



**CORVALLIS
CITY COUNCIL WORK SESSION**

**January 7, 2016
6:00 pm**

**Madison Avenue Meeting Room
500 SW Madison Avenue**

COUNCIL ACTION

I. ROLL CALL

II. NEW BUSINESS

A. Discussion

B. Planning Commission Applicant Interviews

6:10 pm	Dan Brown
6:30 pm	Paul Harding
6:50 pm	Susan Morre
7:10 pm	Mike Wells
7:30 pm	Larry Weymouth
7:50 pm	Beth Young

III. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 541-766-6901 or the Oregon Communications Relay Service at 7-1-1 to arrange for TTY services. A large print agenda can be available by calling 541-766-6901.

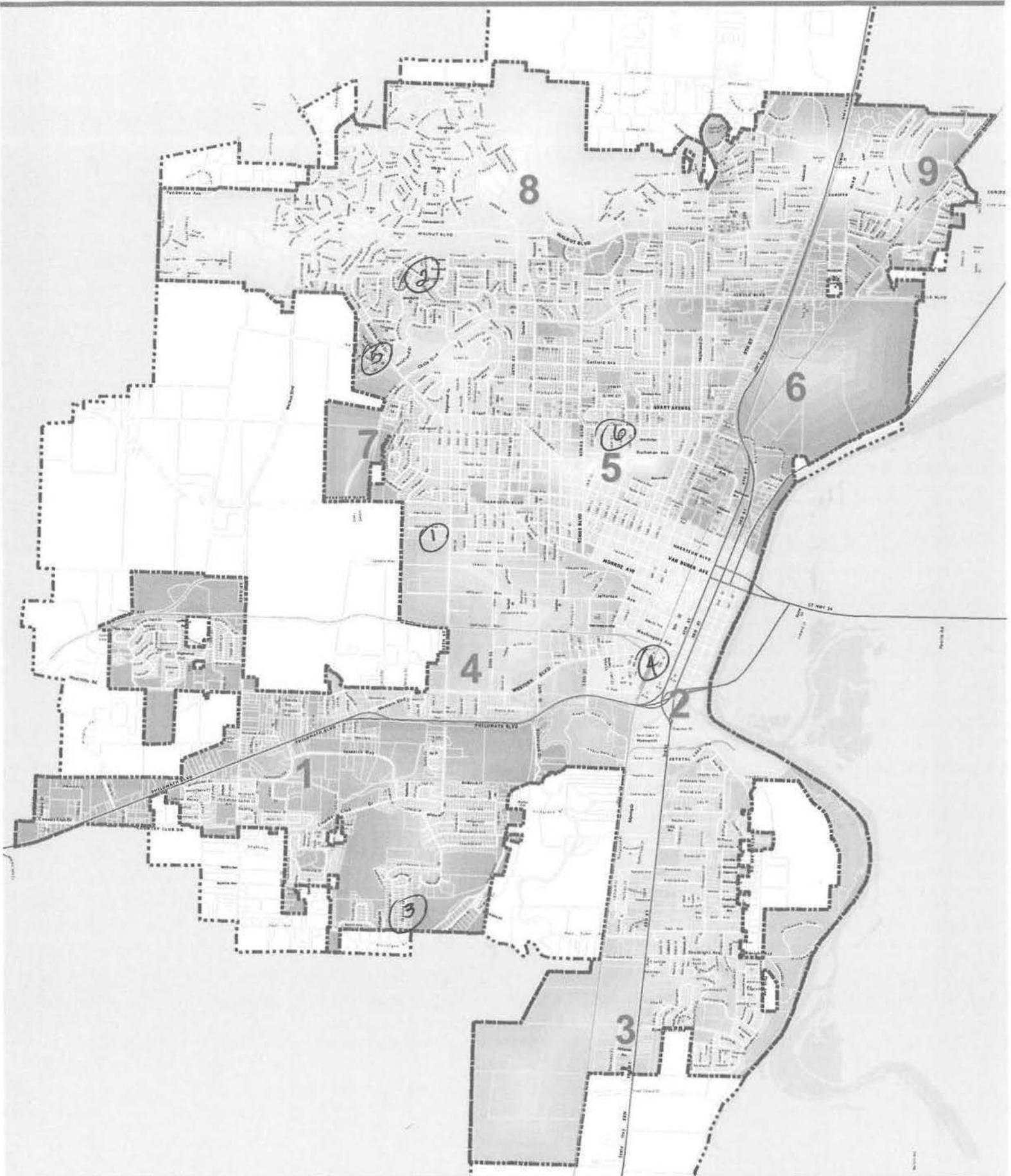
A Community That Honors Diversity

**Planning Commission Applicants
Occupation and Residence Location Guide**

Map Location Number	Applicant's Name	Applicant's Occupation	Ward or UGB
1	Dan Brown	retired college professor	4
2	Paul A. Harding	retired institutional grocer	8
3	Susan Morr�	graduate program coordinator, college biology instructor	1
4	Mike Wells	real property owner	2
5	Larry Weymouth	grant and contract officer	7
6	Beth Young	graduate student	5

Municipal Code Section 1.16.090 Residency

Except as otherwise provided by ordinance, all members of a board or commission shall meet one of the following qualifications at their appointment and shall retain such status during their term of office: At least two-thirds of any board or commission shall be composed of persons who reside in the territorial limits of the City. The appointing authority may also appoint persons who are employed or self-employed full time in the City or who reside in the Urban Growth Boundary. (Ord. 81-99 § 9, 1981)





DEC 23 2015

Community Development Planning Division
501 SW Madison Avenue
PO Box 1083, Corvallis, OR 97339
Telephone 541.766.6908

Community Development Planning Division

2015 Planning Commission Application

Interview Date: To Be Determined

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Wednesday, December 23, 2015. Applications received after the deadline will not be accepted, regardless of the postmark.

Name: Jan Brown Date: 12-23-2015

Address (home) _____ Phone (h) _____

Address (work) _____ Phone (w) _____

E-mail (work) _____ E-mail (home) _____

Occupation/Profession: Retired OSU prof.

