CORVALLIS
CITY COUNCIL AGENDA

January 22, 2008
12:00 pm ONLY

Downtown Fire Station
400 NW Harrison Boulevard

COUNCIL ACTION

PLEDGE OF ALLEGIANCE

I. ROLL CALL

II. CONSENT AGENDA

The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member (or a citizen through a Council member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Agenda.

A. Reading of Minutes
   1. City Council Meeting – January 7, 2008
   2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
      a. Citizens Advisory Commission on Transit – December 12, 2007
      b. Corvallis-Benton County Public Library Board – December 5, 2007
      c. Downtown Commission Ad Hoc Committee – November 27, 2007
      d. Housing and Community Development Commission – December 19, 2007

B. Announcement of appointments to boards, commissions, and committees (Capital Improvement Program Commission - Evans; Watershed Management Advisory Commission - Wolf)

C. Approval of an Airport lease assignment and addendum (Tucker)

D. Authorization to enter into and for the City Manager to sign an Intergovernmental Agreement with Corvallis School District 509J for Safe Routes to School Program grant

E. Schedule a public hearing for February 4, 2008 to consider an appeal of a Planning Commission decision (PLD07-00009, SUB07-00003 – Ashwood Preserve)

F. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

III. ITEMS REMOVED FROM CONSENT AGENDA

IV. UNFINISHED BUSINESS

A. Land Use Board of Appeals Remand of Whiteside Theater

B. City Legislative Committee – January 9, 2008

C. Alberti v. City of Corvallis, et al., settlement authorization

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

B. Council Reports

C. Staff Reports

1. City Manager's Report – December 2007
2. Council Request Follow-up Report – January 17, 2008

VI. VISITORS' PROPOSITIONS – 12:30 pm *(Note that Visitors' Propositions will continue following any scheduled public hearings, if necessary and if any are scheduled)*

VII. PUBLIC HEARINGS – None.

VIII. & IX. STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee – January 8, 2008
1. Willamette Neighborhood Housing Services First Quarter Report
2. Council Policy Review: CP 00-6.05, "Social Service Funding Policy Review"

B. Administrative Services Committee – January 10, 2008

1. Municipal Code Revision to Chapter 3.06, "City Services Billing"

   ACTION: *An ordinance amending Corvallis Municipal Code Chapter 3.06, "City Services Billing," as amended,* **to be read by the City Attorney**

   ACTION: *An ordinance amending Corvallis Municipal Code Chapter 4.03, "Sewer Regulations," as amended,* **to be read by the City Attorney**

2. Funding Request: Commission on Children and Families
3. Other Business

C. Urban Services Committee – January 10, 2008

1. Council Policy Review: CP 91-9.02, "Dirt on Streets"
2. Council Policy on Neighborhood Traffic Calming Program

D. Other Related Matters

1. *Second reading of an ordinance repealing Ordinance 2007-19, reviving the prior Comprehensive Plan map and zoning map designations,* **to be read by the City Attorney**

X. NEW BUSINESS

A. Oregon Recreation and Parks Association Legislative Award presentation to Senator Frank Morse

B. Initiation of a Land Development Code Text Amendment

C. Resolution approving Multi-Hazard Mitigation Plan

XI. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 766-6901 or TTY/TDD telephone 766-6477 to arrange for such service.

A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 766-6901

A Community That Honors Diversity

CITY OF CORVALLIS

ACTIVITY CALENDAR

JANUARY 21 - FEBRUARY 2, 2008

MONDAY, JANUARY 21

- City holiday - all offices closed

TUESDAY, JANUARY 22

- City Council - 12:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

WEDNESDAY, JANUARY 23

- City Legislative Committee - 8:30 am - City Hall Meeting Room A, 501 SW Madison Avenue (State Representative Olson)
- No Human Services Committee
- Downtown Parking Commission - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

THURSDAY, JANUARY 24

- No Administrative Services Committee
- No Urban Services Committee
- Budget Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

SATURDAY, JANUARY 26

- Government Comment Corner (Councilor Dan Brown) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

TUESDAY, JANUARY 29

- Airport Development Sub-Committee - 2:00 pm - Public Works Transportation Conference Room, 1245 NE Third Street (marketing strategy for Airport and Airport Industrial Park)

- Budget Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, JANUARY 31

- Budget Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

FRIDAY, FEBRUARY 1

- Bicycle and Pedestrian Advisory Commission - 7:00 am - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, FEBRUARY 2

- Government Comment Corner (Councilor David Hamby) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

CITY OF CORVALLIS
COUNCIL ACTION MINUTES

January 7, 2008

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Consent Agenda Page 6			
New Business 1. MPO Update 2. Ward 7 Vacancy Pages 7, 22-23	 Yes		 • Approved May 20th election passed U
Unfinished Business 1. FY 2007-2008 Budget Enhancements Pages 7-11	Yes		
Mayor's Report 1. Enterprise Zone Meeting – December 12, 2007 2. Cascade West Area Commission on Transportation Appointments 3. OSU Innovation Park 4. CSC Request for Proposal 5. CSC Budget Proposal Pages 11-12, 21-22	Yes Yes Yes		• Concurred with RFP and Councilors Brown and Daniels participating in consultant selection • Approved allocating $20,000 in FY 08-09, directed development of MOU
Council Reports 1. Oregon Campus and Community Coalition Conference (Wershow) 2. Legislative Concept 32 (Wershow) 3. OSP Lieutenant Zerzan Retirement (Wershow) 4. Nuisance Abatement Services/Housing Assistance Programs (Hamby, Grosch) 5. Dr. Martin Luther King, Jr., Celebration (Daniels) 6. Dr. Martin Luther King, Jr. Peace Breakfast (Beilstein) 7. City-sponsored Ward 5 Meeting (Beilstein) 8. Police Department Practices (Grosch) Pages 12-13	Yes Yes Yes Yes Yes Yes Yes Yes		
Staff Reports 1. 2007 Citizen Attitude Survey 2. Whiteside Theater LUBA Remand 3. ATU Inquiry – Public Transit Negotiations 4. Council Request Follow-Up Report – January 3, 2008 Pages 13-14	Yes Yes Yes Yes		

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Items of HSC Meeting of December 18, 2007 1. Council Policy Review: CP 94-4.07, "City-Owned Art Objects on Private Property" 2. Recreational Fires Permitting Process Pages 14-15			• Amended Policy • ORDINANCE 2008-01 passed U
Items of ASC Meeting of December 20, 2007 1. Economic Development Allocations First Quarter Reports 2. First Quarter Operating Report 3. Plastic Shopping Bags and Polystyrene Food Packaging Ban Deliberations 4. Committee Chair Assignment Pages 15-18	Yes		• Accepted reports passed U • Accepted report passed U • Postponed action until community plan is developed
Items of USC Meeting of December 20, 2007 1. Sidewalk Cafés Delineation 2. Council Policy on Neighborhood Traffic Calming Program 3. Gravel Roads/Street Fund Review 4. Parking Meter Rate Increase 5. Council Policy Review: CP 91-9.03, "Parking Permit Fees" Pages 18-20	Yes Yes		• Forward budget enhancement request to Budget Commission passed U • ORDINANCE 2008-02 passed U • Amended Policy
Other Related Matters 1.Oregon State Library Grant Page 20			RESOLUTION 2008-01 passed U
Visitors' Propositions 1. CBUF Funding Request (Riddle) 2. Sign Legislation (Epley) Page 23	Yes Yes		
Public Hearing 1. Seventh Street Station Pages 24-28		ordinance second reading January 22nd	• Initiated Comprehensive Plan and Zoning District designation changes passed 5-3 • Adopted Notice of Disposition Order 2008-126 passed 6-2

Glossary of Terms

ASC	Administrative Services Committee
ATU	Amalgamated Transit Union
CBUF	Citizens Advisory Commission on Civic Beautification and Urban Forestry
CSC	Corvallis Sustainability Coalition
FY	Fiscal Year
HS	Human Services Committee
LUBA	Land Use Board of Appeals
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
OSP	Oregon State Police
OSU	Oregon State University
RFP	Request for Proposals
U	Unanimous
USC	Urban Services Committee

CITY OF CORVALLIS
COUNCIL ACTION MINUTES

January 7, 2008

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:04 pm on January 7, 2008, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Tomlinson presiding.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

PRESENT: Mayor Tomlinson, Councilors Brown, Wershow, Daniels, York, Hamby, Beilstein, Brauner, Grosch

Mayor Tomlinson directed Councilors' attention to items at their places, including testimony regarding the proposed Seventh Street Station development (Attachment A) and an e-mail from Councilor Grosch regarding the Police Department (Attachment B).

II. CONSENT AGENDA

Councilors Grosch and Hamby, respectively, moved and seconded to adopt the Consent Agenda as follows:

A. Reading of Minutes
   1. City Council Meeting – December 17, 2007
   2. City Council Work Session – December 17, 2007
   3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
      a. Planning Commission – December 5, 2007

B. Confirmation of Appointments to Advisory Boards and Commissions (Benton County Foundation - Fewel; Budget Commission - Kvidt; Committee for Citizen Involvement - Reich; Parks, Natural Areas and Recreation Board - Locker)

C. Approval of an application for a "Full On-Premises, Commercial" liquor license for Tailgaters Bar & Grill, 1425 NW Monroe Avenue, Suite M (Change of Ownership)

D. Acknowledgment of receipt of 2007 updated City Council policies

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA – None.

X. NEW BUSINESS

A. Metropolitan Planning Organization update by Executive Director Ali Bonakdar

Corvallis Area Metropolitan Planning Organization (CAMPO) Executive Director Bonakdar updated the Council regarding the purpose, legal requirements, geographic area, governmental entity representation, responsibilities, functions, and activities of CAMPO. He reviewed road and transit projects funded with Federal allocations administered by CAMPO and projects CAMPO is coordinating. The CAMPO Transportation Improvement Program was developed with public input, is consistent with local land use and transportation plans, includes projects slated for implementation within three to four years, is updated every two years, and allocates Federal transportation funding to area projects with the highest priority. The CAMPO Transportation Plan must be adopted by the CAMPO member governmental entities. Mr. Bonakdar is beginning to coordinate transportation services within the CAMPO region, with a goal of seamless ridership transfers among public transportation systems.

In response to Councilor Hamby's inquiry, Mr. Bonakdar explained that the Corvallis Municipal Airport is located within the CAMPO geographic boundary; however, projects involving the Airport are not included in the CAMPO Transportation Improvement Program.

Councilor Wershow inquired whether the recently coordinated Dial-A-Bus services between Albany and Newport could be included in the CAMPO Transportation Improvement Program.

Mr. Bonakdar responded that the Dial-A-Bus service is not fully expanded. Benton County recently began services between Newport and Corvallis. Passengers transfer between a bus and a Benton County transportation vehicle at Blodgett Café. ATS will begin service to Lebanon next year. These services do not provide the seamless ridership transfers he desires for passengers. Schedules and fares must be coordinated. Currently, passengers cannot use Corvallis Transit System monthly passes on the Philomath Connection system. He is attempting to resolve these issues.

IV. UNFINISHED BUSINESS

A. Direction on FY 2007-2008 budget enhancements

City Manager Nelson requested Council direction regarding budget enhancements and programs that should be included in the baseline budget or should be presented to the Budget Commission for separate consideration. He presented staff's recommendations and, with other staff members, responded to Council members' inquiries:

- Code Enforcement –
  Staff Recommendation: Include in baseline budget. Council discussion of program focused on a multi-year perspective.

- Library Volunteer Coordinator –
  Staff Recommendation: Present to Budget Commission as enhancement. The position was proposed and considered on a trial basis.

- Downtown and Economic Vitality Plans –
  Staff Recommendation: Council and community members invested extensive time in discussing plan implementation. The plans should remain under consideration, pending discussions of the Business License Fee Committee and the Downtown-Economic Vitality Plans Implementation Committee and work regarding an Urban Renewal District. More information should be available when the Budget Commission meets.

- Majestic Theatre Operations –
  Staff Recommendation: Submit to Budget Commission as enhancement. The Theatre received a large gift and has a two-year business plan to become self-supporting.

- Osborn Aquatic Center Operations –
  Staff Recommendation: Include in baseline budget. The base subsidy has been insufficient for several years, and the annual inflationary factor of the subsidy has not reflected Center cost increases for overhead (minimum wage and utility cost increases).
  Council Inquiries/Staff Responses/Discussion: The City has an intergovernmental agreement with Corvallis School District 509J (509J), which retains ownership of the Center property and facility but does not contribute to operation expenses; the City funds Center operations.

- Corvallis Environmental Center –
  Staff Recommendation: Present to Budget Commission as enhancement. Previous Budget Commission awards have been for one-year periods.

- Associated Students of Oregon State University Beaver Bus –
  Staff Recommendation: Present to Budget Commission as enhancement. The funding allocation was made with the understanding that additional funding requests would be presented to the Commission.
  Council Inquiries/Staff Responses/Discussion: The program has been successful, and the City has been involved for two years. The Citizens Advisory Commission on Transit and Associated Students of Oregon State University are interested in continuing the program. The service should be included in the City's baseline budget. College students and community residents utilize the service almost equally. The service has complemented the City's neighborhood livability initiative to provide alternative transportation from the Downtown area. City funding for the service was temporary, and the Association planned to seek permanent financing after the program was established. From initial program discussions, it was expected that the City would ultimately have funding responsibility. It is appropriate to submit the program as a budget enhancement this year. When the program is deemed permanent, the City's funding responsibility could be included in the baseline budget. The service should continue, but the City's financial responsibility is unknown.

- Sheltering the Homeless –
  Staff Recommendation: No action is needed. The Police Department's budget includes a baseline amount available to Community Outreach, Inc. (COI) for emergency cold-weather sheltering. The Coalition for Sheltering the Homeless made alternative arrangements the past two Winters, so staff coordinated with COI to transfer the allocation to the Coalition. The allocation will remain in the Police Department's budget. If the Coalition disbands, the City's relationship with COI for cold-weather sheltering would continue.
  Council Inquiries/Staff Responses/Discussion: The Coalition does not have an Internal Revenue Service 501(c)3 designation, giving it an advantage in requesting funding allocations, versus charitable agencies that compete for social service funding allocations from the City. The City has allocated $5,000 to $5,500 each year to COI for cold-weather sheltering since St. Mary's Catholic Church closed its men's shelter several years ago. The Coalition requested that the allocated funds be made available for its services, rather than the City retaining the funds for occasions when COI accepts additional clients for cold-weather sheltering. This arrangement was intended to be an interim measure while the Coalition sought a long-term plan, which included a capital facility (for which it might seek City and private financial support) and the appropriate charitable designation to allow it to request greater operating resources (through the City's social service allocation process). Some members of the local homeless population will not be served by a sheltering program. The City's contract applies to situations of extremely cold or inclement weather that create unsafe conditions for people to remain outside. The allocation allows for accommodation of additional people who would not normally participate, or would be ineligible to participate, in a shelter program. The "extra-capacity" nature of the allocation separates the funding from the social services allocation program. The allocation was included in the Police Department's budget because Officers assumed responsibility for ensuring the safety of homeless people during extremely cold weather.

- Civic Beautification and Urban Forestry –
  Staff Recommendation: Carry over the $10,000 allocation, add fines and donations ($9,000) received on behalf of the urban forestry program, and budget the additional $11,000 needed to complete the planned work. Staff underestimated what could be accomplished with available planning funding allocations. The $10,000 allocation was inadequate by approximately $21,000.

- Sustainability –
  Staff Recommendation: Include in baseline budget. Council and the Budget Commission expect a follow-up report during Fiscal Year 2008-2009 regarding the effectiveness of the Purchasing Coordinator and Sustainability Supervisor positions. The Council would then discuss the format of the positions for future years.

- Videotaping –
  Staff Direction: Include in baseline budget. Staff budgeted $15,000 each of the past few years, but costs for this service may be closer to $30,000 when the videotaping contract is renewed and recent initiatives for utilizing the Council Chambers for programming and disseminating City information to the community are considered.

Council Inquiries/Staff Responses/Discussion: Eleven percent of Citizen Attitude Survey respondents indicated interest in the City's government-access channel; 35 percent were interested in the City's Web site. The costs of videotaping apply to labor and materials for taping meetings and programs and do not involve re-broadcasting those recordings via cable television or the Internet. Videotaping was discontinued during the service reduction process several years ago. Continuation of the service could be considered each year. The City is now working with 509J on a community public-access cable television channel; so it is appropriate to retain the service, subject to reconsideration at a later time. There will be more opportunities for community-based cable television, so it is appropriate to retain the service in the baseline budget. The service was discontinued because it was among citizens' least-used means of obtaining information regarding City activities.

- Council-Related Goals –
  - » The Community Sustainability Coalition submitted a request for $20,000 in City funding for Fiscal Year 2008-2009. If the Council does not act on the request, the Coalition will be directed to present its request to the Budget Commission as an enhancement.
  - » The five hours per month allocated for the Sustainability Supervisor was an underestimation. Public Works staff will prepare an assessment and suggestions regarding actions that could be taken to ensure that the organization's sustainability initiatives are not reduced while promoting community-wide sustainability initiatives. This information should be available before the budget is presented to the Budget Commission during May.

  Council Inquiries/Staff Responses/Discussion: These goals should be presented to the Budget Commission as enhancements. Additional staff time and funding will be needed to pursue the Coalition's recommendations. Inclusion of work with the Coalition can be considered for future baseline budgets.

Councilor Brauner noted that all items would be reviewed by the Budget Commission, whether they were included in the baseline budget or presented as enhancements.

Councilor Wershow commented that there are unintended consequences of discontinuing services.

Councilor Daniels noted that the Core Services Committee was charged with reviewing several of the services discussed today in terms of their relationship to developing financial strategies for the City. The Committee was disbanded without developing a strategy. She questioned whether the Budget Commission should be given direction or criteria for evaluating budget enhancements.

Councilor Brauner expressed reluctance to offering the Budget Commission advice at this time. If the City cannot fund the baseline budget, all services in the budget would be subject to review, alternative funding, or discontinuation. The City will continuously seek alterative service funding. The Commission's options should not be tightly restricted by criteria. Without an overall economic strategy, he would have difficulty setting priorities outside the budget process.

Councilor Grosch noted that the Council's decisions today would constitute direction to the Budget Commission in terms of services the Council deemed important, based upon previous discussions.

Councilor Beilstein encouraged Council support of staff's recommended budget enhancements (Library volunteer coordinator, Beaver Bus, Majestic Theatre operations). He does not want the Council's direction to present these services as budget enhancements to imply that the Council does not support the services; the requests should be reviewed by the Budget Commission separate from the baseline budget.

Councilor Brown expressed regret that the Core Services Committee was disbanded before it developed a financial strategy. He urged the Council to carefully consider the funding options.

Councilor Hamby said he would appreciate having guidelines for evaluating budget funding recommendations.

Mr. Nelson noted that the Council is considering a financial strategy that would result in a financial message to the community. He added that the Council, during a work session, added another step to the budget process to discuss budget capacity before and after budget enhancement requests. This would provide opportunity for the Budget Commission to discuss what can be afforded in the next budget, based upon the anticipated financial situation.

The Council indicated support of staff's recommendations, based upon discussions outlined in these minutes.

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

3. Enterprise Zone Meeting – December 12, 2007

Mayor Tomlinson asked Councilors to call him if they had questions regarding the report in the meeting packet. He said Hewlett-Packard (H-P) supported an enterprise zone during the meeting, which was not reflected in the meeting report. Another meeting will be held January 17th for Ward 3 residents to discuss an enterprise zone. He will present the December 12th meeting report to the Benton County Board of Commissioners January 8th. He will ultimately ask the Council whether the City should proceed with a public process to consider an enterprise zone.

4. Appointments to Cascade West Area Commission on Transportation

Mayor Tomlinson referenced the appointment notification in the meeting packet, noting that the Cascades West Area Commission on Transportation has two-year terms that do not correspond with the Council's two-year terms.

Mayor Tomlinson referenced his letter (included in the meeting packet) to Oregon State University (OSU) Vice President for Research Cassady regarding OSU's Innovation Park project proposed for property along SW Brooklane Drive. The letter outlines their recent meeting discussions and OSU's need to prioritize the Innovation Park project before OSU and the City seek funding for infrastructure improvements for the site. He invited Councilors to call him if they had questions regarding the letter or the meeting it referenced.

Referencing the enterprise zone meeting report, Mayor Tomlinson clarified for Councilor Daniels that an enterprise zone might be located on the H-P property; however, H-P would not want that designation. From an economic vitality perspective, H-P believes an enterprise zone should be an option for application.

B. Council Reports

Councilor Wershow announced the eighth annual Oregon Campus and Community Coalition Conference scheduled for February 11th at OSU. The Conference topic will be "Changing the Culture of College Student Drinking in Oregon." The Conference will include discussions regarding alcohol and emergency department visits and smoke-free campuses and bystander interventions.

Councilor Wershow announced that the House and Senate Interim Committees on Transportation will conduct public hearings January 11th. Discussions will include introduction of Legislative Concept 32 requiring applicants for issuance or renewal of drivers' licenses to provide proof of legal presence in the United States.

Councilor Wershow announced the January 31st retirement celebration for Oregon State Police (OSP) Lieutenant Zerzan, who is in charge of the OSP unit at OSU.

Councilor Hamby noted that only a small percentage of Citizen Attitude Survey respondents indicated utilizing the City's nuisance abatement services and housing assistance programs, and these citizens reported a low satisfaction level from their experiences. He requested additional information about the services and programs and indication why the utilization levels are low and how satisfaction could be improved.

Councilor Daniels announced that the annual community celebration of Dr. Martin Luther King, Jr.'s life and work would be held January 10th, including a $1,000 scholarship essay contest for high school students; a program hosted by the City, OSU, and 509J with a performance by the Jefferson Dancers of Jefferson High School Academy of Arts and Technology in Portland, Oregon; and a keynote address. She encouraged Council members and the public to attend the events.

Councilor Beilstein invited Council members and Corvallis residents to attend OSU's Dr. Martin Luther King, Jr., Peace Breakfast January 21st.

Councilor Beilstein announced that he will host a City-sponsored Ward 5 meeting January 8th.

Councilor Grosch explained for Councilor Hamby that the City's housing assistance programs are provided for citizens earning 50 to 80 percent of the local median income, which is a very small population segment.

Councilor Grosch referenced from the meeting packet his memorandum requesting information regarding the Police Department. He elaborated that he received consistent comments about Police Department practices before stop data was gathered a few years ago. He questioned how the Council would know that the Department's actions and policies are followed daily. He said his inquiry was not focused on the issue of driving under the influence of intoxicants and encompassed the broader issue of the Council knowing that the Police Department was carrying out the Council's policies in an appropriate manner.

C. Staff Reports

1. 2007 Citizen Attitude Survey

Mr. Nelson explained that Citizen Attitude Survey results are typically reviewed in depth during the first Budget Commission meeting each January.

Mr. Nelson noted that the Land Use Board of Appeals remand regarding the Whiteside Theater development proposal was included in the meeting packet. The January 22nd Council meeting will include a follow-up report from Community Development and the City Attorney's Office regarding analysis and options.

Mr. Nelson referenced from the meeting packet a letter from Amalgamated Transit Union International Vice President Heintzman inquiring as to the Council's intentions regarding the City's contract with Laidlaw's successor relative to a requirement that public transit negotiations be forwarded to binding arbitration, rather than a strike vote. Public Works, the City Attorney's Office, and Assistant City Manager Volmert will provide additional information to the Council.

2. Council Request Follow-up Report – January 3, 2008

Mr. Nelson reviewed issues addressed in the Report and provided additional information regarding the Cascade View Industrial Properties Federal earmark:

- 2002 – The program began with the Corvallis-Benton County Economic Development Partnership (EDP) working with South Corvallis property owners and the City to develop more economic diversification and resulting economic vitality.
- 2003-2004 – The City requested a Federal earmark for street and anticipated rail access for the Rivergreen Industrial site. The property evolved into Cascade View Industrial Properties. Five property owners, the City, and the EDP supported the Federal earmark of approximately $800,000.
- 2006 – To achieve economic diversification, a wetland delineation of the property was needed to determine property value. The delineation was delayed for various reasons.

- Current – Community discussions have addressed how $800,000 could assist economic diversification efforts for other industrial parks, such as Corvallis Municipal Airport Industrial Park and OSU Innovation Park.

Mr. Nelson said, barring Council direction otherwise, staff will continue anticipating receipt of the delineation report from the Cascade View property owners. Resulting land value should be known by April 1st. Staff will schedule for Urban Services Committee's April 10th meeting discussion, with the property owners, of 'next steps.' If the property owners are unable to present a single price or a range of prices for the property, staff will utilize the Committee meeting as an opportunity to discuss options to transfer the Federal earmark to another opportunity.

Councilor Brown requested the raw data from the Citizen Attitude Survey for his analysis.

Mr. Nelson clarified for Councilor Hamby that a State program allowed the State to provide wetland delineation for the Cascade View Industrial Properties, based upon pre-qualified contractors. The property owners hired CH2M Hill to conduct the delineation.

Councilor Daniels concurred with staff's proposal regarding the Cascade View Industrial Properties, noting that the City worked with the property owners toward achieving the community's economic diversification goals. Other properties could benefit from the Federal earmark.

Councilor Brauner noted that the Federal earmark was allocated specifically for the Cascade View Industrial Properties land. It may not be possible to transfer the funding to another property.

Councilor York added that changing the target property of a Federal earmark can be detrimental for future funding applications.

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee – December 18, 2007

1. Council Policy Review: CP 94-4.07, "City-Owned Art Objects on Private Property"

Councilor Beilstein reported that the Committee reviewed staff's suggested Policy amendments, including Council approval of acquisitions and the addition of language to comply with the Visual Artist Right Act of 1990, which ensures that the art creator retains some rights.

Councilors Beilstein and Brauner, respectively, moved and seconded to amend Council Policy CP 94-4.07, "City-Owned Art Objects on Public Property." The motion passed unanimously.

2. Recreational Fires Permitting Process

Councilor Daniels stated that a constituent would like to address the Council before it decides the issue of recreational fire permitting. Councilor Beilstein said he spoke with the constituent Sunday evening, explaining that the Council would take action during today's afternoon meeting. The constituent still wanted to address the Council tonight. Based upon his conversation with the constituent, he would like to proceed with Council action on the issue during the current meeting, as the constituent's concerns would not affect the proposed legislative amendments.

Councilor Beilstein reported that the Committee reviewed the issue of recreational fires and the Corvallis Fire Code through four meetings, during which it was noted that legal fires can create nuisances of smoke and odors. The existing legislation did not give the Fire Department authority to order someone to extinguish a legal fire. The Committee recommended amending the Municipal Code to give the Fire Department authority to extinguish a legal fire that created a nuisance.

City Attorney Fewel read an ordinance amending Corvallis Municipal Code Chapter 7.08, "Corvallis Fire Code," as amended.

Councilor Brauner noted that the proposed legislative language is included in the Municipal Code regarding trash burning and is beneficial to the Fire Department's application of the legislation. Adding the language to the recreational burning provisions would also be beneficial.

ORDINANCE 2008-01 passed unanimously.

Councilor Beilstein reported that the Committee discussed with Fire Chief Emery intensifying educational efforts to ensure that people are not offended by nuisance fires.

B. Administrative Services Committee – December 20, 2007

1. Economic Development Allocations First Quarter Reports

Councilor York reported that the Committee received reports from Corvallis Tourism, Corvallis-Benton Chamber Coalition, Downtown Corvallis Association, Business Enterprise Center, Oregon Natural Step, and Corvallis Independent Business Alliance. The agencies are making good progress toward their goals for the current fiscal year. Corvallis Tourism anticipated no increase in transient occupancy tax revenue for the year because of a downturn in the economy.

Councilors York and Brown, respectively, moved and seconded to accept the economic development allocations first quarter reports for Fiscal Year 2007-2008. The motion passed unanimously.

2. First Quarter Operating Report

Councilor York reported that revenue receipts are lower than projected because of a delay in property tax receipts. Expenditures are consistent with the budget and historic activity.

Councilors York and Brown, respectively, moved and seconded to accept the first quarter operating report for Fiscal Year 2007-2008. The motion passed unanimously.

3. Plastic Shopping Bags and Polystyrene Food Packaging Ban Deliberations

Councilor York reported that the Committee received extensive testimony during the previous meeting but deferred deliberations until the information could be reviewed. The Committee recommended that the Council defer taking action on individual components of the solid waste issue, pending the results of the Corvallis Sustainability Coalition's (CSC) comprehensive initiative. He requested Council concurrence with the Committee's recommendation.

Councilor Brown, as Council Liaison to the CSC, reported that the Committee chose to defer dealing with each sustainability suggestion until the CSC prepares a comprehensive plan for the Council's approval. He anticipated that the plan would be action oriented to implement the *"2020 Vision Statement."* He encouraged Council discussion of the proposal, noting that the Council will be asked to develop a memorandum of understanding (MOU) regarding the CSC's work.

Councilor Brown referenced from the meeting packet his memoranda regarding the issue, which includes criteria for evaluating the CSC's anticipated plan. He requested Council guidance regarding taking specific action and developing a MOU.

Councilor Brown said the CSC proposed three town hall meetings, supplemented by a scientific survey, similar to the Citizen Attitude Survey. The plan development should be clear and understandable and should encourage community participation. He suggested that the CSC could conduct the town hall meetings, guide the scientific survey, and produce the final plan with assistance from hired consultants and input from the Council. He urged the Council to utilize the services of the International Council for Local Environmental Initiatives (ICLEI), which is a consulting organization that deals with measurements and indicators for environmental issues. He believes the CSC is the proper organization to coordinate development of the community sustainability initiative plan, with assistance from a hired consultant, which the City will help finance. The Council will help develop the process and the final plan.

Councilor Brauner noted that the CSC's proposed budget includes funding for a consultant and a scientific survey. He inquired about the Council's involvement in selecting a consultant.

Councilor Brown responded that he and Councilor Daniels, as members of the CSC, would participate in the consultant selection process, thereby expediting Council approval of the contractor selection

Councilor Brown stated that the Council set aside $20,000 last year for the community sustainability initiative. The CSC's draft budget totals $64,000. The Council must decide about additional funding to the CSC. He noted that the Council just agreed to present the CSC's funding request to the Budget Commission as a budget enhancement. He added that the previous City allocation of $20,000 would not be enough to complete the CSC's work. He recommended that total costs be determined and budgeted to support the project.

Councilor Brauner summarized that the CSC budget included the $20,000 City allocation from Fiscal Year 2007-2008 and the anticipated $20,000 budget enhancement in Fiscal Year 2008-2009, plus $22,000 from fund raising (grants, donations, and sponsorships). He cautioned the Council to be sure that another City $20,000 allocation would be adequate and to seek opportunities to assist the CSC in obtaining grants and donations to complete the project funding. He further cautioned that the Council may need to consider allocating more than $20,000 during Fiscal Year 2008-2009.

Councilor Daniels commented that the City is a signatory party to the ICLEI Cities for Climate Protection program, enabling the City to access services and grants available through ICLEI.

Councilor Beilstein questioned the relationship between the City and the CSC, specifically, whether the CSC is a contractor for the City or whether the City is a member of the CSC. The relationship can determine whether the City is partially or entirely responsible for the CSC's funding. He cautioned the Council about indicating that the CSC must have a work plan and activity schedule in order for the City to remain involved in the CSC's initiative. He does not want to define the City/CSC relationship in a manner that is offensive or damaging and makes the CSC subordinate to the City.

Councilor Brown responded that the CSC would ask the Council for a MOU regarding the relationship between the Council and the CSC. He reported that he and Mayor Tomlinson met with ICLEI representatives during the Mayors' Climate Summit. He opined that ICLEI had good information. He will ask the Council to approve $1,000 for the CSC's membership in ICLEI.

Councilor Brown observed that the Council established a goal for the term of beginning development of the community sustainability plan at the end of 2008; the CSC would like to begin the development process immediately, with completion targeted for the end of 2008.

Councilor York interpreted that the CSC planned to have a completed plan by the end of 2008, which may require City action for implementation of some aspects, beginning the end of 2008. He could support beginning plan development now.

Councilor Brauner concurred with Councilor Brown. He opined that the CSC's schedule was ambitious. He would like the completed plan adopted by the end of the current Council term.

Councilor York summarized that the Committee recommended postponing action until the CSC develops a comprehensive community sustainability plan.

At Councilor Daniels' request, Councilor York suggested that individual sustainability requests and suggestions be referred to the Council Liaison to the CSC for reference, monitoring, and consideration in developing the comprehensive community sustainability plan.

Councilor Daniels noted that three chain grocery stores in Corvallis (Safeway, Fred Meyer, and WinCo Foods) and First Alternative Co-Operative sell reusable canvas bags and discourage or charge for use of plastic bags.

4. Committee Chair Assignment

Councilor York announced that Councilor Brown would serve as Committee Chair January through April, and Councilor York would serve as Committee Chair May through August, at which time the individual elected to fill the unexpired term for Ward 7 would assume the Chair responsibilities for September through December.

C. Urban Services Committee – December 20, 2007

1. Sidewalk Cafés Delineation

Councilor Hamby reported that staff presented sidewalk café delineation guideline options and proposed a period of 30 to 60 days to phase in the new guidelines. Staff is developing an informational brochure for business owners interested in having cafés.

This issue was presented for information only.

2. Council Policy on Neighborhood Traffic Calming Program

Councilor Hamby reported that staff presented a draft Council Policy based upon the Neighborhood Traffic Calming Program. The Committee recommended Policy amendments, and staff will present a revised Policy at the next Committee meeting.

This issue was presented for information only.

3. Gravel Roads/Street Fund Review

Councilor Hamby reported that a citizens requested that the City maintain SW 71st Street, which is a gravel street within the City Limits. Maintenance of gravel streets was among the services discontinued several years ago. Staff presented to the Committee a list of transportation-related services discontinued or curtailed during

the earlier service reduction and associated costs ($70,418 total). Staff recommended incorporating all of the discontinued services into the budget, rather than reinstating only one or two services.

Councilors Hamby and Grosch, respectively, moved and seconded to forward to the Budget Commission for consideration funding $70,418 in various street services in Fiscal Year 2008-2009 as a budget enhancement.

Councilor Brauner noted that presenting a budget enhancement to the Budget Commission does not mean the request will be approved by the Commission. The Council's vote today would only approve presenting the request to the Commission.

In response to Councilor Wershow's inquiry, Mr. Nelson explained that funding for the reinstated transportation-related services could be obtained from property taxes, the Street Fund, or a future enlarged transportation maintenance fee.

The motion passed unanimously.

4. Parking Meter Rate Increase

Councilor Hamby reported that the Downtown Parking Commission (DPC) recommended adjusting the parking meter rates throughout the city to increase revenue in the Parking Fund. Staff suggested applying the same fee structure to all parking meters for maintenance ease and cost efficiency. Staff received very little public input, despite conducting three public meetings regarding the proposal. Parking meter revenue supports the Parking Fund and parking enforcement. The DPC suggested that parking meter rates in the Downtown area should not be less expensive than riding public transit. The proposed rate adjustments would generate approximately $60,000 annually. Library Director Rawles-Heiser was not interested in increasing parking meter rates in the Library parking lot and garage. The Committee recommended adjusting all parking meters to a consistent rate. Otherwise, people might take advantage of the lower rates in the Library parking lot and garage, thereby preventing Library patrons from accessing those parking spaces.

Mr. Fewel read an ordinance amending Corvallis Municipal Code Chapter 6.11, "Parking Meters," as amended.

Mayor Tomlinson recessed the meeting from 2:01 pm until 2:11 pm.

Councilor Hamby left the meeting at 2:05 pm.

In response to Councilor Brown's inquiry, Mr. Nelson explained that the DPC established goals, including developing financial reserves for acquiring and constructing surface parking lots and completing other parking enhancements. The City would not gain income from the proposed parking meter rate adjustments. Parking enforcement will need to be enhanced in a few years to maintain the current

level of service. Revenue from parking meters at the Library is divided between Public Works for meter maintenance and the Library for collection acquisitions.

Councilor York said he initially sympathized with Ms. Rawles-Heiser's concerns about not creating a hardship for Library patrons, but he understood the desire to simplify the parking meter rate system and the desire to not have general parking patrons migrate to the Library parking facilities. He said he would support the proposed ordinance.

Councilor Grosch noted that the proposed parking meter rates are consistent with and less than most comparable cities in the area. The Committee understood Ms. Rawles-Heiser's concerns; however, the proposed rates were deemed reasonable.

ORDINANCE 2008-02 passed unanimously.

5. Council Policy Review: CP 91-9.03, "Parking Permit Fees"

Councilor Daniels reported that the Committee's Policy review was based upon a recommendation from the DPC and the just-approved adjustment in rates for ten-hour parking meters.

Councilors Daniels and Grosch, respectively, moved and seconded to amend Council Policy CP 91-9.03, "Parking Permit Fees." The motion passed unanimously.

D. Other Related Matters

Mr. Nelson explained that the Library was acting as a grant agent on behalf of the State with other interested parties for the Demonstration of Service Innovation Through Shared Electronic Delivery of Resources project of the Oregon Digital Library Consortium. The grant would necessitate a $75,500 budget adjustment.

Mr. Fewel read a resolution accepting a grant from the Oregon State Library for Demonstration of Service Innovation Through Shared Electronic Delivery of Resources project ($75,500) and authorizing the City Manager to sign the grant agreement.

Councilors Grosch and Wershow, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2008-01 passed unanimously.

V. MAYOR, COUNCIL, AND STAFF REPORTS – Continued

A. Mayor's Reports – Continued

1. Corvallis Sustainability Coalition Request for Proposal

Councilor Brown confirmed that the Request for Proposals (RFP) was distributed, and responses are due January 8th. Councilor Daniels noted that Councilors could ask that an addendum be distributed, if they believed information was omitted from the RFP.

Councilor Daniels observed that the RFP language was inconsistent with the CSC's funding request regarding the process in which the consultant would be asked to participate. She urged that the consultant's responsibilities should be clarified in the MOU referenced earlier by Councilor Brown. She would like flexibility in the processes utilized, depending upon the advice and expertise of the consultant. She noted another inconsistency regarding the timeline for development of the comprehensive community sustainability plan and urged that this issue be resolved and clearly stated in the MOU. The memorandum should clearly delineate the expectations of the City, the CSC, and the consultant regarding the Council's action on the final plan.

Councilor Grosch concurred with Councilor Daniels that the actions of accepting and adopting a plan have different meanings and implications. He interprets the CSC RFP to indicate the CSC's intention to propose a plan that can be presented to the community for implementation. He expects that the plan would indicate the actions the City could implement or continue practicing as a governmental entity and actions the community could undertake to promote the overall well being of the environment with suggestions regarding implementation procedures, responsibilities, and timelines.

Councilor York commended the CSC for its RFP. He interpreted that the Council would be asked to accept the final plan, which he expects would include recommended action items that the Council would need to adopt. Plan acceptance may require more public participation. He supports the RFP.

Councilor Brauner noted that the Council will review the final community sustainability report in December and take appropriate action.

Council members indicated concurrence with the CSC's RFP and with the proposal that Councilors Brown and Daniels participate in the response evaluation process.

2. Corvallis Sustainability Coalition Budget Proposal

Councilors Brown and Brauner, respectively, moved and seconded to approve allocating $20,000 in Fiscal Year 2008-2009 to Corvallis Sustainability Coalition and direct development of a memorandum of understanding involving the City and the Corvallis Sustainability Coalition to serve as a contract for the financial

agreement between the City and Corvallis Sustainability Coalition, with Oregon Natural Step Network serving as the fiscal agent.

Annette Mills, representing the CSC, confirmed that the CSC plans to conduct three town hall meetings (March 31st and tentatively during June and September). The CSC is pleased that Council members will participate in reviewing RFP responses. She confirmed that the consultant will assist in establishing baseline data, facilitating community meetings, providing guidance for small work groups, and developing the sustainability action plan. The CSC will work closely with the consultant in developing the plan. The proposed budget was primarily focused on the community-wide initiative (hiring the consultant, paying for the town hall meetings, and conducting the scientific survey). She urged that the memorandum of understanding be developed soon so the process can begin.

In response to Councilor Brown's inquiry, Ms. Mills said the CSC received some significant work from partner organizations and the Energy Trust of Oregon. The CSC questioned whether these in-kind contributions would be counted as matching funds for the expenditures requested from the Council. Mayor Tomlinson elaborated that, during 2007, the Council discussed requiring $20,000 in matching funds for the $20,000 allocation.

Councilor Brauner opined that the in-kind contributions should be considered a portion of the matching fund requirement. He expressed concern regarding the Energy Trust of Oregon's contribution being counted as a matching fund contribution. The other contributed services should equate to more than the required $20,000 match. He recalled that the funding match was required so the plan development would not be funded entirely by the City and would have non-City support.

Council members summarized and clarified that the motion before the Council would authorize release of $20,000 previously allocated to the CSC, with Oregon Natural Step Network acting as the fiscal agent, to implement the CSC's RFP, develop a MOU between the City and the CSC, and approve proceeding with selecting the consultant to begin the process outlined in the CSC's presentation to the Council.

The motion passed unanimously.

X. NEW BUSINESS – Continued

B. Ward 7 vacancy

Assistant to City Manager/City Recorder Louie explained that the City Charter states when and how Council vacancies are filled. The time period for candidates for the Ward 7 Councilor position to complete paperwork with the City for a March special election ended during December. The next available election date is the May 20th primary election. The staff report includes the timeline for the May primary election. If the Council approves proceeding with a May election, candidate nomination and information packets would be

available beginning this week. Candidates would have ample time to complete paperwork and obtain petition signatures. Completed packets would be accepted February 11th through 29th. Candidates should be verified by the March 3rd Council meeting, when the Council would consider a resolution to schedule the May election.

Councilor Grosch commented that he had told Ward 7 residents that they are not unrepresented and that they may contact any Council member for assistance, pending election of a Ward 7 Councilor. Other Council members concurred and offered assistance.

Councilor Grosch noted that anyone campaigning for the May election would likely also be campaigning for the November general election, when Councilors would be elected for the next Council term. Ms. Louie confirmed that paperwork will need to be filed for the next Council term.

Councilors Brauner and Wershow, respectively, moved and seconded to approve a May 20, 2008, election to fill the Ward 7 City Councilor vacancy. The motion passed unanimously.

Mayor Tomlinson announced that he was appointing Council Liaisons to fill vacancies caused by Councilor Zimbrick's passing last month. He had responded to concerns from Ward 7 residents. He invited Ward 7 residents to contact himself or any Councilor for assistance.

Mayor Tomlinson recessed the Council at 2:43 pm and reconvened the Council at 7:01 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Tomlinson, Councilors Brown, Wershow, Daniels, York, Hamby, Beilstein, Brauner, Grosch

VI. VISITORS' PROPOSITIONS

Mike Riddle, 3015 NW Grant Place, is a member of the Citizens Advisory Commission on Civic Beautification and Urban Forestry. He thanked the Council for considering the Commission's funding request for inclusion in the Fiscal Year 2008-2009 baseline budget.

Councilor Daniels noted that the 2007 Citizen Attitude Survey included a question regarding the City's tree program, which generated four and one-half pages of comments expressing support for the program.

Ed Epley, 3053 NW Harrison Boulevard, requested assistance and enforcement regarding the City's legislation related to signs placed in parking strips. He outlined his previous requests for enforcement and complaints, the apparent lack of response by City staff, inclusion of an article regarding the legislation in *"the City"* newsletter, and the Police Department's letters to real estate firms explaining the legislation but reluctance to give him the names of those firms.

Because there were no other citizens in attendance desiring to speak to the Council under Visitors' Propositions, and the public hearing was advertised to begin at 7:30 pm, Mayor Tomlinson recessed the meeting from 7:10 pm until 7:30 pm.

VII. PUBLIC HEARINGS

A. A public hearing to consider a Remand Order from Oregon Land Use Board of Appeals (ZDC07-00001 – 7th Street Station)

Mayor Tomlinson reviewed the order of proceedings and opened the public hearing.

Declaration of Conflicts of Interest – None.

Declaration of Ex Parte Contacts Since Previous Public Hearing

Councilor Daniels reported that she was contacted by several people regarding the process following the Land Use Board of Appeals (LUBA) remand. She answered some of the questions and referred others to staff. She received some e-mails attempting to persuade her to a specific perspective; those e-mails were included in the meeting packet for other Council members to review. She declared that the cited contacts would not prevent her from making a fair and objective decision.

Councilor Wershow reported that he received several e-mails, which he forwarded to Ms. Louie. He received more e-mails today, which he will forward to staff. He declared that the e-mails would not cause him to be unable to make a fair and impartial decision.

Councilor Brown reported that he received e-mails and read the letter to the editor in today's edition of the *Corvallis Gazette-Times,* which matched one of the e-mails he received. He declared that the information would not prevent him from making an objective decision.

Councilor Grosch reported that he saw the e-mails cited by Councilors Daniels, Wershow, and Brown and did not anticipate any problem making a fair and impartial decision.

