

**CITY OF CORVALLIS**

**MINUTES OF THE PARKS AND RECREATION ADVISORY BOARD**

**OCTOBER 21, 1999**

Attendance

Jo Anne Trow, Chairperson  
Pete Bober  
Charlie Fisher  
Ellen Hooven  
Tom Kirch  
Margaret Puckette  
Reenie Sumner

Staff

Réne Moye, Parks and Recreation Director  
Ellen Daily, Parks and Recreation  
Terry Nix, Recorder

Consultants

Jerry Draggoo, J.C. Draggoo and Associates  
Randall Goff, Economic and Engineering Services, Inc.

Absent

John Griesmeyer (excused)  
John Kwait (excused)

Visitors

Kirk Bailey, 742 SW 4<sup>th</sup> Street  
Andrew Collins, 457 SW 4<sup>th</sup> Street  
Carolyn Ver Linden, 644 SW 5<sup>th</sup> Street

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Action/Recommendations
Approval of Minutes			The minutes of the September 9 and September 16, 1999 meetings were approved.
Visitors' Propositions			Encourage staff to work with the Avery Homestead Neighborhood Association to explore the feasibility of developing a park in that neighborhood.
Presentation on Park SDCs		X	
Executive Session	X		
Other			Authorize staff to enter into a license agreement with David Clark and Paula Higgins, the residents at 1580 NW 17 <sup>th</sup> Street, for the property along Dixon Creek that is adjacent to their property.

**CONTENT OF DISCUSSION**

- I. CALL TO ORDER: Chair Trow called the meeting to order at 7:04 p.m.

## II. APPROVAL OF MINUTES

**It was moved, seconded, and carried unanimously to approve the minutes of the September 9, 1999 and September 16, 1999 meetings as distributed.**

## III. VISITORS' PROPOSITIONS

Kirk Baily introduced himself, Carolyn Ver Linden and Andy Collins, members of the Avery Homestead Neighborhood Association (AHNA). He reviewed a map of his neighborhood which, he said, is a mix of rental properties and single family homeowners. The area is near both Peanut Park and Central Park, he said; however, based on the City's criteria related to access, much of the neighborhood is not really served by those parks. He showed photographs indicating that safe routes to Peanut Park are hindered either by the railroad yard, busy streets, or the barricade on Seventh Street.

Mr. Bailey said the AHNA has tried unsuccessfully in the past to identify available properties that might be suitable for a small park; however, two potential sites have recently come to attention: the SE corner of 5<sup>th</sup> and D and the SW corner of 5<sup>th</sup> and B. He noted that the owner of one of the sites has allowed the neighborhood to use the property as a park, but use is limited by the temporary nature of this arrangement. He showed photographs and provided details of the two sites and surrounding properties and he reviewed sections of the Park Facilities Master Plan related to mini-parks. He said the AHNA would appreciate the City's assistance in investigating options and purchasing property, and would offer to enter into an agreement with the City to develop and maintain a park. He requested the Board's support.

Andy Collins stated that the neighborhood has a commitment to work together as a group. He reiterated concerns about safe access to Peanut Park, especially for children. Because these neighbors know each other and have a history of working together, he said, he believes they would work together to maintain the park. He added that there are a number of young families in the area and the park would be highly used.

In discussion, Mr. Bailey stated that his neighborhood is one of the more affordable areas of the community and that it has a growing number of young families. In response to inquires about anticipated costs, he said the request is that staff assist in investigating availability and price. He acknowledged that either site would provide for a very small park, but added that it would be sufficient for a play space for small children and a place for neighborhood meetings and gatherings.

Mr. Bober noted that the City's residents have a right to City-funded parks and that residents are not usually expected to maintain parks. Mr. Bailey responded that the AHNA envisions a more hands-on approach than is typical. He said he would not discourage any help that is available, but if the City would assist in the land acquisition, he is confident the neighborhood would work with the City to develop and maintain the park. Brief discussion followed regarding anticipated acquisition and development expenses and possible funding sources.