Please list each source of income that is 10% or more of your total household income:

Mutual Funds, PERS, Social Security

Please identify your community/civic activities, including business or professional organizations:

Please list all financial interests in real property located in Benton County:

Home owner

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

As a member of the City Council for 8 years, I participated in many de novo land use decisions.

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Candidate's Signature Date: 12-23-2015

How did you hear about this recruitment? Newspaper City Website Other

This application provides general biographical information to assist the City Council in making their appointments to the Planning Commission. If you wish to elaborate on any of the above items, please attach additional pages.

**Pursuant to State law (ORS 244.050), persons appointed to the PC/HRC are required to file an annual verified statement of economic interest and a quarterly public official disclosure form with the Oregon Government Ethics Commission.*

ANSWERS TO QUESTIONS

1a. Why I would like to be on the Planning Commission: My interest in land use stems from my childhood experiences in South King County, WA, many years ago. It was the wild west! Land use planning and regulation were minimal, and development decisions seemed arbitrary and likely corrupt. Coming to Oregon in 1974, I soon became aware that Corvallis was be different.

My professional career centered around Strategic Planning, and I believe that good planning can lead to positive outcomes for the citizens of the City of Corvallis. I would like to help in that process.

1b. Role of the Planning Commission: The various roles of the Planning Commission comprise a long list. They are detailed in many places: the *Land Development Code*; the *Comprehensive Plan* (e.g. Section 1.2.7); and in the *Municipal Code*, (e.g. Section 1.16.235). Although the *Municipal Code* provides a long, un-prioritized list, it also states that:

The Planning Commission shall function primarily as a comprehensive planning body proposing policy and legislation to the Council related to the coordination of the growth and development of the community.