Councilor Brauner reported that he had the same contacts as those cited by Councilors Daniels, Wershow, Brown, and Grosch and declared that he could make a fair and impartial decision.

Councilor Beilstein reported that he had numerous contacts from people wanting to discuss the issue, to whom he tried to explain the procedure. He received a lengthy e-mail from Richard Hangartner, which he did not understand but which seemed to state that the City was not being legally aggressive enough in the issue. Since he did not understand the arguments in the e-mail, he does not believe they will affect his decision. Therefore, he believed he could make a fair and impartial decision in the issue, based upon the evidence presented.

Councilor Hamby reported that he received the e-mails cited by other Councilors, and he declared that the contacts would not affect his ability to make a fair and impartial decision.

Councilor York reported that he had the same contacts as those cited by other Councilors and declared that he could make a fair and impartial decision.

Mayor Tomlinson reported that he had the same contacts as those cited by Councilors and declared that he could make a fair and impartial decision.

Rebuttal of Conflicts of Interest and Ex-Parte Contacts – None.

Declaration of Site Visits

Councilors Beilstein and Brown declared that they visited the site.

Objections on Jurisdictional Grounds – None.

Staff Report

Planning Division Manager Towne presented a map of the subject site, which encompasses two parcels. The site was originally zoned Medium-High Density Residential (RS-12) with a Planned Development (PD) overlay. He reviewed the history of actions regarding the property:

- April 25, 2007 – A Director's Decision was made approving a request to remove a residential PD overlay.
- May 7, 2007 – The Director's Decision was appealed to the Council.
- July 17, 2007 – The Council denied the appeal, removing the PD overlay, and approved an ordinance returning the Zoning District and Comprehensive Plan Map designations to General Industrial (GI).
- July 23, 2007 – The Council's decision was appealed to LUBA.
- November 21, 2007 – LUBA remanded the Council's decision for corrective action.

Mr. Towne said the Council's decision criteria are outlined in Land Development Code (LDC) Chapters 2.2, "Zone Changes," and 3.33, "Residential Planned Development (PD) Overlay." The criteria regarding PD overlay removal were met.

The LUBA remand requests that the Council approve an order removing the PD overlay without changing the Zoning District or Comprehensive Plan Map designations. Based upon the LUBA remand requests, staff recommended that the Council adopt an ordinance rescinding the Zoning District and Comprehensive Plan Map designations of GI and reinstating the RS-12 designation on the two parcels.

Questions of Staff

Mr. Towne confirmed Councilor Beilstein's observed that the LUBA remand instructs the Council to reconsider its decision but does not void the Council's previous decision, thus an ordinance is needed to reverse the earlier zoning designation change. Additionally, until the Council renders a decision, the property will be zoned GI.

Mayor Tomlinson closed the public hearing.

Deliberations

Mr. Fewel read an ordinance repealing Ordinance 2007-19, reviving the prior Comprehensive Plan Map and Zoning District designations.

Final Decision

The ordinance passed six to two on the following roll call vote and will be read a second time during the January 22nd Council meeting:

Ayes: Brown, Wershow, York, Hamby, Brauner, Grosch
Nayes: Daniels, Beilstein

In response to Councilor Hamby's inquiry, Mr. Fewel explained that the site will remain zoned GI until the ordinance is read a second time, approved, and becomes effective. He elaborated that the Council's previously approved ordinance is the applicable law. However, the LUBA determined that the Council's ordinance adoption was unlawful, making enforceability of the ordinance questionable. Technically, the ordinance is the applicable law until it is repealed.

Councilors Hamby and Daniels, respectively, moved and seconded to initiate a zoning district change on the "Seventh Street Station" site from Medium-High Density Residential to General Industrial.

Community Development Director Gibb confirmed that the Council can direct staff to initiate a Zoning District change, which would follow the prescribed process, including a staff report analysis.

Councilors Hamby and Daniels accepted as a friendly amendment to their motion Councilor York's clarification including changes to both the Comprehensive Plan Map and Zoning District designations.

Councilor Wershow observed that the motion before the Council would initiate a zoning designation change from RS-12 to GI on property currently zoned GI.

Councilor Brauner said he supported the ordinance that the LUBA remanded. He expressed concern about beginning a process to take action that is not yet necessary. He would prefer to consider a Comprehensive Plan Map and Zoning District designation change after the Council adopts the ordinance just read. He believes it is procedurally inappropriate to take action when the zoning designation change has not occurred. He asked the motion maker and seconder to withdraw their motion until after the ordinance is approved. Otherwise, he would move to table the motion until after the ordinance is possibly adopted January 22nd, with the new Comprehensive Plan Map and Zoning District designations, that would be subject to the change proposed by the motion.

Mr. Gibb confirmed that the Comprehensive Plan Map and the Zoning District designations would be affected by the motion before the Council. This action would require a full staff

analysis. He suggested that the Council could discuss this option during a work session in terms of how to proceed.

Mr. Nelson added that the motion before the Council represents major effort by staff and would affect staff's ability to process other pending planning issues. If the Council deferred discussion of a possible zoning designation change, staff would be able to outline to Council the pending planning issues that might be impacted.

Councilor Daniels expressed appreciation for the complications outlined by Councilor Brauner and staff ; however, she was reluctant to delay action regarding the property. She noted that the Council extensively discussed the appropriate use of the subject site when the Council initially re-zoned the land from industrial to residential use. She recalled that the Council's last deliberations included her reference to previous Council discussions and statements by Councilors acknowledging that the land use application did not comply with the Comprehensive Plan. She noted that the Council, at that time, believed that the policy discrepancies should be addressed through the PD process and conditions. Council discussions also addressed how the application might be made compliant with the Comprehensive Plan. She would like to begin the extensive process regarding land use changes. She believes there is no reason to postpone action, since the LUBA determined that the Council's previous decision was illegal. While the property may currently be technically zoned GI, an applicable court ruled that the designation was illegal. She further believes that waiting will not change the situation. She is reluctant to delay Council action.

Mr. Fewel confirmed that the subject site is legally zoned GI.

Councilor Hamby inquired when a zoning change procedure could begin. Mr. Gibb explained that procedural issues must be resolved before the process could begin, probably in three months, by which time the property would be re-zoned RS-12, if the ordinance is approved January 22nd.

Councilor Grosch expressed understanding for the motion before the Council but said he could not support the motion. He believes property owners should initiate zoning designation changes, so he was reluctant to have the Council initiate that action. He expressed concern that the action proposed by the motion could be construed as a "taking." He opined that a person was entitled to develop their land under the existing rules; however, the action proposed in the motion would change the rules without the property owner's consent, which concerned him. He said he would oppose the motion.

Councilor Wershow said he reviewed the Council minutes from the Seventh Street Station application approval, when a comment was made that the property and surrounding areas would benefit from a residential, rather than a GI, zoning. He suggested that the intensity of the residential zoning designation might be the problem. He believes there are ways other than re-zoning the property to GI to address the problems identified by citizens. Therefore, he would not support the motion.

Councilor Brauner said he supported the Council's action to re-zone the property when the PD overlay was removed because he believed, and still believes, the City's "promise" to the community was broken. The LUBA said the Council's previous action was illegal. The

Council had reasons other than the PD overlay for believing the property would be better developed for residential than industrial use. He said he tended to concur with Councilor Grosch but would oppose the motion for other reasons. He still regretted the apparent breach of promise by the developer in removing the PD overlay, but he believed many requirements must be met to develop the property for residential use, if that was possible. His primary reason for opposing the motion involved the pending land use issues staff must address and their relative importance to the community. He believed most of the neighborhood's concerns could be addressed through existing LDC restrictions that would make developing the property difficult. He opined that the effort and time for a zoning designation change, leaving planning issues of greater and longer-term importance unaddressed, were not justified. He said he would oppose the motion.

Referencing Councilor Grosch's comment that it was inappropriate for the Council to initiate a zoning designation change, Councilor York opined that it was within the Council's authority to take such action and was a component of comprehensive planning and the City's authority first, with property owners having the right to request designation changes.

The motion passed five to three on the following roll call vote:

Ayes: Brown, Daniels, York, Hamby, Beilstein
Nayes: Wershow, Brauner, Grosch

Councilors Hamby and York, respectively, moved and seconded to adopt Notice of Disposition 2008-126.

The motion passed six to two on the following roll call vote:

Ayes: Brown, Wershow, York, Hamby, Brauner, Grosch
Nayes: Daniels, Beilstein

Councilor York requested additional Council discussion at a future meeting of a long-term solution for the situation involving the "Seventh Street Station" property. He previously suggested a LDC amendment to require a Detailed Development Plan, which was added to the Planning Division's work plan but was not assigned a priority.

Mr. Gibb responded that staff was developing a list of potential LDC amendments, including Councilor York's suggestion. Staff was reviewing the potential amendments and determining priorities. The list will be presented to the Council soon.

XI. ADJOURNMENT

The meeting was adjourned at 8:00 pm.

APPROVED:

_____

MAYOR

ATTEST:

_____

CITY RECORDER

[Date Prev][Date Next][Thread Prev][Thread Next][Date Index][Thread Index]

<web>Suggestions for action on 7th St. Station!

- *To*: ward1@xxxxxxxxxxxxxxxxxxxxxxxxxx
- *Subject*: <web>Suggestions for action on 7th St. Station!
- *From*: Katie Murray <mkymurray@xxxxxxxxx>
- *Date*: Mon, 7 Jan 2008 09:07:43 -0800
- *Reply-to*: <mkymurray@xxxxxxxxx>

This is an enquiry e-mail via %s from: Katie Murray (mkymurray@xxxxxxxxx)
Katie Murray
1027 SW 10th St.
Corvallis, OR 97333
(541) 758-9213
January 7, 2008

Dear Councilors,

I understand that you have chosen not to receive any public testimony related to your decision tonight on the 7th St. Station property. Respecting that decision and your feeling that you have no choice in how you vote this evening (while I disagree), I would just like all of you to keep in mind that there are undoubtedly a number of actions you can take in this case that would offer the protections this neighborhood has been promised so many times by council. I urge you to look back at the original conditions of approval that were placed on this property with its re-zoning to PD (RS-12) from General Industrial. Many of these could be resolved by council independent from your decision regarding the property?s zoning, including addressing ingress and egress from the property (closing off D Ave at 7th St to avoid having the developers use only D and E Aves as their two ingress and egress points, and ensuring traffic mitigation measures on E Ave), changing the LDC so that it !

enforces the 100 ft. setback on any property bordering industrial property, and changing the parking requirements in the LDC (one neighbor has already offered you specifics on this issue), among a host of other concerns. These are all extremely important issues with this particular piece of property, and given the years of hard work and ?watch-dogging? on the part of this neighborhood, I feel that your fast and creative attention to these matters would be the best way to provide us with the protections that have been deemed necessary on this property so many times by both the city council and the planning commission.

You are all where you are because the citizens of this city trust you and have confidence in your abilities. You are talented, intelligent, and creative individuals who obviously care for the welfare of your city. I urge you to put all of your skills to use as you work to come up with ways to mitigate our concerns and prevent this development from moving forward unchecked. This case in particular demonstrates the unfortunate limitations of the development process, and the ways by which developers can manipulate the process in an effort to maximize profits while acquiring the legal right to ignore important local concerns. Please, please, do not let this happen. Give this some

thought and let?s come up with some creative solutions tonight.

Sincerely,
Katie Murray

- Prev by Date: **RE: ASC, January 10th**
- Next by Date: **RE: ASC, January 10th**
- Previous by thread: **RE:**
- Index(es):
  - **Date**
  - **Thread**

[Date Prev][Date Next][Thread Prev][Thread Next][Date Index][Thread Index]

[Fwd: <web>7th Street Station]

- *To*: kathy.louie@xxxxxxxxxxxxxxxxxx
- *Subject*: [Fwd: <web>7th Street Station]
- *From*: "Charles C. Tomlinson" <mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxx>
- *Date*: Mon, 7 Jan 2008 09:08:44 -0800 (PST)
- *Importance*: Normal
- *Reply-to*: mayor@xxxxxxxxxxxxxxxxxxxxxxxxxx
- *User-agent*: SquirrelMail/1.4.4

Kathy, For tonight's record. Charlie

---------- Original Message ----------

Subject: <web>7th Street Station
From: "Leslie Bishop" <bishop141@xxxxxxxxxxx>
Date: Sat, January 5, 2008 11:59 am
To: mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxx

This is an enquiry e-mail via %s from: Leslie Bishop (bishop141@xxxxxxxxxxx) Dear Corvallis City Council members:
RE: 7th Street Station

I am writing in hopes of giving you some guidance with the decisions that you will make at the Jan. 7th 2008 ?Public? Hearing of 7th Street Station. Assuming the zoning of RS12 without a PDOverlay must stick, City Council still has an ethical obligation to our neighborhood. Council needs to place restrictions and conditions on this development such as:

a. Enforce the 100? buffer from GI to Residential required by the Comprehensive Plan

b. Prohibit development using ?D? and ?E? Streets as the only entrance/exits

c. Require that 7th and Western, the only arterial street, be the major entrance/exit to the development

d. Prohibit using ?D? Street as an entrance/exit period. Use ?E? Street primarily for emergency vehicles.

e. Require the higher density be placed at the northern end of the property as dictated by Council in 2003

We have been repeatedly told by City Planning that we need not worry about this property?s development because the new LDC will take care of everything. The above restrictions are not in the new LDC, thus, clearly not covered by it. It appears that unless Council acts, current rules will allow maximum development on this site using only ?D? and ?E? Street as

entrances/exits. This would break all past commitments by Council.

I know you must be as weary as we are with the topic of 7th Street Station. We are unpaid hands, just like you, who have spent 6 years trying to work out some kind of acceptable development plan for this tedious piece of property. It is so important that you don?t drop the issue without serious thoughtful attention to the consequences of your decision. Hopefully you can find a compatible, livable solution for this property and the nearby neighborhoods.

We as the public no longer have a voice; you do.

Thank you for your attention.

Leslie Bishop

- Prev by Date: **Re: <web>January 7th Meeting**
- Next by Date: **Re: Los Angeles Opera Troupe**
- Previous by thread: **[Fwd: <web>Jan 1, GT Letter to Editor on "Floods of Greed"]**
- Index(es):
  - **Date**
  - **Thread**

[Date Prev][Date Next][Thread Prev][Thread Next][Date Index][Thread Index]

[Fwd: <web>Jan 1, GT Letter to Editor on "Floods of Greed"]

- *To*: kathy.louie@xxxxxxxxxxxxxxxxxx
- *Subject*: [Fwd: <web>Jan 1, GT Letter to Editor on "Floods of Greed"]
- *From*: "Charles C. Tomlinson" <mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxx>
- *Date*: Mon, 7 Jan 2008 09:05:02 -0800 (PST)
- *Importance*: Normal
- *Reply-to*: mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxx
- *User-agent*: SquirrelMail/1.4.4

Hi Kathy,

This is an electronic version of Sam's letter to the editor for tonight's meeting record.

Charlie

---------- Original Message ----------

Subject: <web>Jan 1, GT Letter to Editor on "Floods of Greed"
From: "Sam Hoskinson" <oregonsam@xxxxxxxxxxx>
Date: Sat, January 5, 2008 4:39 pm
To: mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxx

This is an enquiry e-mail via %s from: Sam Hoskinson (oregonsam@xxxxxxxxxxx) Charlie,
Here's my Jan 1 letter to the editor explaining why we should not let developers write our Land Development Code. Thanks for your time,
Sam

Development greed is flooding Corvallis

I defended my steps from a flooding river recently. As I watched the raging current it occurred to me that greed is more dangerous than floodwaters. Both are unrelenting, but greed has guile.

Corvallis development projects designed for maximum profit have created ?development floods? that carry new problems into the surrounding neighborhoods. The damage includes traffic problems, parking shortages, incompatible structures and loss of neighborhood identity. The citizens of Corvallis rely on city land development rules to act as ?levees? and protect them from these floods. But greed and floodwaters are powerful, unrelenting forces. Floodwaters rush downhill and greed pursues profit.

The danger to my steps was clear. Floodwater does not mislead; it is an honest and honorable foe. But greed will lie, cheat, misdirect and redirect forces in any manner necessary to maximize profits. Developers can increase profits by breaching the city?s protection levees. Flooding

new problems into surrounding neighborhoods is much cheaper than solving the problems on your own property.

The city is in charge of designing, operating, inspecting and improving these levees. But recently, many of our levees were damaged because the city allowed developers to write a loophole (Ordinance 2004-41) into our land development code. It is time for citizens to demand accountability for ?development flood? damage caused by this loophole. It should be removed, and all protection levees should be inspected and repaired. The safety and livability of our city is at stake.

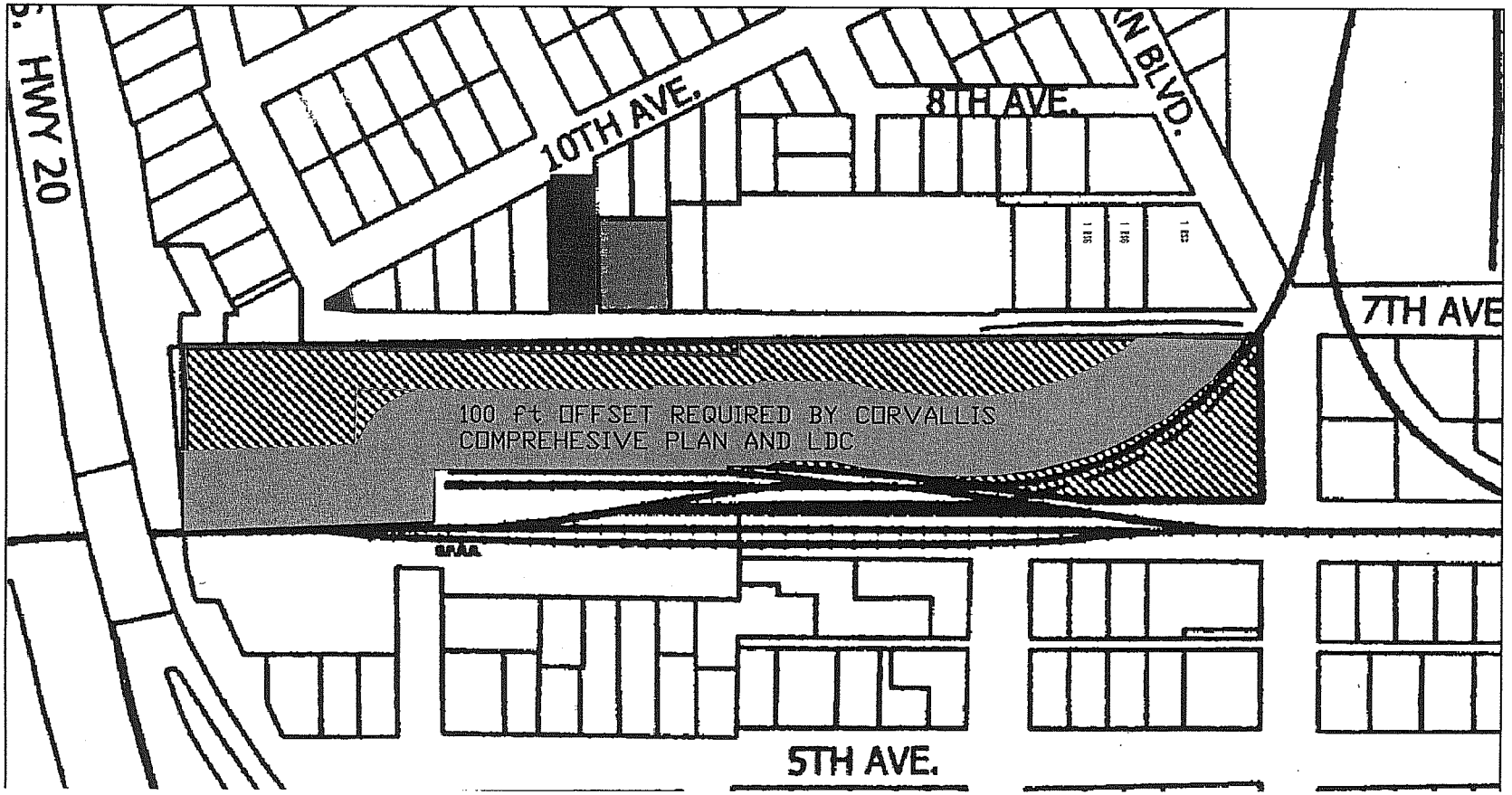
Corvallis must be protected from the floods of greed.

- Prev by Date: **[Fwd: <web>Jan 1, GT Letter to Editor on "Floods of Greed"]**
- Next by Date: **Re: <web>January 7th Meeting**
- Previous by thread: **[Fwd: <web>Jan 1, GT Letter to Editor on "Floods of Greed"]**
- Next by thread: **[Fwd: <web>7th Street Station]**
- Index(es):
  - **Date**
  - **Thread**

NON-CONFORMING NEIGHBORS: FROM - JOM HOWLINSON 11/7/08 @ 1:21

7th Street Station is a narrow strip of property next to a RR switching yard. The property was originally zoned General Industrial (GI), which required a100' no-building buffer on the west side (i.e. along 7th St) to protect the existing neighborhood. IF the property had been rezoned residential RS-12, the Comprehensive Plan would have required a 100' buffer along the RR (east) side of the development (Comp. Plan 3.2.4). The owners, the Dickerhoofs, requested zoning with a Planned Development Overlay, PD(RS12), to get some flexibility about the 100' buffer requirement from an active RR yard. They also promised that: 1) 'D' Ave would be blocked, 2) 'E' Ave would have a restricted entrance, and 3) Western Blvd would be the MAIN automobile access (the front door).

The original Dickerhoof plan expired after 3 years, and a NEW Land Development Code LOOPHOLE requires the PD Overlay be removed (LDC 2.2.50, Ordinance 2004-41). The loophole would allow developers of properties with Planned Development Overlays to: 1) ignore any previous promises, obligations, and required conditions of approval, 2) ignore Corvallis Comprehensive Plan requirements, and 3) eliminate citizen input and Planning Commission/City Council review of the development plan.
With this action, the 100' safety buffer between the active RR switching yard and new residential properties is also conveniently discarded. As as result we have NON-CONFORMING property. The RR property is now required by the LDC and the Comprehensive Plan to provide the 100' buffer. But an active switching station falls within the buffer, creating a non-conforming situation for the RR. In the future it will be impossible for the RR to develop the GI property for GI use because there is no room to provide the buffer on the RR property.



Holzworth, Carla

From: Webmaster
Sent: Monday, January 07, 2008 8:33 AM
To: Holzworth, Carla
Subject: FW: <web>land use loopholes

Importance: Low

For your follow up

-----Original Message-----
From: Andy Luck [mailto:luckandy@peak.org]
Sent: Saturday, January 05, 2008 11:45 PM
To: Webmaster
Subject: <web>land use loopholes
Importance: Low

This is an enquiry e-mail via %s from: Andy Luck (luckandy@peak.org)

City Council members-
I am ashamed of our city council for bowing to the greedy and powerful developers who want to turn our quiet historic neighborhoods into prospecting grounds for poorly designed profit palaces like the "10th St. Terrace" at 10th and A and the potential 7th St. Station development being shoved through a loophole that should have never been created. As my neighbor Sam alluded to in his editorial about the incoming floods of greed, we need help with mending the weak spots that allow these floods to enter.

You are supposed to represent us and our neighborhoods' interests. Listen to the public and refer to the volumes of recent testimony that was actually allowed to be voiced out loud and not only through obscure electronic connections. Refer to the the violations of Land development codes and the blatant disregard for the City's own "Vision 2020" statements, as well as the parts of the comprehensive plan that speak of enhancing family neighborhoods and maintaining historic integrity and natural balance in our community.

As a long time resident of the wonderful Avery addition neighborhood, I implore you to take a stand for our community and not a bow to the profiteers. Please close the planned development overlay loophole. Corvallis remains a desirable community because of its reputation for sensible and sensitive planning and development. Please help uphold this reputation.

Sincerely, Andy Luck ,845 SW 10th St.

Holzworth, Carla

From: Webmaster
t: Monday, January 07, 2008 8:34 AM
Holzworth, Carla
Subject: FW: <web>7th Streeet Station development

Importance: Low

For your follow up

-----Original Message-----
From: Abby Terris [mailto:abbydharma@gmail.com]
Sent: Saturday, January 05, 2008 10:57 AM
To: Webmaster
Subject: <web>7th Streeet Station development
Importance: Low

This is an enquiry e-mail via %s from: Abby Terris (abbydharma@gmail.com)

Please do not allow the Seventh St. Station development to go forward. It benefits the developers financially and seriously undermines the quality of local community life, as well as the integrity of our democratic system. How was the right to advocate for careful and integritous neighborhood dveelopment snatched from us so that we no longer can comment or object?

What is the bottom line - large monetary gains for at-a-distance profiteers who care not at all for quality of life and pull off their deals despite the wishes of the poeple directly effected? or the unquestionable value for the health and well-being of its citizens that comes with strong and cohesive neighborhoods and neighborhood input?

I am a long-time resident and homeowner in the Avery Addition and am appalled by the recent turn of events that cancels our right to determine how development in this neighborhood will manifest. The traffic, safety and esthetic impact of putting the developers in charge is outrageous. We will bear the costs for their profits and I object! I affirm my right to live in a strong and lovely neighborhood, advocated for by my elected representatives when need be. Please do not roll over. But speak out and work the system with a vigor that equals that of those who earn big bucks by doing so.

Thank you for your efforts,
Abby Terris

Louie, Kathy

From: sam [oregonsam@comcast.net]
Sent: Saturday, January 05, 2008 10:14 AM
To: Ward 1
Subject: RE: <web>7th Street Station & Loophole GT "as I see it"

Hi Bill,
I have always believed that you understood this issue better than the others and were fighting for the City. BUT our neighborhood is about to be "flooded," and good intentions alone will not protect our neighborhood.

We need your help. Please do not allow this to happen.
Sam

-----Original Message-----
From: Bill York [mailto:ward1@council.ci.corvallis.or.us]
Sent: Saturday, January 05, 2008 8:34 AM
To: oregonsam@comcast.net
Cc: ward1-web-archive@council.ci.corvallis.or.us
Subject: Re: <web>7th Street Station & Loophole GT "as I see it"

Hi Sam,

I haven't given up on fixing this "loophole". As you may recall, I suggested a fix that would require Detailed Development Plans with all residential PDs. With a Detailed Development Plan in place, the PD can't be summarily removed. That has been added to the Planning Commission's work plan, but I couldn't get enough Council support to assign it a high priority.

I will keep trying!

Regards,

Bill York
Councilor - Ward 1

>
> This is an enquiry e-mail via %s from: Sam Hoskinson
> (oregonsam@comcast.net)
> Fighting the Loophole
>
> Avery Addition Neighborhood is fighting for its very existence against
> a loophole (Ordinance 2004-41) in our Land
>
> Development Code (LDC). But we are fighting without a voice because
> public input won't be allowed during the so
>
> called "public" City Council hearing next Monday. Please read this
> letter, then contact your City Council
>
> representative (before Monday) to request that they protect our
> neighborhood from this loophole.
>
> City Council should quit listening to the advisors who recommended
> approving the loophole in the first place. Their
>
> current strategy of ignoring the loophole's damage and/or blaming it
> on a "STATE REQUIREMENT" allows the city to

avoid accountability for their actions. But the Council DID have a choice.
> It was the citizens of Corvallis who were
>
> denied any input or choice about the loophole.

>
> The loophole's history - Ordinance 2004-41
>
> Beginning in 2001, developers frustrated the city by delaying, and
> appealing the new LDC in order to plant a
>
> profitable new "loophole" into the LDC. The loophole would allow
> developers of properties with Planned Development
>
> Overlays to: 1) ignore any previous promises, obligations, and
> required conditions of approval, 2) ignore Corvallis
>
> Comprehensive Plan requirements, and 3) eliminate citizen input and
> Planning Commission/City Council review of the
>
> development plan.
>
> The city resisted and won the first decision, but at the next appeal
> level the developers won and a state commission
>
> (LCDC) instructed the City to insert the loophole or appeal to
> judiciary review (a REAL court) within 60 days. The
>
> Corvallis City Council met in executive (secret) session after LCDC
> decision, but DID NOT APPEAL.
> The loophole was first applied to the property on 10th & "A." At that
> Planning Commission hearing (with no citizens
>
> attending) Planning Commissioner York said that he "believes that the
> State requirements have undermined the
>
> credibility of our entire land use process in this community. It is
> his hope that there will be more dialogue on
>
> this issue at a later time." He was right, but there was never any
> future public dialogue. When a public hearing
>
> finally occurred (months later when it was too late to appeal), the
> question was not how to fight the loophole.
>
> Instead, it was how to implement the new "STATE REQUIRED WORDING" into
> our LDC.
>
> Our city government has failed to protect our neighborhoods from this
> loophole, and given the serious damage caused
>
> and the enormous profits reaped by the developers, the citizens
> deserve to know exactly what happened! Who
>
> recommended this action? Are secret, executive sessions with no public
> input the proper way of making decisions of
>
> this magnitude?
>
> Additionally, we need to look closely at how has the city behaved
> after they inserted the loophole. They've had 4
>
> years to analyze the damage and implement emergency measures to
> protect our neighborhoods from the loophole. But
>
> they have not done so, and seem content to ignore the problem. Most
> citizens feel the city is supposed to protect
>
> neighborhoods from the "floods of greed" caused by developers pushing
> their problems onto surrounding neighbors to
>
> maximize profits.

>
> Obviously, the city has failed our neighborhood if the loophole is
> enforced and no additional protections are
>
> provided. I suggest that each reader visit the development on 10th &
> \, to see for themselves the kind of profitable
>
> abomination that can be built when you get to ignore city rules. Then,
> please help me inform the City Council that:
>
> 1) THERE IS A PROBLEM, 2) THE CITY ALLOWED IT TO HAPPEN, AND 3) THE
> CITIZENS ARE RELYING ON THEM TO FIX IT.
>

Louie, Kathy

From: Taylor Murray [tbmurray23@yahoo.com]
Sent: Sunday, January 06, 2008 9:15 PM
Ward 1
Subject: [SPAM] <web>7th Street Station

Importance: Low

This is an enquiry e-mail via %s from: Taylor Murray (tbmurray23@yahoo.com) Dear Members of the City Council,

I feel that the changing of the Land Development Code to allow the removal of PD overlays was a failure by the Corvallis Planning Division and legal staff to provide thorough and equitable advice to you, the City Council. The expense of this change to citizens like us who live in Avery's Second Addition to the City of Corvallis is that we now no longer have a voice in how our neighborhood is developed.
While I do believe that the city attorneys could have argued the matter with LUBA to a more satisfactory outcome for us in Avery's Addition, I was also present at the City Council meeting in which the city's legal council made it clear that he didn't support council's decision to revert this property back to General Industrial. Now LUBA has remanded this to city council (ZDC07-00001) and you have decided not to hear citizen's input in this matter. I hope you will take a few minutes to read what we face in Avery's Second Addition if this development goes forward unchecked.
In the Conditions of Approval set forth by the City Council in which this subject property was originally rezoned, the city council ensured that Western Avenue would be the main entry and exit point into the subject property, and that 7th street (which has never in history been a functional street from the barricade just south of Cedar Crest Apartments) would be developed to allow traffic into this new development. The Conditions of Approval further asserted that "E" street would have some traffic mitigation measures, designed to discourage heavy traffic flow into the new development, but would be a linkage to 15th street and could provide emergency vehicle access and a second entry and exit into the development as required by law.
The removal of these Conditions of Approval will likely cause the developers to seek a cheaper and easier solution to providing ingress and egress into the property by using D and E streets. Using these routes would greatly increase traffic flow into Avery's Second Addition. Yet, as indicated by ORS 92.150, relating to the law of Dedication and Right of Way for public streets, a dedicated street can only be used for the purpose in which it was dedicated. If this is the case, and I believe that it is, then how could 7th street just become a horseshoe that connected D and E streets at the convenience of 7th Street Station LLC developers?
If you have made a site visit to this area you will have undoubtedly wondered how it would be possible to develop the site with the issue of where 7th street intersects with Western. Something you may have taken for granted is that the paved part of 7th street is actually about 20 feet off of where it should be, due to a few prior vacations(ORD 69.114; M16823 and ORD 71.84; M28960). So, the paved portion of 7th street that runs along Cedar Crest apartments should be 20 feet to the east of its current location. Keeping this in mind, the exit onto Western becomes even more complicated as it must cross at the same point that train tracks enter the property for the existing rail road switching yard.
Finally, I have a grave concern regarding the Development Division's use of Devco engineering as the final word in what is feasible from an engineering point of view in relation to the development of the 7th Street Station property. My concerns arise from two key points: 1) my yard has been surveyed twice by Devco with a 5 foot difference between the two surveys. 2) Because the owners of 7th Street Station LLC seem unconcerned with making appearances at any of the City Council meetings, Lyle Hutchens of Devco engineering seems to have been elected spokesman for them. To me it would be a blatant conflict of interest to allow Lyle to advise the Planning Division and city staff regarding what is feasible on this property from an engineering point of view. I believe that everything pertaining to the 7th street station site should be evaluated by an independent third party surveyor and engineering firm. I urge you as the City Council to require that this is done prior to any dev!

elopment taking place on the subject site.
I appreciate you taking the time to read about my concerns related to this seemingly impossible piece of property. I hope you will weigh and evaluate all that I have written about in future decisions related to its development. Please try to imagine the impacts of all of this on the residents of Avery's Second Addition and imagine a city composed entirely of rentals because of the lack of foresight of our City Planners. This does seem to be the course we are currently on.
Sincerely,
Taylor Murray
1027 SW 10th Street
Corvallis, OR 97333

Louie, Kathy

From: Matthew Bolduc [bolducmw@gmail.com]
Sent: Sunday, January 06, 2008 5:19 PM
Ward 1
Subject: <web>PLEASE READ PRIOR TO MONDAY THE 7TH'S EVENING HEARING

Importance: Low

This is an enquiry e-mail via %s from: Matthew Bolduc (bolducmw@gmail.com) Greetings Council Person Bill York and a happy new year to you.

I hope that you can, and will, read this email prior to tomorrow evening's hearing on the LUBA remand of the 7th St Station re-zone case (ZDC07-00001). It appears that Council has made up its mind on this issue, given that no new public input has been permitted, and so I will not provide any new input in this email related to the specific zone change decision (i.e., the decision to remove the planned development overlay from the property). The point of this email is to provide some ideas on how City Council can improve the compatibility of future development on this property - without the planned development overlay that was intended to provide compatibility with the surrounding neighborhoods.

(1) Close 'D' Ave at its interface with 7th St. This action would force a large development on the property to utilize the 7th and Western intersection, thus diminishing the cut-through traffic in Avery's Addition. There are a number of non-continuous streets in town, and this type of decision seems to be completely within the jurisdiction of City Council. Once the PD is removed from this property, there is nothing to prevent the use of 'D' and 'E' Aves as the two required access points to the site (i.e., there is no LDC requirement to use the intersection at 7th and Western). I have confirmed this statement in a conversation with Development Review Supervisor Keith Turner on May 1, 2007. Closing ' Ave at 7th St was a Condition of Approval from Council's decision to rezone the operty (condition number 2 and 10 from Order 2003-116) and was seen as a compatibility factor by both the Planning Commission and City Council (refer to deliberations from ZDC03-00005). I be!

lieve this is the single strongest action that City Council can take to protect the Avery's Addition neighborhood from traffic and overflow parking that will be generated by the site.

(2) Force a LDC text change to amend the required number of parking spaces for 4 and 5 bedroom dwellings. I'm sure that you have seen concern of overflow parking occurring over and over again during land use hearings for infill sites. Unfortunately the city has put off addressing this issue due to lack of staff time; but a small code change could make a huge livability change in historic Corvallis, and now is the time for action. Parking is a huge issue in my neighborhood, as in many of the historic neighborhood of Corvallis. Many homes built at the beginning of the 20th century had no need for on-site parking, and the standard one-house-per-50x100-foot-lot rule ensured that adequate on-street parking was provided. The new push towards denser urbanization is understandable to conserve resources, but extremely large dwelling units should be required to provide their fair share of parking. I propose simply amending LDC Section 4.1.30.a.2(a) to require 3.5 spaces for a 4!

bedroom unit and 4.5 spaces for a 5 bedroom unit. This proposal simply follows the pattern for 1 to 3 bedroom units and extends it to 4 and 5 bedroom units. Additionally, some consideration needs to be given to single detached and single attached units, in very dense areas with minimal on-street parking, which are currently subject to a 2 parking space requirement. Obviously this is another weak portion of our LDC which developers can ily exploit - instead of building 5-bedroom "apartments", they can build 5-bedroom ingle attached" units with lot-lines, thus reducing their parking requirements. I suggest that the per-bedroom criteria of LDC Section 4.1.30.a.2(a) be applied across the board.

A loophole was created and adopted years ago that essentially removed the Comprehensive Plan from the development criteria for the 7th Street Station property. The repercussions of the decision to adopt this loophole are now upon us. The planning process, which is supposed to balance the needs of existing neighborhoods and future development, has obviously failed the City in this case. Our neighborhoods no longer have a voice in how this large piece of infill property is developed. During the re-zone to PD(RS-12), compatibility, which is not provided by the LDC, was promised to be addressed by the PD overlay; that promise does not have to be removed with the overlay. I plead with you to push for discussion and emergency action at tomorrow's hearing regarding how Council can provide the promise of compatibility that was removed when this loophole language was adopted into the LDC. I truly hope that City Council can find the compassion and energy to undertake the suggest!

ions in this email, and any other actions that are within your bounds, to ensure the compatibility that was promised when this property was rezoned to PD(RS-12).

You have my sincere gratitude in advance for your consideration and action,

Matthew Bolduc
1020 SW 10th St
Corvallis, OR 97333

Louie, Kathy

From: Sam Hoskinson [oregonsam@comcast.net]
nt: Friday, January 04, 2008 12:25 PM
Ward 1
Subject: <web>7th Street Station & Loophole GT "as I see it"

Importance: Low

This is an enquiry e-mail via %s from: Sam Hoskinson (oregonsam@comcast.net) Fighting the Loophole

Avery Addition Neighborhood is fighting for its very existence against a loophole (Ordinance 2004-41) in our Land

Development Code (LDC). But we are fighting without a voice because public input won't be allowed during the so

called "public" City Council hearing next Monday. Please read this letter, then contact your City Council

representative (before Monday) to request that they protect our neighborhood from this loophole.

City Council should quit listening to the advisors who recommended approving the loophole in the first place. Their

current strategy of ignoring the loophole's damage and/or blaming it on a "STATE REQUIREMENT" allows the city to

oid accountability for their actions. But the Council DID have a choice. It was the citizens of Corvallis who were

denied any input or choice about the loophole.

The loophole's history – Ordinance 2004-41

Beginning in 2001, developers frustrated the city by delaying, and appealing the new LDC in order to plant a

profitable new "loophole" into the LDC. The loophole would allow developers of properties with Planned Development

Overlays to: 1) ignore any previous promises, obligations, and required conditions of approval, 2) ignore Corvallis

Comprehensive Plan requirements, and 3) eliminate citizen input and Planning Commission/City Council review of the

development plan.

The city resisted and won the first decision, but at the next appeal level the developers won and a state commission

(LCDC) instructed the City to insert the loophole or appeal to judiciary review (a REAL court) within 60 days. The

Corvallis City Council met in executive (secret) session after LCDC decision, but DID NOT PEAL.
.e loophole was first applied to the property on 10th & "A." At that Planning Commission hearing (with no citizens

attending) Planning Commissioner York said that he "believes that the State requirements have undermined the

credibility of our entire land use process in this community. It is his hope that there will be more dialogue on

this issue at a later time." He was right, but there was never any future public dialogue. When a public hearing

finally occurred (months later when it was too late to appeal), the question was not how to fight the loophole.

Instead, it was how to implement the new "STATE REQUIRED WORDING" into our LDC.

Our city government has failed to protect our neighborhoods from this loophole, and given the serious damage caused

and the enormous profits reaped by the developers, the citizens deserve to know exactly what happened! Who

recommended this action? Are secret, executive sessions with no public input the proper way of making decisions of

this magnitude?

Additionally, we need to look closely at how has the city behaved after they inserted the loophole. They've had 4

years to analyze the damage and implement emergency measures to protect our neighborhoods from the loophole. But

they have not done so, and seem content to ignore the problem. Most citizens feel the city is supposed to protect

neighborhoods from the "floods of greed" caused by developers pushing their problems onto surrounding neighbors to

maximize profits.

Obviously, the city has failed our neighborhood if the loophole is enforced and no additional protections are

provided. I suggest that each reader visit the development on 10th & A, to see for themselves the kind of profitable

abomination that can be built when you get to ignore city rules. Then, please help me inform the City Council that:

1) THERE IS A PROBLEM, 2) THE CITY ALLOWED IT TO HAPPEN, AND 3) THE CITIZENS ARE RELYING ON THEM TO FIX IT.

January 2, 2008

TO: Corvallis City Council; City Manager
FROM: George Grosch, Ward 3

RE: Councilor Request for Follow up re Corvallis Police Department.

It is my opinion that community perception surrounding the Corvallis Police Department is at an all time low in my tenure on the Council. It is also my opinion that public transparency of CPD is also at a low point despite continuing efforts by CPD to operate in a transparent matter.

Given these concerns I have the following questions:

1) What are the mechanisms currently in place for the City Council to provide policy oversight to CPD?

2) Are there specific written policies and procedures within CPD relating to "special enforcement points of emphasis" and / or "Zero Tolerance" policies such as DUI, Minor in Possession, or Open Container laws or any other area of enforcement such as traffic infractions, theft, etc.?

> If yes to #2 what are the specific policies and who establishes and reviews these policies?
> If no to #2 how are enforcement policies/priorities determined within CPD?

I have been told on several occasions by City staff and heard CPD spokespersons publicly say that it is not the policy of CPD to engage in "pretext stops" of people in Corvallis. In a newspaper article in the Corvallis Gazette Times dated December 16th 2007 it is reported that at least one officer has been offered specific training to "...ensure a sound basis for the stop for a good violation of the law."

This sounds to me like training in "pretext stops". According to the article sited above this type of stop is considered legal by the US Supreme Court. I see it as one tool in a tool box for police to use. My questions around this are as follows:

3) Is it the policy of CPD to use "pretext stops" for minor traffic infractions to seek citations or arrests for other more serious violations?

4) Under what circumstances is it appropriate to use a "pretext stop" as an enforcement tool?

5) Are there currently policies and procedures in place for the use of this tool? What are they and do they ever get Council or public review?

6) How as a City Council do we assure the public that the policies and procedures of the police department are consistent with City Council intent and with public values?

Thank you all for taking the time to answer these questions. I suspect that once I have a reply it will cause me to ask further clarifying questions.

It is also my opinion that the Officers and Staff of CPD are highly trained and dedicated public servants who are asked to do a difficult job in trying conditions. I have every confidence in their ability and qualifications to do the job in a professional manner. I also have confidence that CPD is committed to complete transparency in its operations and in how it carries out its responsibilities.

If you need further clarification regarding my questions please feel free to give me a call.

DRAFT
Subject to review & approval

CORVALLIS CITIZENS ADVISORY COMMISSION ON TRANSIT
MINUTES
December 12, 2007

Present
Bob Lowry, Chair
Lita Verts, Vice-Chair
Stephan Friedt
Robert E. Wilson
George Grosch, City Councilor

Absent
Rick Crawford, ASOSU
Scott Carroll
Joe Harrod
Brandon Trelstad

Staff
Lisa Namba, Public Works
Tim Bates, Public Works
Cindy Hallett, Public Works

Visitors
Susan Hyne, CoHo Ecovillage, Inc.

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Introductions	X		
II. Approval of November 14, 2007 Minutes		X	No quorum.
III. CACOT/Visitor Comments	X		
IV. Old Business Route revision subcommittee update	X		
V. New Business None			
VI. Information Sharing Survey results from Samaritan Health Services employees	X		
VII. Adjournment			Adjourned at 9:24 a.m.

CONTENT OF DISCUSSION

I. Introductions

The meeting was called to order at 8:22 a.m.

Introductions of Commission members, staff and guests were made.

II. Approval of November 14, 2007 Minutes

There were not enough Commissioners present for a quorum. Approval of minutes will be scheduled for the January 9, 2008 meeting.

III. CACOT/Visitor Comments

- Susan Hyne from CoHo EcoVillage, Inc. addressed the Commission. She is a current CTS rider and is interested in becoming a Commissioner in June, 2008 when there will be a vacancy. Ms. Hyne is aware of the application process for a Commission seat and plans to attend Commission meetings to familiarize herself with the issues being discussed.

IV. Old Business

- **Route Revision Update**

Chair Lowry reported there is progress being made but a need to do more work. The subcommittee is looking at Routes 1, 3 and 8. The subcommittee will meet again before the January, 2008 Commission meeting and will provide a report then.