**It was moved, seconded, and carried unanimously to encourage staff to work with the Avery Homestead Neighborhood Association to explore the feasibility of developing a park in that neighborhood.**

#### IV. PRESENTATION ON PARK SYSTEM DEVELOPMENT CHARGES

Randall Goff, Economic and Engineering Services, Inc., distributed and reviewed information regarding Park System Development Charges (SDCs). He said this is a draft report and he will incorporate the Board's comments into a final report.

Mr. Goff said the purpose of an SDC is to charge new customers an equitable share of the cost of infrastructure and they may be used for new capacity improvements only. SDCs should be easy to understand and consistently applied, he said, and must be based on existing standards and on an approved planning document. He briefly explained reimbursement fees, improvement fees, accounting requirements, administrative review requirements, and expenditure restrictions. He noted that the keys to customer acceptance are to charge fair and equitable charges, to go through a public hearing process, and to provide adequate notification.

He reviewed the methodology and planning standards used to arrive at the proposed SDC of \$679.06 per person. This equates to \$1,901.38 per single family residence, \$1,426.04 per apartment, he said, and does not include industrial or commercial properties. He then reviewed a comparison of SDCs charged by various Portland-area jurisdictions. In discussion, he agreed to obtain rates for other, more comparable areas such as Albany, Eugene, Salem, and Bend.

Mr. Bober noted that SDCs are not the only fee charged for development and that it is important to compare entire fee structures. Ms. Trow agreed, noting that the total fees help drive the cost of housing for an area. Mr. Goff stated that his job is to advise how much can be charged. It is then up to the policy makers, he said, to determine how much of that to actually charge. He noted that it is legal to charge affordable housing a reduced fee as long as the difference is not added to other housing. Mr. Draggoo added that the calculated cost per person is the actual impact to the park system and each jurisdiction must decide how much to recover from SDCs and how much to recover elsewhere.

Mr. Goff noted that Corvallis currently charges SDCs per bedroom rather than per residence. He said he calculations apply to all housing regardless of the number of bedrooms and he reviewed methods of converting the fee to a per bedroom rate. Discussion followed regarding the various methods of calculating charges. Mr. Draggoo noted that it can be difficult to determine number of bedrooms as a developer could label it a den or study. Discussion followed.

Mr. Goff asked the Board to review the report. He said he needs to confirm some assumptions he has made related to land acquisition costs prior to finalizing the report. He noted that consideration can be given to gradually increasing fees over a period of time and he suggested

that increases begin on January 1 to allow builders time to include them in their prices. He said he would be glad to approach the building community at the appropriate time. Mr. Moyer said he will discuss process with the City Manager.

Ms. Daily reviewed a chart of the current Park SDC Fund Five Year Plan which, she said, indicates a deficit by the end of next fiscal year which then progresses over time. In response to inquiry, she said she does not yet have projections for the proposed fees as they just became available this evening. She suggested that she have a discussion with the City's building department to clarify the building projections. Mr. Bober suggested that the projections may impact the decision to index an increase over time.

V. OTHER

Mr. Moyer noted that, at the recent work session regarding CIP projects, land acquisition appeared to be a priority of the Board. He said staff is working on some figures and would suggest that the Board hold a joint meeting, at some point, with the Open Space Advisory Commission to discuss the possibility of a bond issue for land acquisition. It was agreed to discuss this further at the next meeting.

VI. EXECUTIVE SESSION

The Board went into executive session from 8:50 p.m. to 9:10 p.m. for discussion related to land acquisition.

VII. OTHER

**It was moved and seconded to authorize staff to enter into a license agreement with David Clark and Paula Higgins, the residents at 1580 NW 17<sup>th</sup> Street, for the property along Dixon Creek that is adjacent to their property.**

In response to inquiry, Mr. Moyer said such an agreement would typically allow the property owners access and to landscape in accordance with a City-approved plan, and would provide for public access across the property. He said the residents would prefer to buy the property, but they are open to an agreement. Ms. Puckette suggested that the agreement include a restriction on the use of chemicals and fertilizers since it is adjacent to Dixon Creek, and there was general agreement.

**The motion carried unanimously.**

VIII. ADJOURNMENT: The meeting adjourned at 9:15 p.m.