Unlike most members of the numerous boards, commissions, and advisory groups in the City of Corvallis, appointments to the Planning Commission (and Historic Resources Commission) are approved by the City Council.

2a. The Oregon land use system: The Oregon land use system was new when I came to Corvallis forty-one years ago, and Oregonians were excited about it. The State provided a list of goals/guidelines and then allowed local jurisdictions, such as the City of Corvallis, a great deal of latitude in creating their own plans and regulations; no two Cities have the same plan. However, all plans had to be approved by the State. Further, the State created the Land Use Board of Appeals to ensure that actions would be consistent with local regulations, as well as with State regulations.

2b. Our Comprehensive Plan and Land Development Code: Figure 1.1 in the *Comprehensive Plan* describes the relationship among the Oregon land use system, the *Comprehensive Plan*, the *Land Development Code*, and various other elements.

The *Comprehensive Plan* begins by listing the statewide planning goals/guidelines and then uses the list as to organize the rest of the document. Most of the *Comprehensive Plan* consists of *findings* (about the relevant state of affairs in Corvallis) and *policies* (decision rules for making land use decisions). Section 1.1 of the *Comprehensive Plan* lists ten, un-prioritized, *specific objectives* related to quality of life. The *Comprehensive Plan* provides a map of the geographic area affected.

The *Land Development Code* is the law related to local development, a set of ordinances and regulations that implement the policies in an attempt to actually achieve the objectives of the *Comprehensive Plan*. It provides specific and actionable requirements which will be used in making development decisions by land owners, developers, City Staff, the Planning Commission, etc.

3a A case that interested me: In 2008, the Historic Resources Commission heard related cases concerning two small, adjacent lots owned by the same person (HPP08-00006 and HPP08-00007). The lots are located on the east side of Arnold Way in the College Hill West National Historic District. The property has been vacant since the old structures were demolished in 2007 due to safety hazards. These cases interested me because I pass by the property frequently, and I believe it is a highly visible eyesore along a public thoroughfare.

3b. My observations about the process: Although the application was to build seven new dwelling units, the Planning Commission did not hear the case. It was the City Staff's opinion that the proposal met all the usual LDC development requirements. The HRC decided that the proposal did not meet the requirements of LDC Chapter 2.9.

3c. My observations about the decision: Land use decisions usually boil down to a single decision to approve or to deny an application. In this case, City Staff approved the application and the HRC denied it. I believe that both decisions were "appropriate," and either could have been affirmed under appeal by the City Council and LUBA. Under existing law, I can't find fault with either determination.

That does not mean that the outcome was a good one. Under the present code, it will be difficult if not impossible, to develop the property in a way that benefits the City of Corvallis. The fundamental problem is that, along the east side of Arnold Way, there exists a conflict between two parts of the *Land Development Code* concerning density. Section 2.9.100.04.b requires structures to be "compatible" with the historic district which is a traditional, single-family, residential neighborhood built up in the 1920s and 1930s. Chapter 2.9 seeks to preserve the existing (historic) land use, which is zoned low density RS-5. At the same time, Section 3.8.30.01.a seeks to change the existing use of the same property to maximum density RS-20, requiring a minimum of 20 units per acre with no upper limit. Development cannot be low density and maximum density at the same time. I would like to see this conflict eliminated.



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Electronic Packet Page 7

Community Development Planning Division
501 SW Madison Avenue
PO Box 1083, Corvallis, OR 97339
Telephone 541.766.6908

Community Development Planning Division
2015 Planning Commission Application
Interview Date: To Be Determined

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Wednesday, December 23, 2015. Applications received after the deadline will not be accepted, regardless of the postmark.