V. New Business

- There was no New Business on the agenda. Chair Lowry asked about the status of the transit Operations and Maintenance Facility project. Ms. Namba stated the project is still on hold. About one year ago the FTA called into question the City's proposed partnership with the school district, since federal funds cannot be used to support a non-federal activity. Ms. Namba said that if we want to continue pursuing the partnership option, a City representative will eventually need to go to the FTA office in Seattle in person to present a proposal. Commissioner Friedt questioned if CTS could build the facility and then lease some space to the school district. Ms. Namba stated the FTA would likely question the initial overbuilding. Councilor Grosch questioned if this is something that should be brought up at a school board meeting next week. Ms. Namba will get more information and report to the Commission at the next meeting.

VI. Information Sharing

- **Survey Results from Avery Square/Good Sam Regional Medical Center -** Employees of Avery Square and Good Samaritan Regional Medical Center (GSRMC) were queried via email on switching the departure times of Routes 2 and 4. Mr. Bates reviewed the survey results. By a three to one margin, employees expressed a desire to maintain the route times as they are. Mr. Bates noted that he responded via email or phone to all questions and comments from the surveys.

  Ms. Namba stated that the Group Pass count done in early November showed that employees of Samaritan Health Services and Benton County had significant ridership, City of Corvallis had poor ridership and Corvallis Clinic even less ridership.

  Chair Lowry stated there is a hole in the Linn-Benton Loop schedule for employees trying to get back to Albany in the evening. He suggested a single bus run starting from GSRMC which would service stops at Avery Square, the Downtown Transit Center, LBCC and the Albany Transit Center. This run would last approximately 50 minutes and would be a partnership between the Loop and CTS, using a CTS bus.

- **Philomath Connection** - Mr. Bates and Ms. Namba met with Philomath City Manager Randy Kugler and Philomath Finance Director Joan Swanson regarding, among many topics, merging the fare systems of the Philomath Connection and CTS. Philomath was amenable to the concept. Commissioner Friedt questioned if the proposed fare merge would be a zone fare or common fare. Ms. Namba stated that details were not worked out in the initial meeting. Staff is currently working on a complete revamping of the PC map and in the meantime will produce an "interim map" with information that is more up-to-date than what exists on the PC map currently in circulation. Staff and the City of Philomath are considering a name change and new logo for the PC. The City of Philomath is interested in putting advertisements on the PC bus, using the same advertising agency that CTS currently employs. Ms. Namba is also planning to market future group pass programs to include the PC.

- **CTS/PC Budget -** In response to an earlier Commissioner request, Mr. Bates reported on the CTS/PC operating budget (operations, fuel and maintenance only). The annual operating budget of the PC is approximately $100,000 and the CTS annual operating budget is approximately $1.5 million. The entire transit budget is approximately $2 million per year. A federal operating grant provides for nearly $650,000; a state pass-through JARC grant provides $150,000. Bus purchases are programmed in special projects, not in the operating budget.

- **New Bus update** - Staff is currently putting together a capital grant request for one 35' bus. Soon after the federal transportation budget is authorized, CTS will have appropriations for another bus. Staff looked at 29' buses, but after considering future capacity, floor plan, and prior Commission recommendations, the better option appears to be the 35' bus. Commissioner Friedt asked about the ability to obtain a hybrid bus. Staff has not seriously entertained the idea of a hybrid bus yet due to high purchase price and projected maintenance costs, although it is a possibility for the future. Commissioner Friedt asked staff to remain vigilant on the ever-changing hybrid technology. Chair Lowry commented that Salem's buses use compressed natural gas and they incur higher costs to maintain a backup station.

- **On time performance** - Commissioner Friedt stated the subcommittee was looking at adjusting schedules during afternoon peak times. Commissioner Friedt would like a report of a.m. and p.m. arrival and departure times at the DTC. This will help determine the difference in traffic flow in the morning and afternoon.

- **City of Corvallis 2007 Citizen Attitude Survey** - Ms. Namba presented the City of Corvallis 2007 Citizen Attitude Survey and gave an overview of the transit-related questions and responses:
  Page 3, question 5, item G, "Persons using city bus service"- 32% have used the transit system.

  "Rate the quality" - 82.7% as excellent or good.
  Page 5, question 9, item K,–"Purchase a bus pass on the web" - over 50 % would find that useful.
  Page 6, item 12, "Increase frequency" 33%, "Extended evening hours" - 29%, "Sunday service" - 14%, "Other" - 23% (in response to a question about desired services if funding were available).
  Page 6, item 11 - "Found transit valuable" - 87%.

VII. Adjournment

Commissioners Wilson and Friedt, respectively, moved and seconded that the meeting be adjourned. The motion passed unanimously.

The meeting was adjourned at 9:24 a.m.

NEXT MEETING: January 9, 2008, 8:15 a.m., Madison Avenue Meeting Room

For a copy of the Information Sharing Report or City of Corvallis 2007 Citizen Attitude Survey contact Tim Bates at Public Works, 541-766-6916.

CORVALLIS-BENTON COUNTY PUBLIC LIBRARY BOARD MINUTES
December 5, 2007

Board Present	Staff Present
Sandy Ridlington, Chair	Carolyn Rawles-Heiser, Library Director
Leanne Giordono	Janelle Cook, Senior Administrative Specialist
Corrine Gobeli	Shaun Hearn, Circulation Supervisor
David Low	Lori Johnston, Circulation Supervisor
Linda Modrell	Curtis Kiefer, Youth Services Manager
Jacque Schreck	Carol Klamkin, Management Assistant
Mary Lee Seward	Teresa Landers, Deputy Library Director
Tom Wogaman	Mary Norman, Access Services Manager
Bill York	
Excused:	**Visitors**:
Judith Edelstein, Martha Fraundorf, and	None
Mary Finnegan, Adult Services Manager	

Summary of Discussion

Agenda Item	Information Only	Action/Recommendation
Call to Order	7:19 pm	
Visitors' Propositions		None
Minutes: November 7, 2007		Approved as amended
Library Board Packet	x	
Committee and Board Reports		
• Friends of the Library	x	
• Library Foundation	x	
• Board Committees	x	
Director's Report	x	
Staff Reports	x	
Information Sharing		None
Adjournment	8:51 pm	

CONTENT OF DISCUSSION

I. CALL TO ORDER

Sandy Ridlington called the meeting to order at 7:19 pm.

II. VISITORS' PROPOSITIONS

None

III. APPROVAL OF MINUTES

Carolyn Rawles-Heiser noted Kyle Odegard's name was spelled incorrectly on page three under the last bullet.

Motion: Corrine Gobeli moved approval of the November 7, 2007 minutes as corrected. The motion was seconded by David Low and carried unanimously.

IV. LIBRARY BOARD PACKET QUESTIONS AND COMMENTS

Carolyn commented about the nice model train display that was at the Library the first weekend of November. The old wooden train from the Youth department was auctioned off at the event and the proceeds benefitted the Friends of the Library. They sold $60 worth of raffle tickets and a young couple new to Corvallis were the lucky winners.

Sandy questioned what "authority control" under Access Services of the Board Report means with regard to TLC? Carolyn replied it involves making sure that the various variations of author names will provide the same results for each user. It is a testament to the Corvallis Library that TLC is utilizing their database for demo and testing.

Jacque Schreck made note of how impressive it is that so many Library staff members are participating in various community groups.

V. COMMITTEE AND BOARD REPORTS

Friends of the Library: Jacque informed the group that the last Friends meeting was November 19 and the next one will be held December 17. She provided a financial activity report to the Board: $46,000 has been received from their various book sales, including $1700 from the Holiday Book Sale last weekend. The Friends have over $19,000 in memberships. Additionally, the Friends have given the Corvallis Library about $2700 from their needs list items; Alsea about $1400; Monroe about $500; and Philomath about $500. The Summer Reading program has received over $22,000 from the Friends and teen programming about $300. In total, the Friends have given back about $30,000 to the Corvallis-Benton County Library system. Jacque further noted that the Friends are in the process of giving out holiday gifts, including Mr. and Mrs. Pastega for use of their building to store books for Friends' future book sales. This year, they made a donation to the Pastega House in addition to homemade cookies and flowers. Usually, the Friends do not give books to other groups. However, they decided to make an exception this year and will be donating some books to the Pastega House for their lending library. Jacque commented that Mr. Pastega has been very good to the Library and the Friends' Board want to make this gesture to show their appreciation. Furthermore, the Friends provide the poinsettias throughout the main library and the branches and they distribute fruit baskets to be shared by staff members. The Random Review next week is *Three Cups of Tea,* reviewed by Sam Stern from OSU College of Education. Corrine announced that the Friends have nominated Jacque for First Citizen.

Foundation Board: Sandy mentioned the next Foundation meeting will be at the end of January. Carolyn noted the first installment check (approximately $250,000) from the Loomis estate should be received by the end of December. The exact amount of the balance is yet to be determined, but could potentially be double the initial installment. Jacque questioned if anyone knew Mrs. Loomis well enough to know how she might like the Library to use the money. Sandy knew of her through a mutual friend and it is her opinion that it would not matter to Mrs. Loomis if her name appeared anywhere; she would want the money used the best possible way to benefit the community.

Board Committees: Committee members provided updates on any recent activities and/or discussions.

Speaker's Bureau: Sandy exhibited the flyers and matching suggestion forms she created to be used at the branch libraries.

Facilities Planning: Carolyn provided this committee with some ideas for a library visit checklist. Jacque passed the list around and asked for further comments or suggestions. Once the checklist is finalized, Jacque opined it would be a good idea to use it to evaluate the Corvallis Library.

Current Library Services: Corrine provided a handout she created by cutting and pasting together information already penned by other groups. The goal is to create a concise summary document that can be used by the Speaker's Bureau and others to explain the differences between the Library, the Friends, and the Foundation. She distributed the rough draft and solicited feedback from the Board. Linda Modrell suggested it might be worthwhile to note how much money the Foundation and the Friends actually have as well as the fact that the Library Board does not have fiduciary responsibilities. Sandy thought it would be a good idea to request the Ask Here Desk volunteers to record the five most commonly asked questions so the answers can be included in this document.

Planning for the Future: Leanne Giordono has been added to this committee. David circulated a rough draft of their findings thus far. He drew heavily from the five-year plan of the Library Services and Technology Act (LSTA) to glean information from the report that could be applied to the Corvallis Library. David and Linda believe some of the LSTA goals are analogous to CBCPL's goals in providing access to information resources. Another similarity is continuing to develop information literary skills, which is the essence of the Library in David's opinion. Other goals include fostering the joy of reading, ongoing staff development, and positioning the Library within the community. Carolyn mentioned a lot of these are similar to the Library's long-range goals and that by closely following the LSTA plan, it will improve the Library's chances of receiving federal grant monies. She recommended the ALA web site which has numerous resources on the future of libraries.

VI. DIRECTOR'S REPORT

Carolyn passed around a list prioritizing the budget enhancement requests to the best of her recollection per the Board's recommendations. Shelving for Monroe was included on the off-chance they are able to build their new library in the next fiscal year. Using the Alsea model, the Friends, Foundation, and private funding provided furniture for the new building. The second enhancement priority is the master plan consultant. Jacque questioned if the lobby remodel should be included in the master plan? Carolyn replied that staff really do not want to wait because the money for this project is currently available. The group agreed that the Courier hours should be moved up the priority ladder under Early Literacy.

Tom McClintock who has written a history of the Library and Carolyn met with Meadowlark Publishing today and Tom was very encouraged by the meeting. Sandy inquired about OSU Press and Carolyn confirmed that they turned Tom down because they did not feel the book had enough marketability. Carolyn and Tom will be speaking to the Friends and Foundation board members once they have a better idea of cost. A proposal should be available within two weeks.

With the recent inclement weather, the Library has had an influx of patrons who do not have any other place to go during the day. A series of incidents with a particular patron caused staff and police to permanently trespass him from the Library. An incident yesterday involving a patron who had been banned from the Valley Library for viewing child pornography ended peacefully. Mary Lee Seward commented on the rank odors associated with the recent influx of patrons. Carolyn noted other patrons have submitted complaints about this as well, but it is a difficult situation because the Library is a public building and they have a right to use the facility unless they are exhibiting unacceptable behavior.

VII. STAFF REPORTS

Carolyn asked each staff member to introduce themselves for the benefit of the newest Board members. In addition, she posed a question to the Board about how often staff should join their meetings. Bill York suggested quarterly would be sufficient unless they had something really exciting to share. Carolyn concurred with this line of thought. As an aside, Corrine mentioned that the Friends provide an orientation to new members for a behind-the-scenes look at Library operations. Board members who have not had this

opportunity are invited to join the Friends in January. Jacque proposed it would be a good idea for all Board members to do a behind-the-scenes tour once per year because things are constantly changing. Sandy agreed and said this could be coordinated with the Friends.

Mary Norman, Access Services Manager: The exciting news in Access Services is the recent purchase of a new disc cleaner for CDs and DVDs. It will be capable of cleaning more than one CD at a time. Currently, they are only able to clean about 400 – 500 discs per month. With the new machine, 50 discs can be cleaned at one time.

Teresa Landers, Deputy Library Director: Google chat is being used instead of email between the Extensions Office and the branch libraries. Mary Nevin has discussed doing a Wii program with the Senior Center staff, but they are not sure if there is a need at this time. The big news for Extensions is obviously the new Monroe library building. The design is nearly complete and Teresa distributed pictures in case the Board members had not seen the architectural renderings yet. They still need to resolve the land issue with the railroad; if within a few months, they still do not have a clear answer, Teresa said they will seriously begin looking at their alternate site by the elementary school. There is a group ready to start the fundraising process and Teresa does not want them to lose their enthusiasm; thus, they will proceed with the alternative site if the issues with the first site cannot be ironed out in a timely manner. Linda questioned why fundraising could not be started now and Teresa replied in order to apply for grants, the land has to be secured first. The Volunteer Coordinator has streamlined numerous processes for staff and saving them a lot of time. On a personal note, Teresa added that her trip to China was incredible and she is working on putting together a presentation. She passed around brochures from a couple of public libraries she visited and answered a few questions.

Mary Finnegan, Adult Services Manager: On Mary's behalf, Teresa reported that the Adult Services division is conducting a four-month usage study to see which print reference materials are being utilized the most often. Volunteers are indexing the *Gazette Times* from 1969 – 1987 into a special database that will be searchable by keyword. The Adult Reference librarians have been helping to weed the branches and they have several librarians doing a staff exchange with Philomath as well as between the youth and adult reference desks. This will strengthen their knowledge of each other's resources and services. Ten more MP3 players are now available for circulation, thanks to the Friends. The hospital library received a grant to survey patrons on how they receive medical information. The results have not yet been tallied. The next phase of the grant is to offer training sessions on medical resources.

Shaun Hearn, Circulation Supervisor: Recently returned from the TLC Conference in San Antonio and gave a brief report on his experience. Although the TLC upgrade has been long in coming to fruition, it is finally being beta tested and should be distributed early next year. Primarily, the changes will be internal, but the public will also see some nice changes.

Lori Johnston, Circulation Supervisor: Lori announced that Shaun just celebrated his first anniversary with the Library. Through December 8, the Library is allowing patrons to pay one dollar's worth of fines with one can of food (up to five dollars total), which will benefit the Linn-Benton Food Share. Already, Circulation has filled three big barrels with food and have two more nearly full.

Carol Klamkin, Management Assistant: Carol is currently heavily involved in the budget process for both fiscal year 08-09 as well as a revised 07-08 budget. The Foundation has sent out their annual appeal letter and Administration has processed several donations thus far. The HVAC upgrade project will hopefully be completed shortly. Thermostats have been installed in each room. Public Works will now be able to control the Library building temperatures online directly from their office. Carol is working with other staff members on upgrades for the Main Meeting Room. Information has been received from a couple of vendors and needs to be evaluated along with actual costs. The LBCC lectures were pretty well attended last fall and the "Gearing Up for Gardening" lecture series will begin in January. Thank you to the Friends for purchasing a new digital camera for the Library.

Curtis Kiefer, Youth Services Manager: An early literacy seminar was held here at the Library about a year ago. In the interim, Curtis' department has really accomplished a lot using limited Ready to Read funds, but there is much more that needs to be done. Staff have had to set priorities and say no to many

requests for Early Literacy services, but one of their top priorities has been working with the Relief Nursery at Old Mill, which serves families with multiple issues. Librarians Dana Campbell and Kristin Starnes each visit Old Mill once per week to conduct story hours and provide early literacy training. It has been a very successful program, serving about thirty plus families. Head Start in Corvallis is now being held at First Congregational Church twice per month. The Extensions Office has offered the Bookmobile to serve this part of the population and give them the opportunity to check out materials. Toddle On Over Today (TOOT) program classes are being held in conjunction with LBCC. Care kits are being delivered to home childcare providers. Just recently, a volunteer was recruited to deliver these kits, which is fantastic because it frees up Ready to Read funds. Book clubs continue to be hugely popular with kids of all ages. With the help of Access Services, the youth department was able to do a little rearranging to create more shelving for their growing collection. They continue to look for creative ways to carve out more space.

VIII. INFORMATION SHARING

None.

IX. ADJOURNMENT

The meeting was adjourned at 8:51 pm.

NEXT MEETING: January 2, 2008 at 7:30 pm

CITY OF CORVALLIS
DOWNTOWN CORVALLIS AD HOC COMMITTEE

November 27, 2007

Present
Pat Lampton
Holly Peterson
Josh Kvidt
Dave Livingston
Trish Daniels
Kirk Bailey
Jeff Katz

Staff
Ken Gibb, Community Development Director
Sarah Johnson, Assistant Planner
Claire Pate, Recorder

Guests
Steven Black
Bob Baird
Joan Wessell
Bill Cohnstaedt

SUMMARY OF DISCUSSION

	Agenda Item	Information Only	Held for Further Review	Recommendations
I	Visitor's Comments			
II.	Review of Meeting Notes	X		Approved, with revisions
III.	Deliberations	X		
IV.	Other Business			
V.	Adjournment 5:30pm			

Chair Lampton opened the 4:30pm meeting held in the Madison Avenue meeting room, and welcomed the members and audience.

I. VISITOR'S COMMENTS: none

II. REVIEW OF MEETING NOTES:

Two revisions were noted: Change the spelling of the name Richard Graetz to Gretz; and on page 2, 7th paragraph, change "staff report" to "staff support." The minutes were approved unanimously as revised.

III. DELIBERATIONS:

Chair Lampton reviewed progress made to date regarding the Outline of Major Components of a Future Downtown Commission, as drafted by staff. Director Gibb handed out a revised copy with

his hand-written notes capturing the Committee members' suggestions for changes from the last meeting. The remaining four components were then discussed.

- 1. Number of Members – The Committee agreed that the number of members should be eleven.

- 2. Representation Profile – It was agreed that with an eleven-member Commission there would be two appointments each from the categories of downtown business person and downtown property owner. This would result in six members being appointed from the categories listed under the first bullet, leaving five appointments to represent the variety of interests listed under the second bullet. The Committee further agreed to add the additional interest areas of "real estate/development/construction/design" and "cultural resources/arts."

- 5. Parking Responsibilities – Pat Lampton reviewed the discussion from the previous meeting. The Committee has already agreed to recommend subsuming the present Downtown Parking Commission, in alignment with Option 2. This would create a Downtown Parking Committee under the Downtown Commission, with two Downtown Commission members assigned to the Committee (to be appointed by the Downtown Commission) and three other members appointed by the Mayor.

  Ken Gibb stated that Public Works Director Steve Rogers was unable to attend the meeting. However, they had devised a proposed strategy for how parking responsibilities could be handled (green handout, included in packet), the contents of which he reviewed with the Committee. The intent of the document is to suggest a delineation of the roles and responsibilities for the Downtown Commission, Parking Committee, staff, citizens and the City Council in considering downtown parking issues.

  In response to Committee member questions, Mr. Gibb said that it was not necessary to nail every detail down, but certainly to recommend an overall structure for the roles and responsibilities of reviewing parking issues. Minor, individualized parking issues would be handled by staff, with review by the Parking Committee as part of a consent agenda. Larger issues (block plus parking control changes) would go to the Parking Committee, as well as other issues assigned by the Downtown Commission or by Committee initiation, and would be reviewed by the Downtown Commission as part of its consent agenda for recommendation to City Council. Strategic concerns for parking would go to the Downtown Commission, for a recommendation to City Council. The Parking Committee could have input into strategic concerns, with the line of communication facilitated by having two Commission members on the Committee. Any item initiated by City Council could be assigned to either the Parking Committee or the Downtown Commission depending on magnitude of the issue.

It was further agreed that the three members appointed by the Mayor should be representative of downtown business and property owners, and that the initial appointments be of members of the existing Downtown Parking Commission to provide continuity and institutional memory.

The Committee then discussed terms of office for both the Downtown Commission and the Parking Committee, and agreed that they would follow the typical term length for other City commissions, with staggered terms. It was also agreed that meetings would be regularly scheduled every month, though members could always cancel a meeting if there were no items to discuss.

Ken Gibb said that staff would begin drafting a report of the Ad Hoc Committee's recommendation to City Council. One additional meeting would need to be scheduled to review the draft report, a copy of which would be sent out to the Committee members in advance of the meeting. Visitors Bob Baird and Bill Cohnstaedt cautioned the Committee against scheduling the next meeting in December, as it is a very busy time for business owners and would not give them adequate time to review the proposal and adequately respond to it.

The Committee set the next meeting for January 15, 2008 at 5:30pm. Chair Lampton suggested that the draft be made available for review by interested parties. There was discussion about putting it on the City's website as a pdf and getting news releases/articles in Downtown Corvallis Association, Chamber of Commerce and CIBA newsletters.

The final issue of determining the geographic area of responsibility for the Downtown Commission was discussed. Ken Gibb suggested the following:

Geographic Area of Responsibilities

Primary:
- Central Business District (CBD)
- CBD fringe
- Additional areas included in a downtown Urban Renewal District

Additional:
- Residential/business districts near downtown
- Community policies/activities/issues that impact downtown

The report and ordinance will need to have some general language defining the geographic scope, which could be a sentence or two contained in a goal statement at the beginning of the report. It was agreed that there are often issues outside of the CBD that would have repercussions for the district, such as plans for a mall to be located outside of the area. The statement should roughly describe the geographic areas of responsibility but build in flexibility to look at issues involving outside the downtown area.

III. OTHER BUSINESS:

Ken Gibb asked Chair Lampton to give a short briefing to City Council at their noon meeting on December 3, 2007, relating to urban renewal as well as to formation of a Downtown Commission.

IV. ADJOURNMENT:

The meeting was adjourned at 5:30pm.

DRAFT

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES
December 19, 2007

Present
Judy Gibson, Chair
Ed Fortmiller, Vice Chair
Buzz Berra
Sherry Littlefield
David McCarthy
Dan Schofield
Patricia Weber, Planning Commission Liaison
Trish Daniels, City Council Liaison

Absent
Robin de La Mora
Jennifer Jordan

Staff
Kent Weiss
Bob Loewen
Joe DeMarzo
Lauren Sechrist
Terri Heine

SUMMARY OF DISCUSSION

Agenda Item	Action/Recommendation
I. Consideration & Approval: HCDC Draft Minutes of 11/21/07	Approval
II. Status: Loan Funds and Recent Rehab Loan	Information Only
III. Testimony Regarding Community Need & Activity Suggestions from 12/03/07 CDBG/HOME Program City Council Public Hearing	Discussion
IV. Continued Discussion: Consolidated Plan Development Process	Discussion
V. Other Business: Update on Congress/HUD Budget Population Estimate for Corvallis Update on Seventh Street Station	Information Only Information Only Information Only

DRAFT

CONTENT OF DISCUSSION

I. Consideration & Approval: HCDC Draft Minutes of November 21, 2007

Chair Gibson opened the meeting, asking for consideration of the HCDC draft minutes of November 21, 2007. The minutes were approved unanimously.

II. Status: Loan Funds and Recent Rehab Loans

Housing Program Specialist DeMarzo reported that one Neighborhood Improvement Program (NIP) loan had closed since the last meeting, adding that several more are in the application/review process. Housing Program Specialist Loewen reported that no new First Time Home Buyer (FTB) loans have closed since the last meeting.

III. Testimony Regarding Community Need and Activity Suggestions from the 12/03/07 CDBG/HOME Program City Council Public Hearing

Housing Division Manager Weiss directed Commissioners to a memo in their packet regarding testimony received during the December 3, 2007 City Council public hearing. He noted that the intent of the public hearing was to begin the process of capturing ideas to be investigated and perhaps included in the FY 08-09 through FY 12-13 CDBG/HOME Program Consolidated Plan now under development. This first hearing was an opportunity to receive testimony from members of the community about the City's past performance relative to its use of CDBG and HOME funds; about the needs of low income people in Corvallis; and about programs or projects that might be undertaken to meet those needs over the next five years.

Continuing, Weiss provided an overview of the testimony received during the public hearing. He noted that Judy Wilson testified as a representative of Mid-Valley Housing Plus, commending the City for its past funding assistance to the agency and requesting that the issue of housing for special needs populations continue to be a focus during the Consolidated Plan development process. Testimony was also received from James Hackett, Executive Director of the Linn-Benton Housing Authority (LBHA). He suggested that the City think about using some of its HOME funding for tenant-based rental assistance (TBRA). Weiss noted that although it has been the HCDC's decision in the past to focus the HOME funds on bricks and mortar as a more long-term commitment to affordability, TBRA will again be a discussion item during the upcoming Plan development. Following Mr. Hackett's testimony, Jim Moorefield, Executive Director of Willamette Neighborhood Housing Services (WNHS) testified that the State is planning to change the way it determines priorities for the funding that they allocate, including CDBG and HOME funds. New methodology will be used to measure need in communities on a county-by-county basis. In his testimony, Mr. Moorefield noted that if WNHS wants to get a project funded by the State, it will have to meet what the State says are the highest priorities in the area where the project will take place. Weiss noted that City staff has met with WNHS and the State to begin

discussing how best to proceed with the challenge of acquiring project funding from multiple resources when the State and the City do not necessarily agree about what the highest priority needs are in the community. Another highlight of Mr. Moorefield's testimony was WNHS's intent for additional planning around the issue of homelessness. Regarding this issue, Weiss noted that both the City and the County have been approached by the Interagency Council to End Homelessness, which is a consortium funded by a number of federal agencies, including HUD. The goal of this entity is to work with states and counties to develop ten-year plans to end homelessness. A representative from Seattle recently presented the "Housing First" model to City Council, as well as the County. Councilor Daniels noted that although Council was receptive to the idea, it was their consensus that they would prefer not take the lead due to funding issues, and would continue its focus on the work that is currently underway to end homelessness in the community. Weiss noted that the State has since allocated funding to Community Services Consortium (CSC) to begin ground work for developing a ten year plan to end homelessness. He added that identified needs related to homelessness will be kept in mind during the Consolidated Plan development process.

Commissioner Weber asked about the part of Mr. Moorefield's testimony regarding inclusionary zoning, noting that she would like information about how this type of zoning serves to provide affordable housing and why the State statutes prohibit it. Councilor Daniels explained that inclusionary zoning allows a jurisdiction to require that a certain percentage of new homes built in a development be affordable. She noted that the State legislature, following much discussion with the Homebuilders Association, passed a law saying that inclusionary zoning could no longer be implemented. Since then, efforts have been underway with city and state representatives and the Homebuilders Association to find a compromise.

Continuing the overview of testimony at the public hearing, Weiss noted that Tracy Elmshaeuser, Resource Development Director for the Boys and Girls Club, testified that the community needs a focus on youth, specifically teens. Testifying for the Benton Habitat for Humanity, Drew Foster, Board member, noted that Habitat would like to partner with the City through the use of HOME funds on its Hilltop Village project. Weiss noted that the final person to present testimony was Kinsey Green, Linn-Benton Housing Authority Board Chair. He explained that Ms. Green owns property located outside of the City in the Urban Growth Boundary (UGB) on which she would like to develop affordable housing. During her testimony, Ms. Green inquired whether the City would consider funding housing development projects in the UGB, and also noted her frustration regarding the lack of data available showing who the City has allocated its federal funding to in the past. Weiss explained to the HCDC that federal regulations specifically state that all CDBG & HOME funds provided to the City and used for capital projects must serve residents of the City, and that only housing within the city limits may be assisted. He added that since the public hearing, he has sent Ms. Green a copy of the most recent CDBG/HOME Consolidated Annual Performance Evaluation Report (CAPER) that provides detail of how federal funds were spent in FY 06-07, and has offered to provide CAPERs from previous fiscal years if she wishes to review those as well.

Concluding, Weiss noted that the testimony provided at this public hearing, along with comments that will be received at the two community outreach meetings in January, will be beneficial during the Consolidated Plan development process that will be carried out by HCDC and staff over the next two months.

IV. Continued Discussion: Consolidated Plan Development Process and Schedule

Weiss directed Commissioners to a memo included in their packet regarding the dates of upcoming HCDC events and meetings related to the Commission's work on the development of the FY 08-09 through FY 12-13 Consolidated Plan for the City's CDBG and HOME programs. Based on the days and times that Commissioners are available, the two community outreach sessions are scheduled for the evenings of January 14 and 15. Following a brief overview of the content and flow of the meetings, it was decided to hold each from 6:30-8:30 p.m. The meeting on the 14th will be held at the Osborn Aquatic Center, and the Tunison Community Center will be the meeting place for the 15th.

Regarding agency proposal presentations, Weiss noted that the dates that work with both Commissioners' schedules and staff's timeline are February 19, 20, and/or 21. During a brief discussion, Commissioners decided to meet for two longer evening meetings on the 19th and 21st. Both meetings will be held in the Madison Avenue Meeting Room (MAMR) and will start at 5:00 with a half-hour regular business meeting and dinner, followed by proposal presentations beginning at 5:30. The meeting on the 21st will conclude with the allocation process following the final presentation.

Weiss noted that the regular meeting date for the January HCDC noon meeting is the 16th, but to allow staff time to go through the information that will be gathered on the 14th and 15th, he suggested moving the meeting to either January 30th or February 6th. Also, the regular February meeting date is on the 20th, but to allow staff time to capture the information from the proposal presentations and allocation process in a draft Action Plan, Weiss suggested consolidating the regular February and March meetings to March 12th at noon in the MAMR, which would be one week earlier than the regular March 19th meeting date.

Following a brief discussion, Commissioners agreed to move the regular meeting dates for January, February and March to the dates suggested by staff. Weiss noted that he will check the availability of the MAMR and get back to Commissioners regarding whether the next regular meeting will be on January 30th or February 6th.

V. Other Business: Update on Congress/HUD Budget

Weiss reported that it sounds like Congress is close to passing a HUD budget for next year, noting that it looks like the City will have a 3% reduction in both CDBG and HOME funds in FY 08-09. This translates into approximately $540,000 in CDBG funds and $408,000 in HOME funds being allocated to the City for FY 08-09.

Population Estimate for Corvallis

Weiss noted that population estimates have recently been released by Portland State University, and Corvallis' population is estimated to have risen from its 2006 population of 53,900 to 54,890 as of July 2007, an increase of 1.84%. He added that this rate of increase has remained fairly steady over the last 25 years.

Update on Seventh Street Station

Commissioner Weber noted that there is a lot of controversy in the community now regarding LUBA's recent decision on the Seventh Street Station issue. She opined that if the community wants to regain local control of the planning process and to use the PD overlay as the powerful and useful tool that it is, the community needs to get back on the right side of the State and correct whatever it is that is causing a violation in the State's mind. She added that it is her understanding that this is not a state-wide issue, but a Corvallis area issue because of a perceived affordable housing shortage.

Councilor Daniels responded that a statute that says any housing is needed housing is in effect across the state, not necessarily just in Corvallis. The City's removal of the PD overlay was made in response to state legislation from approximately six years ago. Commissioner Weber then noted her misunderstanding and thanked Councilor Daniels for her clarification.

There being no further business, the meeting was adjourned at 1:00 p.m.

MEMORANDUM

To: City Council Members

From: Charles C. Tomlinson, Mayor CCT

Date: January 15, 2008

Subject: Appointments to Boards, Commissions, and Committees

I am appointing the following persons to the indicated advisory boards and commissions for the terms of office shown:

Board of Appeals

John Evans
1270 NW Kline Place
Corvallis, OR 97330
Telephone: (209) 617-2293
Term Expires: June 30, 2010

John is an engineer and project manager with local design firm Pillar Consulting Group. He served as a member of the Board of Appeals for the City of Sacramento.

Watershed Management Advisory Commission

Aaron Wolf
Department of Geosciences
Oregon State University
Corvallis, OR 97331
Telephone: 737-2722 (Office)
Term Expires: June 30, 2009

Aaron is a professor in the Geosciences Department at Oregon State University. He specializes in public process in the area of water conflict management.

I will ask for confirmation of these appointments at our next Council meeting, February 4, 2008

1004

MEMORANDUM

TO: Mayor and City Council

FROM: Steve Rogers, Public Works Director

DATE: January 2, 2008

SUBJECT: Lease Amendment, Assignment and Consent to Assign, Steve Tucker

ISSUE

Steve and Pam Tucker from Clarkston, Washington, have purchased the corporate hangar at 5558 SW Plumley Place, formerly owned by T&M Pipeline Construction, Incorporated, and have requested consent to the assignment of the land lease for that hangar.

DISCUSSION

The corporate hangar at 5558 SW Plumley Place was built in 2001 by Manny Gonzales, President of T&M Pipeline Construction, Incorporated. Mr. Gonzales and his wife later perished in an aircraft crash in Mexico. The hangar has been through probate and was sold by T&M Pipeline Construction, Incorporated, to Steve and Pam Tucker of Clarkston, Washington. Mr. Tucker owns a company which sells chemicals to local mills and although he lives in Clarkston, he comes to Corvallis every week.

Attached are the original Lease, Lease Assignment and Consent, and a Lease Addendum. The Addendum is to remove the phrase "or immoral" in Section 4.C, update the nondiscrimination language in Section 14 per recent City Council direction, and change the Lessee notice address for Steve and Pam Tucker in Section 20.

There is no change in the financial impact to the City of Corvallis by this action. The current lease rate for 2007 is $1,072.74 per year and will remain the same until the CPI increase in August 2008.

The Airport Commission reviewed the Lease Addendum and Lease Assignment and Consent at their December 4, 2007 meeting and recommends approval.

RECOMMENDATION

City Council authorize the City Manager to sign the Lease Assignment and Consent and the Lease Addendum.

Review and Concur

Jon S. Nelson
City Manager

Attachments

LEASE ASSIGNMENT AND CONSENT

DATED:	January _____, 2008	
BETWEEN:	T&M Pipeline Construction, Inc., an Oregon corporation	("**Assignor**")
AND	Steve and Pam Tucker	("**Assignees**")

RECITALS

A. By document entitled "Lease Agreement" dated August 1, 2000 (the "**Lease Agreement**"), the City of Corvallis, an Oregon municipal corporation (herein "**Landlord**"), leased certain real property to T&M Pipeline Construction, Inc., an Oregon corporation (herein "**T&M**"). The real property that is the subject of the Lease Agreement is described in the attached (Lease Agreement, August 1, 2000) hereto (the "**Premises**").

B. Assignor now desires to assign the Lease Agreement to Assignee and Assignee desires to accept the assignment of the Lease Agreement under the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual promises and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Assignment and Assumption

1.1 Assignment. Assignor hereby assigns to Assignee all its rights, title, and interest in, under, and to the Lease Agreement effective on January _____, 2008 (the "**Effective Date**"), subject to and on the terms and provisions contained herein.

1.2 Assumption. Assignee hereby accepts the assignment and assumes and agrees to perform all obligations of the lessee under the Lease Agreement, in strict accordance with the terms of the Lease Agreement, from and after the Effective Date, subject to and on the terms and provisions contained herein.

Section 2. As Is Condition

Assignee hereby accepts the Premises in its "AS IS" condition at the Effective Date.

Landlord shall not have any obligation to make any alterations or improvements to the Premises whatsoever.

Section 3. Landlord's Consent

The effectiveness of this Assignment is conditioned on Landlord executing the consent provision at the end of this Assignment. The parties acknowledge that Landlord's consent to this Assignment shall not be construed as a waiver of Landlord's right to withhold consent to any subsequent assignment, or other transfer of the Lease or any interest in the Premises.

Section 4. Warranty

Assignor warrants that it is a holder of the interest in the Lease Agreement and has not assigned it to any third party. Assignor further warrants and represents that a copy of the Lease Agreement, and all amendments thereto, is attached hereto.

Section 5. Indemnities

5.1. By Assignor. Assignor shall defend, indemnify and hold Assignee harmless from any and all claims or causes of action arising out of Assignor's failure to perform any of the obligations of Assignor under the terms of the Lease Agreement which were to be performed by Assignor prior to the Effective Date.

5.2. By Assignee. Assignee shall defend, indemnify and hold Assignor harmless from any and all claims or causes of action arising out of Assignee's failure to perform any of the obligations of Assignee under the terms of the Lease Agreement which are to be performed by Assignee after the Effective Date.

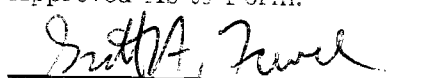
Landlord's Consent

The City of Corvallis hereby consents to the assignment of the Lease Agreement. Assignor shall be released of all future liability with respect to the Lease Agreement arising from and after the date hereof.

Landlord: The City of Corvallis,
an Oregon municipal corporation

By:_____
Jon S. Nelson
City Manager

Approved As to Form:



City Attorney

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first set forth above.

ASSIGNOR:
T&M Pipeline Construction, Inc.,
an Oregon corporation

By: _____
Name: _____
Its: Authorized Representative

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of _____, 2008, by _____, Authorized Representative of T&M Pipeline Construction, Inc., an Oregon corporation, on behalf of the company.

_____
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

ASSIGNEE:
Steve and Pam Tucker

By: _____
Name: _____

By: _____
Name: _____

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of _____, 2008, by _____.

_____
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

LEASE AGREEMENT

THIS LEASE, made this First day of August,2000, is by and between the City of Corvallis, an Oregon municipal corporation, hereinafter referred to as the City, and T&M Pipeline Construction Inc, hereinafter referred to as the Lessee.

1. PREMISES

The City, in consideration of the terms, covenants, and agreements contained herein, does hereby lease to the Lessee the following property:

See Attached Exhibit "A"and "B"

2. TERM

The Lessee shall have the right to possession, use, and enjoyment of the leased property for a period of thirty (30) years, beginning on **August 1, 2000** and ending August 31,2030. The term of this lease may be extended for two additional ten year periods provided Lessee notifies the City in writing at least sixty (60) days prior to the termination date of this lease.

3. RENT

A. Rental Rate. Lessee shall pay an annual rental rate of **$0.19** per square foot per year for the above described land by the first day of each August beginning August 1, 2000 and continuing on the first day of each October thereafter during the term of this lease. The base rental rate for the above described property shall be **$912.00** per year. Rental payments are to be made payable to the City of Corvallis and are to be delivered in person or mailed to the City at the address given in Section 20 of this lease.

B. Annual Adjustment. The rental rate shall be adjusted annually utilizing the January through December U.S. City Average Consumer Price Index, with adjustments made July 1 of each year commencing July, 2001. The City shall give written notice to Lessee at least thirty (30) days in advance of the annual July 1 adjustment date.

C. Extended Term. If this lease is extended as provided in Section 2 of this lease, the rental rate shall be adjusted annually on the basis described in Section 3 B above.

4. USE OF THE PROPERTY

A. Permitted Use. The property shall be used for the storage of aircraft and such equipment and apparatus that may be incidental or necessary to the operation and maintenance thereof. Parking of a motor vehicle in the hangar while the aircraft is on a flight is a permitted use. The property shall not be used for any other purpose without the written consent of the City. The City's consent shall not be unreasonably withheld but may be conditioned on the Lessee's compliance with reasonable restrictions and requirements for the protection of the property and the protection of the public.

B. Conformance with Laws. Lessee shall conform to all applicable laws and regulations, municipal, state, and federal, affecting the premises and the use thereof.

C. Nuisance. Lessee shall not use or permit the use or occupancy of the property for any illegal or immoral purposes, or commit or permit anything which may constitute a menace or hazard to the safety of persons using the property, or which would tend to create a nuisance, or that interferes with the safe operation of aircraft using the Corvallis Airport.

D. Hazardous Materials. Lessee shall not store or handle on the premises or discharge onto the property any hazardous wastes or toxic substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 to 9675, and as further defined by state law and the City's Sewer Regulations, Municipal Code Chapter 4.03 as amended, except upon prior written notification to the City and in strict compliance with rules and regulations of the United States and the State of Oregon and in conformance with the provisions of this lease. Any violation of this section may, at the City's option, cause this lease to be immediately terminated in accordance with the provisions of Section 18 of this lease.

E. Roads. Lessee shall be entitled to reasonable use for its purposes of the roads and taxiways now existing and serving the leased property. The City may locate and relocate roads as desirable to improve the Corvallis Municipal Airport so long as reasonable and adjacent access is provided to Lessee.

5. DRAINAGE SYSTEMS

A. Prohibited Discharges. Discharge of industrial waste, as that term is defined in the Sewer Regulations, Municipal Code Chapter 4.03 as amended, into the sanitary sewer system, drainage system, surface ponds or ditches, or elsewhere is specifically prohibited, except as permitted by a valid Industrial Wastewater Discharge Permit in strict accordance with the Sewer Regulations and applicable state and federal laws.

Violation of any provisions contained in the Sewer Regulations, Municipal Code 4.03, as amended, as presently constituted or as amended hereafter, may cause this lease to be immediately terminated in accordance with the provisions of Section 18 of this lease.

B. Discharge Response Procedures. In the event of any discharge or spill of noxious or hazardous material into the environment, sewer system, or drainage system, Lessee shall immediately notify the Oregon Department of Environmental Quality and the City. The City and any appropriate state or federal agency shall have the right to inspect the premises immediately to determine if the discharge or spill constitutes a violation of any local, state, or federal laws, rules, or regulations. If a violation exists, the City shall notify the Lessee of the specific violations and Lessee shall immediately cease all activities and use of the property until the violations are remedied, all at the Lessee's sole cost and expense and without expense whatsoever to the City.

6. DEVELOPMENT STANDARDS

This agreement is made subject to the terms and conditions of that certain document entitled "Standards for Development and Use of Land in the Municipal Industrial Park at Corvallis Municipal Airport" as revised September, 1999, a copy of which is attached as Exhibit "C".

7. ALTERATIONS, IMPROVEMENTS AND GENERAL MAINTENANCE

A. Right to Construct. The Lessee, at its own expense may construct structural improvements on the leased property, subject to Lessee's compliance with all applicable city, county, and state laws and regulations and issuance of necessary building permits.

B. Construction of Taxi-Lane. The Lessee agrees to install a half-taxi-lane improvement along the frontage of the leased premises to City and FAA standards, from the center line of the taxi-lane to the face of the hangar. The half-taxi-lane improvement shall be concrete or asphalt-concrete(AC) conforming to the opposite half-taxi-lane improvement. The Airport will maintain the taxi-lane in good and serviceable condition for the duration of the lease.

C. Water, Sewer and Drainage Systems. The City agrees to provide the use and benefits of the public water, sewer, and drainage systems as they now exist or may be later modified. Conditions for the use of these systems shall be the same as the conditions and regulations applying within the corporate limits of the City of Corvallis, including any assessments or charges for any expansion or intensification of Lessee's use of the property.

D. Ownership of Improvements. Any buildings constructed on the leased property during the term of this lease shall belong to the Lessee and may be removed by the Lessee at will. Lessee shall have the right to enter the premises during the thirty day period following termination of this lease to remove any of its property, including buildings or other improvements, on the leased premises. If, after thirty days after termination of the lease, any of said property remains on the premises, the City may retain the property, or, at its option, remove the property at the Lessee's expense.

E. SALE OF IMPROVEMENTS. City shall have the first right of refusal to purchase Lessee's improvements, if Lessee decides to sell the improvements.

F. GENERAL MAINTENANCE. During the entire term of this lease, and for any additional time that Lessee shall hold the Leased Premises, Lessee shall keep the premises, including improvements, in neat, sanitary, well-maintained condition.

No machinery, equipment, or property of any kind shall be stored or kept outside of the building; and any wrecked, permanently disabled, or otherwise unsightly aircraft shall not be kept unless housed within the hangar space.

Lessee shall permit no aircraft at any time to be left standing unattended or parked, even temporarily, upon any roadway/taxiway or access road within said airport, and the City shall have the right and privilege, at the expense of the Lessee, to remove from any public road or access road which approaches the airport or within the airport any such aircraft that Lessee or any of its tenants may leave standing or parked upon any such road or roadway/taxiway.

Lessee or any guest shall not park any vehicle outside the boundary of the leased premises herein described. Any parked vehicle parked outside the leased premises shall be moved at Lessee's expense by City.

