prepared by staff, with consideration of the formal findings and the resolution to place the annexation on the ballot to occur at the next City Council meeting.

Councilor Beilstein said he would not recuse himself from the Council's vote. He read the Council's June 18 meeting minutes, the staff reports, and the application and visited the site.

He believed he could make a decision on the matter, even though he missed the Council's public hearing.

The motion passed seven to one, with Councilor Hirsch opposing.

### Appeal Process

Mayor Manning announced that any participant not satisfied with the Council's decision may appeal to the State Land Use Board of Appeals within 21 days of the date of the Council's decision.

## IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

- A. Human Services Committee – None.
- B. Administrative Services Committee – July 18, 2012
  - 1. Land Use Application Fees Initial Review

Councilor O'Brien said staff reported no significant increases in the cost of conducting land use application reviews, so there was no justification for increasing application fees. Staff sought Council direction regarding maintaining or adjusting the fee schedule.

Councilors O'Brien and Traber, respectively, moved and seconded to direct staff to schedule a public comment opportunity at an Administrative Services Committee meeting to consider a land use application fee update, based upon calculators from last year's analysis and continuing with the existing 70 percent cost recovery fee schedule. The motion passed unanimously.

- C. Urban Services Committee – July 19, 2012
  - 1. Permit to Occupy Public Right-of-Way for OSU Telecommunications

Councilor Hervey explained that the Committee considered a modification of the current process for reviewing requests for permits to occupy public rights-of-way; the modification would pertain only to requests from Oregon State University (OSU) for telecommunications purposes. Rather than each request being submitted to the City Council for approval, the Council would approve one request, and staff would be authorized to review subsequent requests. All other public right-of-way usage requirements would be applicable. Staff explained to the Committee that the modification would save staff time and expense and expedite the permitting process.

Councilors Hervey and Brauner, respectively, moved and seconded to authorize the City Manager to approve a Master Permit Terms to Occupy Public Right-of-Way with Oregon State University, as proposed, effective immediately, and to enter into subsequent Exhibits. The motion passed unanimously.

D. Other Related Matters

1. Mr. Fewel read a resolution accepting a grant from Benton County Health Department (\$4,760) for Enforcing Underage Drinking Laws and authorizing the City Manager to sign the grant agreement.

Councilors Hirsch and O'Brien, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2012-20 passed unanimously.

Mayor Manning noted that the resolution correlated with the City's collaboration efforts with Benton County and OSU to enhance neighborhood livability.

X. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

Mayor Manning referenced the introduction to the Benton County Ten-Year Plan to End Homelessness. The introduction sets the philosophical framework on which the Plan was developed, with two primary premises:

- Housing First – Vulnerable and at-risk homeless individuals and families are more responsive to intervention and social services support after they are in their own housing, rather than while living in temporary/transitional facilities or housing programs. With permanent housing, people can begin to regain the self-confidence and control over their lives they lost when they became homeless.
- Permanent Supportive Housing – This is a priority area for the County-wide effort to end homelessness.

This information was provided because of recent discussions regarding the Plan and the issue of homelessness.

Mayor Manning referenced the Economic Development Manager finalist candidates news release (Attachment A) and clarified that the reception would be held Wednesday evening, and the interviews would be conducted Thursday. She noted that hiring an Economic Development Manager related to a goal of the Council term.

B. Council Reports

Councilor Beilstein announced that the annual Hiroshima and Nagasaki, Japan, remembrance event will be held August 8 at Starker Arts Park.

Councilor Hervey commented that many people floated on the Willamette River during the weekend, when temperatures were very high.

Councilor Traber reported on discussions he had with citizens while hosting Government Comment Corner recently:

- Possibly as a result of *Corvallis Gazette-Times* promoting the opportunity to speak with a Council member, several people were waiting for him when he arrived.

- A constituent was upset that the sustainability fees and single-use plastic bag ban issues were not presented to voters for approval or rejection. He explained to the person that the Councilors serve as representatives of the community and that a process exists for citizen-initiated ballot measures. He noted that many opportunities for public comment were available as each referenced issue was reviewed by the Council and staff. Assistant to City Manager/City Recorder Louie added that general information regarding general and special elections, initiatives, and referendums was available on the City's Web site; however, the site did not have election timelines specific to each issue.
- Residents of Skyline West Subdivision spoke regarding the increased fire and emergency hazard in their area because of Scott Zimbrick Memorial Fire Station No. 5 being closed and only one road leading into the Subdivision. The Subdivision does not have City water services. He will speak with Fire Chief Emery and Public Works Director Steckel regarding the issue of one access road into Skyline West.

Councilor Hirsch congratulated da Vinci Days Executive Director Nicole Beachboard-Dodson for a successful first festival under her leadership. While attending the festival, he observed Public Works Program Specialist Taratoot interacting very well with a variety of people regarding water conservation efforts. He commended Mr. Taratoot for his interpersonal skills and extensive knowledge of the City's water programs.

C. Staff Reports

1. Council Request Follow-up Report – August 1, 2012

XI. NEW BUSINESS – None.

XII. PUBLIC HEARINGS – None.

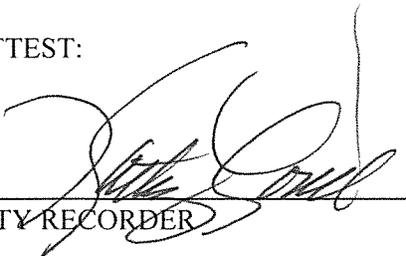
XIII. ADJOURNMENT

The meeting was adjourned at 6:29 pm.

APPROVED:

  
MAYOR

ATTEST:

  
CITY RECORDER

Open House for Economic Development Manager Finalists

At 5:30 pm on Wednesday, August 8th, the City of Corvallis will host a Community Open House at the Benton County Sunset Building (4077 SW Research Way) to meet and greet the finalists for the position of Economic Development Manager.



**News Release  
For Immediate Release  
City of Corvallis  
City Manager's Office  
501 SW Madison Avenue, Corvallis,  
Oregon 97333  
Phone: 541 766-6901**

**FOR IMMEDIATE RELEASE: August 2, 2012**

**SUBJECT: Corvallis Welcomes Candidates for Economic Development Manager**

**CONTACT: Assistant City Manager Ellen Volmert  
766-6902, extension 5063 or [ellen.volmert@corvallisoregon.gov](mailto:ellen.volmert@corvallisoregon.gov)**

At 5:30 pm on Wednesday, August 8th, the City of Corvallis will host a Community Open House at the Benton County Sunset Building (4077 SW Research Way) to meet and greet the finalists for the position of Economic Development Manager. The event is part of a two-day selection process of interviews, tours, and events.

The finalists are:

Wendy Rudy, instructor at Oregon State University;

Tom Nelson, former Economic Development Manager, City of Sherwood, Oregon;

Kimball Schmidt, consultant principal in San Diego, California;

Pam Silbernagel, Community and Economic Development Planner with Cascades West Council of Governments, Oregon;

Karin Berkholtz, former Community Planning Manager, City of Minneapolis, Minnesota; and

Michael Edwards, former planner, City of Spokane, Washington.

Mr. Schmidt and Ms. Berkholtz will not be available for the open house and will participate in interviews electronically. Following the two day process, City Manager Jim Patterson will conduct reference checks prior to making a job offer to the selected finalist. Announcement of the selection is expected by mid to late August, with the new manager beginning work in September.

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ATTACHMENT A  
Page 368-a

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