Name: Paul A. Harding Date: 12-21-15
Address (home) _____ Phone (h) _____
Address (work) N/A Phone (w) _____
E-mail (work) N/A E-mail (home) _____
Occupation/Profession: Retired Institutional Grocer

Please list each source of income that is 10% or more of your total household income:

Wells Fargo Retirement
Social Security Admin. Interest from various loans

Please identify your community/civic activities, including business or professional organizations:

Director, Dial-A-Bus Retired - Rotary (25 yrs)
Treasurer, Edgewood Park HOA LDS Church

Please list all financial interests in real property located in Benton County:

2220 NW Estaview Cir, Corvallis
5723/25 Philomath Blvd. Corvallis

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

I have owned a business in Corvallis for 25 years and have lived here for the past 36 years I like to be able to give back to this community and as a commissioner would strive to attend most meetings, come prepared & participate.

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

I am generally familiar with the Corvallis Comprehensive Plan's purposes & those of the associated land development regulations. Not familiar with the State Program.

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Candidate's Signature _____ Date 12-23-15

How did you hear about this recruitment? Newspaper City Website _____ Other _____

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Questions for City Council Interviews for
Planning Commission Vacancies
Submitted by Paul D. Harding

Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?

I have lived and owned property in this community for the past 36 years. I have owned and managed a successful business (Quail Crest Foods), educated my children in the public schools and participated in the civic and religious organizations of our community. Corvallis has given much to me and my family and through public service, I feel I may be able to, in some measure, to give back to the community.

The goal of the plan commission is to ensure that the goals of the comprehensive plan are met and that any project development meets the rules as set out in the land development code. The Commission is to give counsel and input to the city Council for its consideration.

Explain your understanding of the Oregon land use system and our Comprehensive Plan and Land Development Code.

The Oregon land-use system was originally developed to protect farmland from urban encroachment and to have an orderly system for land-use planning. The Corvallis Comprehensive Plan is a general overall planning guide for the city of Corvallis and includes its urban growth boundaries. The Land Development Code details, the rules, regulations and other elements necessary to implement the comprehensive plan.

Briefly, tell us about a land-use decision that interested you and share your observations about the process and the decision.

I have had two occasions, both involving our property on Philomath Boulevard, where I have had dealings involving land use issues. The first involved inquiries relating to the possibility of building a residence on the property. City staff was helpful in explaining the zoning and other obstacles which eventually caused us to abandon the project. The second item involved the extension of the city sewer and water systems along Philomath Boulevard. Our experience was generally positive. In this regard, however, I have often wondered why the sewer and water systems were not completed at the same time. Property owners could have save considerable dollars had this been done.



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Community Development
2015 Planning Commission Application
Interview Date: To Be Determined

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Wednesday, December 23, 2015. Applications received after the deadline will not be accepted, regardless of the postmark.

Name: SUSAN MORRE Date: 12-22-2015
Address (home) OSU Phone (h)
Address (work) Snell Hall Rm 344 Phone (w)
E-mail (work) Susan.Morre@oregonstate.edu E-mail (home)
Occupation/Profession: Graduate Program Coordinator & Biology Instructor LBCC

Please list each source of income that is 10% or more of your total household income:

LBCC & OSU

Please identify your community/civic activities, including business or professional organizations:

Corvallis Sustainability Coalition Land Use Action Team
former member, Benton County Environmental Issues Advisory Committee

Please list all financial interests in real property located in Benton County:

personal residence I own in SW Corvallis

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

A Planning Commissioner is responsible for impartially reviewing applications & testimony for land development projects for consistency with local & statewide codes/regulations, respecting all parties. My qualifications include land use planning coursework, attending hearings for 15 years and reading the LDC & comp plan & statewide planning goals.

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

My environmental sciences degree & work with local planners & citizen groups have provided me with diverse perspectives. I care about maintaining economic vitality, social sustainability & environmental quality in Corvallis.

