
COUNCIL REQUESTS

FOLLOW-UP REPORT

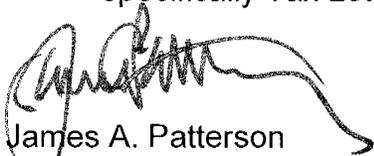
JUNE 12, 2014

1. Porter Park Ball Field Dugouts (Council)

The attached memorandum from Parks and Recreation Director Emery and Parks Operations Supervisor Geist addresses concerns about inappropriate use of Porter Park facilities.

2. Timberhill Development Complaints (Traber)

The attached memorandum from Community Development Director Gibb addresses concerns about a development project in the Timberhill area, specifically Tax Lot 115223500.



James A. Patterson
City Manager

MEMORANDUM



To: Mayor and City Council
From: Karen Emery, Director Parks and Recreation Department
Jude Geist, Parks Operations Supervisor
Date: June 9, 2014
Subject: Porter Park Softball Dug-out response

Issue:

An issue was raised regarding people using the Porter Park softball dug-outs to sleep in and use drugs in the park. A park neighbor has requested that the dugouts be removed to address these concerns.

Background:

In 2012 funds from the softball reserve were used to build dug-outs at Porter Park. The dug-outs were built as a sun and wind screen for players during the softball season. Staff from Corvallis Police Department and Parks and Recreation agreed to look into the issue and possible solutions.

Discussion:

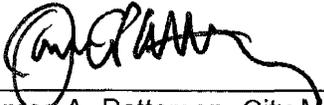
Corvallis Police placed Porter Park on their Directed Patrol log. Between April 9th and May 23rd, officers conducted fifty-five (55) direct patrols in, and around, Porter Park. Most of the checks occurred during hours of night.

- 46 of the 55 checks the Officer found no activity, which means nobody was there.
- 9 of the 55 checks resulted in either warning people of noise, illegal camping, being in the park after hours, finding people in the dug-outs or contacting people walking through.
- One arrest was made of a person found sleeping in the park, but on an unrelated charge.
- No drug paraphernalia was found.
- All of the contacts made appear to have been cordial, meaning there were no conflicts. People moved along with conversation.

Corvallis Parks and Recreation staff discussed various options to make the existing dugouts inaccessible to overnight camping and drug use. The following actions have been taken or will be taken to address the issue.

- Additional park hours signs were placed at the north park entrance and on the softball dugout to help with enforcement. A no camping sign will be added to the dugout.
- Lockable gates will be placed on the entrances to the dug-outs and remain locked except during softball games.
- Chain link fencing will be added to the bottom of the dug-outs to keep people from crawling under the dug-out walls.
- Maintenance runs will be increased in the off-season.

Review and Concur:

A handwritten signature in black ink, appearing to read 'James A. Patterson', written over a horizontal line.

James A. Patterson, City Manager

Memorandum

Date: June 11, 2014

To: Mayor and City Council

From: Ken Gibb, Community Development Director 

Re: Councilor Traber CC Follow-up Request – Timberhill Mitigation Status

At the May 19, 2014 City Council meeting, Sarah Nemanic provided testimony during visitor propositions and submitted the attached written testimony related to the violation cases associated with vegetation removal on tax lot 3500, in the Timberhill area. The following will provide information related to the status of this case and the communication questions raised by Ms. Nemanic.

Case Status

Complaints regarding vegetation removal were received and investigated in April 2013. Notices of violation and a stop work order were issued to the owners of the property in late April 2013. Details about this case can be found by entering Case Number VIO13-00199 in the online citizen access portal, available by following this link:

<https://www.corvallisoregon.gov/index.aspx?page=1409> to the Development Services case search feature. GPA1, owners of the property, appealed the notices of violation in May 2013. That appeal was put on hold pending continuing efforts to cooperatively resolve the identified violations.