8. ENTRY ON PROPERTY

A. Right to Inspect. The City shall have the right to enter the property at any reasonable time or times to examine the condition of the premises or Lessee's compliance with the terms of this lease.

B. Access. The City retains the right to enter the leased premises at any reasonable time or times to repair or modify City utilities located upon the property or to conduct repairs or other work on the property.

9. ASSIGNMENT AND SUBLETTING

The Lessee shall not assign this lease without the prior written consent of the City; provided, however, that the City shall not unreasonably withhold such consent. Lessee shall have the right to sublet space within any building it may construct on the leased premises to others for storage of aircraft, subject to the following conditions:

1) No sublease shall relieve Lessee from primary liability for any of its obligations under this lease, and Lessee shall continue to remain primarily liable for payment of rent and for performance and observance of its other obligations and agreements under this lease.

2) Every sublease shall require the sub-lessee to comply with and observe all obligations of the Lessee under this lease, with the exception of the obligation to pay rent to the City.

10. LIENS

The Lessee shall promptly pay for any material and labor used to improve the leased property and shall keep the leased property free of any liens or encumbrances.

11. TAXES

The Lessee shall promptly pay all real and personal property taxes levied upon the leased premises during the tax year that they become due. Lessee shall not permit a lien for other than the current year's taxes to be placed on the leased property.

12. INSURANCE

A. Coverage Requirements. The Lessee shall purchase and maintain general liability insurance that provides at least premises and operations coverage. The limit of liability shall be no less than the amounts specified in the Oregon Tort Claims Act, ORS 30.260 to 30.300 as presently constituted or hereafter amended. As of the date of this lease, those amounts are $50,000 for damage to property, $100,000 for injury to a person (plus special damages up to an additional $100,000), and $500,000 for any number of claims arising from a single accident or occurrence. In addition, if the insurance policy contains an annual aggregate limit, the aggregate shall not be less than $1,000,000. The policy shall name the City of Corvallis, its officers, agents, and employees as an additional insured.

B. Certificate of Insurance. At the time that this lease is signed, the Lessee shall provide to the City a certificate of insurance complying with the requirements of this section and indicating that insurer will provide the City with 30 days notice prior to cancellation. A current certificate shall be maintained at all times during the term of this lease.

13. HOLD HARMLESS

A. General. The Lessee shall at all times indemnify, protect, defend, and hold the City of Corvallis, its officers, agents, and employees harmless from any claims, demands, losses, actions, or expenses, including attorney's fees, to which the City may be subject by reason of any property damage or personal injury arising or alleged to arise from the acts or omissions of the Lessee, its agents, or its employees, or in connection with the use, occupancy, or condition of the property.

B. Environmental Protection. The Lessee shall be liable for, and shall hold the City harmless from, all costs, fines, assessments, and other liabilities arising from Lessee's use of the premises resulting in the need for environmental cleanup under state or federal environmental protection and liability laws, including, but not limited to, costs of investigation, remedial and removal actions, and post-cleanup monitoring arising under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 to 9675, as presently constituted or hereafter amended.

14. NONDISCRIMINATION

The Lessee agrees that no person shall be excluded from participation in the use of the premises on the basis of race, color, creed, religion, sex, sexual preference, age, physical or mental disability, or national origin or shall otherwise be subjected to discrimination in the use of the premises.

15. CONDITIONS ON PROPERTY BY THE UNITED STATES OF AMERICA

This agreement is made subject to the terms and conditions and restrictions of transfer recorded in Book 121, Page 40 and Book 125, Page 239, deed records of Benton County, Oregon, as modified by the Instrument of Release recorded in Book 182, Page 238 of said deed records.

16. WAIVER OF BREACH

A waiver by the City of a breach of any term, covenant, or condition of this lease by the Lessee shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition of the lease.

17. DEFAULT

A. Declaration of Default. Except as otherwise provided in this lease, the City shall have the right to declare this lease terminated and to re-enter the property and take possession upon either of the following events:

1. Rent and Other Payments. If the annual rent or any other payment obligation, including but not limited to property taxes and utility bills, remains unpaid for a period of 60 days after it is due; or

2. Other Obligations. If any other default is made in this lease and is not corrected after 60 days written notice to the Lessee. Where the default is of such nature that it cannot reasonably be remedied within the 60-day period, the Lessee shall not be deemed in default if the Lessee proceeds with reasonable diligence and good faith to effect correction of the default.

B. Court Action. It is understood that either party shall have the right to institute any proceeding at law or in equity against the other party for violating or threatening to violate any provision of this lease. Proceedings may be initiated against the violating party for a restraining injunction or for damages or for both. In no case shall a waiver by either party of the right to seek relief under this provision constitute a waiver of any other or further violation.

18. TERMINATION

A. Immediate Termination. Where a specific violation of this lease gives the City the option to terminate this lease immediately, this lease shall be terminated upon written notification to the Lessee.

B. Termination Upon 60 Days Default. In the event of any other default under Section 17 of this lease, the lease may be terminated at the option of the City upon written notification to the Lessee.

C. Surrender Upon Termination. Upon termination or the expiration of the term of the lease, the Lessee will quit and surrender the property to the City in as good order and condition as it was at the time the Lessee first entered and took possession of the property under this or a prior lease, usual wear and damage by the elements excepted.

D. Restoration of Property. Upon termination or expiration of this lease or Lessee's vacating the premises for any reason, the Lessee shall, at its own expense, remove and properly dispose of all tanks, structures, and other facilities containing waste products, toxic, hazardous, or otherwise, which exist on the leased property or beneath its surface. Lessee shall comply with all applicable state and federal requirements regarding the safe removal and proper disposal of said facilities containing waste products. If the Lessee fails to comply or does not fully comply with this requirement, the Lessee agrees that the City may cause the waste products and facilities to be removed and properly disposed of, and further Lessee agrees to pay the cost thereof with interest at the legal rate from the date of expenditure.

E. Holding Over. No holding over upon expiration of this lease shall be construed as a renewal thereof. Any holding over by the Lessee after the expiration of the term of this lease or any extension thereof shall be as a tenant from month to month only and not otherwise.

19. ATTORNEY FEES

If any suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover, in addition to damages and costs, such sum as the trial court or appellate court, as the case may be, may adjudge reasonable as attorney fees.

20. NOTICE

When any notice or anything in writing is required or permitted to be given under this lease, the notice shall be deemed given when actually delivered or 48 hours after deposited in United States mail, with proper postage affixed, directed to the following address:

City: City of Corvallis
Public Works Department
Attention: Airport Manager
1245 N.E. 3rd Street
P.O. Box 1083
Corvallis, Oregon 97339-1083

Lessee: T&M Pipeline Construction Inc.
P.O. Box 455
Lebanon, OR 97355

IN WITNESS WHEREOF, the parties hereto have executed this lease the date and year first written above.

CITY OF CORVALLIS, OREGON

By: _____
Jon S. Nelson, City Manager

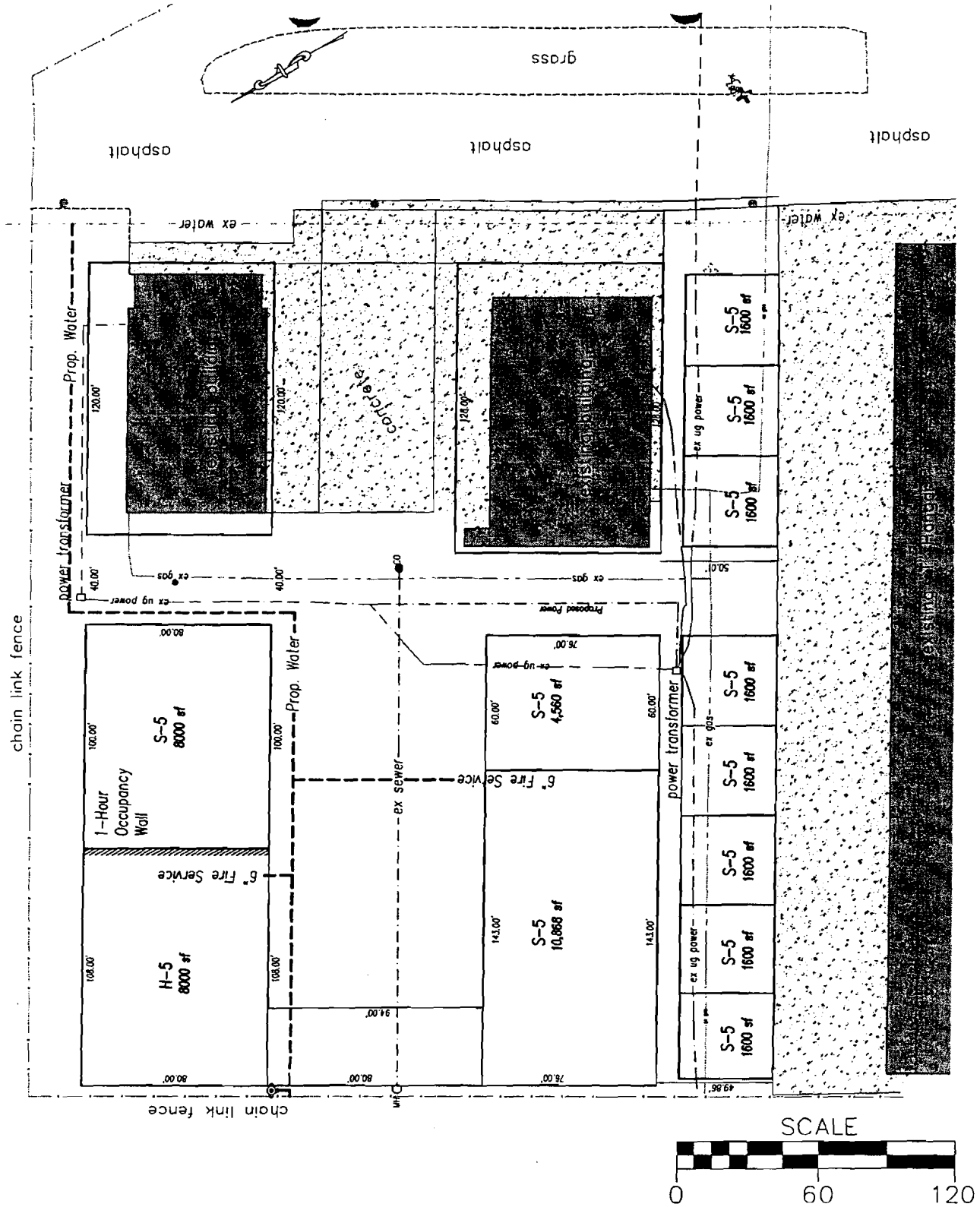
T&M PIPELINE CONSTRUCTION

By: _____
Lessee

By: _____
Lessee

Approved as to form:

_____
City Attorney



ACAD File: S:\AIRPORT\LEASE\corporate control\corporate control.DWG

DESIGNED	
DRAWN wbd	
CHECKED	
DATE August 2000	
SCALE:	

Proposed Building Use Layout
Existing Buildings And Utilities
and New Waterline

60' x 76' Corporate Parcel (Manny)

Beginning at a point that is South, 202.43 feet and East, 811.58 feet from the southeast corner of the Alfred Rhinehart D.L.C. No. 73, in Section 27 of Township 12 South, Range 5 West of the Willamette Meridian, Benton County, Oregon; thence N 59°10'44"W, 165.00 feet to the TRUE POINT OF BEGINNING; thence N 30°49'16"E, 76.00 feet; thence N 59°10'44"W, 60.00 feet; thence S 30°49'16"W, 76.00; thence S 59°10'44"E, 60.00 feet to the TRUE POINT OF BEGINNING. Containing 4,560 square feet, more or less.

LEASE ADDENDUM

This lease addendum, dated _____ day of _____, 2008, is to that lease agreement dated August 1, 2000, and assumed in January, 2008 between the **City of Corvallis**, an Oregon municipal corporation, hereinafter referred to as Lessor, and **Steve and Pam Tucker**, hereinafter referred to as Lessees. This addendum shall not change the terms or conditions of the August 1, 2000 lease agreement, except as specifically provided herein.

1. AMENDMENTS

The lease described above is amended to:

Section 4.C. Remove the words "**or immoral.**"

Section 14. Replace the entire paragraph with:

"The Lessee agrees that no person shall be excluded from the use of the premises based on age, citizenship status, color, familial status, gender identity or expression, marital status, mental disability, national origin, physical disability, race, religion, religious observance, sex, sexual orientation, and source or level of income. Such discrimination poses a threat to the health, safety and general welfare of the citizens of Corvallis and menaces the institutions and foundation of our community."

Section 20. Change the Lessee notice address to:

Steve and Pam Tucker
1636 10th Avenue
Clarkston, WA 99403
503-708-2864

2. INCORPORATION OF TERMS AND CONDITIONS

If this addendum is silent on a term or condition, the lease of this property shall be subject to the terms and conditions of the August 1, 2000 lease agreement, as they have been adjusted or amended as of the date of execution of this addendum.

3.. ORIGINAL LEASE AGREEMENT

All other terms and conditions of the existing lease between Lessor and Lessees shall remain unchanged.

IN WITNESS WHEREOF, the parties hereto have executed this lease addendum on the date and year first written below:

DATED this ____ day of _____, 2008.

_____
Steve Tucker, Lessee

_____
Pam Tucker, Lessee

ACCEPTED BY:
CITY OF CORVALLIS, OREGON

_____
Jon S. Nelson, City Manager

Approved as to form:

_____
City Attorney

CORVALLIS POLICE DEPARTMENT

MEMORANDUM

January 3, 2008

TO: Mayor and City Council

FROM: Gary Boldizsar, Chief of Police

SUBJECT: Intergovernmental Agreement between Corvallis School District (509J) and City of Corvallis - Police Department (Safe Routes to School Program Grant)

ISSUE:

The Corvallis School District (509J) has applied for and received a grant from the Oregon Department of Transportation for the Safe Routes to School Program. The Corvallis School District is proposing an Intergovernmental Agreement between the District and the City of Corvallis Police Department for the Police Department to provide certain services required under the grant. Council approval is required.

BACKGROUND:

This past summer the Corvallis School District has worked with the Police Department in preparation for the submission of a grant application to the Oregon Department of Transportation to assist in the Safe Routes to School Pilot Program. This is a joint effort involving the Corvallis School District, the Corvallis Public Works (Transportation Division), the Corvallis Safe Routes to School Taskforce, the Benton County Health Department, the Bicycle Transportation Alliance, the PTO/PTA from both Adams and Lincoln Schools, and the Corvallis Police Department. The School District has now advised the Police Department that it was successful in receiving this grant and is proposing an Intergovernmental Agreement.

DISCUSSION:

While each entity has its own responsibilities under the program, this Intergovernmental Agreement involves the required commitment from the Corvallis Police Department. The agreement states that the Corvallis Police Department will provide enhanced enforcement operations that are additional to any other scheduled enforcement activities during school arrival and dismissal times at Lincoln and Adams Elementary Schools in Corvallis. In addition, the School District requests the Corvallis Police Department to coordinate with school personnel in providing education at Bicycle Safety Class, Family Safety Fair and in-class pedestrian safety for students at both schools. A budget of $5,085 has been established to cover the associated costs. The District agrees to pay an agreed total of $5,085 no later than 9/30/08 for services provided under this agreement. The grant

application is attached to this report and is included as Attachment A. The Intergovernmental Agreement is attached to this report and is included as Attachment B.

RECOMMENDATION:

Staff recommends authorization for the City Manager to sign the Intergovernmental Agreement.

Reviewed and concur:

Jon S. Nelson, City Manager

Attachments: Safe Routes to School Grant Application
Intergovernmental Agreement

Oregon Department of Transportation

Safe Routes to School Program

NON-INFRASTRUCTURE APPLICATION FORM

for Federal Program Year 2008

☒ Oregon SRTS Action Plan Template

☒ Application Form + Budget Due: July 31, 2007

Before completing these forms read the Applicant Information and Instructions attached, or at:

www.oregon.gov/saferoutes

Submit forms to:

Julie Yip
Safe Routes to School Program
235 Union St. NE
Salem OR 97301

julie.a.yip@odot.state.or.us

ATTACHMENT A

OREGON DEPARTMENT OF TRANSPORTATION
Transportation Safety Division

Routes
Oregon Safe Routes To School

NON-INFRASTRUCTURE APPLICATION

Corvaliis School Distirict
Safe Routes to School Pilot Program

Answer each question in the boxes provided. Answer each question completely and according to the instructions in *Italics*. All fields are required. Do not attempt to paste images or Excel tables into the text fields provided.

I. Project Description

The Corvallis School District's Safe Routes to School Pilot Projects is a bundled application for two schools. The district is submitting application for both Infrastructure and Non-Infrastructure Activities. The schools are Lincoln School (K-8th) and Adams Elementary (K-5th).
The program will encompass four of the five "E" --Education, Encouragement, Enforcement and Evaluation. The non-infrastructure project includes pedestrian and bicycle safety skills development, walking and bicycling encouragement for parents, teachers and students, education and targeted traffic enforcement strategies and training for adult and student safety patrols.

II. Problem Statement

A. Describe the problem(s) this project will try to impact:
(Describe the problem(s) you intend to impact with this grant.)

The Corvallis School District's Safe Routes to School Pilot is a demonstration of involving the community, in order to increase biking and walking among children. Both Adams and Lincoln Schools have documented infrastructure needs and educational and enforcement needs.

Non-infrastructure problems identified by the interdisciplinary community/school taskforce were: 1) a lack of opportunities for children to gain pedestrian and bicycling safety skills; 2) a lack of a coordinated effort to encourage and show the benefits of walking and bicycling to school staff, parents, and students; 3) a limited capacity of the law enforcement to deter unsafe behaviors of drivers and encourage drivers to obey traffic laws in and around school zones;

and, 4) a lack of intensive training of adult and student safety patrol volunteers and staff.

Adams and Lincoln Schools were identified as those schools that had the greatest need, the greatest potential for impacting the number of students walking and biking to school, relatively low-cost solutions identified and supported by principals and parents.

Adams Elementary School was built in 1963 and sits adjacent to the School District Offices and an empty middle school that is scheduled to be demolished. As one of the larger elementary schools, Adams has a definite problem with large and growing number of children being dropped off by family vehicles, reported at 50%, and another 42% arrive by bus, with only 4% walking or bicycling. Yet, the parent survey revealed that 30% live within one mile of the school. In addition, the school district's main office uses the same entrance as the parents dropping-off students, adding to the congestion and safety of walkers and bikers. There are two multi-modal paths that do not extend safely to Adams. Safe Routes to School interventions at Adams have a great potential to increase the number of children walking and bicycling. As demonstrated in the Action Plan report, Adams parents have concerns about cars driving too fast in the neighborhood and too much traffic in the neighborhood as well as traffic at the school site itself. Adams is a perfect example of the "Catch 22" cycle – as more parents drop their children off, then even more parents drop off their children because of the increased traffic and safety concerns in the neighborhood and school. Our strategy is to break that cycle.

Lincoln School is located in southeast Corvallis. "Southtown" is a moderate to low-income neighborhood with a large number of Latino families. Any education and encouragement program will need to be in both English and Spanish. Lincoln is one of the oldest schools in the district, built in 1949. Since that time the community has grown and Oregon HWY 99W has become a major traffic route. In addition, the school now sits literally 10 feet from the highway as the road has been widened over the years. The heavily travelled Highway 99W divides the school boundary, with students living both east and west of the highway. Parents reported concerns over cars driving too fast in the neighborhood, too much traffic and crime. The Corvallis Police conducted a targeted enforcement the first two weeks of school and issued 46 citations and 11 warnings. Currently, only 29% of students walk or bicycle to school even though 67% reported living within one mile of the school. The drop-off zone on Alexander is extremely congested. Many parents drop their children off on the opposite side of the street and children dart across without using the crosswalks at the intersection. Parents drop children off in the south parking lot

where there are no sidewalks leading to the school entrance. ODOT has recently completed adding pedestrian islands and pedestrian activated signals close to the school. Drivers, pedestrians and bicyclists are not knowledgeable about how these new traffic devices function. There is great concern over all four lanes of traffic stopping when the signalization light is flashing. There is a signalized cross walk at the intersection of Hwy 99W and Alexander Blvd, the main entrance to the school building. Adult volunteers and students need to be especially alert and knowledgeable, due to the high volume of traffic and excessive speeds of motorists.

B. Provide summary data about the problem(s):
(Give summary data regarding the problem as it exists in your jurisdiction.)

Adams Elementary:
# of students living within 1 mile of school-29%
# of students living within 2 miles of school 71%
Modes of transportation - Family Vehicle 50%, Walk 2%, School Bus 42%, Bike 2%, Carpool 3%, Transit 0%
Ranking of parent's concerns- 1) too much neighborhood traffic 2) Crime 3) Child is young 4) Too much traffic at school 5) Having to cross major street
Walkabout observations: 1) Drop-off not separated from parking lot 2) No traffic controls 3) Lack of bicycles facilities 4) no connectors for multi-modal paths
Targeted traffic enforcement: 2 citations and 3 warnings. Officers observe so much compression that speeding was not an issue.

Lincoln School:
# of students living within 1 mile radius of school-69%
# of students living within 2 miles radius of school -85%
Modes of transportation-Family Vehicle 41%, Walk 25%, School Bus 24%, Bike 4%, Carpool 4%, Transit 1%
Ranking of parent's concerns- 1)Cars drive too fast in neighborhood 2) crime 3) Too much traffic at school 4) Too much neighborhood traffic 5) Child walking/biking alone
Walkabout observation: 10 south-side parking lot drop off no sidewalk 2) volunteer/student crossing guard on 99W 3) no bike paths designated or continuous 4) excessive speed on 99W, 5) Jaywalking instead of using crosswalks.
Targeted Traffic enforcement: 46 citations and 11 warnings .

C. List current activities and associated agencies already involved in solving the problem(s):
(Include all related activities and agencies involved. If you have a current project, list the objectives of that project and progress in achieving them. If you are applying for an Oregon SRTS Infrastructure project, include that information here.)

The Benton County SRTS Taskforce was convened 20 months ago and has evaluated all 8 elementary schools that are part of the Corvallis School District. The taskforce member include school district superintendent, principals of Adams and Lincoln Schools, Corvallis Transportation Department, School District Planning Consultant, Coorvallis Councilman, BTA Bicycle Safety Instructor, and Benton County Health Department staff. The taskforce begun by collecting data and identifing issues. The taskforce was able to administer a survey to all 7,000 parents in the Benton County's four school districts. The survey was used to assess parent/guardian risks and fears around letting their children walk and bike to school, as well as, identify barriers that prevent biking and walking in the community. It was sent out in the late spring of 2006 to parents/guardians of Benton County schools. Surveys were taken home with the children from school. Among the schools who actively participated in distributing the survey, the response rates ranged from 30 to 72% of the school populations. The great response rate highlighted the importance of the issue holds, for parents in our community. Based on the results of the parent survey the SRTS intern was able to implement two "walking bus" programs and two "school car pool" programs.

Other data collection efforts have been taskforce members conducting "walkabouts" at local elementary schools and interviewing principals to identify issues. Other data collection has included police department traffic officers conducting a two-week saturation around elementary schools. They developed a report on traffic violations and listed observation of police officers around traffic safety. Results from the parent survey were presented to the PTA/PTO groups with discuss of parents concerns.

The Student tally was administered at Lincoln Elementary and Adams Elementary school during the first week of June, 2007. The results were entered and analyzed by the group.

The taskforce began by identifying conditions around local schools through the parent survey, principal interview, "walkabouts", student tally and police reports. Other information

collected is specific school observation of number of students walking and biking and appropriate use of helmets. The team members researched laws and rules about school zones, best traffic control elements, and best street design elements. In addition, best practices for education, enforcement and encouragement were researched.

The taskforce tackled the important step of identifying solutions and prioritizing those solutions based on possible funding sources. The taskforce looked at each elementary school's data and determine the engineering, education, encouragement, and enforcement solutions. The interdisciplinary team met and came to consensus on the best solutions. Adams, Lincoln and Jefferson Elementary Schools were identified as those schools that had: the greatest need; the greatest potential for impacting the number of students walking and biking to school; relatively low-cost solutions identified; and supported by principals and parents. The taskforce members met more frequently in order to develop a consensus. The team has gained administration and management staff's buy-in and approval of the priorities including, the school district, health department, city & county public works departments and police department.

The taskforce has developed Action Plan for Adams and Lincoln Schools, documenting prioritized projects for infrastructure and education, encouragement and enforcement. The implementation plan for the education, encouragement and enforcement strategies with written with goals, objectives, timelines and person responsible for activities has been developed.

Corvallis School District is submitting an application for Infrastructure Projects at Adams and Lincoln Schools. The projects for Adams School are installation of covered bike rack, installation "your Speed" flashing light on 99W, installation of a multi-modal access route, replace parking signs, and install sidewalk on east side parking lot. The projects for Adams Elementary are installation of covered bike racks, pedestrian activated flashing signal, remove unused crosswalk in school entrance, remove no parking signs and replace, change diagonal parking, install multi-modal path connection.

III. Objectives

(Describe quantifiable products or outcomes that address those problems identified in Section I that should result from the proposed activities. Normally at

least three very specific objectives should be given and each should include beginning and ending date.

The following are examples:

A. Major Activities

Corvallis School District Safe Routes to School
Logic Model
Goals, Objectives, Activities, Process evaluation

Goal: Increase the ability and opportunities for children to walk and bicycle to school and improve the safety and reduce traffic near Corvallis Elementary Schools.

Objectives:

	Start Date	**End Date**	**Objective**
1.	October 1, 2007	September 30, 2008	Objective 1. Increase pedestrian and bicycling skills among 225 children, attending Adams and Lincoln Schools
2.	October 1, 2007	September 30, 2008	Objective 2. Encourage parents and children to walk and bicycle, by forming two walking school bus routes at each Adams and Lincoln School.
3.	October 1, 2007	September 30, 2008	Objective 3. Provide enhanced education and traffic enforcement, from one operation to four operations per year, near Adams and Lincoln Schools.
4.	October 1, 2007	September 30, 2008	Objective 4. Increase skills and equipment for 15 students and 6 adult safety patrol volunteers through a minium of 2 hour ODE training and supplemental Police department skill-building, at Adams and Lincoln Schools.
	Start Date	End Date	Activity

1.	October 1, 2007 *Dates dependent on weather and school schedule	June 30, 2008	Activity 1.1 The Bicycle Safety Alliance will expand Bicycle Safety Program to Lincoln School through the implementation of 10 hour course to all forty-four 6th, 7th, 8th grade students.
2.	October 1, 2007	March 30, 2008	Activity 1.2 A pedestrian safety consultant for Corvallis School District will provide training to 30 K-3 grade teaching staff on pedestrian safety curriculum.
3.	October 1, 2007	March 30, 2008	Activity 1.3 Pedestrian Safety Curriculum will be purchased for 30 K-3 grade teachers at Adams and Lincoln Schools.
4.	October 1, 2007	June 30, 2008	Activity 2.1 The Benton County Health Department intern staff will coordinate with parent groups (PTO/PTA) to implement Walk to School Day . Two Walking School bus routes at each Adams and Lincoln School.
5.	October 1, 2007	June 30, 2008	Activity 2.3 School Parent groups will be provided with Incentives for parent and student participation in encouragement activities, that promote a healthy lifestyle.
6.	October 1, 2007	June 30, 2008	Activity 3.1 Corvallis Police Department will enhance by implementing three additional targeted enforcement operations two during the arrival times and two during the dismissal times.
7.	October 1, 2007	December 30, 2007	Activity 4.1 Corvallis Police Department staff will provide 4 hours training and practical skills building, to supplement ODE training, to adult and student safety patrol staff and volunteers at both Adams and Lincoln Schools.
8.	October 1, 2007	December 30, 2007	Activity 4.2 SRTS Taskforce will coordinate with Oregon Department of Education to provide training to student safety patrol volunteers

9.	October 1, 2007	December 30, 2007	Activity 4.3 SRTS Taskforce will coordinate with Corvallis School District Risk Management and Auxillary Services to assess and purchase additional safety equipment for safety patrols at Adams and Lincoln School.
0.	October 1, 2007	September 30, 2008	Conduct SRTS research through survey administration, focus groups and traffic modes for both English and Spanish-speaking parents at Adams and Lincoln Schools.

Plans for sharing the project activities with others:

The project is wonderful example of community participation in Safe Routes to School planning and implementation. The activities of the program will be shared with several government, school, and community advisory groups. The taskforce will present reports to the following stakeholders. Corvallis School Board, Corvallis City Council, Adams and Lincoln PTO/PTA groups, Corvallis Bicycle and Pedestrian Advisory, Benton County Board of Commissioners, Benton County Bicycle Advisory, Benton County Healthy Active Community Environments Team, Benton County Healthy Weight & Lifestyle Coalition, Albany-Corvallis-Benton County-Linn County MPO and Bicycle Transportation Alliance SRTS Project staff. In addition, Corvallis SRTS Taskforce will issue press releases to local media outlets regarding the projects and activities.

B. Coordination

(List the groups and agencies with which you will be cooperating to complete the activities of the project. Explain how you will be working together. Include Letters of Commitment in Exhibit C if you will be relying on other agencies to accomplish the objectives of the project. In those projects not requiring the involvement of other agencies, a statement justifying the ability of the applicant to carry out the project independently should be included.)

Is coordination with outside agencies or groups required?
If **yes**, check here: ☒

1) If you checked the box above, please fill in the following. Otherwise skip to item 2) below:

Name/role of groups and agencies involved in Non-infrastructure:

Corvallis School District is the applicant for both Infrastructure and Non –Infrastructure Activities. The district will be the grant administrators and have fiscal responsibility for the projects. The district's Auxiliary Services and Risk Management departments will coordinate with SRTS Taskforce to provide training to adult and student safety patrol through contracting with a consultant and provide updated safety equipment to safety patrols (in collaboration with ODE and ODOT). In addition, the district will work with the SRTS Taskforce to research and provide training to K-3 teachers on pedestrian safety. Staff will continue to be active member in the Corvallis SRTS Taskforce.
Corvallis Public Works, Transportation will provide coordination with city's Bicycle and Pedestrian Advisory committee. Public Works main responsibility will be in implementing the Infrastructure projects in city jurisdiction. Staff will continue to be active member in the Corvallis SRTS Taskforce.
Corvallis SRTS Taskforce members will oversee the implementation of the projects and activities. The members will continue to provide planning, coordination and evaluation of the projects activities for both Adams and Lincoln Schools. Staff will continue to be active member in the Corvallis SRTS Taskforce.
Benton County Health Department coordinate with PTO/PTA groups in the implementation of October Walk/Bike to School Day, Walking Wednesdays, contests, Walking School Bus and other encouragement contests and incentives. The health department will coordinate the Family Safety Fair. Staff will continue to be active member in the Corvallis SRTS Taskforce.
Bicycle Transportation Alliance will provide Bicycle Safety Instruction to all 5th grade students attending Lincoln School. Staff will continue to be active member in the Corvallis SRTS Taskforce.
Corvallis Police Department will provide targeted enforcements in around school zones. In addition, officers will provide education at Bicycle Safety Class, Family Safety Fair, and in-class for K-3rd pedestrian safety.
Adams School PTO/PTA , with the support of Benton County Health Department staff , will coordinate, Walk to School Day events, contests and set-up Walking School Bus projects.
Lincoln School PTO/PTA with the support of Benton County Health Department staff , will coordinate, Walk to School Day events, contests and set-up Walking School Bus projects.

2) Fill this if you did not check the box above:

Ability to complete the project independently:

NA

C. Continuation

Plans to continue the project activities after funding ceases:

The SRTS Taskforce is committed to continuing to work on creating a strong and vital Safe Routes to School program for Corvallis School District. This commitment can be demonstrated through the successful projects and activities the taskforce have accomplished, such as the leveraging resources to hire an intern for the project, administering the Parent survey to 7,000 parents, working with principals and parent groups to implement Walking School Bus and Walk to School Day for three years. In partnership, with the Corvallis Park & Recreation we received funding from Community Cycling Center and ODOT for a Summer Bicycle Safety Education Program. The taskforce members will continue to support the program and leverage resources to grow and sustain the program. Corvallis Safe Routes to School is strongly supported by participating agencies and organizations. Safe Routes to School is an objective of the Corvallis School District's Wellness Policy and supported by the district's Health Council.

V. Evaluation Plan

A. Evaluation Questions

(You will be reporting on your objectives in your Project Evaluation. At a minimum each objective should be rephrased as an evaluation question. For example, what percentage of the public in (funded jurisdiction) wears a safety belt? What percentage increase is this? Add questions that demonstrate expected or potential impact of the project on the state or jurisdiction's traffic safety environment. Avoid yes/no evaluation questions.)

	Evaluation Question
1.	What percentage of students are walking and bicycling to school? Increase by 25% the number of students walking and biking to school, as measured by student tally at baseline and the end of intervention.
2.	What is number of students walking and bicycling to school that are involved in a traffic accident? Increase the safety of children walking and bicycling to Adams and Lincoln school, as measured by reported accidents before and after the intervention.

3.	What is the number of trained safety patrol adults and children volunteering at Adams and Lincoln Schools? Increase the number of trained adult and student volunteers providing safety patrol by 50%, by tracking the number of persons completing the intensive training.
4.	What is number of motorist that disobey traffic rules in an around school zones? Increase by 25% the number of motorists who follow traffic laws in and around school zones by tracking the number of citations written during target enforcement, conducted over the year of the intervention.

B. Data Requirements

1. Data to be collected: The Data Table presented as Exhibit A will be submitted with required quarterly reports. *(All applicants receiving SRTS reimbursement funds will be required to conduct the* Student Tally *and the* Parent Survey *at the beginning of the school year and again at the end of the school year. The forms used* <u>*must be*</u> *the National Center for Safe Routes to School's "Student Hand Tally" and the "Parent Survey.")*

2. Data System

Describe how the data will be collected, stored, and tabulated:

We will conduct the Student Tally and the Parent Survey at the beginning of the school year and at the end of the school year. The Student Hand Tally data will be input into the National Center for SRTS Student Tally Spreadsheet. The Parent Survey will be entered into the National Center for SRTS Parent Survey Spreadsheet. These spreadsheets will automatically produce charts and graphs from which we will analyze the data. We will retain the hard copies of the tallies and surveys for future reference. We will copy the tabulated spreadsheets onto a CD to be submitted to TSD with the quarterly reports.

C. Evaluation Design

Describe how the data will be analyzed:

Benton County Health Department staff and intern will be responsible for collecting, entering, analyzing, and reporting the evaluation data. Process evaluation information such as pre/post test survey and participation rates will be collected, in order to monitor progress in meeting outlined activities. The National Center for SRTS Student Tally and Parent Survey will be administered and tabulated as outlined above. Traffic Safety accident reports will be extracted from the established state and city database sources. Corvallis Police Department will present data from targeted enforcement activities to SRTS Taskforce. Health Department staff will complete the quarterly reports as required by the grant. Implementation of the Evaluation Design will overseen by the Corvallis SRTS Taskforce.

D. Project Evaluation Preparation
A Project Evaluation Report will be submitted to TSD following the requirements given in the Agreements and Assurances, Section B, Paragraph 6.

VI. Grant Project Budget Summary

A. List of major budget items:

The major budget items for Non-infrastructure activities are contracted services delivered by agencies or consultants.
1. Contract with Benton County Health Department to hire SRTS intern to provide encouragement activities.
2. Contract with Bicycle Transportation Alliance to provide Bicycle Safety education at Lincoln School
3. Contract with Corvallis Police Department to increase targeted enforcement
4. Contract with BTA to conduct K-3 teacher inservice
5. Contract with Benton County Health Promotion Specialist to gather data, analysis, and conduct evaluation reporting.
6. Purchase K-3rd Pedestrian Safety Education curriculum
7. Purchase healthy incentives for student and parent participation in encouragement activities.

B. Budget Allotment

The agency named in this document hereby applies for $22,965.00 in Transportation Safety funds to carry out a traffic safety project described in this document.

VII. Budget and Cost Sharing

*(**Complete Form 737-1003 Budget and Cost Sharing.** You may attach one page to explain specific requests. If you are applying for a two-year grant, you must include a separate budget for each year for which you are requesting funding.)*

VIII. Exhibits

A. Exhibit A: Data Table
(To be developed at a later date.)

B. Exhibit B: Job Descriptions
(Provide copy of job descriptions of all positions assigned to the project 500 hours or more paid with grant funds.)

C. Exhibit C: Letters of Commitment
(Provide copies of letters of commitment from those agencies you will be relying upon to accomplish the objectives of the project.)

D. Exhibit D: Conditions of Approval
(To be developed at a later date.)

IX. Agreements and Assurances

*(**READ**, but do not sign until grant is approved by TSD and returned to you for signature. **Do not attach to the grant project application**.)*

X. Approval Signatures

I have read and understand the Agreements and Assurances stipulating the conditions under which the funds for which are being applied will be available and can be utilized. **The agency named in this document is prepared to become a recipient of the funds should the grant funds be awarded.**

A. Agency Information

Agency Name*:	Corvallis School District 509J
Street Address:	1555 SW 35th St.
City:	Corvallis
State:	OR
Zip:	97333

C. Project Director

First Name: Jim Last Name: Hogeboom

Title:	Assistant Superintendent	Email:	Jim.hogeboom@corvallis.corvallis.k12.or.us
Phone:	541-757-5811	Fax:	541-757-5726
Street Address:	1555 SW 35th Street		
City:	Corvallis		
State:	OR		
Zip:	97333		

Signature: _____ Date: _____

D. Authorizing Official of Agency Completing Application

First Name:	Jim	Last Name:	Hogeboom
Title:	Assistant Superintendent	Email:	Jim.hogeboom@corvallis.corvallis.k12.or.us
Phone:	541-757-5811	Fax:	541-757-5726
Street Address:	1555 SW 35th Street		
City:	Corvallis		
State:	OR		
Zip:	97333		

Signature: _____ Date: _____

*Non-profit agencies must submit proof of exempt status under Code Sec. 501(c)(3)

Mail signed copies to:

Julie Yip
Safe Routes to School Program
235 Union Street NE
Salem, OR 97301-1054

Email completed electronic copy to Julie Yip: julie.a.yip@odot.state.or.us

ODOT GRANT BUDGET AND COST SHARING

Project No.:
Project Name: Safe Routes to Schools Pilot Program
Agency: Corvallis School District 509J

Project Period: 10/01/07 (From) - 09/30/08 (To)

(Office Use Only)
Grant Adjustment #: 0
Grant Adjust. Effective Date:
Project Yr. (1-2-3, Ongoing):

This form should include all budget information. If additional information is required for clarity, please include on a separate page referencing appropriate budget item.

								TSD FUNDS	MATCH	TOTAL
1. Personnel Costs*										
A. Staff assigned and estimated hours:			Rate							
Benton County Healt	600	@	$	15.00	/hr =	$	9,000.00			
Corvallis Police Depa	92	@	$	55.27	/hr =	$	5,084.84			
Substitution time teac	30	@	$	50.00	/hr =	$	1,500.00			
Benton County Healt	80	@	$	23.39	/hr =	$	1,871.20			
	0	@	$	-	/hr =	$	-			
	0	@	$	-	/hr =	$	-			
					Staff Subtotal	$	17,456.04	$17,456		$17,456
B. Overtime		@			/hr =	$	-			
Overtime		@	$	-	/hr =	$	-			
					Overtime Subtotal	$	-	$0		$0
C. Volunteer Time	0	@	$	-	/hr =	$	-			
Volunteer Time	0	@	$	-	/hr =	$	-			
					Volunteer Subtotal	$	-	$0		$0
2. Personnel Benefits										
A.						$	-			
B.						$	-			
					Benefits Total	$	-	$0		$0
3. Equipment										
A.						$	-			
B.						$	-			
C.						$	-			
D.						$	-			
					Equipment Total	$	-	$0		$0
4. Materials/Printing										
A. Reports:	Translation Spanish 10 hou					$	100.00			
B. Brochures:	Curriculum (30 sets/$35 ea					$	1,050.00			
C. Other:	Incentives, etc.					$	2,200.00			
					Materials Total	$	3,350.00	$3,350		$3,350
5. Overhead/Indirect Costs (match only)**										
A.						$	-			
B.						$	-			
					Overhead Total	$	-	$0		$0

ODOT GRANT BUDGET AND COST SHARING

Project Number: Safe Routes to Schools Pil

		TSD FUNDS	MATCH	TOTAL
6. Other Project Costs				
A. Travel In-State	$ -	$0		$0
B. Travel Out-of-State (specify)***:				
	$ -	$0		$0
C. Office Expenses (supplies, photocopy, telephone, postage)	$ -	$0		$0
D. Other Costs (specify):				
1.) Grant Administration	$ 1,165.00			
2.)	$ -			
3.)	$ -			
4.)	$ -			
5.)	$ -			
	$ 1,165.00	$1,165		$1,165
7. Consultation/Contractual Services * **				
A. *Bicycle Transportation Alliance Bicycle Safety Training for St*	$ 2,400.00			
B. *BicConsultant for teacher in-service on K-3 Pedestrian Safety*	$ 250.00			
Consult Total	$ 2,650.00	$2,650		$2,650
8. Mini-Grants * **				
A.	$ -			
B.	$ -			
C.	$ -			
D.	$ -			
E.	$ -			
F.	$ -			
G.	$ -			
H.	$ -			
Subtotals	$ -	$0		$0
TOTAL		**$24,621**	**$0**	**$24,621**

	TSD	Match
A.	$ -	$ -
B.	$ -	$ -
C.	$ -	$ -
D.	$ -	$ -
E.	$ -	$ -
F.	$ -	$ -
G.	$ -	$ -
H.	$ -	$ -
Subtotals	$ -	$ -

COST SHARING BREAKDOWN

1. TSD Funds	$ 24,621	*100%*
2. Match: State		
3. Match: Local		
4. Match: Other (specify)		
a.)		
b.)		
c.)		
5. **TOTAL COSTS**	$ 24,621	*100%*

Budget Comments:

* Job descriptions for all positions assigned to grant for 500 hours or more must be included in Exhibit B.

** Not eligible for TSD funding, but may be used as match. Use no more than 10% of item 1.A., salaries, or use actual indirect costs and provide documentation.

*** TSD approval required prior to expenditures.

INTERGOVERNMENTAL AGREEMENT

BETWEEN: CORVALLIS SCHOOL DISTRICT 509J

AND CITY OF CORVALLIS – POLICE DEPARTMENT

EFFECTIVE DATES: 10/18/07 through 9/30/08

This contract is entered into this _____day of _____, _____, by and between the CORVALLIS SCHOOL DISTRICT 509J, hereinafter referred to as "509J, and CITY OF CORVALLIS – POLICE DEPARTMENT, an Oregon municipal corporation, hereinafter referred to as "CPD", the promises of each being given in consideration of the promises of the other.

RECITALS:

A. The District desires that the City of Corvallis Police Department provide enhanced education and traffic enforcement to increase safety to benefit Adams and Lincoln Elementary Schools in Corvallis, Oregon.

B. ORS 190.010 provides that units of local government may enter into agreement for the performance of any and all functions and activities that any party to the agreement, its officers, or agents have the authority to perform.

C. This Intergovernmental Agreement ("Agreement") describes the conditions under which 509J will contract with CPD to provide the services described in ¶ A. above.

AGREEMENT

IN CONSIDERATION of the recitals set forth above and the agreements hereinafter contained, the parties agree as follows:

1. CPD will provide enhanced enforcement operations that are additional to any other scheduled enforcement activities during school arrival and dismissal times at Lincoln and Adams Elementary Schools in Corvallis, Oregon, one to four enforcement operations per year. Data was collected during a two-week saturation patrol by traffic officers, including a report on traffic violations and listed observations related to traffic safety. This data formed the basis for requesting additional police presence during the targeted times. In addition, 509J requests that CPD officers coordinate with

ATTACHMENT B

school personnel in providing education at Bicycle Safety Class, Family Safety Fair and in-class pedestrian safety for students at both schools. A 509J authorized representative shall meet with the CPD authorized representative to allocate the agreement budget of $5,085 between enhanced enforcement operations and education activities.

2. Indemnification: 509J and CPD shall each indemnify and hold the other, their officers, agents and employees, harmless from and against any and all claims, actions, liabilities, costs including attorney fees and other costs of defense, arising out of or in any way related to any act or failure to act by each other and each other's employees, agents, officers and contractors.

3. Duration: This agreement shall be effective 10/18/07 through 9/30/08.

4. Termination: Either party, without cause, may terminate its participation in this agreement upon 30 days prior written notice delivered to the persons designated in paragraph six. Cost for services will be pro-rated based upon the proportion of services actually delivered.