Certification: I certify the foregoing information to be true and exact to the best of my knowledge

Candidate's Signature

Date

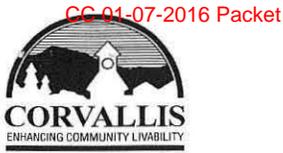
12-22-2015

How did you hear about this recruitment? Newspaper X City Website X Other email

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- ① I would like to serve on the Planning Commission because I love living in Corvallis and would like to apply my knowledge and experience in land use planning to help in this volunteer plan review position. I think the role of the PC is to impartially & fairly review project applications for consistency with local & statewide regulations, the LDC & Comprehensive Plan. My 8 years experience as a member of the Corvallis Sustainability Coalition Land Use Action Team, my neighborhood association, the Benton County Environmental Issues Advisory Committee, and education in Environmental Sciences will aid me in being an informed member of the Commission.
- ② Oregon has a set of Statewide Planning Goals that are used to guide the development of local Comprehensive Plans intended to help achieve them, and local Land Development Codes that are developed to implement the Comprehensive Plan. All development applications are reviewed for consistency with all relevant codes, subject to discretionary codes.
- ③ Many land use decisions interest me. Lately I have been following the progress of the Coronado tract as it was denied by the City Council based on a previous development's (The Regent) conditions of approval prohibiting development of this tract & agreed-to setbacks. New development proposed for the site is in conflict with this previous approval, so the applicant appealed to LVBA & the State Appeals Court, which recently ruled against the City, approving the development. The City Council voted to appeal the decision to the Supreme Court believing they correctly interpreted relevant codes & honored prior agreements for the site.



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Community Development
2015 Planning Commission Application

Interview Date: To Be Determined

Please answer the three questions that are attached on a separate page.

Please return to the Planning Division by 5 p.m. Wednesday, December 23, 2015. Applications received after the deadline will not be accepted, regardless of the postmark.

Name: Mike Wells Date: 12-22-15

Address (home) _____ Phone (h) _____

Address (work) Some Phone (w) Some

E-mail (work) _____ E-mail (home) _____

Occupation/Profession: Real property owner

Please list each source of income that is 10% or more of your total household income:

Rental Properties

Please identify your community/civic activities, including business or professional organizations:

HRC Commissioner Corvallis 6-30-14-present
Multifamily NW member

Please list all financial interests in real property located in Benton County:

Own Home Own 7 residential rentals
Interest in 12 other properties

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

Attached

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

Attached

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Candidate's Signature Date 12-22-15

How did you hear about this recruitment? Newspaper ___ City Website ___ Other Counselor
Planning Commissioner

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City Council Interviews
Planning Commission Vacancy
Positions 7 and 8

Terms from date of appointment by City Council - June 30, 2016
(filling two positions vacated before end of term)

Questions

Please answer the following questions on a separate page and return with your application.

1. Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?

Attached

2. Explain your understanding of the Oregon land use system and our Comprehensive Plan and Land Development Code.

Attached

3. Briefly, tell us about a land use decision that interested you and share your observations about the process and the decision.

Attached

2015 Planning Commission Application attachment

I have lived most of my life in Corvallis and would like to have a positive influence on this City that I am invested in personally and professionally. I would like to learn more about land use planning and how it could benefit the City overall and take an active part in that process.

My familiarity with planning is mainly from applying for various building permits and working with many designers. I have also followed various land use decisions with interest over the years. I currently have time and a desire to contribute to our City in a variety of ways.

The relationship between OSU and the surrounding residential neighborhoods has always been a fascination for me and many decisions and current codes related to that "zone" have left me wondering if there aren't better solutions for all involved.

Many times I have pondered how zoning and land use changes could benefit the City in different ways. I'd like to be a part of interpreting current code and moving forward with any new ideas that could benefit the community. I believe that is the role of the Planning Commission and its members.

The fact that this is approximately a 6 month commitment added to my inspiration to apply. I'm not sure that it's the right fit for me, but would really like to "dive in" and try it out. I'm suspecting that I will enjoy this process and re-apply/continue after this short term concludes.

I offer a different background than any of the other current commissioners; therefore I can offer a different viewpoint which I believe meets and conforms to that requirement. If there is a more qualified applicant, they should be appointed. However, I would offer my services and commit to doing my best if I were appointed.