The property owners engaged Pacific Habitat, a consulting company with well established natural features expertise, to evaluate site conditions, develop a vegetation impact assessment and propose an outline for a mitigation plan. This report was submitted in September 2013. City staff evaluated this work product and subsequently met with Pacific Habitat and property owners on multiple occasions to review the report and to develop next steps.

Pacific Habitat has developed a specific scope of work related to the details of the mitigation plan necessary to address impacts to vegetation and riparian corridors. This project also includes development of a Significant Vegetation Management Plan that will meet Land Development Code Standards.

Pacific Habitat has started work on this project in order to meet the City required deadline of August 15, 2014 for submittal of the full mitigation plan. Implementation of mitigation work will begin prior to October 15, 2014 with a phased approach contemplated to accomplish this long-term mitigation and monitoring project.

In the mean time, an inspection was performed in April of this year to evaluate site conditions relative to erosion control. The inspection determined that all previously disturbed areas have been stabilized.

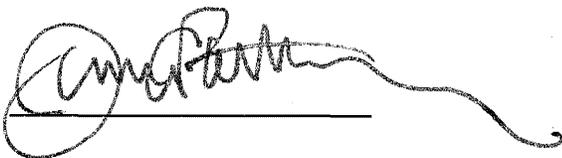
Communication

Ms. Nemanic raised questions and concerns about communication. Community Development staff have had periodic communication with Ms. Nemanic and neighbors (including the Timber Ridge Neighborhood Association) over the past year related to this case and other land use matters. As noted in the attached communication (provided in italics below), CD recently provided information to the president of that neighborhood association related to recent land use applications and the opportunity to sign up for subscription services for land use application updates.

Regarding the status of code enforcement cases, publicly accessible case notes are updated periodically over the course of the case. Complainants identified in VIO and INQ cases are informed directly when the case is resolved. In this particular situation, final resolution has not been achieved. It is not practicable for staff to proactively update the community during the course of a code enforcement case investigation and resolution process, other than via citizens accessing the case note updates and notice of resolution described above.

Looking to the future, as noted in Kevin Young's May 15 e-mail to the Timber Ridge Neighborhood Association, CD is working on an enhanced geographic based notification system for building permits and eventually land use applications. More information on this initiative will be shared with the Council soon.

Review and Concur:

A handwritten signature in black ink, appearing to read "Jim Patterson", is written over a solid horizontal line. The signature is stylized and extends to the right with a long, thin flourish.

Jim Patterson. City Manager

Thank you for the prompt response! I've signed this email up and will inform our members about the service as well.

Vanessa Blackstone
President
Timber Ridge Neighborhood Association

On Thursday, May 15, 2014 3:56 PM, "Young, Kevin" <Kevin.Young@corvallisoregon.gov> wrote:

Ms. Blackstone,

Thanks for your email. The best way to receive notifications regarding land use applications is to enroll on our electronic subscriber list. Here is the link:

<http://www.corvallisoregon.gov/index.aspx?page=18>

Towards the bottom of this web page, you will find a choice to sign up to receive "Land Use Public Notices." If you subscribe to this list, you will receive an electronic copy of all land use notices sent by the Planning Division. Unfortunately, at this time we do not have the ability to confine that search to a subarea of the City. However, we are currently developing an application that will allow a person to define an area of more limited scope for which notices would be received. We are hopeful that tool will be available in the next few months.

Currently we have received two land use applications that relate to the subject property. One is a Property Line Adjustment, which is being handled by Jason Yaich; the other is an application for a multi-family housing development located just to the north of the recently constructed apartments on Century Drive. Sarah Johnson is handling that application. I have cc'ed both planners in this communication and if you have any specific questions about those applications, I encourage you to follow up with Jason and/or Sarah. We also recently denied a Property Line Adjustment application that relates to the subject property. Jason Yaich can provide more information on that application as well.