5. Consideration: 509J agrees to pay an agreement total of $5085 no later than 9/30/08 for services provided under this agreement. CPD will invoice 509J for the portion of contracted services performed once each fiscal year - no later than May 31, 2008 for FY 07-08 services and no later than August 31, 2008 for FY 08-09 services. CPD will invoice 509J and payments will be made to:

   City of Corvallis – Finance Department
   PO Box 1083
   Corvallis, OR 97339-1083

6. Contract Administration:

   509J: Mike Strowbridge, Curriculum Coordinator
   Corvallis School District 509J
   PO Box 3509J
   Corvallis, OR 97339
   541-757-3893

   CPD: Jim Crain, Police Officer
   Corvallis Police Department
   PO Box 1083
   Corvallis, OR 97339-1083

7. Governing Venue: All actions relating to this contract shall be tried before the courts of the State of Oregon to the exclusion of all other courts which might have jurisdiction apart from this provision. Venue in any action shall lie in the Circuit Court of Benton County, Oregon.

8. Attorney Fees: In the event of any action to enforce or interpret this agreement, the prevailing party shall be entitled to recover from the losing party, in addition to costs and disbursements, reasonable attorney fees incurred in the preceding, as set by the court, at trail, on appeal or upon review.

9. Assignment: Neither party shall assign this contract, in whole or in part, or any right or obligation hereunder without the other party's prior written approval.

10. Notices: Any notices permitted or required by this contract shall be deemed given when personally delivered or upon deposit in the United States mail, postage fully prepaid, certified, return receipt requested, addressed to the parties designated in paragraph six. Either party may change its address by notice given to the other in accordance with this paragraph.

11. Nondiscrimination: The parties agree not to discriminate on the basis of age, citizenship status, color, familial status, gender identity or expression, marital status, mental disability, national origin, physical disability, race, religion, religious observance, sex, sexual orientation, and source or level of income in the performance of this contract.

12. Amendments: Agreement shall not be amended except in writing, signed by both parties.

Corvallis School District 509J

_____

Kathy Rodeman
Business Services Director

PO Box 3509J
Corvallis, OR 97339

City of Corvallis – Police Department

_____

Authorized Representative

_____

_____

Business Address

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

MEMORANDUM

DATE: January 16, 2008

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director

SUBJECT: Schedule Public Hearing to consider an appeal of a Conceptual and Detailed Development Plan and Tentative Subdivision Plat (Ashwood Preserve Subdivision; PLD07-00009/SUB07-00003)

Staff requests that the City Council schedule a public hearing on February 4, 2008, to consider an appeal of the Planning Commission's January 2, 2008, decision to approve the cases noted above. The appeal was received on January 15, 2008.

MEMORANDUM

From: Ken Gibb, Community Development Director

To: Mayor and City Council

Date: January 17, 2008

Re: LUBA Remand of Whiteside Theater (HPP06-00039)

Issue:

The Oregon Land Use Board of Appeals (LUBA) has remanded the City's decision on the Whiteside Theater Historic Preservation Permit to the City Council for further action. The decision is attached.

Background:

On February 20, 2007, the City Council adopted formal findings in support of Order 2007-016, which upheld the applicants' appeal and overturned the Historic Resources Commission's decision to deny the Alteration or New Construction request for the Whiteside Theater. Of the 12 assignments of error (with several sub-assignments), LUBA affirmed the City Council's decision regarding 10 and a portion of an eleventh. On the remaining issues, LUBA directed the City Council to address the issues further.

Requested Action:

Land Development Code Section 2.0.60, provides the City Council the following options for how to proceed:

(1) Send matter to another authorized hearing authority;

(2) Set a hearing date without reopening the public testimony; or

(3) Set a hearing date reopening the public testimony.

For scheduling purposes, mailed notices need to be sent at least 20 days before the associated hearing.

ORS 197.850 also allows the City Council to seek review of LUBA's decision from the Court of Appeals. A petition seeking review would need to be filed within 21 days from the date of the decision (January 23, 2008).

ORS 227.181 requires final action within 90 days following remand of a land use decision. The 90 day period starts after the period for filing for judicial review has passed and after receipt from the appellant of a request to act.

However, the applicant has submitted a letter withdrawing the application (attached). Based on this letter, the City Attorney has indicated that without an active development proposal, the City no longer has jurisdiction in this matter, and no further action on the LUBA remand of the Whiteside Theater Historic Preservation Permit application (HPP06-00039) is possible.

Requested Action:

Staff recommends that the Council approve the following motion:

City Council acknowledges receipt of the application withdrawal from Whiteside Partners, LLC and no further City action on the LUBA record is appropriate.

Review and Concur:

Jon S. Nelson, City Manager

Scott Fewel, City Attorney

Whiteside Partners, LLC
C/O KemperCo, LLC
1230 SW First Avenue
Portland, Oregon 97204

January 17, 2008

Fred Towne
Planning Division Manager
City of Corvallis
Community Development Department
501 SW Madison Avenue
Corvallis, OR 97333

Re: Application for Historic Preservation Permit
Whiteside Theater

Dear Mr. Towne,

We hereby withdraw our application for the proposed Historic Preservation Permit we filed for the above referenced property. If you have any questions, do not hesitate to call me at 503-946-8912.

Very truly yours,

Thomas J. Kemper

CC: Jim Dix
Ron Skov

* * * MEMORANDUM * * *

JANUARY 10, 2008

TO: **MAYOR AND CITY COUNCIL**

FROM: **JON S. NELSON, CITY MANAGER** Jon

SUBJECT: **JANUARY 9, 2008 CITY LEGISLATIVE COMMITTEE WORKING NOTES**

1. Call to Order

Mayor Tomlinson called the meeting to order at 8:35 am. Councilors Hamby and Wershow, City Manager Nelson, and State Representative Gelser were in attendance.

2. Upcoming 2008 and 2009 legislative session issues with Representative Sara Gelser

Committee members and Representative Gelser discussed issued scheduled for the February 2008 legislative session. Attached is the Democratic Caucus "roadmap" of issues to come forward during the session.

3. Other

- Representative Gelser will attend a Committee meeting in April 2008 to review the 2008 session and discuss the upcoming 2009 session.
- Mayor Tomlinson will appoint an Administrative Services Committee member to serve on the Committee, replacing former Councilor Zimbrick.
- Mayor Tomlinson is serving on the League of Oregon Cities' Energy Committee and Councilor Hamby is serving on the Transportation Committee.
- Councilor Wershow asked that the minutes reflect the Oregon State Legislature URL for Councilors interested in the 2008 session activities (www.leg.state.or.us).

4. Next Meeting

The next meeting will be held on January 23, 2008 for the Committee to meet with State Representative Andy Olson.

5. Adjournment

The meeting adjourned at 9:40 am.

Attachment

2003

Oregon House Democrats' Pledge for 2008

"Secure in Our Homes; Safe in Our Communities"

When Oregonians elected Democrats to lead the House of Representatives in 2006, it signaled a new direction for Oregon, one that puts people over politics. First released in 2006, our Road Map to a better Oregon future – one that is shared by a majority of Oregonians across party lines -- includes:

- ***Establishing a world-class educational system for our children and our economy,***
- ***Guaranteeing access to quality health care regardless of income, and***
- ***Maintaining a smart and accountable state government that invests in creating good jobs and promoting a healthy environment.***

As we continue along the road toward improving Oregon in the 2008 session, House Democrats will base decisions on the priorities outlined in this Road Map and *within existing resources*. We pledge to continue our efforts to ensure that all Oregonians are secure in their homes and safe in their communities.

Democrats will move Oregon forward by putting kids first.

IN THE 2007 SESSION – Democrats delivered on their promise to put kids first by passing a landmark $6 billion K-12 public education budget. House Democrats also dramatically expanded access to Head Start, significantly reinvested in our higher education system and helped working families afford child care.

IN THE 2008 SESSION: House Democrats will examine the progress of Oregon's Shared Responsibility Model of financial assistance for higher education students and monitor the Department of Education's efforts to address the needs of children with autism in early education and K-12 programs.

2008 PRIORITY ACTION:

IMPROVING TOY SAFETY LAWS – House Democrats will work to ensure the safety and health of our children by prohibiting the sale of toys and other children's items that have been recalled.

PROTECTING ABUSED AND NEGLECTED CHILDREN – House Democrats will fight to protect abused and neglected children by increasing the number of staff devoted to regularly visiting homes to ensure our children are safe, while also reducing the growing backlog of home visits.

Democrats will improve Health Care access and affordability.

IN THE 2007 SESSION – The Legislature passed the Healthy Oregon Act, providing a blueprint for improving Oregon's health care system that lowers costs, improves quality and assures every Oregonian affordable health insurance. We also made health insurance more accessible and fair, while making costs more transparent.

IN THE 2008 SESSION - Democrats will use the February session to gather public input on key reform ideas and prepare policy recommendations for the 2009 Legislature. We will hear reports on the Oregon Prescription Drug Program, and design efforts to encourage more Oregonians to enroll, as well as consider options for streamlining the process to keep children enrolled in health care programs

2008 PRIORITY ACTION:

KEEPING SENIORS HEALTHY AND INDEPENDENT– Along with constructing a blueprint for how Oregon will ensure the health and independence of our growing senior population and creating a stable system of long term care, we will act to strengthen these programs in order to maintain continued access to the most appropriate level of care.

Democrats will fight to keep our neighborhoods safe and secure.

IN THE 2007 SESSION – House Democrats moved Oregon forward by hiring an additional 100 state troopers to combat the meth epidemic and make our roads and highways safer. Democrats also passed legislation that prevented predatory payday lenders from taking advantage of Oregonians and protected the hard-earned assets of those families.

2008 PRIORITY ACTION:

BUILDING A STRONGER OREGON STATE POLICE — Continuing our efforts from the 2007 session in adding 100 State Troopers, House Democrats will move the Oregon State Police toward 24/7 coverage on Oregon highways.

PROTECTING FAMILIES FROM FORECLOSURE — Democrats will enact stronger laws to provide Oregon families with the tools, strategies and assistance they need to avoid foreclosure of their homes. We will also work to identify long-term solutions to the mortgage lending crisis.

Democrats will create a smarter and more accountable state government.

IN THE 2007 SESSION – House Democrats pushed for a more streamlined, efficient and accountable state government. We passed bills to cut red-tape and needless bureaucracy impacting Oregon businesses, made the state's Administrative Rules process more efficient and implemented an E-Permit system for the construction industry.

IN THE 2008 SESSION – House Democrats will work with the Secretary of State to identify ways to expand and improve the role of auditing the performance and fiscal responsibility of state agencies and government contracts. We will also examine ways to strengthen the use of accountability measurements used in the budget process.

2008 PRIORITY ACTION:

INCREASING GOVERNMENT ACCOUNTABILITY — House Democrats will promote greater accountability in state government, including passing legislation to create an advisory Committee on Performance Excellence, while improving the state's ability to respond quickly to policy and budget issues as they arise.

Democrats will create a healthier business environment.

IN THE 2007 SESSION – Democrats made Oregon a national leader in renewable energy by jump-starting the alternative energy and biofuels industry. We fulfilled our promise to pass the Renew Oregon biofuels package, which will create more job opportunities in rural Oregon while reducing our dependence on fossil fuels. We significantly increased investments in higher education, and provided nearly $28 million in investments for wave energy research, nanotechnology development, and other Oregon Innovation Council proposals.

IN THE 2008 SESSION – House Democrats will continue efforts to help our institutions of higher education develop the facilities they need to meet the needs of their students; identify long term strategies to improve the state's transportation infrastructure so that freight and people move safely and efficiently, and aid rural communities and agricultural industry by developing strategies for addressing future water and land use needs.

2008 PRIORITY ACTION:

INVESTING IN OUR FUTURE — In order to ensure business and job growth, House Democrats will lay the foundation for improvements in water storage and land use planning to ensure these systems are robust and dependable; and continue discussions about transportation improvements for 2009.

On the Road to a Better Oregon

Oregon House Democrats

Office of the Mayor
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6985
FAX: (541) 766-6780
e-mail: mayor@council.ci.corvallis.or.us

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

PROCLAMATION

Enhancing Community Livability - The Boys and Girls Club of Corvallis

January 19, 2008

WHEREAS, our community's well-being is enhanced by the efforts of citizens, every day, in a variety of ways; and

WHEREAS, the community wishes to celebrate and honor the efforts of our neighbors in Enhancing Community Livability; and

WHEREAS, service clubs, non-profit organizations, cultural groups and athletic programs are critical to the social and civic health of our community; and

WHEREAS, the mission of Boys and Girls clubs is to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens; and

WHEREAS, the Boys and Girls Club of Corvallis was dedicated January 31, 1998; and

WHEREAS, our club is known as The **Positive** Place for Kids; and

WHEREAS, programs have grown significantly in the past ten years, while serving a growing number of children.

NOW, THEREFORE, I, Charles C. Tomlinson, Mayor of the City of Corvallis, do hereby proclaim January 19, 2008 as **Boys and Girls Club of Corvallis Day** in the City and encourage people throughout Corvallis to celebrate the Club's ten years of serving our children and to work together, as the Club Board, staff and volunteers do, to enhance community livability.

_____
Charles C. Tomlinson, Mayor

_____
Date

CORVALLIS 150
Celebrating Past ✦ Present ✦ Future

A Community That Honors Diversity

MEMORANDUM

To: City Council Members

From: Charles C. Tomlinson, Mayor CCT

Date: January 15, 2008

Subject: Council Liaison Appointments

I am making the following Council Liaison appointments, pending election of a Ward 7 Councilor:

Capital Improvement Program Commission	David Hamby
City Legislative Committee	Bill York
Downtown/Economic Vitality Plans Implementation Committee	Bill York
Cascades West Council of Governments	Dan Brown

Council confirmation of these appointments is not necessary.

1003

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

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CITY MANAGER'S REPORT

JANUARY 17, 2008

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2007-12

REPORTING PERIOD: DECEMBER 2007

I. ORGANIZATIONAL HIGHLIGHTS

- December was marked with sadness at the unexpected passing of Councilor Zimbrick. The Council paid tribute to Councilor Zimbrick during its December 17th meeting, noting his many contributions to various agencies in the community.
- Work parties were held throughout the community during December to plant more than 175 trees is recognition of Corvallis' 150th birthday.
- The City applied for participation in the Preserve America program, which would recognize the community's continuing efforts to preserve heritage and culture.

II. MAYOR'S DIARY

During December, I met with Council leadership and the City Manager. I also represented the City at the Festival of Lights, the Madison Avenue Task Force Holiday party, the Heartland Humane Breakfast, the Chamber Coalition Government Affairs Committee, a meeting with Oregon State University Vice President for Research John Cassady, and the Benton County Historical Museum vaudeville night. I met with Benton County Commissioner Linda Modrell concerning water policy. Lastly, I read the Ogden Nash poems written for Carnival of the Animals while the Corvallis Youth Symphony performed; I want to thank Council President Brauner for chairing the Council meeting in my absence during the performances.

III. CITY MANAGER'S OFFICE

A. Department Highlights

- Received one Notice of Tort Claim; information is available for review in the Assistant to City Manager/City Recorder's office.

- Reviewed City Charter and Municipal Code requirements for possible special election dates to fill Ward 7 vacancy occasioned by death of Councilor Zimbrick.
- City and American Federation of State, County, and Municipal Employees (AFSCME) negotiations teams completed interest-based bargaining training in anticipation of negotiations for the July 2008 contract.
- Received notice from Corvallis Police Officers Association of their desire to negotiate a new contract to begin July 2008.
- Completed the 2007 Citizen Attitude Survey data compilation and report. Results will be presented to Council at their January 7th meeting.

IV. COMMUNITY DEVELOPMENT

A. Department Highlights

- Development Services staff processed 14 residential and 31 non-residential plan reviews for proposed construction projects and conducted 1,332 inspections in December.
- Processed and issued 28 Mechanical and Electrical permits online.
- Created 24 code enforcement cases as a result of citizen complaints received during December.
- Facilitated quarterly Evanite noise-monitoring meeting with neighborhood representatives and Evanite staff.
- Presented proposed sidewalk café delineation standards to Urban Services Committee for feedback.
- Hired Mike Wolfson to fill the vacant Land Use Inspector position in Development Services. Mike will begin work with the City January 4th.
- Provided three pre-development meetings with staff for new proposed commercial projects.
- The Housing Division received 18 Rental Housing Program-related contacts outlining 30 separate issues, with 11 related to habitability and 19 of a non-habitability nature. Eight of the habitability issues reported are or may be subject to the Rental Housing Code.
- One Rental Housing Code violation that was not remedied within stipulated time frames following delivery of a Notice and Order to Repair resulted in a citation to the property owner. The first appearance in Municipal Court occurred during December, but the case will continue into January.
- A federally mandated environmental assessment was completed for a future Willamette Neighborhood Housing Services (WNHS)/Center Against Rape and Domestic Violence project. The assessment resulted in a Finding of No Significant Impact, and the United States Department of Housing and Urban Development issued authorization to release funds, so WNHS may proceed with property acquisition.

- Planning coordinated with the City Attorney's Office regarding two Land Use Board of Appeals cases.
- Continued work on a project scope for Land Development Code updates to address Council priorities.
- Worked with the Historic Resources Commission on development of a prioritized work program.
- Presented a recommendation to Council to authorize participation in the Preserve America program.

V. FINANCE

A. Department Highlights

- Installed the Alert Notification System, a software package to enable staff to notify delinquent customers of overdue utility services bills. Training is scheduled for January. Once completely operational, the system will eliminate sending up to 8,000 notice letters through the mail.
- MIS completed the installation of a single mode fiber from Public Works compound to the Administrative building to provide redundant networking connection path for the Public Works Department.
- Municipal Court installed two credit card swipe devices to begin taking credit card payments over the telephone.

VI. FIRE

A. Department Highlights

Operational

Response Activity - November 2007	City	Non-City	Total
Fires	3	0	3
Over pressure/Rupture	0	1	1
Requests for Ambulance	298	60	358
Rescue (Quick Response Team)	117	14	131
Hazardous Condition	7	1	8
Service Requests	34	6	40
Good Intent	37	13	50
False Calls	34	4	38
Other	1	0	1
TOTAL RESPONSES OVERALL	**531**	**99**	**630**

Response Activity - December 2007	City	Non-City	Total
Fires	5	2	7
Overpressure/Rupture	0	0	0
Requests for Ambulance	241	79	320
Rescue (Quick Response Team)	84	14	98
Hazardous Condition	6	1	7
Service Requests	27	6	33
Good Intent	26	24	50
False Calls	29	4	33
Other	0	3	3
TOTAL RESPONSES OVERALL	**418**	**133**	**551**

- Completed the Telestaff software implementation. Only minor updates to reflect changes in staff and assignments will be necessary in the future.
- Received quotes for solar water heaters in preparation for replacement of failing conventional units.

VII. LIBRARY

A. Department Highlights

- During the "Food for Fines" event December 1st through 8th, the Library collected six and one-half barrels of food and $1,531.29 in fines. Linn-Benton Food Share collected a total of nine and one-half barrels of food from the Library during the two-week food drive.
- Library Director Carolyn Rawles-Heiser attended the Republican Women's Christmas luncheon and accepted donations of materials for the Library.
- Volunteer Coordinator Courtney Rader met with Community Library Specialist Lori Pelkey to discuss how to bring her great ideas to Monroe's Library. Now Lori has a much better idea of how to organize and energize Monroe's volunteers. They talked about how important it will be to have a strong group of volunteers in place when they move into the new library building.
- Youth Services Manager Curtis Kiefer is heavily involved in the planning of the sixth annual Tcha Tee Man Wi Storytelling Festival, scheduled for the first weekend in February. Librarian Heidi Weisel has been working on the festival's website.
- Youth Services staff started working on the committee preparing the 2008 Family Resource Fair at Linn-Benton Community College for parents in Linn and Benton Counties. The fair is scheduled for March 8th, and librarians Dana Campbell and Kristin Starnes will be presenting four workshops.
- Volunteers from the South Benton Library Project met one Saturday morning to decorate the depot with lights for Monroe's annual Light Parade. One of

the volunteers brought his generator from home to power the lights. This was a great way to bring attention to the depot and its future in the Monroe community.

B. Other

- Congratulations to Librarian Amy Spies, who received the Human Rights Award by the Corvallis First United Methodist Church. As many of you know, Amy has been instrumental in the establishment of a cold weather homeless shelter, which has made a huge difference for those less fortunate in our community.
- The Library Foundation received $350,000 from the Loomis estate.
- Members from the Library Board, Foundation Board, and Friends of the Library Board attended a potluck dinner. Carolyn Rawles-Heiser thanked the group for the work they do for the Library. Technology Librarian John Donel and members of the Web team unveiled a demonstration version of the Library's new Web site, which will be functional in February.

VIII. PARKS AND RECREATION

A. Department Highlights

Administration/Planning

- Department Account Analyst assisted supervisors with budget input for Fiscal Year 2008-2009 budget process.
- Previewed information for the 2008 Spring/Summer Activity Guide.
- Registration activity for youth basketball and Santa visits was very popular.

Aquatic Center

- Completed Fall Swimming and Water Safety Lessons.
- Participation in exercise classes for seniors, Multiple Sclerosis, stroke rehabilitation, and adult fitness increased 25 percent over December 2006.
- Completed the Senior Open with 400 youth athletes from throughout Oregon, Washington, and Northern California.
- Hosted four high school swim meets that brought more than 250 athletes and spectators from out of town.

Parks

- Worked on planting approximately 175 trees to celebrate Corvallis' 150th birthday.
- Volunteers are working on Scotch broom and ivy removal at Chip Ross Park.
- Worked with Fire on a flammable liquids inventory project.

- Worked on the memorial inventory and drafted a memorial departmental administration policy.
- Worked on updating the Materials Data Safety Sheets for all existing inventories.
- Supported the Festival of Lights, with Recreation staff taking the lead.

Recreation

- Held the Festival of Lights event with Zonta of Corvallis. Mayor Tomlinson presided over the tree-lighting ceremony.
- Hosted a high school recreational basketball tournament over the holiday break, with 13 teams participating.
- More than 30 families scheduled Santa Claus to visit their homes.

Senior Center

- The Center initiated a new Grief Support group that meets the second and fourth Wednesdays of each month.
- A Holiday Caroling event was held December 10th at the Center.
- On December 25th, the Center hosted the Annual Holiday Dinner. Local volunteers prepared and served a festive meal to more than 90 patrons. Samaritan Advantage generously underwrote the event.
- The Senior Center Travel Program offered a December 18th Holiday Tour to Portland with fun stops to the Grotto's Christmas Festival of Lights, along with the Old Spaghetti Factory.

IX. POLICE

A. Department Highlights

Officers investigated 1,539 incidents this month. Following are the highlights:

- Officers and Detectives responded to a fire at Circle Court Apartments. This was the third suspicious fire at this apartment complex during the past year. Numerous individuals were contacted and interviewed. A Detective took over the investigation, which remains ongoing.
- Officers responded to a single-family residence, where a witness reported someone had just been stabbed. The investigation revealed a man and woman living at the residence had been arguing, and the woman stabbed the man in the chest. She was arrested for multiple charges of Assault and Menacing.
- Officers responded to Washington Mutual Bank, where a man used a note to commit a robbery. An undisclosed amount of money was taken. The suspect is still at large, and the investigation is continuing.
- Street Crimes Unit and Detectives served a search warrant at a residence, where a 37-year-old man was arrested on charges of Manufacturing and

Delivery of a Controlled Substance - Marijuana. More than 200 marijuana plants were seized from his residence, along with a large quantity of dried product and approximately $66,000 in cash.

- Officers responded for a report of a man being attacked by two men. The caller was on a mobile telephone and said a knife was involved in the fight just before the line was disconnected. Officers located one suspect at the scene and a second hiding in an alcove several blocks away. The suspects were arrested and charged with Assault, Menacing, Disorderly Conduct, Criminal Mischief, and Harassment.
- Detectives and Street Crimes Unit arrested a 51-year-old man, who is a registered sex offender, on seven counts of Burglary in the First Degree, three counts of Theft in the Third Degree, and one count of Sexual Abuse in the Third Degree. The incidents occurred at residences around Corvallis. A search warrant was served at a residence in Albany, where evidence of the above-listed crimes was seized.
- Officer Harvey and Xar were deployed seven times during December. Xar was responsible for the capture of 13 suspects during 2007 and 42 throughout his career. During December, Xar was used for one building search, four area searches, two tracks/trails, one evidence search, one business alarm, two agency assists, and one presentation.
- Investigations Division personnel continue to work with investigators from Oregon State Police, the Benton County District Attorney's Office, the Benton County Sheriff's Office, the Federal Bureau of Investigation, and the National Center for Missing and Exploited Children on the Brooke Wilberger missing-person case.

Tactical Action Plans (TAP)

- TAP 11 – Osborne Aquatic Center: Officers implemented this TAP to address the increased thefts at the Center. Officers are conducting periodic walk-throughs of locker rooms with staff. Unsecured lockers are locked with cable locks, and officers are providing educational material to patrons about safeguarding personal property.

9-1-1 Center Calls for Service

- The Corvallis Regional Communications Center dispatched 2,602 calls for police, fire, and medical assistance this month as follows:

POLICE		FIRE AND MEDICAL	
Corvallis Police	1,539	Corvallis Fire/Ambulance	466
Benton County Sheriff	458	Other Fire/Medical	38
Philomath Police	101		
TOTAL	2,098	**TOTAL**	504

B. Other

- Officer Sapp and Drug Detection K9 Roxy continue training in anticipation of completing Oregon Police Canine Association drug detection standards shortly.
- Officer Anderson was injured while off duty and remains on extended medical leave.
- Officer Zulyevic continues training in the Police Training Officer Program.
- Officer Pyburn completed recruit training and was granted solo status.
- Officers Hull and Davis returned from the Department of Public Safety Standards and Training (DPSST) academy and started training in the Police Officer Training Program.
- Officer Blount started Orientation training with the Department and starts the DPSST academy in January.
- Investigations Division and Street Crimes Unit personnel attended the three-day Oregon Narcotics Enforcement Association (ONEA) Winter Training Conference in Wilsonville, Oregon
- Sergeant Mann instructed Active Shooter Module II at the Law Enforcement Building.
- Investigations Division personnel presented and received training on Karly's Law.

X. PUBLIC WORKS

A. Department Highlights

Administration Division

- Made a presentation to the Lion's Club about the City's sustainability program.
- Participated in a workshop sponsored by the International Council for Local Environmental Initiatives (ICLEI) in Hillsboro, Oregon, to present one approach to initiating a sustainability program in an organization.
- Met with Department of Environmental Quality and Benton County representatives to discuss how the recycling rate was calculated for the Benton County wasteshed.

Engineering Division

- Construction is in progress for the Taylor Water Treatment Plant Filter Modification and Media Replacement (April completion).
- Completed construction for the SW Country Club Drive Improvements and Sunset Park Improvements - Phase 2 projects.
- Construction of the Storm Water Master Plan Dunawi Wetlands and Water Quality project was suspended due to weather and will resume in the Spring.

- Design is in progress for the following projects: 2008-2009 Street Reconstruction - Phase II (NW Walnut Boulevard from NW Rolling Green Drive to NW Kings Boulevard), Townsend Shelter, Storm Drain Replacement, Airport Facility Improvements, 2008-2009 Sanitary Sewer Rehabilitation, Baldy Reservoir Cover Replacement, and Rock Creek Backwash Tank Replacement.

Transportation Division

- Completed the Pre-Disaster Mitigation Plan for the City of Corvallis. The Plan was sent to Oregon State Emergency Management for review and approval and will then be forwarded to the Federal Emergency Management Agency for final approval. Once approved, the City will be able to apply for Pre-Disaster Grants for seismic upgrades to City Hall and water transmission lines attached to bridges crossing the Marys River.
- Completed a bus map shelter project. Every bus shelter in the City is now equipped with a laminated map that displays a "you are here" sticker and a guide that lists the arrival time of the next bus.
- The Holiday Trolley provided 1,411 rides for the 14-day operation period. This was a ten-percent increase over 2006. A new outreach effort solicited donations from the Friends of the Holiday Trolley community sponsors in addition to the traditional merchant sponsors. This produced $1,300 to defray trolley operating expenses.
- Corvallis Transit System (CTS) provided 38,357 rides during December, an all-time record for December. CTS is on a pace to provide more than 600,000 rides this fiscal year, which would surpass the previous annual ridership record of 566,670.

B. Other

- Traffic Order 07-14 was signed by the City Manager, allowing staff to replace the ten-hour meter heads at 160 NW Jackson Avenue with two-hour meter heads and replace the 30-minute parking signs on NW Third Street north of NW Jackson Avenue with two ten-hour meter heads.
- Traffic Order 07-15 was signed by the City Manager, allowing staff to install "No Parking" signs on the north side of SE Centerpointe Drive.

XI. MISCELLANEOUS

- Attached is the City Attorney's Office Report to the City Council for December.
- Fiscal Year 2007-2008 expenditures to date on City Attorney services outside the retainer total approximately $20,000, largely due to Land Use Board of Appeals costs (Witham Oaks, Seventh Street Station, Whiteside Theater, Brooklane Heights, and Cascade Crest). Anticipating the award of opposing

attorney fee costs (approximately $15,000) on Seventh Street Station results in expenditures above the $30,000 budgeted. Depending upon the additional services outside the retainer costs for the balance of Fiscal Year 2007-2008, staff may be coming to Council this Spring for additional budget authority.

Jon Nelson
City Manager

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

CORVALLIS CITY ATTORNEY
456 SW Monroe, #101
Corvallis, OR 97333
Telephone: (541) 766-6906
Fax: (541) 752-7532

CITY ATTORNEY'S OFFICE
REPORT TO CITY COUNCIL: HIGHLIGHTS

December 2007

The following are highlights of the City Attorney's Office activities during December 2007.

1. Memorandum opinion to Council regarding DUII arrests and potential for expungement.
2. Participation in two personnel investigations.
3. Meeting with Planning regarding Ashwood Preserve.
4. Meetings regarding Community Policing Review Board.
5. Meeting with Public Works Department regarding Comcast Voice.
6. Meeting with City Manager's Office, Police Department, and G-T.

Ongoing/Future Matters:

1. Representation of the City before Oregon Court of Appeals re: *McElroy v. March (*nka *McElroy v. Carlson* - Mandamus Appeal), *McElroy v. City & Building Codes Structures Board;* and before the Land Use Board of Appeals re: *Burgess & Kincade, et al. v. City of Corvallis* (Whiteside Appeal) *Boucot v. City* (Brooklane Heights Appeal) and *Soares v. City* (Cascade Crest Appeal).
2. Enforcement actions regarding code violations (building, sidewalk, land development code, etc.).
3. Continued work on discrimination complaints.
4. Continued work on public records requests.
5. Continued work on the Alberti property condemnation issues.
6. Continued monitoring of recovery of City costs due to the Timberhill Shopping Center retaining wall failure issue.

TRAFFIC ORDER NO. 0714

TO: Jon Nelson, City Manager

FROM: Steve Rogers, Public Works Director SR

DATE: November 29, 2007

The traffic order described below is for your review and approval. No action on the part of the City Council is required to approve the traffic order.

Public Request: YES (X) NO ( )

Request: The business owner at 160 NW Jackson Avenue, has requested that two meters identified on the map attached (C1214 and 16) be converted from 10 hour to 2 hour parking. (See attachment)

Additionally, the 10 hour meters would be reinstalled on east side of 3rd St. near the corner of Jackson Avenue replacing the existing 30 minute parking signs. These actions were approved unanimously by the Downtown Parking Commission at their regularly scheduled meeting November 28th, 2007.

Adjacent businesses were contacted, and none were opposed to the change.

Action: Remove the 10 hour meter heads at 160 Jackson Avenue east of 2nd Street and replace with 2 hour heads. Replace the 30 minute parking signs at 3rd Street north of Jackson Avenue with 2 - 10 hour meter heads.(see attached).

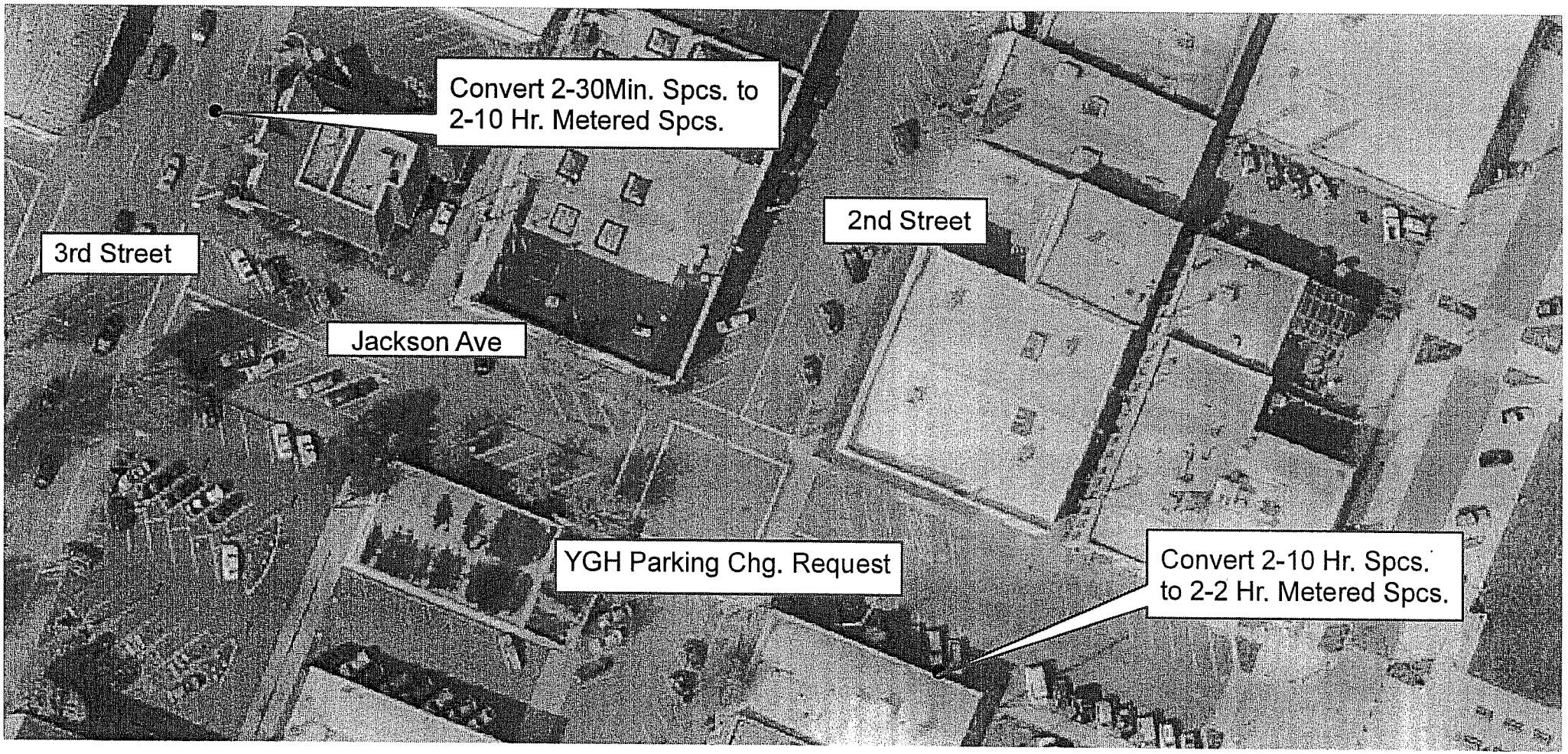
Recommended: Steve Rogers, Public Works Director

Authorized: Jon Nelson Decision Date: 12-18-07

APPROVAL STATUS

- ☐ Council Notified - Date: _____
- ☐ Referred to Urban Services Committee
- ☐ Reviewed by City Council

\\ci.corvallis.or.us\departments\PW\Divisions\Transportation\Traffic\Traffic Orders\TO-07series\TO-0714 Sign.Meter Chg Jackson at 2nd\TRAFFIC ORDER NO 0714.wpd


Convert 2-30Min. Spcs. to
2-10 Hr. Metered Spcs.
3rd Street
2nd Street
Jackson Ave
YGH Parking Chg. Request
Convert 2-10 Hr. Spcs.
to 2-2 Hr. Metered Spcs.

TRAFFIC ORDER NO. 07-15

TO: Jon Nelson, City Manager

FROM: Steve Rogers, Public Works Director

DATE: December 12, 2007

The traffic order described below is for your review and approval. No action on the part of the City Council is required to approve the traffic order.

Public Request: YES ( ) NO (**X**)

Request: Corvallis Fire Department requests to install "No Parking" signs on the north side of SE Centerpointe Drive between SE Midvale Drive and SE Summerfield Drive.

SE Centerpointe Drive is a 26 foot wide local connector street which, according to the Corvallis Transportation Plan (Table 3-5), has insufficient width to have parking on both sides (28 foot minimum). SE Centerpointe Drive handles much of the traffic from the extensive Mountain View Apartments complex which straddles it. SE Centerpointe Drive is also connected with SE Summerfield Drive on the west end and serves as the southern exit for the 61 homes along that drive. SE Centerpointe Drive has no other curb cuts along its length which increases the parking density and does not allow for opportunities for two vehicles to pass safely.

This request was made by the Corvallis Fire Department to insure the safe access of their emergency vehicles to the apartments and the SE Summerfield Drive residential area..

The apartment managers, and owners of the Mountain View Apartments have concurred with this action and have stated that the lost parking should not adversely impact the facility.

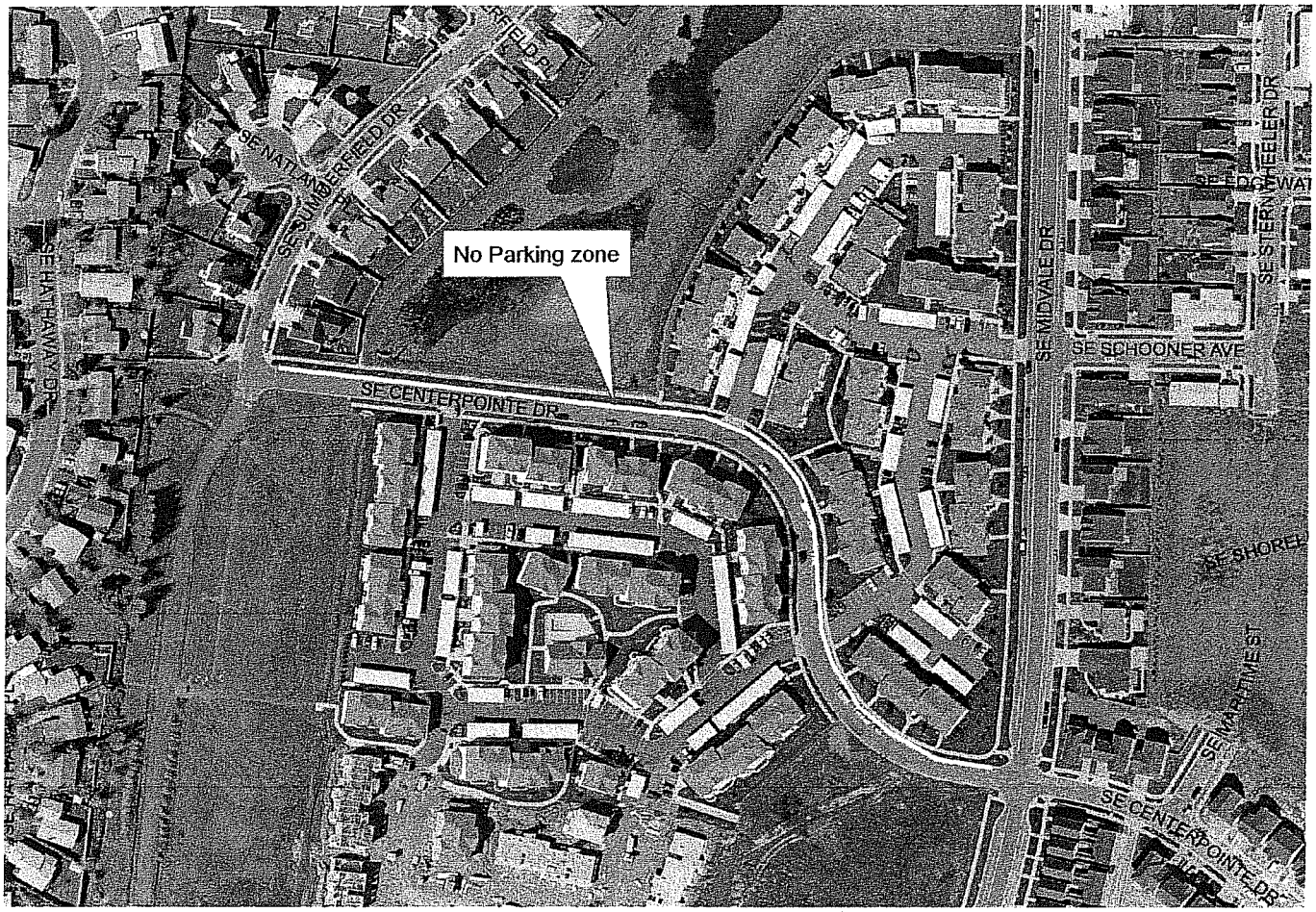
Action: Staff install "No Parking" signs on the north side of SE Centerpointe Drive .
Recommended: Steve Rogers, Public Works Director

Authorized: Jon X. Nelson Decision
Date: 12-19-07

APPROVAL STATUS

- ☐ Council Notified - Date:_____
- ☐ Referred to Urban Services Committee
- ☐ Reviewed by City Council

X:\Divisions\Transportation\Traffic\Traffic Orders\TO-07series\TO-0715 No Parking Centerpointe Drive\Traffic Order-0715.wpd


No Parking zone
SE CENTERPOINTE DR
SE MIDVALE DR
SE SCHOONER AVE
SE HATHAWAY DR
SE SUMMERFIELD DR
SE MARITIME ST

****

COUNCIL REQUESTS

FOLLOW-UP REPORT

JANUARY 17, 2008

****

1. Nuisance Abatement and Housing Assistance Program Satisfaction Ratings in 2007 Citizen Attitude Survey (Hamby)

   The attached statement from staff responds to Councilor Hamby's inquiry about the usage levels and satisfaction ratings of the City's nuisance abatement and housing assistance programs.

2. Amalgamated Transit Union Labor Contract Amendment (Nelson)

   Attached is Deputy City Attorney Brewer's response to Amalgamated Transit Union's request that labor disputes involving public transit be forwarded to binding arbitration, thereby prohibiting transit workers from striking.

3. Police Department Policies and Procedures (Grosch)

   The attached documents respond to Councilor Grosch's inquiries and outline Police Department policies and procedures.

Jon

Jon Nelson
City Manager

Council Request Item: Community Development Department Satisfaction Ratings in 2007 Citizen Attitude Survey (January 17, 2008)

Housing Assistance Programs

Question five of the 2007 Citizen Attitude Survey seeks feedback about satisfaction with a variety of City services. Twenty eight-survey respondents answered question 5.r., which addresses satisfaction with the City's Housing Assistance Programs. Of these 28 respondents, 21 (76%) rated the Programs "Excellent" or "Good," five rated the Programs "Fair," and two provided "Poor" ratings. Although not inconsistent with ratings from the first three years this question was asked in the Survey, the "Excellent or Good" rating showed a decrease from the 91% reported in the 2006 Survey. A table presenting data for this question from the five Surveys in which it has been asked is attached.

The Housing Division received no direct reports during 2007 of citizen dissatisfaction with the programs it operates, so it is difficult to attribute a cause for the decrease in satisfaction relative to 2006. Certainly, the overall number of respondents is so low that having a two or three respondent shift in rating the Programs "Fair" vs. "Good," or vice-versa, is enough to change the overall satisfaction rating by 5-10%. This small sample size makes accurate analysis of the feedback and trends both difficult and speculative.

Based on written comments included in the Survey responses that suggest unhappiness with paying the City's $8 per unit Rental Housing Code fee, one might speculate that the "Poor" ratings were supplied by landlords, who received their Code billings at roughly the same time they received their Survey. It is difficult to know for sure, though: fewer calls questioning the fee and its use were received during 2007 than had been received in any prior year.

Housing staff will continue to monitor the feedback provided by the Citizen Attitude Survey and other sources of information relative to the programs the Division delivers.

Nuisance Abatement Services Ratings

Also part of Question Five is a rating of the City's nuisance abatement services. In the 2007 survey, 53.0 % of those survey respondents that used this service rated the service as good or excellent, down slightly from the 56.4% mark in 2006. Over the past five years, the good or excellent rating has ranged between 50 - 65 % so the 2007 rating is not out of the norm for recent years.

Similar to the housing assistance program question, a small percentage (5.5%) of the 671 survey respondents actually reported that they had used nuisance abatement services. The small numbers make it difficult to evaluate the survey response to this question. Also, nuisance abatement is not a defined topic area so a respondent may be thinking about an array of situations such as noisy neighbors, weeds, signs, trash, or abandoned cars. Multiple City departments deal with a variety of issues under the umbrella of nuisance enforcement.