Thank you for your consideration and time,



Mike Wells



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Community Development Planning Division
2015 Planning Commission Application
Interview Date: To Be Determined

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Name: LARRY WEYMOUTH Date: 12/12/2015
Address (home) CORVALLIS, OR 97330-6602 Phone (h)
Address (work) 4312 KERR ADMIN. BLDG. Phone (w)
CORVALLIS, OR 97331-2140
E-mail (work) LARRY.WEYMOUTH@OREGONSTATE.EDU E-mail (home)
Occupation/Profession: GRANT AND CONTRACT OFFICER

Please list each source of income that is 10% or more of your total household income:

OREGON STATE UNIVERSITY

Please identify your community/civic activities, including business or professional organizations:

ARNOLD PARK NEIGHBORHOOD ASSOCIATION FIRST CONGREGATIONAL CHURCH
CORVALLIS-TO-THE-SEA TRAIL PARTNERSHIP 350 CORVALLIS

Please list all financial interests in real property located in Benton County:

415 NW MERRIE DRIVE, CORVALLIS

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

SEE ADDITIONAL PAGES

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

SEE ADDITIONAL PAGES

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Candidate's Signature Date 12/23/2015

How did you hear about this recruitment? Newspaper City Website X Other

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City Council Interviews
Planning Commission Vacancy
Positions 7 and 8

Terms from date of appointment by City Council - June 30, 2016
(filling two positions vacated before end of term)

Questions

Please answer the following questions on a separate page and return with your application.

1. Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?

SEE SEPARATE PAGE

2. Explain your understanding of the Oregon land use system and our Comprehensive Plan and Land Development Code.

SEE SEPARATE PAGE

3. Briefly, tell us about a land use decision that interested you and share your observations about the process and the decision.

SEE SEPARATE PAGE

2015 Planning Commission Application – December 2015

Applicant: Larry Weymouth

Additional Pages

Please indicate your interests, qualifications, and/or philosophical attitudes toward the responsibilities of a Planning Commissioner.

I strongly support land use planning and take seriously the responsibility of an appointed Planning Commissioner, as with elected City Councilors, to act in the public interest while respecting the rights, desires, and opinions of all Corvallis citizens. I believe it is important to engage the public and stakeholders in a legitimate process of responsible and responsive land use decision-making.

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

I have a professional familiarity with land use and transportation planning in Oregon, as well as civil and environmental engineering. While employed with CH2M HILL in Corvallis, for 6 years my roles were as a planner, environmental analyst, and project manager for transportation planning projects. This experience included development of Transportation System Plans and amendments to Comprehensive Plans under Oregon's Transportation Planning Rule for small cities around Oregon and state highway corridor planning. I also participated in annual events of the Oregon Planning Institute, and held membership in the American Planning Association and Northwest Association of Environmental Professionals. I have resided in Corvallis since 1991 and am familiar with issues related to Corvallis' annexation by popular vote, parking district formation, OSU-City partnerships, natural areas protection, riverfront improvements, and downtown economic vitality, among other development and livability issues.

2015 Planning Commission Application – December 2015

Applicant: Larry Weymouth

Interview Questions

1. *Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?*

I would enjoy learning more about the neighborhoods and workings of government in Corvallis. I would like to better understand and help address the concerns of Corvallis citizens regarding neighborhood livability, sustainability, and changes in land use. The role of the Planning Commission is to make land use policy and review requests for a range of land use changes as governed by the City's Comprehensive Plan and Land Development Code. It equally is the role of the Planning Commission to ensure that all parties to the decision process receive confirmation that their input was duly heard, respected, addressed, and fairly considered. If the decision process involves a public hearing, the Planning Commission has the role of a quasi-judicial body.