I hope this information is helpful, and please let me know if I can be of further assistance,

- Kevin Young, Planning Division Manager

From: Vanessa Blackstone [<mailto:timberidgeboard@yahoo.com>]

Sent: Thursday, May 15, 2014 6:46 AM

To: Planning; Young, Kevin

Cc: Johnson, Sarah; Yaich, Jason

Subject: Request for notifications on land use cases, permits, and developments on lands within Timberhill Conceptual Plan

Director Gibb;

Timber Ridge Neighborhood Association is very interested in all developments, planning updates, and other permitting that occurs on Tax Lot 115223500 (TL3500). This property is referenced by a number of names across 14 years of history, including IV Hill, Timberhill, and Timberhill Ridge.

We request to be notified of any modifications and modification requests to the Timberhill Conceptual Plan as well as all developments, land use cases, and permits related to this property.

Thank you,

Vanessa Blackstone

President
Timber Ridge Neighborhood Association

I am requesting that the City address lack of communication with constituents regarding land use planning and development adjacent to their homes. We have requested notification regarding a specific land use case, and have not been kept informed of updates. If there is no efficient way for City staff to meet this need, then letting us know that we would need to continue to request updates would be appreciated. To give you context, here is an example.

On March 4, 2013 vegetation removal occurred within a Highly Protected Significant Vegetation Area, Riparian area, and Partially Protected Significant Vegetation Area 4 on a 211.43 acre parcel; Assessor's Map 1152200, Tax Lot 3500. This removal was reported to the City by multiple landowners in the vicinity, VIO13-0086. Removal continued until mid-April, when additional complaints by neighbors were recorded as VIO13-00199, 00452, 00201, 00202, 00203. The City inspector went on-site and violations were confirmed.

On April 16; a Stop Work Order was issued to the owners, GPA1, LLC under VIO13-00199. A formal notice of violation issued on April 25. The City informed some of us about this outcome, and many of the homeowners requested to remain informed about this issue. There have been updates to the case without communication to us.

The owners appealed the Stop Work Order on May 2 and May 7, 2013, and a vegetation assessment was completed September 9th, 2013 by Pacific Habitat Services with specific recommendations for mitigation including specific reseeded. They stated this reseeded would be best if done is Late September, which was 3 weeks after the report was generated. The property owners submitted a response on September 12, 2013 in which they stated that they would not follow LDC section 4.12.100 and have mitigation partially completed by 90 days of the notice because they wanted the timing of the mitigation to take into account the science of the mitigation/seed planting. However their own experts recommended the seed planting mitigation within the 90 days as required by LDC 4.12.100. Another meeting was held October 03, 2013, after the recommended idea time frame for seed planting mitigation was to have occurred.

Most recently, on April 18, 2014 the City uploaded mitigation requirements to the Case History; this also was not communicated to homeowners or the Timber Ridge Neighborhood Association. If this had been communicated to us at the time it was available in early September 2013, we might have been able to bring the inconsistency of the property owner's response to the city to help repair the damage done to the land within our city.

In the case history it is apparent the land managers of TL3500 lack an understanding of the City Code. On April 15, 2013 the case history entry reports that the land manager stated "City Natural Features Maps were only approximations and held no substance until site specific delineations were made by private party professionals." While this misunderstanding was corrected by the City, it is illustrative. Understandably, City inspectors cannot be on this site every day to correct any other missteps, or to applaud good efforts. Therefore, it is important that property owners abutting this property be aware of its status so that we may provide appropriate information to the City. Neighborhood associations are partners with the City to help keep Corvallis the amazing city that it is; please let us be partners, and keep communications open!
Thank you for your time.

**CITY OF CORVALLIS – COUNCIL REQUESTS – TRACKING REPORT
PENDING REQUESTS**

Council Request Item	Requested By	Date of Request	CR Report Due Date	Assigned to	Response in CR Rpt No.	Comments
Porter Park ball field dugouts	Council	04-07-14	06-10-14	Emery, K.	ccr 06-12-14	
Timberhill development complaints	Traber	05-19-14	06-10-14	Gibb	ccr 06-12-14	