We can speculate on the reason for the relatively low satisfaction level as compared with some other City services. Respondents may have been required by the City to address a nuisance situation and may not have been happy with having to do so. Others may have contacted the City about a nuisance and been told that City ordinances do not address that particular concern, e.g., outdoor furniture. In other cases, the process to resolve a nuisance complaint may have not moved as quickly as expected. In summary, property rights concerns, neighborhood dynamics, the regulatory process, among other factors, can all play into how a citizen may view nuisance abatement services.

As the Council knows, Community Development is in the process of setting up an expanded code enforcement program with dedicated staff. While this enhanced service level has increased expectations from community members, there is an opportunity to create a coordinated and more comprehensive program to respond to many of the nuisance issues that citizens are concerned about. An important part of this program will be establishing performance measures that will help evaluate program success.

Finally, we are pleased with the 2007 good or excellent rating for building inspection services which increased dramatically to 81.1 %. However, we do realize that this category typically has a low number (11.8% in 2007) of total survey respondents that actually used service and is therefore also subject to wide fluctuations in ratings in any given survey year.

Corvallis Citizen Attitude Survey

Five-year History of Responses to Question #5 - Quality of City Services (and specifically, the City's Housing Assistance Programs)

	Survey Respondents Who Accessed Housing Assistance Programs		*Rating of Excellent*		*Rating of Good*		*Rating of Fair*		*Rating of Poor*		*Rating of Excellent or Good*	
Year	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number
2003	3.2	27	37.5	10	37.5	10	16.7	5	8.3	2	75.0	20
2004	3.4	25	33.3	8	50.0	13	8.4	2	8.3	2	83.3	21
2005	4.1	37	35.3	13	44.1	16	11.8	5	8.8	3	79.4	29
2006	3.1	23	63.6	15	27.3	6	4.6	1	4.5	1	90.9	21
2007	4.1	28	44.0	12	32.0	9	16.0	5	8.0	2	76.0	21

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

CORVALLIS CITY ATTORNEY
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CITY ATTORNEY'S OFFICE MEMORANDUM

To: Mayor and City Council

From: Jim Brewer, Deputy City Attorney

Date: January 17, 2008

Subject: 12/31/07 Letter from Ronald J. Heintzman, Amalgamated Transit Union

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Issue:

The Amalgamated Transit Union suggests the City amend or clarify its contract with First Transit, Inc., (formerly Laidlaw Transit, Inc.) to require First Transit to agree to resolve any labor contract disputes through interest arbitration, which would prohibit transit workers from striking.

Background:

Ronald J. Heintzman, International Vice President with the Amalgamated Transit Union sent a letter addressed to the Mayor and City Council regarding recent amendments to ORS 243.736. In summary, Mr. Heintzman points out that the statute (which prohibits strikes and requires interest arbitration to resolve labor contract disputes) now applies to transit workers employed directly by public transit systems. Mr. Heintzman states that because Bend, Corvallis and Canby have public transit systems operated by private contractors, the transit workers in these cities are not prohibited from striking. Labor disputes between the private contractors and their employees are not required to be resolved through interest arbitration. Nothing in the statute requires private contractors to agree to these terms, nothing in the statute requires the cities that have private contractors operating their systems to require similar provisions. The current agreement for transit services includes provisions that require the service provider to continue services regardless of labor disputes, and shift all costs of a disruption to the service provider.

Corvallis' contract for transit services expires in June of 2008. The contract includes provisions for two one-year extensions. Staff expects to exercise one of the extensions this year.

Discussion

Mr. Heintzman accurately reports the effect of the amendments to the statute. The City could, if it chose, raise this issue with the current transit service provider or create a requirement for future contracts. This does not mean that any transit service provider would be forced to agree to these terms. Staff does not have accurate information about what the additional operating costs would be for a transit service provider, if the City were to require the provisions Mr. Heintzman suggests. Staff feels certain that any service provider would assert that, since there is no legal requirement for the service provider to agree to these terms, any additional costs should be passed on to the City. Service providers would likely believe that compensation and benefits might increase as a result of arbitration, and that those costs should be passed on to the City.

The advantage to this requirement is that it would largely assure that transit services would not be disrupted by labor disputes. The current contract already requires the service provider to continue to provide services even in the event of a labor dispute. The current contract places the burden of the cost of correcting any disruption in services on the service provider. As a policy decision, the City Council could decide that this added assurance is worth shifting the cost of avoiding a labor dispute from the service provider to the City. The City Council could decide that it would prefer to continue the current practice, requiring any contract with a transit service provider to assure that transit services will not be disrupted, regardless of any labor dispute, but leaving the particulars of how the service provider accomplishes this, up to the provider.

Options:

The City Council could decide to take this matter as an informational item, and express no position.

The City Council could direct staff to require any transit service contract to include a "no-strike/interest arbitration" provision.

The City Council could direct staff to negotiate "no-strike/interest arbitration" provisions, so long as the cost to do so does not exceed a set threshold.

Recommendation:

Based on the above considerations, staff recommends that the City Council treat this letter as an informational item and take no action.

Review and Concur:

City Manager

Public Works Director

1) What are the mechanisms currently in place for the City Council to provide policy oversight to CPD?

The Corvallis City Council and the Corvallis community have several mechanisms in place to provide policy oversight for the Police Department. By City Charter the City Manager, who works at the pleasure of the City Council, is charged with general supervision and conduct of employee's work. Guiding this work for the Manager and all City staff are Council policies, Municipal Code, resolutions and internal administrative and departmental policies. Additionally, in the Police Department, the Willamette Criminal Justice Council, which is composed of both law enforcement and lay members of the community, effectively recommends criminal justice policy modifications to police policies. An example of this was the law enforcement consolidation study. The Corvallis Community Policing Forum, also consisting of lay members of the local community, has the power to review and recommend policy. An example of this was the direction from the Forum and later the City Council to adopt the current policy to collect stop data information. Most recently was the creation of the Corvallis Community Police Review Board whose bylaws specifically address making recommendations pertaining to administrative policies, procedures, department complaint history, and training needs. Finally, the Corvallis City Council on occasion addresses policy through targeted Council Resolutions. An example of this was Corvallis Council Resolution 2003-15 which restricts the Corvallis Police, through direction by the City Manager, from engaging in certain activities authorized under the USA PATRIOT Act.

2) Are there specific written policies and procedures within CPD relating to "special enforcement points of emphasis" and / or "Zero Tolerance" policies such as DUI, Minor in Possession, or Open Container laws or any other area of enforcement such as traffic infractions, theft, etc.? If yes, what are the specific policies and who establishes and reviews these policies? If no, how are enforcement policies/priorities determined within CPD?

Yes, there are written policies and procedures in Corvallis Police Department General Orders relating to enforcement, however, the words "Zero Tolerance" are not used. The following policies are attached for reference: 61.4.1 Personnel Deployment; 62.1.1 Enforcement Actions; 62.1.4 Uniform Traffic Enforcement; 62.1.5 Enforcement Practices; 62.1.13 DUII Detection and Apprehension; and 62.1.14 DUII Investigation/Arrest. These policies have been established as a requirement of our law enforcement accreditation process and must meet the standards of the Commission on Accreditation for Law Enforcement Agencies (C.A.L.E.A.). This is covered in detail in the response to Question #6. Additionally, the Police Department is working a City Council endorsed strategic plan to address Neighborhood Livability issues that deal with crime related to alcohol use in the Downtown and Monroe corridor and to reduce all alcohol related crime (MIP, Furnishing Alcohol to Minors, Hosting Juvenile Parties, DUII, criminal mischief, etc.) . And the Corvallis Police Department participates in a Willamette Criminal Justice Council Strategic Plan to reduce all methamphetamine related crime. One strategy of this plan is to increase the number of Drug Recognition Experts (DRE'S) to assist in the enforcement of both DUII Alcohol and DUII Drugs.

I have been told on several occasions by City staff and heard CPD spokespersons publicly say that it is not the policy of CPD to engage in "pretext stops" of people in Corvallis. In a newspaper article in the Corvallis Gazette Times dated December 16th, 2007 it is reported that at least one officer has been offered specific training to "...ensure a sound basis for the stop for a good violation of the law." This sounds to me like training in "pretext stops". According to the article sited above this type of stop is considered legal by the US Supreme Court. I see it as one tool in a tool box for police to use.

3) Is it the policy of CPD to use "pretext stops" for minor traffic infractions to seek citations or arrests for other more serious violations?

Pretext stops are a common practice used by most police agencies in the United States. Corvallis Police Department officers use this investigative tool when they believe it is in the interest of public safety and solving local criminal cases. Corvallis General Orders do not specifically speak to "Pretext Stops". Most public debate focuses on the difference between a legal pretext stop (legal as considered by both the US and Oregon Supreme Courts) and an "illegal" pretext stop. An example of an illegal pretext stop would be a stop that is based upon the race and/or color or perceived race and/or color of the person stopped. This is racial profiling and it violates both the 4th and 14th Amendments of the US Constitution. While Corvallis Police Department General Orders do not speak to legal pretext stops, there is much about illegal pretext stops. The following policies are attached for reference: 1.1.5 Code of Ethics; 1.9.2 AAS Person Stops; 1.4.1 Unbiased Law Enforcement; 1.4.2 Stop Data Collection; 41.1.1 Patrol Functions; 41.2.3 Field Interviews; and, 74.3.5 Search and Seizure.

4) Under what circumstances is it appropriate to use a "pretext stop" as an enforcement tool?

Pretext stops are used as an investigative tool. It is generally up to the individual officer's discretion if the stop results in some enforcement activity such as arrest or citation. United States and Oregon law is very specific as it addresses probable cause to stop and detain persons. Generally, all that is needed to legally stop a person in a vehicle is for that person to violate any traffic law, no matter how insignificant it might be. Consider the following scenario which occurs in cities throughout the United States. A citizen reports that they just arrived home and they see a person exiting their residence with their television set. The person, a male white about 25 years old, with brown hair and a dark shirt gets into a blue Honda Accord and drives away. Five minutes later the 911 Dispatch puts out a radio broadcast of this information to police units. An officer sees a blue Honda Accord with a young white male driver with brown hair and a dark shirt driving in the direction previously reported. Based upon past court cases, stopping that person for suspicion of burglary based only upon the information received by 911 may result in an illegal stop. However, if the officer stops the vehicle for failing to signal a turn or some other traffic offense, he will under Oregon law, and most other States, have made a legal stop and the outcome of that stop (found TV, witness/victim identifies

the driver, confession, etc.) will be admissible in court. This scenario and outcome frequently results in the resolution of felony offenses across the United States.

Pretext stops are used to investigate possible DUII violations as well. Officers will witness one or a series of minor traffic infractions and decide to stop a person to investigate a possible DUII violation. While DUII is only a misdemeanor offense, it has been a targeted offense in this community for over 15 years. At one point in the early 1990's the City successfully obtained a three year grant to assist the department in increasing DUII arrests by paying for two FTE police officers to concentrate specifically on DUII enforcement. This budget proposal received both Budget Commission and City Council support.

5) Are there currently policies and procedures in place for the use of this tool? What are they and do they ever get Council or public review?

As previously stated, Corvallis has no formal policies or procedures regarding "pretext stops". Also as stated previously, the Corvallis Police Department has polices and procedures in place that forbid certain discriminatory practices that could result in "illegal pretext stops." With the exception of informant policies and practices, Corvallis Police Department General Orders and operating policies are available for public review.

6) How as a City Council do we assure the public that the policies and procedures of the police department are consistent with City Council intent and with public values?

This question is directed to the City Council. Background for the City Council to consider in addition to previous answers includes the Corvallis Police Department being nationally accredited by the Commission on Accreditation for Law Enforcement Agencies (C.A.L.E.A.) which was created in 1979 as a credentialing authority through the joint efforts of the International Association of Chiefs of Police, the National Organization of Black Law Enforcement Executives, the National Sheriffs' Association, and the Police Executive Research Forum. Four agencies in Oregon have received this designation. The accreditation requires the development, implementation and proof that 460 law enforcement professional standards are followed by the organization. C.A.L.E.A representatives come to Corvallis every three years to do an on site assessment of the Corvallis Police Department to verify that these standards are being followed. These standards are constantly being improved upon and updated. In 2007, Corvallis added or modified over 50 local policies to remain in policy compliance. Additionally, in August of 2007 City/County Insurance Services (CCIS) conducted a Law Enforcement Best Practices Survey of the Corvallis Police Department resulting in a favorable report. That survey document is available for review.

	Corvallis Police Department General Orders	
61.4	TRAFFIC ADMINISTRATION: DEPLOYMENT	SCOPE: ALL
ISSUED: 3/1/05	CALEA STANDARDS 61.1.1	REVISED:

61.4 TRAFFIC ADMINISTRATION: DEPLOYMENT

61.4.1 Personnel Deployment

Based on the information obtained from the analysis of traffic crash reports and citizen requests for service, selective enforcement personnel shall be deployed to the locations suffering the highest number of crashes and citizen complaints. These personnel shall take steps to reduce the safety hazard and traffic violations at these locations that may include working with City Engineering to correct or post signage, educational efforts, and/or enforcement action. The number of personnel deployed, locations assigned and the time of the assignments shall also be based on information from the crash reports.

61.4.2 Deployment Based on Past Three-Year period

Deployment of patrol personnel for selective traffic law enforcement shall be based on analysis of traffic crashes, traffic-related calls for service, and citizen requests covering the most recent three-year period. This information will be obtained from the last three annual traffic crash report summaries and citizen requests. These summaries will be updated once each year in order to follow any new trends. These summaries shall be examined to provide data that includes all seasons of the year and allows for variation that occur as the result of weather, population shifts and monthly or seasonal increases or reductions in the traffic volume.

By Authority of: Gary Boldizsar

Gary Boldizsar, Chief of Police

	Corvallis Police Department General Orders	
62.1	TRAFFIC LAW ENFORCEMENT	SCOPE: ALL
ISSUED: 3/1/05	CALEA STANDARDS 1.1.4, 41.1.4, 41.2.1, 61.1.2, 61.1.3, 61.1.4, 61.1.5, 61.1.6, 61.1.7, 61.1.8, 61.1.9, 61.1.10, 61.1.11, 61.1.12, 61.1.13, 82.3.4	REVISED: 05/19/06

62.1 TRAFFIC LAW ENFORCEMENT

62.1.1 Enforcement Action

Officers should take appropriate action for each violation of traffic law witnessed or reported to the Police Department. The ultimate goal is to achieve voluntary compliance with traffic laws and thereby reduce the number of traffic crashes. All enforcement actions will be accomplished in a fair, impartial and courteous manner using one of the following three methods:

A. Verbal Warning

A verbal warning is a proper alternative by police officers in response to some violations. Police officers may use verbal warnings at their discretion in those areas where traffic crash potential is minimal.

B. Citations

The issuance of a traffic citation is applicable in most cases for those violators who commit a minor traffic offense which jeopardizes the safe and efficient flow of vehicular and pedestrian traffic whether those violations are moving, parking or safety and equipment violations, pursuant to Oregon Vehicle Code and the City of Corvallis Ordinances.

C. Physical Arrest

Officers may effect the arrest of any person in violation of a traffic crime as allowed by Oregon Revised Statute. All decisions relating to physical custody must be based on sound legal principles and consistent with G.O. 1.2.3, Alternatives to Arrest and/or Pre-arraignment Confinement.

62.1.2 Special Processing Requirements

A. Non-Resident Traffic Violators

Non-resident traffic violators shall be handled in the same manner as a resident violator.

B. Juveniles

1. Generally, juveniles who have committed a traffic violation shall be issued a traffic citation. However, juveniles accused of the following traffic offenses shall be taken into custody:
   a. Driving under the influence,
   b. Felony/misdemeanor hit and run,
   c. Manslaughter by motor vehicle,
   d. Felony/misdemeanor suspended or revoked,
   e. Attempting to elude,
   f. Reckless driving, or
   g. In all incidents where custody of an adult would occur.
2. In all cases where a juvenile is taken into custody, the officer is responsible for notifying the juvenile's parents as soon as possible.

C. Foreign Diplomats/Consular Officials

1. Diplomatic and consular officers shall be accorded their respective privileges, rights, and immunities as directed by International and Federal statute. These officials shall be treated

with the courtesy and respect that befit their distinguished positions. At the same time, it is the duty of all persons enjoying such privileges and immunities to respect local laws and regulations.

2. Diplomatic immunity, a principle of international law, is broadly defined as the freedom from local jurisdiction accorded to duly accredited diplomatic officers, their families, official staff, and servants, who are not nationals of nor permanently reside in the receiving state. They are protected by unlimited immunity from arrest, detention, or prosecution with respect to any civil or criminal offense under current U.S. Law (22 U.S.C. 252).
3. Ambassadors and ministers are the highest ranking diplomatic representatives of a foreign government. Other diplomatic titles are Minister Counselor, Counselor, First Secretary, Second Secretary, Third Secretary, and Attaché. Diplomatic officers, their families, official staff and servants are protected by unlimited immunity from arrest, detention or prosecution with respect to any civil or criminal offense.
4. Career counselor officials can be identified by credentials issued by the State Department. The State Department credential bears its seal, the name of the officer, his title, and the signatures of the State Department officials. Honorary consular officials do not receive identification cards from the State Department, but may exhibit reduced size copies of the diplomatic note evidencing recognition by the United States Government. These individuals are not immune from arrest or detention. Family members of a Consular Officer cannot claim immunity.
5. United States Congressman/State Legislators
   Members of the United States Congress shall, in all cases except treason, felony and breach of the peace, be immune from arrest during their attendance at the session of their respective Houses, and in going to and returning from the same; and for any speech or debate in either House. They shall not be questioned in any other place.
6. Military Personnel
   Military personnel and their spouses are granted driving privileges as outlined in ORS 807.020.

62.1.3 Service of a Traffic Citation

A. At the time a motorist is charged with a violation, the officer will provide the motorist with a copy of the citation.
   The citation will be legible and filled out completely.

B. The officer will explain the citation and the appropriate court appearance date to the motorist in a courteous manner. If there is any other information that must be provided to the motorist, the officer should make sure the instructions are clear and understood.

C. In the case of a citizen complaint in which the citizen wishes to sign the citation, the officer shall interview all parties involved and submit a report with a citation completed except for the signature box and court appearance date portion of the citation. The citation shall be submitted with the report to Municipal Court.

62.1.4 Uniform Traffic Enforcement

All Officers of the Corvallis Police Department are responsible for maintaining a working knowledge of the Oregon Vehicle Code and Corvallis Municipal Code relating to traffic offenses. Consistency is a critical element of traffic enforcement practices of the Corvallis Police Department. The policy is not intended to supersede or supplant officer judgment, for it is impossible to foresee every conceivable situation involving traffic violations.

A. Driving Under the Influence of Intoxicants

Individuals operating a vehicle while under the influence of intoxicants present a serious threat to the safety of others. It is a policy of the Corvallis Police Department to strictly enforce the law prohibiting this conduct.

B. Speeding Violations

Excessive speed in the operation of motor vehicles presents a real danger to the safety of others and is frequently the cause of motor vehicle crashes. It is a policy of the Corvallis Police Department to strictly enforce the law prohibiting this conduct.

C. Other Hazardous Violations

1. A number of violations of the Oregon Revised Statutes applicable to the operation of vehicles can be considered hazardous. Some violations considered hazardous include, but not limited to:
   a. Disregarding a traffic control device/signal,
   b. Failure to yield to a vehicle and/or pedestrian,
   c. Reckless or Careless Driving, and
   d. Improper lane usage and/or change.
2. The propensity for causing traffic crashes demands the Corvallis Police Department take enforcement action when hazardous violations occur. Citations shall be issued at the scene of a crash when the officer's investigation establishes sufficient evidence ie. reasonable grounds to support the conclusion that an offense has been committed. Warnings are only appropriate where insufficient evidence exists to establish the elements of an offense or for offenses that did not contribute to the crash.

D. Equipment Violations

Vehicles must be properly equipped as provided by law to ensure safe use of public roadways. In some instances, the operator of a vehicle may be unaware certain equipment has malfunctioned or failed. A warning may be all that is necessary to bring about compliance with the vehicle equipment laws. A driver knowingly operating an improperly equipped vehicle may require more strict enforcement.

E. Public Carrier/Commercial Vehicle Violations

Public/Commercial carriers will be treated the same as the general motoring public.

F. Non-hazardous Violations

The enforcement action required in non-hazardous violations remains at the discretion of the officer. Training, experience, and common sense will guide the officer in selecting the appropriate course of enforcement action.

G. Multiple Violations

The seriousness and circumstances of multiple violations are significant factors in the decision as to course of action to be taken by law enforcement officials. Consistent with other traffic procedures, the discretion of the officer will be the guideline for appropriate action.

H. Newly Enacted Laws and/or Regulations

The enforcement guidelines within the text of each new law shall be followed. Officers must remember the goal is to obtain compliance and discretionary authority exists in the level of enforcement delivered.

62.1.5 Enforcement Practices

A. An effective deterrent to traffic law violations is visible patrol in a marked Police Department vehicle. Traffic law enforcement activities will be conducted with a high-profile, preventative approach, as well as with traditional enforcement efforts. Officers shall drive patrol vehicles in accordance with existing laws and in such a manner as to demonstrate exemplary driving behavior.

B. In those areas where stationary observation is necessary to maximize the effectiveness of a selective enforcement effort, officers should park in a conspicuous location and in such a manner that traffic flow is not impeded.

C. Marked patrol vehicles shall be used for normal traffic enforcement activities. Shift supervisors may utilize other unmarked and/or unconventional vehicles for traffic enforcement should an identifiable need be determined for such a use. However, these vehicles shall not be used as the pursuit vehicle in any pursuit as per G.O. 41.2.8.

62.1.6 Use of Emergency Equipment

Officers shall use emergency equipment in a manner consistent with the Oregon Vehicle Code and Police Department Policy.

A. Emergency (red/blue) Lights

1. This equipment is used in conjunction with the siren to signal other users of the roadway that emergency conditions exist and the right-of-way should be relinquished to the patrol vehicle. It cannot be safely assumed by the officer that the lights and siren will be sufficient to assure the right-of-way, even though State law requires that emergency vehicles be yielded the right-of-way. (ORS 811.145) Even when both the emergency lights and siren are in simultaneous operation, officers are still obligated to drive with due regard for the safety of all persons using the street or highway.
2. Emergency lights should be utilized in the following circumstances:
   a. In accordance with provisions in G.O. 41.2, sections 41.2.8 and 41.2.9.
   b. When conducting traffic stops.
   c. When there is reason to warn traffic of an emergency.

B Siren

1. The siren is to be used simultaneously with the emergency lights consistent with ORS 811.145.
2. The siren may be used to signal violators to stop when other means of attracting the violator's attention have failed.

C. Spotlight/Take-down light

These lights should be used as a protection for the officer, particularly when dealing with the unknown or suspected felons. The spotlight may be used to illuminate the interior of the violator's car so all occupants are kept within view. The officer should exercise care not to be silhouetted by the light.

D Public Address System

The public address system is valuable when stopping a traffic violator. The desired actions of the violator can be directed from a safe distance minimizing the hazard to the officer. Care should be given to use brief, clear and courteous directions.

E. Hazardous warning lights and emergency flashers shall be used in compliance with ORS 816.280.

62.1.7 Preparation of Citation/Report

A. Traffic citations and arrest reports form the basis for prosecution of traffic offenders.

B. Specific guidelines for citation and report preparation, processing, and distribution are as follows:

1. Traffic Citations
   a. All citations shall be neatly and legibly printed or written using a black or blue ball point pen.
   b. All spaces requiring information shall be completed.
   c. The court date shall be assigned according to court guidelines. The appropriate copy is then served to the violator.

d. Officers shall write in detail a statement of the facts on the last page of the citation or in their personal notebook. This statement of facts will assist in any future court testimony.

e. Officers are responsible for the filing of the statement of facts in a manner that will enable them to accurately describe the relevant facts which caused the citation to be issued.

f. The citation shall be forwarded after supervisory review to Records.

2. Arrest reports shall be required, as outlined in General Order 82.1, section 5, when physical arrest of a traffic violator has occurred. This report, together with the citation, and a booking sheet (if booked at the Law Enforcement Center) shall be submitted to the Records Department after supervisory review. Processing of citations by Records will be done in compliance with G.O. 82.2.11.

62.1.8 Accountability for Traffic Citations

A. Traffic/criminal citation books shall be maintained and stored in a locked cabinet in the watch commander's supply room. Access to the watch commander's supply room is restricted to exempt sworn personnel and sergeants. The watch commander supply room is to be kept locked at all times.

1. Officers must contact the shift sergeant to obtain a citation book.

2. The sergeant shall issue a citation book(s) to an officer, and enter the appropriate information in the citation log. The citation log is kept with the citations and will be completed by the sergeant each time a citation book is checked out.

2. Information recorded on the log sheet will include the following:

a. Officer's badge number,

b. Date issued,

c. Officer's shift, and

d. Numbers of first and last citation in the book issued.

B. Citations shall be turned in to the patrol supervisor to be checked, then forwarded to the Records unit for processing as outlined in G.O. 82.2.11. From there, citations will be forwarded to the appropriate court.

C. Cancellation of citation(s) shall be handled as follows:

1. If an error is made while writing a citation, or if citations have become damaged due to accidental exposure to rain, snow, etc., it may be administratively voided by the officer.

2. A supervisor may direct an officer to dismiss or void a citation if upon investigation it appears the citation was improperly or inappropriately issued. This type of dismissal would require a written explanation to the appropriate judge for his/her approval.

62.1.9 Officer/Violator Relations

A. Traffic law enforcement is one of the routine tasks performed by patrol officers, but for the violator it is frequently an emotional and stressful experience. Officers shall be aware of this and strive to make each contact educational, leaving the violator with the impression that the officer has performed a necessary task in a professional and friendly manner.

B. Traffic stops have two objectives. The first objective is to take appropriate enforcement action, and the second is to favorably alter the violator's future driving behavior. This requires a thorough understanding of human relations and demands flexibility of the officer. The following procedures are recommended to minimize conflict which may develop between the officer and the violator and assist in achieving the two objectives.

C. The Officer/Violator relations begin when a stop is initiated. Once the officer has approached to a point where communication can begin, the officer should:

1. Be alert at all times for the unexpected, but not be obviously apprehensive.

2. Be certain that the observations of the violation were accurate without reservation.
3. Present a professional image in dress, grooming, language, courtesy, bearing and emotional stability.
4. Be prepared for the contact by having the necessary forms immediately available.
5. Decide on the appropriate enforcement action based upon the violator's behavior, not attitude. In most cases it is advisable to have the form of enforcement action decided prior to the initial contact with the violator.
6. Greet the violator with the appropriate title and in a courteous manner.
7. Inform the violator of the traffic law s/he has violated and the intended enforcement action.
8. Ask for and accept the driver's license, registration and insurance, as needed.
9. Obtain a statement from the driver.
10. Complete the forms required of the enforcement action taken or exercise a verbal warning.
11. Explain to the violator exactly what s/he is supposed to do in response to the action taken.
12. Ensure the violator knows when and where to appear if the enforcement requires a court appearance. Explain any alternatives to the violator, but do not predict the actions of the court. Refer questions about the appearance to the court.
13. Be alert for any emotional stress by the violator. If stress is present, the instruction may have to be repeated or the violator may have to calm down before resuming driving. Be prepared to assist the driver if appropriate.
14. Return the violator's license and information with a copy of the citation.
15. Offer a personal business card to the violator.
16. Assist the violator in safely entering the roadway.

62.1.10 Traffic Stops

A. No two traffic stops are exactly alike. This procedure is a guide as to how to conduct stops of traffic law violators. Officers shall act in a courteous and prudent manner as dictated by the circumstances of the particular stop.

B. Suggested procedure for patrol officers when initiating the stop:
   1. Choose the stop location carefully avoiding curves, hill crests and intersections. Consider stop locations where adequate lighting and cover are available.
   2. Inform dispatch of the vehicle license number, state if not Oregon, location, then color and make of vehicle if known.
   3. Activate emergency lights-use horn, then siren if needed- to alert the driver to stop.
   4. Park the patrol car a safe distance behind the stopped vehicle (where practical) and offset to the left or right (i.e., one-way streets) into the traffic lane. Leave the engine running and the driver's door unlocked. Consider your surroundings, such as other persons in the area, at all times.
   5. While exiting the patrol vehicle, observe the occupants of the stopped vehicle at all times. Watch for any furtive or unusual movements.
   6. At night, high headlight beams, spotlight, and takedown lights may be used for visibility inside the stopped vehicle.
   7. Generally, to protect both the officer and the citizen, officers should request violators to remain in their vehicle during the traffic stop. If the violator does not remain in their vehicle, they should be advised to move to a location away from traffic or other possible dangers (sidewalk etc.) The Officer should keep a safe distance from the violator while writing citations. The officer must always observe and be aware of his/her surroundings.
   8. While approaching, watch occupant(s), check for altered tags, check the trunk to ensure it is closed and locked, and observe the interior for possible weapons, or hidden passengers. At night, officers should avoid walking between the patrol vehicles lights.

9. Utilize any of the three standard positions for violator contact and be observant of all occupants.

a. Behind the driver's door,

b. In front of the driver's door, looking back into the car, or

c. Approach on passenger's side and make contact through the passenger's window/door.

10. Keep a constant view of the driver's hands.

C. Procedure during the stop:

1. The vehicle operator may be checked for driver's license status, wants and warrants. The vehicle should also be checked for proper licensing and equipment.
2. Citations should be written outside the patrol vehicle. Officers should maintain visual contact with all occupants throughout the stop.

D. Procedure for re-contact with the driver:

1. When returning to the stopped vehicle to issue the citation, observe again for changes within the vehicle.
2. Officer should usually allow the stopped vehicle to depart first. Conditions may exist which necessitate the officer departs first (patrol unit is blocking violators view of traffic, officer needs to respond to a call, driver may be legally parked and is not going to leave, etc.).
3. Turn off emergency lights and other auxiliary lights before re-entering traffic.

62.1.11 "No Driving Privileges" Procedures

The patrol officer is frequently in the position of encountering drivers, following the detection of a traffic violation or other contact, who are unable to produce a valid driver's license. This could be the result of various actions not only of the driver, but of the court and/or the Department of Motor Vehicles (DMV). The officer should check the operator's driving record through DMV by name and date of birth or by Oregon Drivers license number for the current status of driving privileges. This check should include Oregon and any other state through which the driver may have a license. If the violator has a valid license, then the officer's actions should be dictated by the initial violation or contact.

A. If the driver does not have a valid driver's license through DMV on-line records, the officer should determine if the violator was ever issued a license through this state or their state of residency. If it can be determined that no license was ever issued, the officer should cite for "No Operator's License."

B. If the violator was issued a license in this state or their state of residence, and the violator's driving privileges have been revoked or suspended, the officer should:

1. Cite for "No Operator's License" for out-of-state licensed drivers, and
2. Cite for "Driving While Suspended" for Oregon licensed drivers.

C. In either case the driver should not be allowed to drive the vehicle from the location of the stop, and other arrangements should be made. If the vehicle is legally parked or on private property the vehicle should not be towed.

62.1.12 Speed Measuring Devices

It is the policy of the Corvallis Police Department to enforce the proper flow, movement, and speed of vehicular traffic within the incorporated city limits of Corvallis. The Department will utilize speed enforcement tools in a manner designed to create an appropriate deterrent, which will reduce speeding violations and crashes. This policy serves to provide guidelines for the patrol officer and to set maintenance and operating procedures for the use speed measuring devices.

A. Hand held equipment

1. Equipment Specifications

All speed measuring devices utilized by Corvallis Police Department shall comply with local, state, and federal regulations. All equipment shall meet or exceed the specifications of the U.S. Department of Transportation's National Highway Traffic Safety Administration.

2. Operational Procedures
   a. All speed measuring devices, other than Lidar units, shall be checked for accuracy at the beginning of each work shift and after each speeding citation/warning issued. Lidar units shall be checked for accuracy at the beginning and end of each work shift.
   b. All tests performed prior to use shall be according to the manufacturers instructions.
3. Proper Care and Upkeep

   All speed measuring devices shall be maintained in good working order. Any device found not to be functioning properly shall be removed from service immediately. An equipment repair form shall be filled out and forwarded through the chain of command to the Patrol Lieutenant. The Patrol Lieutenant shall arrange for the repair of all speed measuring devices used by the Police Department.
4. Programmed Maintenance and Calibration
   The Patrol Lieutenant shall maintain calibration and maintenance records for each individual device. All records shall be kept in the Patrol Lieutenant's office. Each unit shall be factory calibrated as the Department deems necessary by an authorized technician.
5. Radar Equipment Location
   The Patrol Lieutenant shall assign speed measuring devices to patrol vehicles. These radar units shall remain in the assigned vehicles unless otherwise authorized. All other devices shall be kept in the equipment room when not in use. Officers may select any unit available for use during their shift. All devices shall be returned to the equipment room at the end of each shift.
6. Serialized certified tuning forks shall be assigned to each radar unit. The tuning fork shall remain with the assigned radar unit. A speed reader board and two hand held radar units shall be maintained for use with the "Citizen Radar Watch Program" and the speed monitoring radar trailer. A designated Patrol Lieutenant shall be responsible for the care and maintenance of these radar units.
7. Operator Training
   All speed measuring device operators shall be trained to properly set up, test, operate, and read the device used. Officers shall demonstrate proper testing and operational procedures prior to the use of any speed measuring device.

B. Radar Trailer

The purpose of the Radar Trailer is to educate and prevent traffic violations and thus reduce property damage, injuries and fatalities within the City of Corvallis. The Radar Trailer shall be used in conjunction with Directed Patrol requests regarding traffic specific concerns. The Radar Trailer shall be used in areas identified by citizens, police officers, and City officials as having traffic related concerns. The Radar Trailer shall also be used in areas of the City following implementation of the Neighborhood Speed Watch Program.

The Radar Trailer is assigned to the Community Services Division and oversight of the program is the responsibility of the CSD Manager, or designee. The CSD Manager or designee is also responsible for maintaining a deployment schedule and care and maintenance of the Radar Trailer.

1. Deployment
   a. The Radar Trailer shall be deployed prior to morning commute times by the graveyard or day shift supervisor, or designee. The swing shift supervisor, or designee, is responsible for ensuring the Radar Trailer is returned, properly stored, and maintained at the Law Enforcement Building prior to 8:00pm each day.
   b. Special circumstances may require use of the Radar Trailer after 8:00pm. These situation require the approval of the on duty supervisor.
   c. As the Radar Trailer is deployed, personnel must ensure it is not a hazard to vehicular, bicycle, and pedestrian traffic. If the Radar Trailer cannot be deployed in a specific location due the hazard it creates the on duty supervisor shall be notified.
   d. To prevent theft, the Radar Trailer will be properly secured by the use of a tongue lock, chain and padlock.
   e. CPD personnel deploying the Radar Trailer will ensure the unit is properly functioning and displaying the appropriate signage consistent with the posted speed limit.
   f. Shift supervisors are responsible for providing training to CSD staff to include deployment, storage, and maintenance of the Radar Trailer.
2. Maintenance of the Radar Trailer
   In the event the Radar Trailer is not properly working, a Vehicle Repair Form will be completed and submitted to the on duty supervisor.

62.1.13 DUII Detection and Apprehension

Drivers impaired by alcohol and/or drugs pose a threat to community safety. The education, detection and apprehension of DUII drivers is an important role for the Corvallis Police Department.

A. Training
   Officers shall be trained in the detection of impaired drivers at the Oregon Police Academy, during their Field Training Program and through advanced courses when available.
B. DUII Enforcement
   Selective DUII enforcement should include assignment of personnel based on an analysis of times and locations where a significant number of violations and/or crashes involving impaired drivers have occurred.
C. Public Education
   The Corvallis Police Department will work with community groups and institutions to provide information and instruction related to alcohol-impaired driving reduction through meetings and presentations.

62.1.14 DUII Investigation/Arrest

A. The goal of the Corvallis Police Department with DUII enforcement is to detect, investigate, and apprehend alcohol and drug affected drivers to reduce the number of crashes and violations involving this type of driver. This procedure involves four separate phases:
   1. Vehicle operation,
   2. Driver Contact,
   3. Pre-arrest screening,
   4. Arrest and booking,
B. Vehicle Operation
   Observe the vehicle in operation and note any initial cues of a possible Driving Under the Influence of Intoxicants (DUII) violation. The officer must decide if probable cause exists to stop the vehicle,

to conduct further investigation to determine if the driver may be impaired or for another unrelated traffic violation. The officer is not committed to arresting the driver for DUII based on the initial observation, but should concentrate on gathering all relevant evidence which may suggest impairment.

C. Driver Contact

Approach, observe, and interview the driver and note any evidence of impairment. This may include face to face contact and conversation; and overall assessment of the driver's condition. During the initial contact with the driver, the officer should evaluate the driver's physical condition to determine if probable cause exists for conducting field sobriety tests. The Oregon Supreme Court has ruled field sobriety tests are a search under both state and federal constitutions. This does not preclude an officer from seeking initial consent of the driver to perform field sobriety tests. Areas of concern may include, but are not limited to: odor of alcoholic beverage, marijuana, and/or "cover up" odors; speech patterns; demeanor; ability to follow directions; coordination; and general appearance. All Police Department marked patrol vehicles are assigned cassette recorders. The cassette recorder should be checked at the start of shift to ensure proper functioning. The cassette recorder should be used when conducting an investigation of DUII.

1. The following procedure will be followed when using a tape recorder:
   a. Activate the tape recorder on determining a DUII investigation will be conducted. Identify yourself, the date, and the time.
   b. Advise the suspect the conversation is being recorded and the reason for the traffic stop/contact.
   c. If the suspect refuses the field sobriety tests, advise him/her any refusal to submit to field sobriety tests is admissible as evidence in any subsequent civil or criminal proceeding arising from the allegations the suspect was DUII.
   d. Advise the suspect of rights per Miranda at such point as custodial interrogation begins.
   e. Record any conversation during the time the suspect is being transported and booked.
   f. Advise the suspect whenever the tape recorder is turned on or off, including the date and time.

   Whenever circumstances do not permit the recording of conversations with the suspect, admissions or remarks should be included in the officer's preliminary investigative report.

D. Pre-Arrest Screening

Whenever possible, Corvallis Police officers will include standard field sobriety tests in any DUII investigation. The following standardized field sobriety tests will be used:

1. Horizontal Gaze Nystagmus (qualified officers only)
2. Walk and Turn
3. One Leg Stand

Any combination of the following field sobriety tests may be used in conjunction with the above, if the officer has received DPSST certified and documented training:

1. Modified Attention (Romberg test),
2. Finger to Nose,
3. Alphabet,
4. Counting,
5. Finger Dexterity,
6. Internal Clock,

The officer will note the responses to these and other tests given on the "Alcohol Influences Report" form or in the narrative of their preliminary investigative report.

E. Arrest and Booking

Once the officer determines the suspect is DUII, the officer shall advise the suspect he is under arrest for Driving Under the Influence of Intoxicants. The suspect will be taken into custody, searched and transported to the Benton County Correctional Facility, Law Enforcement Building, or other booking facility, with intoxilyzer equipment. If the breath test reading is under .08%, and the officer suspects that the suspect was driving under the influence of drugs, a Police Department on-duty Drug Recognition Expert (DRE) shall be requested to assist with the processing. Should a Police Department DRE not be on-duty, a Dispatcher will contact neighboring police agencies with DREs and determine availability. If none are available, the Watch Commander will be advised to assess the incident and determine if an off-duty DRE should be called in to work.

1. At the conclusion of the DRE's evaluation:
   a. If the suspect is found to be under the influence of a controlled substance and/or the suspect provided a breath sample with a measurable amount, the officer will complete the booking process.
   b. If the DRE determines the suspect is not under the influence of a controlled substance and the suspect provided a breath sample of .00%, the suspect will be released from custody after a urine sample is requested.
   c. When releasing a subject from custody, the officer will:
      1) Advise the subject that presently they are not being criminally charged with DUII,
      2) Advise the subject that if the urinalysis contains a positive assessment for controlled substances they may be charged in the future for DUII Drugs,
      3) Advise the subject that he/she is free to leave,
      4) Provide the subject with a business card and case number, and
      5) Escort the subject from the Benton County Correctional Facility or other detainment facility.
2. If a DRE is not available, officers who have attended the basic 8 hour course "Drugs That Impair" and passed the examination can ask the suspect to submit to a urine test. Reasonable suspicion is the only requirement needed for a trained officer to ask for a urine sample. A suspect who refuses to provide a urine sample under these conditions is subject to a license suspension under the implied consent law. If the officer has not had the "Drugs That Impair" training, the suspect can consent to a urine test however, the implied consent law does not apply.
3. The officer cannot stand next to a person and watch the person give the urine sample. The person has a right to "some" privacy. The sample should be processed according the Police Department evidence guidelines and the OSP form completed.
4. A D07 printout from the Department of Motor Vehicles will be requested by the arresting officer.
5. The officer shall ensure that the violator's vehicle is secure and not a traffic hazard.
6. The subject shall be read the Rights and Consequences from the Implied Consent Form. A breath sample should be taken if the violator consents. If the officer reasonably believes that drugs are involved, attempt consent for a urine sample.
7. If a suspect provides a urine sample, an analysis of the sample shall be requested of the Oregon State Police Crime Laboratory, in accordance with Departmental and Oregon State Police Laboratory procedures. If the sample reveals the presence of a controlled substance, the suspect may be charged with Driving Under the Influence of a Controlled Substance.

F. The following forms shall be completed by the officer:
   1. Alcohol influence report,
   2. Traffic citation,
   3. BAC evidence card (if applicable),

4. Implied Consent Form (alcohol and urine portion if applicable), and
5. Incident Report.

G. The following forms shall be completed by the DRE and attached to the arresting officer's report:
1. DRE examination report, and
2. Evidence form.

All persons arrested for DUII shall be released to a responsible person. Juvenile arrestees shall be released to a parent or legal guardian.

62.1.15 Request for Re-examination of Driver

Routine enforcement, crash reporting and investigation activities may lead to the discovery of drivers who have suspected incompetency due to physical or mental disability, disease or other condition which might prevent the person from exercising reasonable and ordinary care over a motor vehicle. Officers detecting such a driver should complete the appropriate forms to request the person to be re-examined by the Department of Motor Vehicles.

62.1.16 Pedestrian and Bicycle Enforcement

A. Pedestrian and bicycles are involved in collisions with motor vehicles. Often these incidents result in injury or death to the pedestrian or bicyclist. In an effort to reduce the number of occurrences, it is the policy of the Police Department to actively enforce all applicable laws and ordinances pertaining to pedestrian and bicycle traffic enforcement.

B. Where crashes involving bicycles occur, the investigating officer should take enforcement action in accordance with the Oregon Vehicle Code and Corvallis Municipal Code.

C. Records will forward copies of all pedestrian and bicycle involved crashes to the Patrol Lieutenant in charge of the Traffic Management Plan.

D. On a regular basis, the Patrol Lieutenant in charge of the Traffic Management Plan shall review and analyze data from crashes involving pedestrians and bicycles. Particular attention shall be given to those crashes occurring repeatedly at the same location.

E. Citizen complaints received involving pedestrians and bicyclists shall be assigned to the patrol officer in whose district the hazard occurs. Officers shall patrol the area in an effort to reduce the number of violations.

62.1.17 off Road Recreational Vehicles

The use of off road recreational vehicles within the City limits is prohibited by Corvallis City Ordinance 6.13.010. If an off road, unlicensed vehicle is operated on the roadway, enforcement action for registration violations and related traffic offenses may be taken.

62.1.18 Parking Citations

Officers may issue a parking citation upon observing a parking violation. If the violation is a hazard and the officer is unable to contact the registered owner, the vehicle should be towed, in accordance with Corvallis Municipal Ordinance 6.14, specifically 6.14.060 ("exceptions") and General Order 66.1.

62.1.19 Parking Enforcement

The purpose of Parking Enforcement is to ensure the availability of safe parking by enforcement of State Statutes and Local Parking Ordinances and community education.

A. Citations

A Parking Enforcement Officer may issue a citation whenever a parking violation is observed. Cancellation of a parking citation should be handled in the following manner:

1. If an error is made while writing a citation, or if citations have become damaged due to accidental exposure to rain, snow, etc., they may be administratively voided by the officer.

2. A supervisor may direct an officer to dismiss or void a citation if s/he determines that the citation was improperly or inappropriately issued. This type of dismissal would require a written explanation to the appropriate judge for approval.

B. Deployment

Parking Enforcement Officer's responsibilities are apportioned according to parking needs of the community. Enforcement times are generally 9:00 am to 5:00 pm, Monday through Saturday.

C. Parking Enforcement Officer's areas of responsibility include, but are not limited to, the monitoring and enforcement of:

1. Parking Meters
2. Two Hour Residential Parking Districts
3. All Limited Time Zones.
4. City owned Permit Lots in the downtown area, citing any vehicles not displaying a valid permit.
5. Downtown Free Parking District as designated by Corvallis Municipal Code.