2. *Explain your understanding of the Oregon land use system and our Comprehensive Plan and Land Development Code.*

The Oregon land use system has a foundation of 19 statewide planning goals that must be addressed in the policies of county and city comprehensive plans and implemented in zoning ordinances. The Corvallis Comprehensive Plan and the Land Development Code (zoning) are each comprised of text documents and complementary maps. The Comprehensive Plan describes and delineates broad categories of land use, while the Land Development Code specifies development standards in particular land-use zoning districts. Comprehensive Plans are required to undergo periodic review and revision, which can then necessitate changes to the Land Development Code and zoning. The Community Vision Statement is to inform the content of both. The land use system as a whole is to be created and guided by the local citizenry. Planning Commission land use decisions can be upwardly appealed to the City Council, Land Use Board of Appeals (LUBA), State Court of Appeals, and the Oregon Supreme Court.

3. *Briefly, tell us about a land use decision that interested you and share your observations about the process and the decision.*

The earliest proposals that came forward from developers wishing to build a Hyatt hotel complex along the riverfront were interesting. My observation was that there were conflicts about what could be and should be public knowledge about details of the proposals and funding alternatives for public parking. It was unfortunate that all parties seemed frustrated by the process and a decision could not be reached. The subsequent proposal by other developers for a Marriott hotel advanced relatively smoothly in a more transparent process.



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Community Development Planning Division
2015 Planning Commission Application
Interview Date: To Be Determined

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Name: Beth Young Date: 12/23/15
Address (home) Phone (h)
Address (work) Phone (w)
E-mail (work) E-mail (home)
Occupation/Profession: graduate student

Please list each source of income that is 10% or more of your total household income:

personal savings, paid internship, Beth Young Garden Design (est. 10% in 2016)

Please identify your community/civic activities, including business or professional organizations:

Corvallis Sustainability Coalition
American Planning Association, Madison Ave Task Force (past)

Please list all financial interests in real property located in Benton County:

1720 NW Beca Ave (full owner)

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner:

(please see attached)

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

(please see attached)

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.

Candidate's Signature Date: 12/23/15

How did you hear about this recruitment? Newspaper X City Website Other

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[Page 1 is the Application Form]

Beth Young
Corvallis Planning Commission Application, 12/23/15

Part 1: Form Questions

Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Planning Commissioner.

I think the first two parts of this question are answered below so I won't repeat them here.

Philosophical attitude

I believe that the planning commissioner is responsible to make sure that Corvallis's growth is thoughtful, wise and incremental and does not lessen the livability of Corvallis. To do this, the commissioner must be knowledgeable of the Land Development Code and other state and local documents that have been created to guide the future land uses of Corvallis.

Please indicate any familiarity you might have with land use planning, Corvallis land use regulations, and/or the Oregon Statewide Planning Program.

I have and Bachelors in Landscape Architecture from UC Berkeley. I worked with a landscape architecture firm in the SF Bay Area and, as a designer, have studied and worked with multiple land use codes.

Corvallis land use regulations

I moved to Corvallis in 1988, in part because of its land-use regulations: it is a completely functional community with a vibrant downtown and reasonably-priced homes. I have been a landscape designer in Corvallis since 1998 and have studied the zoning regulations that pertain to new and existing residences in Corvallis, Albany and Philomath. Over the years, I have observed how Corvallis has grown incrementally and wisely by following newspaper articles, personal observation and conversations with contractors, architects and civil engineers.

Oregon Statewide Planning Program

I am working toward my Masters degree in Community and Regional Planning at the University of Oregon. I have completed three relevant classes so far: Planning Practice, History of Planning and Planning Analysis. Next quarter I will be taking Growth Development. Through these classes and a daylong seminar with Department of Land Conservation and Development staff in Salem I have become vary familiar with the State's 19 Goals.

Part 2: Page 2 Questions**1. Why would you like to be on the Planning Commission and what do you think is the role of the Planning Commission?**

My undergraduate degree is in landscape architecture (UC Berkeley, 1983), so I have had an interest in land use my entire adult life. I worked in the profession for about five years before moving to Corvallis to raise a family. When my children were in elementary school I started my own landscape design business, specializing in residential work, and I have been doing this for many years. If I had not been a stay-at-home mother I would have gone into planning. Recently I received the means that would allow me to attend graduate school. I am now enrolled in the Community and Regional Planning masters program at the University of Oregon and have just completed my first quarter.