D. Dead Storage Vehicles

Parking Enforcement Officers share responsibility for abandoned vehicle abatement with Patrol Officers. Officers mark, sticker, cite and initiate the towing of dead storage/abandoned vehicles in their immediate patrol area in compliance with Department Policy and Corvallis Municipal Code.

E. Equipment

Parking Enforcement Officers are responsible for the care and maintenance of the equipment they use including, but not limited to:

1. Three wheel scooters are used for patrolling parking routes and as authorized in various situations by a Watch Commander including but not limited to monitoring special events and traffic control.
2. Uniforms and accompanying equipment.

F. Disabled Parking Volunteer Program

1. Corvallis Police Department Volunteer Disabled Parking Enforcement Program uses citizen volunteers who are trained in appropriate rules, regulations and laws pertaining to designated disabled parking spaces.
2. Their primary function is to educate citizens and/or cite violators parked in "Disabled Only" parking spaces on private property, that do not properly display current D.M.V. issued Disabled placards.
3. The program is limited to fifteen volunteers at one time.
4. The program is supervised by a CSD Lieutenant.

By Authority of: Gary Boldizsar

Gary Boldizsar, Chief of Police

Corvallis Police Department
General Orders

1.1 LAW ENFORCEMENT ROLE AND AUTHORITY: LAW ENFORCEMENT AGENCY ROLE

1.1.0 General Information

Goals and Directives are developed based upon direction from the City Council, which are derived from Council goals and priorities and from citizen input. Goals and objectives are incorporated into the Police Department's strategic and operational master plans including, but not limited to:

A. Community Policing Strategic Plan
B. 9-1-1 Communications Master Plan
C. Enhanced 9-1-1 Communications Plan
D. From the more general goals and directives, annual performance goals, directives and action plan items are developed during the annual budget process.

1.1.1 Distribution of Agency Goals and Objectives

A. The Corvallis Police Department formulates specific goals and objectives for the ensuing fiscal year as a part of the overall annual budget development process. Division Managers are responsible to develop and submit annual goals and objectives related to their area of responsibility to the Chief of Police during the budget process.
B. A final Police Department work plan consisting of goals and objectives, performance measures and financial projections is approved by the Chief of Police and submitted to the City Manager prior to Budget Commission consideration. Following recommendation from the Budget Commission, the mission, goals and objectives, performance measures and budget are reviewed and finally adopted by the City Council in June of each fiscal year.
C. Employees are informed of the mission, goals and objectives, performance measures and budget related to their respective operations by their Division Managers and/or in Police Department Staff meetings.

1.1.2 Goals and Objectives, Employee Input

Goals and objectives are submitted to the Chief of Police after Division Managers have met with and collected input from their middle managers, supervisors and work groups and have formulated and received approval of their division's operational and strategic plans. Employee input, both during the annual development process as well as in an on-going basis is both highly valued and encouraged. Employees are informed of the annual budget development process and are encouraged to provide input and suggestions ranging from equipment and training suggestions to program and strategic planning ideas. Input will be submitted through processes such as:

A. Regular Association Management Advisory Team (AMAT) Meetings,
B. Divisional or work group meetings,
C. Police Department staff meetings,
D. Equipment repair/replacement reporting,
E. Monthly Safety Committee Meetings,
F. Daily team briefings, or
G. The chain of command to the respective Division Managers.

1.1.3 Annual Goals and Objectives Progress Report

Goals and objectives status and performance measures are reported quarterly to the Chief of Police by Division Managers. Quarterly reports are reviewed and approved by the Chief of Police, with an executive summary sent to the City Manager. Annual progress on goals, objectives and performance measures are reported in the City of Corvallis operating budget document. The Management Assistant maintains historical records of quarterly and annual progress reports.

1.1.4 Law Enforcement Oath of Office

All new Corvallis Police Department sworn employees are required to read, understand, sign and commit to upholding an Oath of Office. One copy of the signed Oath of Office will be kept in the employees Police Department personnel file, the other will be sent to the City of Corvallis, Personnel Department for permanent record. One copy of the signed Oath of Office will be sent to Corvallis Municipal Court. The Oath of Office will usually be presented, read and signed during the swearing in and orientation week(s) for each sworn employee. The Oath of Office is:

> *"I do solemnly swear or affirm that I will support the Constitution of the United States and of the State of Oregon, and that I will, to the best of my ability, faithfully perform the duties of a law enforcement officer of the City of Corvallis, Oregon during my continuance therein, so help me God."*

1.1.5 Code of Ethics

Ethics training will be conducted once every two years for all employees. Employees should receive instruction that concerns their position dilemmas, temptations, responsibilities and duties. Ethics review can be in the form of classroom, shift briefing, computer based training and bulletins or any combination of methods as determined but the respective Division Managers.

A. All Corvallis Police Department sworn employees are required to read, understand, sign and uphold a Law Enforcement Code of Ethics declaration. One copy of the signed Code of Ethics will be kept in the employee's Police Department personnel file, a photocopy will be sent to the City of Corvallis, Personnel Department, a photocopy will be sent to the Department of Public Safety Standards and Training and a second original will be presented to the employee. The Code of Ethics will usually be presented, read and signed during the swearing in and orientation week(s) for each employee. The Law Enforcement Code of Ethics reads:

> *"As a Law Enforcement Officer, my fundamental duty is to serve my community; to safeguard lives and property; to protect the innocent against deception, the weak against oppression or intimidation, and the peaceful against violence or disorder; and to respect the constitutional rights of all to liberty, equality and justice.*
>
> *I will keep my private life unsullied as an example to all; maintain courageous calm in the face of danger, scorn or ridicule; develop self-restraint; and be constantly mindful of the welfare of others. Honest in thought and deed in both my personal and official life, I will be exemplary in obeying the laws of the land and the regulations of the Department. Whatever I see or hear of a confidential nature or that is confided in me in my official capacity will be kept ever secret unless revelation is necessary in the performance of my duty.*
>
> *I will never act officiously or permit personal feelings, prejudices or friendships to influence my decisions. With no compromise for crime and with relentless prosecution of criminals, I will enforce the law courteously and appropriately without fear or favor, malice or ill will, never employing unnecessary force or violence, and never accepting gratuities.*

I recognize the badge of my office as a symbol of public faith, and I accept it as a public trust to be held as long as I am true to the ethics of the police service. I will constantly strive to achieve these objectives and ideals, dedicating myself to my chosen profession.... law enforcement."

B. All Corvallis Police Department telecommunications employees are required to read, understand, sign and uphold a Telecommunicator's Code of Ethics declaration. One copy of the signed Code of Ethics will be kept in the employee's Police Department personnel file, a photocopy will be sent to the City of Corvallis, Personnel Department, a photocopy will be sent to the Department of Public Safety Standards and Training and a second original will be presented to the employee. The Code of Ethics will usually be presented, read and signed during the orientation week(s) for each employee. The Telecommunicator's Code of Ethics reads:

"As a telecommunicator I regard myself as a member of an important and honorable profession. I will recognize the positive relationship between good physical and mental conditioning and the performance of my job.

I will perform my duty with efficiency to the best of my ability.

My conduct and my performance of my duties will be accomplished in an honest manner, contributory to my fellow workers, and observant of the laws of the city, state and country.

I will not, in the performance of my duty, work for unethical advantage or profit.

I will recognize at all times in my duty that I am a public safety employee, and that ultimately I am responsible to the public.

I will give the most efficient and impartial service of which I am capable at all times.

I understand the importance of courtesy and will maintain it as my reference point in all my duties.

I will regard my fellow telecommunicators with the same standards as I maintain myself.

I share a reciprocal affinity and obligation with my fellow telecommunicators, my administration, and my agency.

I will accept responsibility for my actions.

I will strive for those values which will reflect honor on my fellow telecommunicators, my agency and myself."

C. All Corvallis Police Department non sworn employees are also required to read, understand, sign and uphold the Department's Public Safety Employee Code of Ethics declaration. One copy of the signed Code of Ethics will be kept in the employee's Police Department personnel file, a photocopy will be sent to the City of Corvallis, Personnel Department, and a second original will be presented to the employee. The Code of Ethics will usually be presented, read and signed during the orientation week(s) for each employee. The Public Safety Employee's Code of Ethics reads:

"As an employee in the field of public safety I regard myself as a member of an important and honorable profession.

I will recognize the positive relationship between good physical and mental conditioning and the performance of my job.

I will perform my duty with efficiency to the best of my ability.

My conduct and my performance of my duties will be accomplished in an honest manner, contributory to my fellow workers, and observant of the laws of the city, state and country.

I will not, in the performance of my duty, work for unethical advantage or profit.

I will recognize at all times in my duty that I am a public safety employee, and that ultimately I am responsible to the public.

I will give the most efficient and impartial service of which I am capable at all times.

I understand the importance of courtesy and will maintain it as my reference point in all my duties.

I will regard my fellow employees with the same standards as I maintain myself.

I share a reciprocal affinity and obligation with my fellow employees, my administration, and my agency.

I will accept responsibility for my actions.

I will strive for those values which will reflect honor on my fellow employees, my agency and myself."

41.2.3 Field Interviews (CALEA Std 1.2.3)

A. During the course of their duties, patrol officers often encounter persons in suspicious or unusual circumstances. Recording the identities and descriptions of persons and vehicles along with times and places found, and circumstances of the situations, may be beneficial to ongoing and/or future investigations. Officers encountering persons in these situations shall be aware of both statutory and case law regarding detaining persons and requiring identification. This information of persons and/or vehicles shall be recorded on the Field Report Form. The Field Report Form is submitted to the patrol supervisor for review and forwarded to Records to be filed.

B. At no time shall an officer stop, detain or search persons under Oregon Revised Statutes when the action is motivated by the officer's perception of the persons race, color, sex or national origin.

74.3.5 Search and Seizure (CALEA Stds 1.2.4, 1.2.5, 1.2.8)

It is the policy of the Corvallis Police Department that searches conducted by officers will be consistent with ORS, applicable case law and conducted no more than is reasonably necessary, with the proper regard for the dignity of the individual, the personal safety of the searching officer and the preservation of evidence.

A. No person shall be subjected to any stop, detention or search by members of this agency when such a stop, detention or search is based solely and impermissibly on the person's race, color, gender, national origin or sexual orientation, or upon the member's perception of any person's race, color, gender, national origin or sexual orientation.

1.9.2

AAS. Person Stops

It is a fundamental duty of every member of this agency to observe, respect, and protect the constitutional rights of every person with whom we come in contact. No person shall be subjected to any stop, detention, or search by members of this agency when such a stop, detention, or search is based solely and impermissibly on the person's race, color, sex, national origin, or sexual orientation, or upon the member's perception of any person's race, color, sex, national origin, or sexual orientation.

1.4.1 UNBIASED LAW ENFORCEMENT (CALEA Stds 1.2.8, 22.2.7)

A. PURPOSE

The purpose of this policy is to reaffirm this agency's commitment to unbiased law enforcement, clarify the circumstances in which race can be used as a factor to establish reasonable suspicion or probable cause, and to reinforce procedures that serve to assure the public that we are providing service and enforcing laws in a fair, equitable and constitutional manner.

B. DEFINITIONS:

1. BIASED BASED PROFILING: The interdiction, detention, arrest or other nonconsensual treatment of individuals based solely on a characteristic or status characteristic, to include, but are not limited to race, ethnic background, gender, sexual orientation, religion, economic status, age and/or culture.
2. VEHICLE STOP: Any traffic violation contact, suspicious vehicle contact or motorist assists.

C. POLICY

The Corvallis Police Department neither condones nor tolerates the use of any biased based policing in its enforcement programs. Biased based policing undermines legitimate law enforcement efforts, alienates a significant percentage of the population and fosters distrust of law enforcement by the community we have sworn to protect and serve. Officers must have reasonable suspicion supported by specific articulable facts, that the person contacted regarding their identification, activity or location has been, is, or is about to commit a violation of the law or is currently presenting a threat to the safety of themselves or others.

D. PROCEDURE:

1. All investigative detentions, vehicle stops, arrests, searches and seizures of property (to include asset forfeiture procedures) by officers will be based on a standard of reasonable suspicion or probable cause as required by the Oregon Constitution, statutory authority and prevailing case law. Officers must be able to articulate specific facts, circumstances and conclusions, which support probable cause or reasonable suspicion for an arrest, vehicle stop or investigative detention.
2. Officers may take into account the race, ethnic background, gender, sexual orientation, religion, economic status, age and/or culture of a specific suspect or suspects based on credible, reliable, locally-relevant information that links a person of a specific race to a particular criminal incident or links a specific series of crimes in an area to a group of individuals.
   a. Except as provided above, no person shall be singled out or otherwise treated differently on account of his/her race, ethnic background, gender, sexual orientation, religion, economic status, age and/or culture.
3. In an effort to prevent inappropriate perceptions of biased based law enforcement, officers shall utilize the following strategies when conducting any pedestrian and/or vehicle stops:
   a. Be courteous, polite, and professional.
   b. Introduce him/herself (providing name and agency affiliation) and explain to the citizen the reason for the stop as soon as practical. In vehicle stops, provide this information before asking the driver for his/her license, registration and proof of insurance.
   c. Ensure that the length of the detention is no longer than necessary to take appropriate action for the known or suspected offense.
   d. Answer any questions the citizen may have, including explaining options for the disposition of the traffic citation, if relevant.
   e. Officers must provide their agency authorized business card to any person who has been detained or contacted in a vehicle or pedestrian stop.

1) This policy shall not apply to authorized undercover operations conducted by members of the Police Department.

f. Officers will immediately present their Police Identification Card in a polite and courteous manner when requested by a citizen. The exception to this will be officers that are undercover.

4. All members shall receive 4 hours of annual mandatory in-service training in biased based profiling issues. These may include:
   a. Cultural Diversity
   b. Ethnic Intimidation/Hate Crimes
   c. Legal Issues/Updates
   d. Traffic Stops
   e. Interview and Communication Skills
5. A review of biased based policing practices shall be included in the annual review conducted by the Professional Standards Lieutenant. ~~Administrative Unit.~~
6. Violations of this policy will be investigated and resolved in accordance General Order 52.2, Internal Affairs Investigations.

1.4.2 Stop Data Collection (CALEA Std 1.2.8)

A. The Corvallis Police Department is committed to unbiased law enforcement practices while adhering to the Constitutional rights of all citizens. As such, the collection of stop data information provides statistical information to identify the nature of stops made by officers, to include; the perceived race or gender of the stopped driver or pedestrian, age, violation type and length of stop. The stop data information is to be collected and analyzed at the direction of the Chief of Police for any trends in local law enforcement practices which may be perceived as biased based law enforcement.

B. In an effort to dispel any perceived bias based law enforcement, officers will continue to conduct stops or contacts, as outlined in General Order 1.4.1 (D)(3). In addition, each discretionary stop or contact will include the completion of the stop data form.

C. The stop data form is available on MDT, department issued Blackberries, as well as, hard copy form. (Stop Data Form)

D. In the event the MDT or Blackberry is not functioning, officers will complete the hard copy form after the stop is completed and enter the information, as soon as practical, on another MDT, Blackberry or on a department computer.

E. Officers on bicycle patrol or foot patrol will complete the hard copy form after the completion of any discretionary stop or contact. As soon as practical, the stop data information will be entered on an MDT or department computer.

41.1 PATROL: ORGANIZATION AND ADMINISTRATION

41.1.1 Patrol Functions

A. Consistent with the values of a free society, it is the primary objective of the Corvallis Police Department to approach the ideals of a society free from crime and disorder. In so doing, the department's role is to enforce the law in a fair and impartial manner, acting in good faith without malice and recognizing both the statutory and judicial limitations of police authority.

1. No person shall be subjected to any stop, detention, or search under Oregon Revised Statutes by members of this agency when such a stop, detention, or search is based solely and impermissibly on the person's race, color, sex, or national origin, or upon the member's perception of any person's race, color, sex, or national origin.
2. The mission of the Corvallis Police Department is to enhance community livability by working in partnership with the community to promote public safety and crime prevention through education and enforcement; to maintain public order while preserving the legal rights of all individuals; to reduce the impact of crime; and to provide effective, efficient and courteous service.

CITY OF CORVALLIS – COUNCIL REQUESTS – TRACKING REPORT
PENDING REQUESTS

Council Request Item	Requested By	Date of Request	CM Report Due Date	Assigned to	Response in CM Rpt No.	Comments
Police Department policies and procedures	Grosch	01-02-08	01-29-08	Boldizsar	CRR 01-17-08	
Nuisance abatement and housing assistance program satisfaction ratings in 2007 Citizen Attitude Survey	Hamby	01-07-08	01-29-08	Gibb	CRR 01-17-08	
Amalgamated Transit Union labor contract amendment	Nelson	01-07-08	01-29-08	Volmert		

CORVALLIS CITY COUNCIL GOALS 2007-2008

Preface:
Overarching Council goals and values throughout the Corvallis 2020 Vision Statement and within the goals listed below include:

♦Diversity ♦Citizen Involvement ♦Sustainability ♦Cost Efficiency

Goals	Corvallis 2020 Vision Statement Categories
Review possible development constraints in South Corvallis Refinement Plan Accomplished through December 31, 2007: • Yet to be initiated. Next Steps: • Begin review of issues.	Economic Vitality Where we Live
Explore the need for a Southwest Area Plan Accomplished through December 31, 2007: • Yet to be initiated. Next Steps: • Begin review of issues.	Culture and Recreation Economic Vitality Protecting the Environment Where we Live
Improve community livability through code enforcement, code enhancement, outreach, and neighborhood-based safety. Accomplished through December 31, 2007: • Community Development Department staff drafted the Code Enforcement Program framework and presented it to Council, recruited for and hired a Land Use Inspector and Permit Technician. • Community Development continued processing new and existing cases. New cases for quarter: 119. Next Steps: • The new Land Use Inspector is scheduled to start January 4, 2008 and begin training. • Staff will provide Council with a formal update on the Code Enforcement Program. • Initiate outreach to DCA and other community groups. • Implement Interactive Voice Response system.	Central City Economic Vitality Governing and Civic Involvement Protecting the Environment Where we Live

Goals	Corvallis 2020 Vision Statement Categories
Develop strategies to implement EVP and Downtown Strategic Plans Accomplished through December 31, 2007: • A subcommittee of the Downtown and Economic Vitality Partnership Implementation Committee met to discuss a business license fee and subsequently, a Chamber Coalition Committee has been meeting on the concept. • Staff have been assisting DCA in preparing an Urban Renewal Plan, including mapping and other tasks. • Staff provided support for the Ad Hoc Committee assigned to develop a recommendation regarding formation of a Downtown Commission. The Committee met eight times between August and December and developed a preliminary recommendation. • Staff has made progress on 10.1 (transit) of the EVP Plan. Work to modify loop routes and coordinate transit system (4) routes and fares is underway. Next Steps: • Participate in finalization and implementation of both Plans. • Finalize Ad Hoc Committee recommendation on Downtown Commission in January 2008 and forward to City Council. • Implement one fare structure to use on all four transit systems.	Central City Culture and Recreation Economic Vitality Education and Human Services Governing and Civic Involvement Protecting the Environment Where we Live
Enhance organizational sustainability efforts and begin to develop a community-wide sustainability initiative. Accomplished through December 31, 2007: • The sustainability supervisor participated as a member of the Corvallis Sustainability Coalition Steering Committee to develop a request for proposal (RFP) for consultant services and will participate in evaluating the pool of respondents. • The Sustainability Management System Phase II departments (downtown) have completed their work group brain storming sessions and are screening the project ideas generated from those sessions to determine a priority ranking based on the level of impact on making operations more sustainable. • Parks & Rec has completed their brain storming sessions and the selection of their highest impact areas, and will move next to prioritizing projects. • Fire has completed their brain storming sessions and is forming the employee team (core team) that will proceed to the next steps – determining impact areas and prioritizing projects. • Public Works is nearing the one-year anniversary of their work on the Sustainability Management System Plan and has been tracking completion of the department selected projects and creating a process to solicit and respond to ideas for new projects. • Library developed "pathfinders" on sustainability to promote library resources on this topic, and hosted a display by the Corvallis Sustainability Coalition. • The Friends of the Library held its annual Holiday Book Sale, providing an opportunity for the community to reuse books suitable as gifts. Next Steps: • Update and enhance the format of the annual report to Council. • Participate in the Corvallis Sustainability Coalition consultant selection process. • With the organization's Sustainability Steering Committee, evaluate progress on the organization-wide goals, refine the goals as needed, and develop objectives for the calendar year to continue progress toward the goals.	Culture and Recreation Economic Vitality Governing and Civic Involvement Protecting the Environment

Goals	Corvallis 2020 Vision Statement Categories
Create opportunities for more affordable housing Accomplished through December 31, 2007: • The CoHo Cohousing condominium project was completed by Willamette Neighborhood Housing Services. Six low income/affordable homeowner units, a group home for three people with developmental disabilities, and a rental unit for a tenant with severe physical disabilities were assisted with a City investment of $737,000. • Planning for affordable housing projects in South Corvallis and the Seavey Meadows area continues, with one or both projects anticipated to proceed during FY 08-09. • Entered into a transit group-pass program with Co-Ho Housing. Next Steps: • Development of a Consolidated Plan to establish priorities and strategies for affordable housing and community development activities that will benefit low income residents is underway. It will guide the City's use of federal funding provided for these purposes over the five year period beginning June 1, 2008.	Central City Economic Vitality Education and Human Services Governing and Civic Involvement Where we Live
Develop a fiscal strategy for core City services, including a comprehensive and collaborative communication plan to increase citizen understanding of City budgets and services. Accomplished through December 31, 2007: • The City Council adopted a Comprehensive Communications Plan and new three-year Action Plan. • The City Council continued discussion on its financial strategy and held a work session to discuss both the budget model/budget capacity and the strategy. • Questions on financial messages show some improved ratings in the 2007 Citizen Attitude Survey. Next Steps: • Adopt a Financial Strategy and develop communications based on the strategy. • Evaluate the first year of the new Communications Plan and continue implementation and monitoring.	Central City Culture and Recreation Economic Vitality Education and Human Services Governing and Civic Involvement Protecting the Environment Where we Live
Change City ordinance and policies to implement Charter amendment relating to diversity Accomplished through December 31, 2007: • Civil Rights Municipal Code updated. • City Council Anti-bias Policy updated. • Diversity Initiative Steering Committee (DISC) formed to develop a Diversity Strategic Plan and members attended training sessions. • City non-discrimination contract language updated to mirror charter categories. • Job description language revised to include diversity language as positions come forward for review or recruitment. • Other gender identity or expression added to the gender question in 2007 CAS and City employment application. Next Steps: • Select consultant to work with the DISC and begin meeting to develop the Plan. • Continue training and job description changes. • Initiate policy review and wording changes for administrative policies, collective bargaining agreements.	Culture and Recreation Education and Human Services Governing and Civic Involvement

Goals	Corvallis 2020 Vision Statement Categories
Accomplishments Toward the Overarching Goals and Values: • Completed Wellness Promotion Program incentives qualification processes for City employees for 2008 year (Cost Efficiency and Sustainability) • Hosted Employers Partnership on Diversity training regarding generations diversity. • Library In Service Day focused on diversity training for all library staff.	

DEPARTMENT ACCOMPLISHMENTS

CITY MANAGER'S OFFICE

- The Citizen Attitude Survey wrapped up with a 671 responses reviewed. Results will be presented to the Council and posted on the City's Web site on January 7, 2008.

COMMUNITY DEVELOPMENT DEPARTMENT

- Completed review of four (100%) general Land Use permits (through the City Council appeal process) within the state-mandated 120-day time limit.
- Completed review of one (100%) Historic Preservation permit within the state-mandated 120-day time limit.
- Coordinated with the City Attorney's Office regarding litigation of several land use cases, including three before LUBA.
- Received HUD approval of the CDBG/HOME program Consolidated Annual Performance Evaluation Report for FY 06-07.
- For the first time since Rental Housing Code inception, a rental property owner was cited into Municipal Court for noncompliance with an order to carry out repairs. Court resolution of the case is anticipated to occur early in the third quarter.
- Gained environmental clearance and received HUD authorization to release federal funds, allowing Willamette Neighborhood Housing Services to proceed with acquisition of three parcels to be developed as affordable rental housing and permanent supported housing for survivors of domestic violence.
- Completed 4,657 building construction inspections.
- Initiated investigations on 119 citizen complaints for nuisance type violations. This is up from 98 the prior quarter.
- Issued 20% of Electrical and Mechanical Permits online.
- Served on State committee for statewide adoption of International Existing Building Code.
- Served on State committee for adoption of a Building Department Accreditation program.

FIRE DEPARTMENT

- The Telestaff software implementation was completed. Only minor updates to reflect changes in staff and assignments will be necessary in the future.
- The Department's reorganization was completed, eliminating two positions and creating two new positions which were filled without an increase in FTE.
- A replacement ambulance was ordered; delivery is expected within the first quarter of 2008.
- Stations' bay doors were equipped with sensors that will turn off heat in the bays when the doors are open.
- Quotes for solar water heaters were received in preparation for replacement of failing conventional units.

LIBRARY

- Volunteer Coordinator Courtney Rader placed dozens of new volunteers, an increase of more than 10%.
- The Library Foundation received a substantial bequest from the Loomis estate.
- The Library was awarded a $75,000 federal grant on behalf of the Oregon Digital Library Consortium to provide more downloadable materials to libraries throughout Oregon.
- A number of literary programs were held, including author Janna Malumud Smith, Oregon Poet Laureate Lawson Inada, and graphic novelist P.J. Harsma.
- During the first week of December, the Library waived some fines for patrons bringing in cans of food. Over 6 ½ barrels of food were donated to Linn-Benton Food Share as a result. Interestingly, the amount of cash actually collected in fines in December 2007 was almost exactly the same as in December 2006, when fines were not waived.
- The Library held 208 programs for children and teens during the second quarter, with over 5,200 participants.

PARKS & RECREATION DEPARTMENT

- Members of the Civic Beautification and Urban Forestry Commission proposed planting 150 trees in the public right-of-way (parking strips) as a way to celebrate Corvallis' 150th birthday in 2007. As of the end of December, the City had 175 new trees in the right-of-way, and an additional 100 trees were planted in other locations.
- Volunteers are working on scotch broom and ivy removal at Chip Ross Park.
- Marys River Natural Area seed bed preparation is on schedule for reintroduction of native upland plants.
- Cloverland, Chepenefa Springs, Riverbend, and Sunset Parks had restroom heaters installed to increase restroom services during the winter.
- The regional Punt, Pass & Kick competition hosted by P&R had 47 kids in attendance; the Children's Halloween Party had 550 youth participants; 70 youngsters participated in a volleyball clinic taught by OSU women's volleyball team; the OSU women's basketball team saw 40 kids participate in the Toys for Tots event; 13 teams participated in a high school recreational basketball tournament and over 30 families invited Santa for a visit to their home.
- Over 90 patrons enjoyed the Annual Holiday Dinner served at the Senior Center by local volunteers.
- At Osborn Aquatic Center: 46 facility rentals were realized; 830 children participated in the swimming and water safety program; "Swim in the Dark" had 130 swimmers; Special Olympics Regional Swim Meet saw 120 athletes and 400 spectators; 150 athletes from the Pacific NW participated in the Regional Collegiate Water Polo Championships; over 600 athletes and 550 spectators came to the Oregon High School Water Polo State Playoffs; the 5th Annual Turkey Trot saw 126 runners; the High School Mid-Valley League Relay Meet had over 280 participants; 105 seniors participated in arthritis and aqua fitness classes—an increase of 25% from last year; the Senior Open had 400 youth athletes; 1,572 visitors from Corvallis Aquatic Team athletes; 1,322 visits from CHS and CVHS student athletes; and the hosting of 4 high school swim meets.

POLICE DEPARTMENT

- The Department implemented a Drug Detection K9 Program. Officer Gabe Sapp was selected as the K9 handler and K9 Roxy joined the Department in December.
- The 911 Master Plan update was completed.
- Workload analysis for field operations was completed in preparation for annual patrol shift rollover.
- A tactical action plan was completed to conduct foot/bike patrols in the Downtown area for the Holiday Parade and during the holiday shopping season. Officers in teams of two patrolled the Downtown core and 36 businesses were contacted and provided information regarding protection against theft.
- A tactical action plan was implemented to address increased thefts at the aquatic center. Officers are conducting walk-through of locker rooms with staff. Unsecured lockers are being secured and officers are providing education materials to patrons about safeguarding personal property.

PUBLIC WORKS

- Designed and distributed a community-wide survey on public access channel services to determine the level of interest in a menu of options for future development of the channel. Results will be available in February.
- Reached another transit ridership record for each month in the quarter.
- The draft Hazard Mitigation Plan has been submitted to Oregon State Emergency Management and FEMA for review.
- Completed the annual fall leaf pick-up program.
- Completed installation of a solar powered pedestrian crossing signal on Elks Drive near the Corvallis Clinic. This project was completed through a funding partnership with the Clinic.
- Received a commitment from Allied Waste to provide another $4,250 donation which will allow CTS to provide free transit rides to youth from June through August 2008.
- Provided the annual "Holiday Trolley" which is mostly funded by sponsors.
- Completed the process to increase parking meter rates which will go into effect in January 2008.

* * * M E M O R A N D U M * * *

JANUARY 14, 2008

TO: **MAYOR AND CITY COUNCIL**

FROM: **JON S. NELSON, CITY MANAGER**

SUBJECT: **CONSTRUCTION EXCISE TAX**

The School District 509J Long Range Facilities Master Plan was recently completed and presented to the School Board on January 14, 2008.

Superintendent Tarzian provided a courtesy copy of the report to me and the section on the Construction Excise Tax is attached for your information.

c: Dan Carlson, Development Services Manager

Attachment

3006

Construction Excise Tax

Consideration of Available Funding Options

Committee Recommendation December 13, 2007

Description:
SB 1036 allows school boards to impose construction taxes to be levied on improvements to real property resulting in a new structure or additional square footage in an existing structure. The amount of the tax may not exceed $1.00 per square foot for residential use and $.50 per square foot for non-residential use. Taxes for non-residential use may not exceed $25,000 per building permit, or $25,000 per structure, whichever is less. Certain exemptions apply for affordable housing, public improvements, hospitals, schools, religious facilities, and agricultural buildings.

Estimated Income:
If the levy had been in place over the past six years, it is estimated that $4.4 million would have been collected. One percent of that total would have been used for the administrative fee.

Rationale:
The current bond levy does not include sufficient funding to cover unforeseen maintenance problems and other unanticipated issues that may arise in the future. This funding would provide additional resources to cover capital improvement repairs such as roofs and boilers that may not be eligible for bond funds.

Considerations:

- An intergovernmental agreement with appropriate local governments must be sought to collect the taxes. There is a provision of an administrative fee, not to exceed one percent of tax revenue, to cover collection costs.
- The current housing market is not likely to have as much new construction as the past few years. Therefore, estimated income based on past construction trends may be inflated. A conservative estimate would be $400,000 per year of income from this source.

Recommendation: The committee recommends continuing to explore imposing a new construction levy tax.

Reason:
Work under the previous construction bond will be finished in summer 2008. Plans are already in place for those funds. There is no other method targeted to fund extraordinary, unplanned expenditures.

SENATE BILL 1036, ALLOWING SCHOOL DISTRICTS TO IMPOSE CONSTRUCTION TAXES

Provisions of the Bill

The Oregon State Senate passed SB 1036 effective September 27, 2007. It allows construction taxes to be imposed by a school district, as defined in ORS 330.005. The tax would apply to improvements to real property resulting in a new structure or additional square footage in an existing structure.

The tax can be imposed by resolution adopted by the district board of the school district. The resolution shall state the rates of tax. The tax is not subject to election. A Long Range Facilities Plan must be adopted by the district prior to imposing any tax.

The amount of the tax may not exceed $1.00 per square foot for residential use and $.50 per square foot for non-residential use. Tax for non-residential use may not exceed $25,000 per building permit, or $25,000 per structure, whichever is less.

The following are exempt from taxation:

- Private school improvements;
- Public improvements as defined in ORS 279A.010;
- Residential property considered to be affordable housing under guidelines established by US Department of Housing and Urban Development;
- Households earning no more than 80 percent of the median household income for the area;
- Public or private hospital improvements;
- Improvements to religions facilities primarily used for worship or education associated with worship; and
- Agricultural buildings as defined in ORS 455.315(2) (a).

Use of Tax Monies

The school district may use the net revenues only for capital improvements. Further, the school district is required to develop a long-term facilities plan for making such capital improvements. Capital improvements mean:

- The acquisition of land;
- The construction, reconstruction or improvement of school facilities;
- The acquisition or installation of equipment, furnishing or other tangible property;
- Architectural, engineering, legal or similar costs related to capital improvements and any expenditures for assets having a useful life of more than one year;
- Payment of obligations and related costs of issuance used to finance or refinance capital improvements; and
- Capital improvements do not include operating costs or costs of routine maintenance.

Collection of Taxes

Prior to the adoption of the resolution, the school board is required to enter into an intergovernmental agreement with local government, local service district or special government body collecting the tax. The agreement should state the collection duties and responsibilities, the school accounts for the monies to be deposited and the frequency of deposit, and the amount of the administrative fee, not to exceed one percent of tax revenue. Construction taxes are to be paid by the person undertaking construction at the time the permit is issued.

The Bill also preempts other local governments from using a construction tax until January 2, 2018, but grandfathers in local government construction taxes in effect as of May 1, 2007, or in the process of being developed.

Trend Information

Based on information provided by the City of Corvallis and Benton County, the following table indicates the trends in construction and revenue over the past six years.

Types	2002	2003	2004	2005	2006	2007	Totals
SF	593,915	566,101	625,227	657,101	762,909	367,767	3,573,020
MF		87,602	86,108	509,771	114,402	75,036	872,919
DUP	7,616	12,535	3,308	10,303	7,600	14,175	55,537
Total Sq Ft	601,531	666,238	714,643	1,177,175	884,911	456,978	4,501,476
Exemptions:							
Habitat for Humanity	3,000	3,000	3,000	3,000	3,000	3,000	18,000
Camas	62,960	0	0	0	0	0	62,960
Estimated Totals	65,960	3,000	3,000	3,000	3,000	3,000	80,960
Net Sq Ft	**535,571**	**663,238**	**711,643**	**1,174,175**	**881,911**	**453,978**	**4,420,516**
Tax rate = $1 sq ft	$535,571	$663,238	$711,643	$1,174,175	$881,911	$453,978	$4,420,516
Administrative fee = 1%	$5,356	$6,632	$7,116	$11,742	$8,819	$4,540	$44,205
Net Proceeds	**$530,215**	**$656,606**	**$704,527**	**$1,162,433**	**$873,092**	**$449,438**	**$4,376,311**

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Timeline

Charge to Future Planning Committees

Committee Recommendation - December 13, 2007

Description: The committee agreed with staff recommendations to delay asking voters to pass an additional bond until 2016 or 2018, because the 2002 Facilities Improvement bond debt service payments will decrease in 2018. However, effective planning between now and the next bond funding opportunity will be essential to the success/feasibility of the next facilities improvement bond. Therefore, the committee discussed necessary steps for planning with the next ten years.

Considerations:

Relates to Const. Exc. Tax.

- Timeline for going out for a new facilities bond
- Financial impact on voters
- Need for repairs/renovation
- Capacity of our schools (current and projected)

Recommendation: The committee recommends the following timeline:

- **Immediately** - Staff should work to identify and purchase property in south Corvallis for a new K-8 school.
- **Immediately** - The district should focus immediate short/medium term attention on the efficient and safe operations of school facilities. Included should be repair, retrofit, or replacement of aging systems to maintain the capital investment in our buildings and grounds.
- **2012** - The Long Range Facilities Master Plan committee should reconvene every five years. The next committee should reconvene in 2012 to review and make recommendations on the following items:
  - Fairplay lease (lease with Corvallis Waldorf School expires in 2013)
  - Tentatively identify schools to be replaced
  - Identify property for potential future school sites – proceed with property purchases if deemed necessary
  - Begin bond planning
- **2016-2022**– The district should consider going out for a new facilities improvement bond.

Reason: The committee felt that their proposed timeline would have the least impact on voters and other government agencies by postponing another attempt at bond funding until the 2002 Facilities Improvement Bond is paid down and the tax rates drop for our community.

ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS

January 17, 2008

MEETING DATE	AGENDA ITEM
January 24	No meeting
February 7	
February 21	• Oregon Economic and Community Development Department loan for Airport Industrial Park wetlands mitigation • Fund Balance Financial Policy Review
March 6	• Second Quarter Operating Report
March 20	• Ambulance Rate Review
April 10	• Allied Waste Services Annual Report • Economic Development Allocations Second Quarter Reports • daVinci Days Loan Agreement Status Annual Report
April 24	
May 8	• Council Policy Review: CP 95-4.10, "Public Library Gifts and Donations Policy" • Economic Development Allocations Orientation
May 13 (special)	• Economic Development Allocations Presentations
May 15 (special)	• Economic Development Allocations Deliberations
May 22	
June 5	• Third Quarter Operating Report
June 19	• Funding Agreement Annual Report – Corvallis Multi-Cultural Literacy Center
July 10	• Economic Development Allocations Third Quarter Reports
July 24	
August 7	
August 21	
September 4	• Fourth Quarter Operating Report
September 18	

October 9	• Council Policy Reviews:
	  • CP 04-1.09, "Public Access Television"
	  • CP 91-2.01, "Meeting Procedures"
	  • CP 91-2.03, "Expense Reimbursement"

MEETING DATE	AGENDA ITEM

October 23	• Council Policy Reviews:
	  • CP 91-3.01, "Appointment of Acting City Manager"
	  • CP 91-3.02, "City Compensation Policy"
	• Economic Development Allocations Fourth Quarter Reports

November 6	• Utility Rate Annual Review • Economic Development Application Process and Calendar • Funding Agreement Annual Report – Corvallis Environmental Center
November 20	
December 4	• Comprehensive Annual Financial Report (CAFR)
December 18	• Economic Development Allocations First Quarter Reports • First Quarter Operating Report

ASC PENDING ITEMS

• Benton County Fair Annual Report – Fiscal Year 2006-2007	Community Development
• Council Policy Reviews: CP 10.01 through 10.08, "Financial Policies"	Finance
• Economic Development Process Review	Community Development

Regular Meeting Date and Location:

Thursday following Council, 12:00 pm – Madison Avenue Meeting Room

HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS

January 17, 2008

MEETING DATE	AGENDA ITEM
January 23	No meeting
February 5	• The Arts Center Annual Report • Public Art Selection Commission Annual Report
February 20	• Social Services Semi-Annual Report
March 4	
March 18	
April 8	• Willamette Neighborhood Housing Services Second Quarter Report
April 22	• Majestic Theatre Annual Report • Boys and Girls Club Annual Report
May 6	• Council Policy Reviews: CP 99-4.13, "Internet Access Policy for Corvallis-Benton County Public Library" • Liquor License Annual Renewals
May 20	• Corvallis Fall Festival Annual Report

June 3	• Boards and Commissions Sunset Review:
	  • Housing and Community Development Commission
	  • Public Art Selection Commission
	• Corvallis Farmers' Markets Annual Report

June 17	• Social Services Allocations – Fiscal Year 2008-2009
July 8	
July 22	• Willamette Neighborhood Housing Services Third Quarter Report
August 5	• Parks and Recreation Annual Fee Review
August 19	• Social Services Semi-Annual Report
September 3	
September 16	• Rental Housing Program Annual Report

October 7	• Council Policy Reviews:
	  • CP 91-1.02, "Liquor License Approval Procedures"
	  • CP 91-1.03, "Naming of Public Facilities and Land"
	  • CP 91-4.01, "Guidelines for Selling in Parks"

October 21	• Council Policy Reviews:
	  • CP 93-4.11, "Public Library Policy for Selecting and Discarding Materials"
	  • CP 99-4.14, "Use of City Hall Plaza and Kiosk"
	  • CP 95-1.07, "Policy Regarding the City Flag"

MEETING DATE	AGENDA ITEM
November 4	• Willamette Neighborhood Housing Services Fourth Quarter Report
November 18	
December 2	
December 16	

HSC PENDING ITEMS

- Noise Ordinance Review — Police
- Tobacco Licensing — Finance

Regular Meeting Date and Location:
Tuesday following Council, 12:00 pm – Madison Avenue Meeting Room

URBAN SERVICES COMMITTEE
SCHEDULED ITEMS

January 17, 2008

MEETING DATE	AGENDA ITEM
January 24	No meeting
February 7	
February 21	
March 6	• Systems Development Charge Annual Review
March 20	
April 10	
April 24	
May 8	• Council Policy Review: CP 95-7.12, "Integrated Vegetation Pest Management (IVPM) Program"
May 22	
June 5	• Boards and Commissions Sunset Review: Watershed Management Advisory Commission
June 19	
July 10	
July 24	
August 7	
August 21	
September 4	
September 18	
October 9	• Council Policy Reviews: • CP 04-1.08, "Sustainability" • CP 91-7.05, "Capital Improvement Program" • CP 91-7.06, "Engineering and Administrative Costs for Assessment Projects"
October 23	• Council Policy Reviews: • CP 91-7.04, "Building Permits" • CP 91-7.08, "Sidewalk Policy"
November 6	
November 20	

MEETING DATE	AGENDA ITEM
December 4	
December 18	

USC PENDING ITEMS

- Building Code Amendment — Community Development
- Fire Protection Services in Health Hazard Residential Areas — Fire
- Street Tree Maintenance in the Right-of-Way — Parks & Recreation

Regular Meeting Date and Location:

Thursday following Council, 4:00 pm – Madison Avenue Meeting Room

UPCOMING MEETINGS OF INTEREST

City of Corvallis

JANUARY - JUNE 2008
(Updated January 17, 2007)

JANUARY 2008

Date	Time	Group	Location	Subject/Note
17	*6:30 pm*	*Parks, Nat'l Areas, and Rec Board*	*Downtown Fire Station*	
17	7:00 pm	Enterprise Zone	Tunison Community Rm	
19		No Government Comment Corner		
21		City Holiday – all offices closed		
~~22~~	~~11:30 am~~	~~Cmsn for Martin Luther King, Jr.~~	~~TBD~~	
22	**12:00 pm**	**City Council**	**Downtown Fire Station**	
~~**22**~~	~~**7:00 pm**~~	~~**City Council**~~	~~**Downtown Fire Station**~~	
23	8:30 am	City Legislative Committee	City Hall Meeting Room A	State Rep. Olson
23		*No* Human Services Committee		
23	5:00 pm	Downtown Parking Commission	Madison Avenue Mtg Rm	
24		*No* Administrative Services Cmte		
24		*No* Urban Services Committee		
24	7:00 pm	Budget Commission	Downtown Fire Station	*update on Council goals, Citizen Attitude Survey of City budget*
26	10:00 am	Government Comment Corner	Library Lobby - Dan Brown	
29	*2:00 pm*	*Airport Development Sub-Committee*	*Public Works Transportation Conf Rm*	*marketing strategy for Airport & Airport Industrial Park*
29	7:00 pm	Budget Commission	Downtown Fire Station	*department presentations*
31	7:00 pm	Budget Commission	Downtown Fire Station	*department presentations*

FEBRUARY 2008

Date	Time	Group	Location	Subject/Note
1	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
2	10:00 am	Government Comment Corner	Library Lobby - David Hamby	
4	**12:00 pm**	**City Council**	**Downtown Fire Station**	
4	**7:00 pm**	**City Council**	**Downtown Fire Station**	
5	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
5	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
5	7:00 pm	Budget Commission	Downtown Fire Station	*public comments, requests for funding, budget capacity, deliberations*
6	*12:00 pm*	*Housing and Community Dev Cmsn*	*Madison Avenue Mtg Rm*	
6	3:00 pm	Community Police Review Board	Madison Avenue Mtg Rm	
6	7:00 pm	Planning Commission	Downtown Fire Station	
6	7:30 pm	Library Board	Library Board Room	
7	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
7	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
7	7:00 pm	Budget Commission	Downtown Fire Station	*complete deliberations*
7	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
9	10:00 am	Government Comment Corner	Library Lobby - TBD	
12	7:00 pm	Historic Resources Commission	Downtown Fire Station	
12	7:00 pm	Ward 6 (Wershow) meeting	Osborn Aquatic Center	City sponsored
13	8:15 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
13	TBD	Community Policing Forum	TBD	community meeting
14	8:00 am	Citizens Adv Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
16		No Government Comment Corner		
18		City Holiday – all offices closed		
19	**12:00 pm**	**City Council**	**Downtown Fire Station**	
19	*5:00 pm*	*Housing and Community Dev Cmsn*	*Madison Avenue Mtg Rm*	*proposal presentations*
19	**7:00 pm**	**City Council**	**Downtown Fire Station**	
20	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
~~20~~	~~12:00 pm~~	~~Housing and Community Dev Cmsn~~	~~TBD~~	
20	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
20	7:00 pm	Planning Commission	Downtown Fire Station	
21	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
21	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
21	5:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	*proposal presentations*
21	6:30 pm	Parks, Nat'l Areas, and Rec Bd	Downtown Fire Station	
23	10:00 am	Government Comment Corner	Library Lobby - *Bill York*	
26	11:30 am	Cmsn for Martin Luther King, Jr.	to be determined	
27	5:00 pm	Downtown Parking Commission	Madison Avenue Mtg Rm	