I see this position as a way to give to my community while also being allowed the insight into a role that, I hope someday, I will be working with. My goal is to be a planner for a small-to mid-sized Oregon town, a campus planner, or a county planner.

The Planning Commission acts as an advisory board to the City Council, but is also a quasi-judicial board that conducts public hearings and denies or approves development proposals according to the Land Development Code (the Council can overturn these decisions). It makes recommendations to the Council regarding City annexations and Capital Improvement Projects. It advises the Council in regard to the Comprehensive Plan and the Land Development Code. It periodically reviews the Comprehensive Plan.

2. Explain your understanding of the Oregon land use system and our Comprehensive Plan and the Land Development Code.

Every city in Oregon has an urban growth boundary (UGB) which usually goes beyond the city limits. By Oregon law, the Department of Land Conservation and Development (DLCD) requires that every six years a city must perform an assessment of housing needs for the next 20 years. The city does this by assessing population and employment projections as well as inventorying buildable lands within the UGB. If the UGB is not large enough, the city proposes a new UGB, which, presumably, must be approved by the DLCD.

The state also requires that each city create a Comprehensive Plan, a report that outlines the vision for the growth of the city on various fronts. Corvallis' most recent Comprehensive Plan was started in 1996 and acknowledged (approved) by the DLCD in 2000.

Corvallis' Land Development Code outlines in deep detail what is allowed (or not) on each parcel of land within Corvallis City Limits. Each planning commissioner must have a good knowledge of the Land Development Code. This, along with the Comprehensive Plan and Vision 2020 are the references to use when reviewing land use proposals brought before the Planning Commission.

3. Briefly, tell us about a land use decision that interested you and share your observations about the process and the decision.

I'll never forget the brouhaha that developed over the building of Riverfront Commemorative Park. I had been to an early community meeting in the early 1990's to talk about revitalizing First Street. Seeing that two trusted friends, Jim Howland and Dave Livingston were involved in the early stages of planning for the park, I felt that it was in good hands. I had two small children and was very active in their cooperative preschool so I didn't help out with this project, but watched its progress over the ensuing years. The task force eventually became the Riverfront Commission and they hosted many community meetings and charrettes, eventually coming up with a plan for the park and, in 1999, helping a \$9.5 million bond measure pass for its funding.

Before the bond measure, I had monitored the progress of the plan and was relieved to hear that 1st Street would remain a two-way. This, I knew, was what would keep the street vital, based on reading William Whyte's *The Social Life of Small Urban Spaces* in school and being familiar with street closings that ended in disasters (Sacramento and Eugene).

In 2000, when construction was starting with removal of invasive and weak trees, many Corvallis residents balked at the idea of removing so many trees. They formed a group then, and I wondered why they had not gone to any meetings in the 1990's. They forced a ballot measure in 2000 for a redesign of the park. The measure did not stipulate what would go into a new plan but basically they wanted to save almost all of the trees and make 1st Street pedestrian-only. For weeks the Gazette-Times letters to the editor were filled with such unabashedly self-righteous and ill-informed letters that it made me realize that in this college town, where almost everyone is well-educated, almost everyone feels entitled to getting their way.

The measure did not pass, thankfully, but concessions to the original plan were made. Some were good, perhaps, such as not removing as many trees as in the original plan, but others were ill-founded. One resulted in B Street not connecting with 1st Street, and to this day the area is a dead zone at night where, as if on cue, illegal activities occur.

I guess the take-home for me on that decade-long process is that Corvallis is full of people who care deeply about our town and feel empowered to speak up if there is a land-use decision that does not jibe with their idea of what Corvallis is. This is not a bad thing, just something to be aware of when working in Corvallis. Also, that citizens have a say in Corvallis, even at the 11th hour. This can be frustrating to some people and redeeming to others.