MARCH 2008

Date	Time	Group	Location	Subject/Note
1	10:00 am	Government Comment Corner	Library Lobby - TBD	
3	**12:00 pm**	**City Council**	**Downtown Fire Station**	
3	**7:00 pm**	**City Council**	**Downtown Fire Station**	
4	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
4	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
4	7:00 pm	Ward 8 (Hamby) meeting	Hoover Elementary School Library	
5	7:00 pm	Planning Commission	Downtown Fire Station	
5	7:30 pm	Library Board	Library Board Room	
6	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
6	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
6	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
7	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
8	10:00 am	Government Comment Corner	Library Lobby - Hal Brauner	
11	7:00 pm	Historic Resources Commission	Downtown Fire Station	
12	8:15 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
12	*12:00 pm*	*Housing and Community Dev Cmsn*	*Madison Avenue Mtg Rm*	
13	8:00 am	Citizens Adv Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
15	10:00 am	Government Comment Corner	Library Lobby - Mike Beilstein	
17	**12:00 pm**	**City Council**	**Downtown Fire Station**	
17	**7:00 pm**	**City Council**	**Downtown Fire Station**	
18	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
~~19~~	~~12:00 pm~~	~~Housing and Community Dev Cmsn~~	~~Madison Avenue Mtg Rm~~	
19	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
19	7:00 pm	Planning Commission	Downtown Fire Station	
20	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
20	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
20	6:30 pm	Parks, Nat'l Areas, and Rec Bd	Downtown Fire Station	
22	10:00 am	Government Comment Corner	Library Lobby - TBD	
25	11:30 am	Cmsn for Martin Luther King, Jr.	to be determined	
26	5:00 pm	Downtown Parking Commission	Madison Avenue Mtg Rm	
29	10:00 am	Government Comment Corner	Library Lobby - *Bill York*	

APRIL 2008

Date	Time	Group	Location	Subject/Note
2	7:00 pm	Planning Commission	Downtown Fire Station	
2	7:30 pm	Library Board	Library Board Room	
3	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
5	10:00 am	Government Comment Corner	Library Lobby - George Grosch	
7	**12:00 pm**	**City Council**	**Downtown Fire Station**	
7	**7:00 pm**	**City Council**	**Downtown Fire Station**	
8	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
8	7:00 pm	Historic Resources Commission	Downtown Fire Station	
8	7:00 pm	Ward 9 (Brauner) meeting	*Aquatic Center Mtg Rm*	City sponsored
10	8:00 am	Citizens Adv Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
10	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
10	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
12	10:00 am	Government Comment Corner	Library Lobby - David Hamby	
16	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
16	7:00 pm	Planning Commission	Downtown Fire Station	
17	6:30 pm	Parks, Nat'l Areas, and Rec Bd	Downtown Fire Station	
19	10:00 am	Government Comment Corner	Library Lobby - *Patricia Daniels*	
21	**12:00 pm**	**City Council**	**Downtown Fire Station**	
21	**7:00 pm**	**City Council**	**Downtown Fire Station**	
22	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
22	12:00 pm	Cmsn for Martin Luther King, Jr.	to be determined	
24	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
24	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
26	10:00 am	Government Comment Corner	Library Lobby - *Charles Tomlinson*	

MAY 2008

Date	Time	Group	Location	Subject/Note
1	7:00 pm	Budget Commission	Downtown Fire Station	*receive proposed budget*
1	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
3	10:00 am	Government Comment Corner	Library Lobby - TBD	
5	**12:00 pm**	**City Council**	**Downtown Fire Station**	
5	**7:00 pm**	**City Council**	**Downtown Fire Station**	
6	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
6	7:00 pm	Budget Commission	Downtown Fire Station	*public hearing on proposed budget, deliberations*
7	7:00 pm	Planning Commission	Downtown Fire Station	

Date	Time	Group	Location	Subject/Note
7	7:30 pm	Library Board	Library Board Room	
8	8:00 am	Citizens Adv Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
8	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
8	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
10	10:00 am	Government Comment Corner	Library Lobby - TBD	
13	*5:30 pm*	*Econ Dev Allocations Committee*	*Madison Avenue Mtg Rm*	*presentations*
13	7:00 pm	Historic Resources Commission	Downtown Fire Station	
13	7:00 pm	Ward 4 (Brown) meeting	TBD	City sponsored
15	*4:30 pm*	*Econ Dev Allocations Committee*	*Madison Avenue Mtg Rm*	*deliberations*
15	6:30 pm	Parks, Nat'l Areas, and Rec Bd	Downtown Fire Station	
17	10:00 am	Government Comment Corner	Library Lobby - Mike Beilstein	
19	**12:00 pm**	**City Council**	**Downtown Fire Station**	
19	**7:00 pm**	**City Council**	**Downtown Fire Station**	
20	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
21	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
21	7:00 pm	Planning Commission	Downtown Fire Station	
22	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
22	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
24		No Government Comment Corner		
26		City Holiday – all offices closed		
27	11:30 am	Cmsn for Martin Luther King, Jr.	to be determined	
31	10:00 am	Government Comment Corner	Library Lobby - *Dan Brown*	

JUNE 2008

Date	Time	Group	Location	Subject/Note
2	**12:00 pm**	**City Council**	**Downtown Fire Station**	
2	**7:00 pm**	**City Council**	**Downtown Fire Station**	
3	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
4	7:30 pm	Library Board	Library Board Room	
5	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
5	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
7	10:00 am	Government Comment Corner	Library Lobby - *Patricia Daniels*	
12	8:00 am	Citizens Adv Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
14	10:00 am	Government Comment Corner	Library Lobby - *Charles Tomlinson*	
16	**12:00 pm**	**City Council**	**Downtown Fire Station**	
16	**7:00 pm**	**City Council**	**Downtown Fire Station**	
17	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
19	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
19	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
19	6:30 pm	Parks, Nat'l Areas, and Rec Bd	Downtown Fire Station	
21	10:00 am	Government Comment Corner	Library Lobby - TBD	
24	11:30 am	Cmsn for Martin Luther King, Jr.	to be determined	
28	10:00 am	Government Comment Corner	Library Lobby -	

Bold type – involves the Council ~~Strikeout~~ type – meeting canceled *Italics* type – new meeting

TBD To be Determined

[Date Prev][Date Next][Thread Prev][Thread Next][Date Index][Thread Index]

[Fwd: <web>7th Street Station]

- *To*: kathy.louie@xxxxxxxxxxxxxxxxxx, fred.towne@xxxxxxxxxxxxxxxxxx
- *Subject*: [Fwd: <web>7th Street Station]
- *From*: "Charles C. Tomlinson" <mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxx>
- *Date*: Thu, 17 Jan 2008 09:52:11 -0800 (PST)
- *Importance*: Normal
- *Reply-to*: mayor@xxxxxxxxxxxxxxxxxxxxxxxxxx
- *User-agent*: SquirrelMail/1.4.4

---------- Original Message ----------
Subject: <web>7th Street Station
From: "Leslie Bishop" <bishop141@xxxxxxxxxxx>
Date: Wed, January 16, 2008 7:07 pm
To: mayor@xxxxxxxxxxxxxxxxxxxxxxxxxx

This is an inquiry e-mail via %s from: Leslie Bishop (bishop141@xxxxxxxxxxx) Members of the Corvallis City Council and Mayor Tomlinson

I commend Council for its action with regard to ?7th Street Station? during the Public Hearing meeting of

January 7th, 2008. The residents of Avery Addition and surrounding neighborhoods have been silenced due to the

removal of the PDOverlay; thus, we rely and depend on Council to be our voice. You have honored that request by

the introduction of Councilman Hanby?s motion to rezone this difficult property to GI.

As a consequence of that motion, more procedural questions have surfaced:

1) If Council approves the rezoning motion at its Jan. 22nd meeting, what will the status of this property

be during the rezoning process and proposed Comprehensive Plan amendment change? Ken Gibb suggested the

rezoning process might take up to 90 days which puts us at May 1st. Can the developers file for building

permits during this 90 day period?

2) If it is possible for the developers to file for building permits during this approximate 90 day

period, is it within the City Council?s authority to request a moratorium on issuing building permits while the

rezoning is in process?

3) How can the rezoning process be monitored by Council and by the citizens? Is there a procedural time

line that is available to the public? How can this information be accessed?

As you are well aware, the neighbors, the developers and the city have tried to work together for 6 years.

Further, as we have shown with previous letters and testimony, the new LDC will not protect us on issues such

as unwanted traffic, overflow parking, set backs and the intersection of 7th and Western. When we look at

monsters like ?10th and A? or its nameless twin at 14th and ?A,? we realize that the ?needed housing? mandate

serves only to allow developers to run away with every foot of empty land in our neighborhood.

Our voice must be heard through you; thus, I offer the questions above. We appreciate your carrying the banner

forward and applaud your motion to rezone this difficult property back to GI. Our brightest dreams would look

for an extension of the bike path through Pioneer Park and south, a low impact technology industry, a low

density family housing development possibly with an inner city park or maybe even a functioning railroad

station.

Don?t Bend Corvallis

Thank you for your time and attention and for listening once again.

- Prev by Date: **email address change**
- Next by Date: **Out of Office AutoReply: [Fwd: <web>7th Street Station]**
- Previous by thread: **[Fwd: <web>7th Street Station]**
- Next by thread: **[Fwd: RE: [Fwd: <web>The Very Real Need for Public Restrooms in Downtown Corvallis]]**
- Index(es):
  - **Date**
  - **Thread**

Mayor and City Council
of Corvallis
501 S.W. Madison
Corvallis, Oregon

Re: Whiteside Theater

This is an idea of what the city could do with the historic Whiteside Theater. The city could purchase the building and site, possibly in partnership with private donors, or application to appropriate grant sources; fee-for-use is another source of revenue.

This would give Corvallis citizens a voice in the theater's eventual fate. My idea is to put an historic building to use as a community center, while retaining inner and outside original design as much as possible.

For example, the theater could be designated a multi-use facility, available to civic, business, and private groups. Activities could include conferences, meetings, arts/crafts shows, trade shows,concerts,recitals, dances,classes, weddings, charitable fund-raisers, etc. Or the scope could be more limited.

Downtown businesses could see increased patronage from event-goers.

A survey could be utilized in community and city departments as a need/ interest/support assessment tool.

Personally, I love to see historic structures maintained and enjoyed by their modern occupants. My interest is in having a community facility that could host band dances of a variety of musical/dance interests.

Thank you for your consideration of this idea.

Sincerely,
Carol J. Adams

Carol J. Adams
2728 N.W. Vanburen Ave.
Corvallis, OR

William T and Jenny Niggebrugge
880 SW West Grove St
Corvallis, OR 97333

Jan. 11. 2008

RECEIVED
JAN 15 2008
CITY MANAGERS OFFICE

To: the City Council
of Corvallis.

Dear Members

I am writing for myself as well as for my husband, about the situation of parking in our neighbourhood; we have lived here for 48 yrs. and have seen it built on an parking deteriorating. We have been told, that the planning commission allows 1 car per bedroom, but it is there often will be 2 or 3 student inhabitants to one bedroom. They park everywhere and anywhere in the street! Obstructing driveways especially when a game is on, with disregard for other people's privacy or property rights. When we entertain, there is no parking place for guests which are often senior, just as we are; just to have it to their own convenience or to avoid paying for parking.
We feel, that this is a problem, that should be addressed, so that homeowners' rights are protected. Thank you so much

sincerely
Will & Jenny Niggebrugge

Rec'd 1-14-08 JPW

To: City Council, Mayor

From: Greg Bennett

Subject: Sidewalk widths in CBDs and the Riverfront

January 3, 2008

The Urban Services Committee and the Council as a whole have failed to provide adequate sidewalk width in conjunction with sidewalk cafes in a pedestrian oriented environment.

The City's Vision Statement, the Comprehensive Plan, the Transportation Plan, the Development Code, the Municipal Code, and numerous readily available resources give ample direction to anyone wishing to provide a pedestrian oriented environment.

The Council and Mayor have demonstrated a lack of knowledge and leadership.

Simply put, four foot widths have no place in any definition of a pedestrian oriented environment in a CBD.

The pedestrian space in front of Iovino's, The Fox and Firken, and the Peacock are particularly cruel embarassments.

Greg Bennett

Greg Bennett

758-3118

Sidewalks

The preferred sidewalk width in a downtown is 12 ft (3.6 m), at least 6 ft of which must be clear of obstructions. This width allows pairs of pedestrians to walk side by side, or to pass each other comfortably. It generally provides enough width for window shopping, some street furniture, and places for people to stop. More width is desirable to accommodate bus shelters, sidewalk cafés, and other outdoor retail.

Where it can be justified and all other measures have been examined (such as narrowing or eliminating medians, bike lanes, parking lanes, or travel lanes), the sidewalk width can be reduced to as narrow as 8 ft (2.4 m). In general, however, the rule is: the wider the sidewalk, the more pleasant the pedestrian experience.

Ample sidewalk width is needed for a variety of activities.

SIDEWALK WIDTHS

Each sidewalk activity takes up at least this much width:

8 ft Transit shelter or ADA platform
5 ft Transit stop with bench
5 ft 2-way pedestrian traffic
5 ft Wheelchair turning area
5 ft Planting strip (3 ft minimum)
5 ft Outdoor dining tables
3 ft Bench
3 ft Window shopping
2 ft Miscellaneous street furniture
2 ft Shy distance form walls, poles, etc.

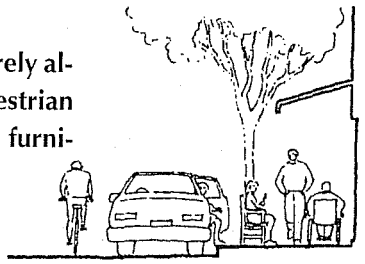
Construct Wide Sidewalks

Use To: *Improve pedestrian environment.*

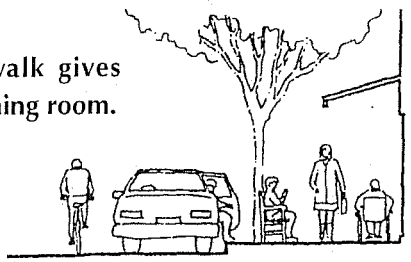
Good News: *Creates essential public space for many activities.*

Bad News: *Requires width wanted by other uses.*

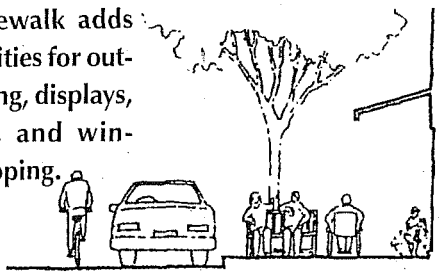
8-ft sidewalk barely allows 2-way pedestrian and a 3-ft street furniture area.



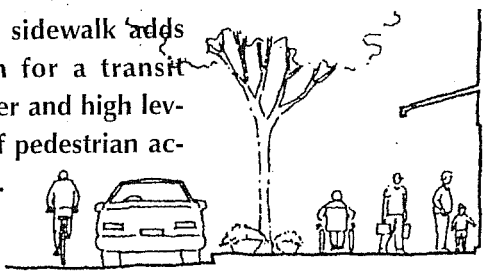
10-ft sidewalk gives more breathing room.



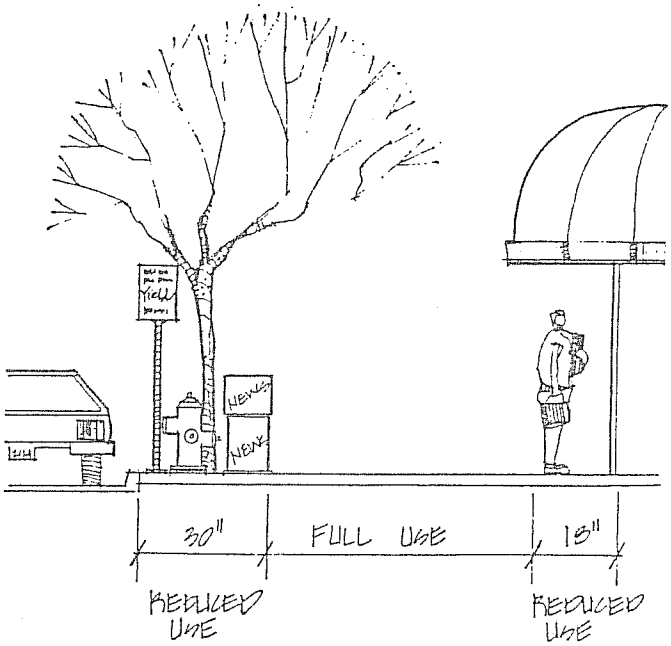
12-ft sidewalk adds opportunities for outdoor dining, displays, planters, and window shopping.



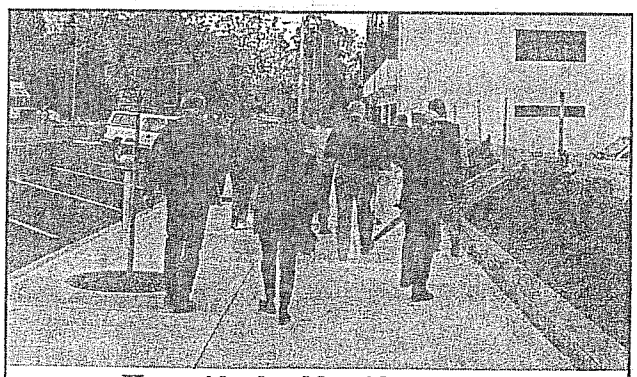
15-ft sidewalk adds room for a transit shelter and high levels of pedestrian activity.



The usable pedestrian area is *less* than the actual sidewalk width. Downtown sidewalks include the strip near the street used for street furniture as hydrants, parking meters, mail boxes, telephone and light poles, street trees, traffic signals and signs. The inside edge of the sidewalk abutting buildings or walls restricts pedestrian flow. Window shopping pedestrians restrict other pedestrians. How people use sidewalk space is related to how it is visualized. Most people's lateral viewing cone is approximately 10 degrees, equal to about a 5 foot distance perpendicular to the line of travel. (See sketch). Pedestrians can accurately perceive objects within this 10 degree or 5 foot range, so they avoid walls and other objects by 3 to 5 feet. The exact distance depends on the number of pedestrians and decreases with crowding. When forced to walk close to a wall, pedestrians slow down to improve their visibility.

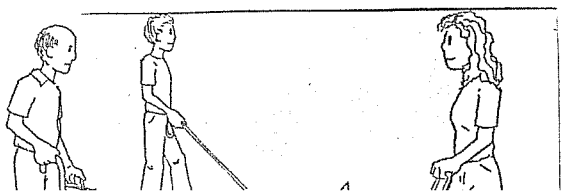


New fences, retaining walls and buildings should ideally be set back from the sidewalk by 3 to 5 feet to compensate for this lost traveling space.



How wide should a sidewalk be?

Wide enough!



Why it must be done...

... it helps us all get around

Why it must be done...

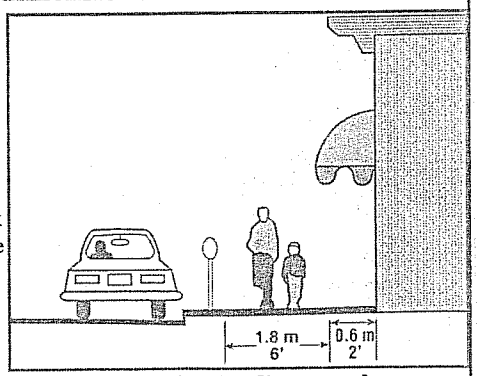
... we're not getting any younger

Think Universal Design – design the walking environment so all can use it

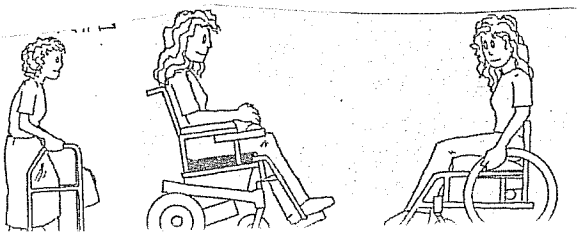
Sidewalk dimensions for CBDs

Consider 10' a minimum for business districts

Set new buildings back 2' from lot line



Need extra width for shy distance, clear zone



Oregon State University

Certificate of Attendance and Professional Development Hours

presented to

Greg Bennett

certifies attendance and completion of the

Designing Streets for Pedestrians

workshop conducted by Oregon State University, Department of Civil, Construction and Environmental Engineering and The Kiewit Center, sponsored by the Traffic Safety Division, ODOT, in a joint effort to improve professional development and traffic safety in Oregon.

N Brickman

Course Coordinator
March 17, 2006

OSU
Oregon State
UNIVERSITY

13 PDH

Professional Development Hour
1 hour actual class time = 1 PDH

January 2, 2008

RECEIVED
JAN 0 4 2008
CITY MANAGERS
OFFICE

Mayor and City Council
Corvallis City Hall
501 SW Madison Avenue
Corvallis, OR 97333

Gentlemen and Lady:

In response to my public records request directed to the Corvallis Police Department, I received a letter from Corvallis Police Department (CPD) Capt. Sassaman informing me that there would be a charge of one hundred dollars or more just to view the records, and an additional amount if I wanted copies of the records. He also indicated that I would be required to pay a significant fee just to be told that no records exist if that were the case.

ORS 192.440(3)(a) which Capt. Sassaman cited in his letter specifically states: "The public body may establish fees reasonably calculated to reimburse the public body for the public body's actual cost of making public records available, including costs for summarizing, compiling or tailoring the public records, either in organization or media, to meet the person's request."

However, there is no requirement that the **public** body establish or demand fees for **public** access to **public** records that are in the possession of the **public** body. Therefore, unless there's a fee for providing a response to the following questions, I would like to know the specific city charter provision, ordinance, administrative rule, or departmental policy it is that Capt. Sassaman is following, if any; if the policy is uniformly applied to all public records requests or is discretionary so as to harass and evade cooperation with certain individuals; and whether or not there is a provision for requesting a waiver or reduction of the fees.

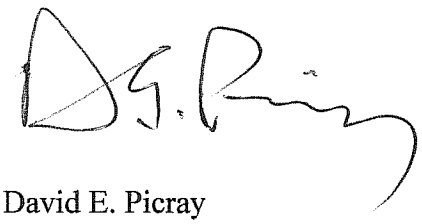
I am somewhat disappointed to learn that a citizen must pay a public employee for work that they are already being paid to perform. And while I can understand how charging for records might be used as a last resort to discourage excessive requests meant to harass or inconvenience a public body, I also understand that it is consistent with totalitarian or police-state policies to restrict access to information which might provide oversight of public body or police actions. (How am I to know if the CPD officer(s) falsified reports if I am not able to read them?) Moreover, such a policy would constitute discrimination on the basis of economic status and could create tort liability based on violation of a citizen's constitutional right to equal accommodation--since only the economically advantaged would have access to public records based on their ability to pay an exorbitant and seemingly arbitrary fee.

Finally, considering that the required fee represents a significant portion of the filing

fee for a civil complaint--which would allow complete discovery of all related records--it seems as though a Draconian fee policy would encourage costly litigation instead of an open and cooperative relationship with the public you are committed to serve.

Therefore, the response by the Corvallis Police Department is not at all acceptable. I did not choose to have my civil rights violated by a fabricated and unconstitutional DUII stop (which prevented officers from discovering actual impaired drivers), but I am certainly willing to take whatever actions are necessary to greatly reduce the possibility that it will happen again--and your cooperation, or lack thereof, will help to determine what measures I am willing to employ in order to achieve that objective.

Respectfully,



David E. Picray
236 NW Azalea Drive
Corvallis, OR 97330

cc: Daniel Rayfield
Weatherford Thompson Cowgill Black & Schultz PC
130 W 1st Ave
Albany, OR 97321

Sara Gelser, D-Corvallis
Oregon House District 16
900 Court Street, NE, H-479
Salem, OR 97301

Bennett Hall
Corvallis Gazette-Times
P.O. Box 368
Corvallis, OR 97339

Corvallis
Police Department

Gary D. Boldizsar
Chief of Police
180 NW 5th Street
PO Box 1083
Corvallis, OR 97339-1083
(541) 766-6924, Fax 754-1720

Mr. David E. Picray
236 NE Azalea Drive
Corvallis, Oregon 97330

I am in receipt of your letter addressed to the Corvallis Police Department requesting information, dated November 30, 2007. I received this letter for my review on December 3, 2007. Your letter requests "..copies of all documents, including all officer incident reports and notes, related to my stop and detention on the morning of May 11, 2007, and related to my subsequent formal complaint against Officer Sapp and Officer Rehnberg." Additionally, you've requested video or audio recordings related to this specific incident as well as names of all witnesses that were passengers in any of the police vehicles on scene.

I am also aware that a second letter was addressed to Ryan Lambert, Chair of the City of Corvallis Community Police Review Board, dated November 30, 2007, requesting some of the same information requested in the letter received by the Police Department. The Corvallis Police Department is the keeper of the records and therefore will be responding. Do not expect a response from Ryan Lambert as he, nor the Community Police Review Board is the keeper of the records.

Based upon the current information request, and following Oregon Revised Statute 192.440(3)(a), Beginning January 1, 2006 a public body has authority to charge a fee in excess of $25 only if it first provides a written cost estimate to the requestor and receives confirmation that the requestor wants the public body to proceed with responding to the request. Actual cost include locating the requested records, reviewing the records in order to delete exempt material, supervising a person's inspection of original documents in order to protect the records, copying records, certifying documents as true copies, or sending records by special methods such as express mail. Public bodies may charge for search time even if they fail to locate any records responsive to the request even if the records located are subsequently determined to be exempt from disclosure. Additionally, time spent in reviewing records to determine which of them are exempt, and time spent in separating exempt and nonexempt material is an essential part of making records available for inspection, and the public body is entitled to recover its actual costs.

Your letter requests notification of charges prior to sending materials, in order for you to consider viewing the documents instead of being provided with copies. Based upon your request, three fee estimates are being provided

Estimate for material mailed or picked-up:

Copies of materials:	$0.15 per page
Searching, Reviewing, Inspecting, Copying	$50.00 per hour
Priority Certified Return Receipt mail	$9.40

Estimate:	2 ½ hours of Searching, Reviewing, Inspecting and Copying	$125.00
	46 pages of material	$ 6.90
	Total Estimated Cost:	**$131.90**
	Priority Certified Return Receipt mail	$ 9.40
	Total Estimate Including Mail Costs:	**$141.30**

Estimate for material to be viewed only:

Estimate:	2 hours of Reviewing and Inspecting/Separating $100.00	
	Total Estimated Cost:	**$100.00**

Do you desire the Corvallis Police Department to proceed? If so, I will proceed with your request and will expect payment prior to you receiving copies of the material, or viewing material. I will advise you of actual costs for fulfilling your request as it may result in an increase or decrease to the estimated cost. Fees will be appropriately adjusted.

Sincerely,

Jonathan M. Sassaman, ISSD Captain
Corvallis Police Department

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. David E. Picray
236 NE Azalea Dr.
Corvallis, OR 97330

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7001 2510 0001 4143 4437

CITY OF CORVALLIS

ADMINISTRATIVE POLICY MANUAL

POLICY AREA 1 - GENERAL ADMINISTRATIVE

AP 06-1.14 **Public Records Requests**

Adopted **March 15, 2006**

1.14.010 Purpose

To establish a procedure for accepting and responding to public records requests and to establish a uniform fee schedule for providing public records.

1.14.020 Background

1.14.021 Each City department is responsible for responding to public records requests and setting fee schedules. It is appropriate to establish a uniform fee schedule and procedures for handling public records requests.

1.14.030 Policy

1.14.031 It is the policy of the City of Corvallis to ensure that every person in Oregon has a right to inspect any nonexempt public records.

1.14.032 The City will provide proper and reasonable opportunities for inspection and examination of the nonexempt public records during normal business hours consistent with State law. The City will provide these records in the form requested, if available. If the nonexempt public records are not available in the form requested, the City will make the records available in the form in which it is maintained.

1.14.033 Consistent with the City Council's goal to enhance sustainability efforts, the City will make every effort to provide access to nonexempt public records electronically and through the City's Website.

1.14.034 The City will provide cost estimates to the requester before producing the records if the charge is in excess of $25.00.

1.14.035 Any uncertainty regarding whether a record should be released or is exempt from disclosure should be referred to the appropriate Department Director or the City Attorney's Office for review and determination.

1.14.040 Definition

1.14.041	Personnel Costs	Include, but are not limited to, employee's time spent locating, compiling, reviewing, separating, and copying records. Costs are the hourly rate equivalent to the salary plus benefits of each employee involved in processing a public records request.
1.14.042	Public Body	Every city governing body and any board, department, commission, council, or agency thereof.
1.14.043	Public Record	Any writing that contains information relating to the conduct of the public's business, prepared, owned, used, or retained by a public body regardless of physical form or characteristics. Nonexempt e-mail messages that exist on computer back-up tapes are also public records.
1.14.044	Writing	Handwriting, typewriting, printing, photographing, and every means of recording including letters, words, pictures, sounds, or symbols, or combination thereof, and all papers, maps, files, facsimiles or electronic recordings.
1.14.045	Exempt Record	Records not subject to public disclosure as identified in Oregon Revised Statutes (ORS) 192.501 - 192.502.

1.14.050 Procedures

1.14.051 All public records requests must be submitted to the City in writing, using the attached Public Records Request Form. The form is available to all departments and citizens and can be downloaded from the City's Website.

1.14.052 Police-related records requests must use the attached Request Form provided by the Corvallis Police Department, available at the Records Unit or on the City's Website.

1.14.052 The City will review all public records requests within 24 hours and respond to the requests within seven business days or sooner.

1.14.053 If extensive staff time (more than 15 minutes) is needed to provide the requested records, the City will advise the requester of the approximate time

CITY OF CORVALLIS
P. O. Box 1083
Corvallis, OR 97339-1083
541-766-6900
541-766-6780

Public Records Request Form

PLEASE PRINT

Date Requested: _____

To: (Department in charge of record) _____

Your name: _____ **Agency/Business:** _____

Address: _____

Telephone: _____ **E-mail address:** _____

View records at City offices: _____ **Receive copies by mail or pick up:** _____

Records requested: (be specific – date, title, group, author, subject, etc.) _____

_____

_____

_____

_____

_____

Every person has the right to inspect any public record of a public body in Oregon, except as otherwise expressly provided by Oregon Revised Statutes (ORS) 192.501-192.502. The City shall respond to public record requests within seven working days of receipt. If your request is denied, specific reasons will be given by fax, e-mail, or letter. ORS 192.440(3) authorizes a public body to establish fees to reimburse for costs in making public records available.

FEES SCHEDULE ON REVERSE SIDE

STAFF USE

Processed by: _____ Completed Date: _____
Reproduction Charges: _____ Research Charges: _____

when the records would be available. The City will also provide cost estimates to the requester, including records reproduction and staff time, before producing the records if the charge is in excess of $25.00.

1.14.054 If the cost to respond to the public records request exceeds $100.00, the City may request a deposit of one-half of the estimated cost before beginning to assemble the requested information.

1.14.055 All fees quoted and charged will be in accordance with the fee schedule included in the Public Records Request Form in this Policy.

1.14.056 At the discretion of the Department Director, fees for producing public records may be waived for elected officials, other governmental agencies (City, County, State, and Federal levels), persons appointed to City advisory boards and commissions, and the media. Every effort will be made to provide records electronically or through the City's Website to reduce paper reproduction.

1.14.057 The City will explain to the requester, preferably in writing, if a request for public records cannot be fulfilled (i.e., records are exempt from public disclosure or do not exist.)

1.14.060 Review and Update

This Policy shall be reviewed every three years by the Assistant to City Manager/ City Recorder and updated as appropriate.

Reviewed and concur:

_____ _____

Jon S. Nelson, City Manager Date

CORVALLIS POLICE DEPARTMENT
REQUEST FOR RECORDS INFORMATION

REQUESTER: _____ PHONE: _____
NAME (PLEASE PRINT)

_____
ADDRESS

_____
CITY STATE ZIP

_____
AGENCY OR BUSINESS

NOTE: Charges are based on an average of personnel time used in researching and reviewing records. Fees for accident or incident requests are for processing the request and are non-refundable.

I agree not to use, share, or disseminate any information pertaining to the record other than for lawful purposes.

SIGNATURE OF REQUESTING PERSON: _____ DATE: _____

INVESTIGATIVE REPORT	**CRIMINAL HISTORY**
REPORT TYPE: _____ REPORT NO: _____ DATE/TIME: _____ LOCATION: _____ INVOLVED PERSONS: _____ _____ _____	☐ Request Letter of Clearance or ☐ I request to see information held by the Corvallis Police Department Pertaining to: _____ (Myself, my son, daughter, person over who I excise guardianship, or other) NAME: _____ ADDRESS: _____ DATE OF BIRTH: _____

FOR OFFICE USE ONLY:

☐ Copy of report provided

☐ Request denied (reason listed below)

☐ No record found

☐ Record Reviewed (no copy made)

☐ Records Challenged (Challenge attached)

COMMENTS: _____

_____

_____

_____

IDENTIFICATION:

☐ Person known by agency _____

☐ Driver's License #: _____

☐ Other ID: _____

RECORDS SPECIALIST: _____

DATE: _____

Total Charges Due: _____ Date Charges Paid: _____

CITY OF CORVALLIS
PUBLIC RECORDS FEE SCHEDULE**
(Effective February 1, 2006)

2020 Vision Statement	First copy . . . . . free Extra copies . . . . . $1.00 each
9-1-1 Audio Tape	$24.00 per call
Audio Tape	Other than Police Dept . . . . . $7.00 per tape Police Dept . . . . . $24.00 per tape
Certified Copies	$5.00 per certification plus copy costs
Compact Disk/Floppy Disk	$5.00 per disk
Comprehensive Plan	$16.50
Computer Program Work	Research fees with one-hour minimum charge
Copies	Up to 5 pages . . . . . free Six or more pages . . . . . $.15 per page Color copies . . . . . $1.50 per page 11"x17" and larger copies . . . . . $5.00 each
Fire and Police Accident/Incident Report	Per report up to 5 pages . . . . . $5.00 Each additional page . . . . . $.15 per page
Land Development Code	$30.00
Maps	$3.00 to $18.00, depending upon size and type
Microfiche Copies	$.15 per page
Postage	Actual costs if more than one ounce
Reports	Actual reproduction costs
Research	Personnel costs plus copy costs Full cost of City Attorney review, if required
Video Tape	$30.00 per tape

**Certain departments may have their own fee schedule in addition to this policy.

HUMAN SERVICES COMMITTEE
MINUTES
January 8, 2008

Present
Councilor Stewart Wershow, Chair
Councilor Hal Brauner
Councilor Mike Beilstein

Staff
Jon Nelson, City Manager
Ken Gibb, Community Development Director
Kent Weiss, Housing Division Manager
Carrie Mullens, City Manager's Office

Visitors
Jim Moorefield, Willamette Neighborhood Housing Services (WNHS)
Jennifer Moore, United Way of Benton and Lincoln Counties (UWBLC)

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Willamette Neighborhood Housing Services First Quarter Report			Accept the Willamette Neighborhood Housing Services first quarter report for Fiscal Year 2007-2008
II. Council Policy Review: 00-6.05, "Social Service Funding Policy Review"			• Approve the 2008 Social Service allocation calendar • Amend the Policy to include an annual review of priorities and a full policy review every three years, beginning with the 2010 allocation
III. Other Business	***		

Chair Wershow called the meeting to order at 12:00 pm.

CONTENT OF DISCUSSION

I. Willamette Neighborhood Housing Services First Quarter Report (Attachment)

Housing Division Manager Weiss said the quarterly report outlines the progress WNHS has made under its two Economic Development Allocations funding agreements: General Operations and Microenterprise Development. He noted that the CoHo Cohousing development was completed shortly after the first quarter and WNHS is continuing to move forward with a Community Land Trust project. Mr. Weiss added that the Microenterprise program has initiated enrollment activities for the new year and continues to assist established participants.

WNHS Executive Director Moorefield said the CoHo Cohousing units were sold prior to the end of construction. He believes the project will come in under budget.

Mr. Moorefield reported that a neighborhood meeting related to Seavey Meadows has been scheduled for January 17 at Cheldelin Middle School. Project design work will be presented during the meeting.

In response to Councilor Brauner's inquiry, Mr. Moorefield said the amended Seavey Meadows wetland boundaries do not require a new land permit. Mr. Weiss explained that the permit does not need amending because of the reduced amount of impacted area compared to the original permit. He confirmed that the delineation will be updated with the Department of State Lands.

Mr. Moorefield said the mentoring partnership with the Corvallis Benton Chamber Coalition and Corvallis Independent Business Alliance for microenterprise participants is working well and growing. He added that 19 individuals attended the most recent microenterprise orientation.

In response to Councilor Beilstein's inquiries, Mr. Moorefield said the land property taxes of a Community Land Trust (CLT) are paid by the home owner because they have use of the land. The assessed value of the land is used to help determine the total assessed value (structure and land). Mr. Moorefield explained that State law is not clear on CLTs for tax purposes and Oregon Tax Assessors have some latitude in CLT assessment decisions. The CLT will allow the home owner to sell the house, but not the land.

In response to City Manager Nelson's inquiry, Mr. Moorefield confirmed that the CLT home seller and buyer participate in a shared equity agreement. This allows both parties to benefit from land appreciation and control the resale value of the house, keeping it permanently affordable.

Mr. Moorefield reported that WNHS recently purchased three parcels near Lincoln School for a shared project with the Center Against Rape and Domestic Violence (CARDV). Of the 24 to 26 anticipated units, 10 will be set aside specifically for CARDV clients. In response to Councilor Beilstein's inquiry, Mr. Moorefield noted that CARDV has helped clients find affordable housing in the past, but has never had dedicated units. CARDV is anticipating 35 households using the units throughout one year.

In response to Councilor Beilstein's inquiries about the housing market, Mr. Moorefield said the market has remained steady for lower-priced homes and the prices have not decreased.

Mr. Weiss stated that selling prices of higher-end homes have dropped some, which may shift the median price down. Prices for affordable homes are not changing and the market turns those homes quickly. The amount of homes being placed on the

market appears to be dropping, although rates have stayed low and in some cases have decreased. Mr. Weiss said a home buyer can obtain 30-year financing at 5 to 5.5%.

Mr. Moorefield added that during the last three years, 25% of all new mortgages in a Linn County city were subprime loans, which has an indirect impact on Corvallis.

The Committee unanimously recommends that Council accept the Willamette Neighborhood Housing Services first quarter report for Fiscal Year 2007-2008.

II. Council Policy Review: 00-6.05, "Social Service Funding Policy Review" (Attachment)

Community Development Director Gibb referred to the proposed calendar for the 2008 Social Service allocation process. The calendar notes Council approval of allocations during the first Council meeting in July 2008. Mr. Gibb said this is consistent with prior years.

Mr. Gibb reported that the annual review of this policy ranges from priority setting to extensive review of the entire policy. The latest extensive policy review was conducted in the fall of 2006. Staff proposes that the policy review be clarified and recommends an annual review of priorities, not specific to January, and a full policy review every three years. He noted that since the last full review was conducted prior to the 2007 allocation process, the next proposed full review would occur prior to the 2010 process.

Councilor Beilstein opined that the Emergency and Transitional Services (ETS) priority is not well defined. He believes the allocation committee reviews the greatest need with the least ability to meet the need. He said ETS does not reflect what Council wants nor what the allocations committee does. Councilor Beilstein said he is happy to be hypocritical by saying one thing and doing another, and he is not proposing changes to the priorities; however, he does support changing the language of the priorities to fit the action.

Councilor Brauner stated agreement and added that the policy does not give guidance to the allocations committee and leaves the ETS priority open for interpretation. However, the policy works and during many reviews, Council has not been able to develop better language or definitions.

Mr. Nelson noted that over the last 15 years, the definitions of *basic human needs, emergency services,* and *transitional services*, as listed on page two of the policy, have been reviewed and discussed exhaustively, but have ultimately been approved annually by Council.

The Committee unanimously recommends that Council approve the 2008 social service allocation calendar.

Councilor Wershow requested that the Human Services Committee be notified of the allocations committee meeting dates. UWBLC Director Moore responded that the City's liaison appointment will help facilitate this request.

In response to Councilor Wershow's inquiry, Mr. Gibb said Council policies are generally reviewed every three to five years. Staff felt a three-year review would be the most appropriate.

The Committee unanimously recommends that Council amend the Social Service Funding Policy to include an annual review of priorities and a full policy review every three years, beginning with the 2010 allocation process.

III. Other Business

The January 23, 2008 Human Services Committee meeting is cancelled. The next meeting is scheduled for 12:00 pm on Tuesday, February 5 in the Madison Avenue Meeting Room.

Respectfully submitted,

Stewart Wershow, Chair

MEMORANDUM

To: Human Services Committee

From: Ken Gibb, Community Development Director

Date: January 2, 2008

Subject: Willamette Neighborhood Housing Services Quarterly Report for the quarter ending September 30, 2007

I. Issue

Under the terms of the Economic Development Allocations Program funding agreements between the City and Willamette Neighborhood Housing Services, review and acceptance of quarterly reports by the City is required in order for operational funding payments to continue.

II. City Funding

The City's FY 07-08 budget provides Economic Development Allocations funding to Willamette Neighborhood Housing Services (WNHS) for two separate purposes: $37,000 in general operating funding support, and $7,000 to support WNHS microenterprise development activities. Through the end of the quarter discussed herein, WNHS received 25% of those funding allocations. Payments throughout the fiscal year are being made monthly in an amount not to exceed $3,083.33 for general operations and $583.33 for microenterprise support. Payments through the end of the quarter reported totaled $11,000 ($9,250/$1,750) for both programs combined.

III. Discussion

Within 30 days of the end of each quarter, WNHS is required to submit reports on their activities for review by City staff and acceptance by City Council. The City's Housing Division carries out the staff-level review of WNHS activities, evaluating the reported accomplishments using the activities proposed in the agency's applications for Economic Development Allocations funding as a guideline.

WNHS General Organizational Support

The WNHS funding application for organizational support during FY 07-08 outlines a set of six activities that the organization will pursue through its work plan using City Economic Development resources during the year. These include:

1. Complete development of a new mixed-income, 34-unit homeownership project.

2. Continue predevelopment activities for Seavey Meadows.

3. Develop a new 10-unit Supportive Housing Project in partnership with the Center Against Rape and Domestic Violence (CARDV).

4. Continue search, site evaluation, and acquisition activities related to future projects.

5. Start up a new Community Land Trust.

6. Assist low and moderate income households with the purchase of their first home.

WNHS Microenterprise Development Activity Support

The WNHS funding application for microenterprise development support during FY 07-08 outlines a second set of six activities that the organization will pursue with the assistance of City resources. These include:

1. Enroll at least 13 microentrepreneurs from Corvallis during 07-08 grant period.

2. Create a training plan with microentrepreneurs and address their specific needs to achieve business success. (80% of enrollees will complete their individual training plan.)

3. Conduct three twelve-week microenterprise training classes (36 hours total), helping microentrepreneurs increase knowledge of business management and planning. (80% of enrollees will graduate from the class and 85% will report satisfaction in the education they received.)

4. Through microenterprise training and one-on-one technical assistance, microentrepreneurs will complete a business plan, increase skills giving their business a sustainable foundation, and the proper planning to access credit. (33% of enrollees will complete a business plan; 100% of Valley Individual Development Account (VIDA) MicroBusiness or Microloan participants will complete a business plan.)

5. Microentrepreneurs start, maintain, or expand their businesses. (25% will start, maintain, or expand a microenterprise within 12 months.)

6. Low income microentrepreneurs increase independence and sustainability through microenterprise activity. (Participants will experience increases in household income and assets from time of program enrollment to one year later.)

IV. Review of Activities

The WNHS quarterly reports for the period ending September 30, 2007 (copies of which are attached) outline the progress the organization has made under its two Economic Development Allocations funding agreements in many of the activity areas outlined above.

WNHS General Organizational Support

The report on general organizational support reflects progress in all but one of the work plan areas, with significant achievements for Activity 1 (the near-completion of the CoHo Cohousing development project) and Activity 5 (identifying units and a site that will likely comprise WNHS's first Community Land Trust project). Also worthy of note is the continued strength of the WNHS Home Buyer Education program and Financial Fitness activities.

WNHS Microenterprise Development Activity Support

With the beginning of a new fiscal year WNHS is focusing their Microenterprise efforts primarily on conducting outreach and orientations for prospective new program enrollees, and on translating this effort into initializing or continuing training for those interested in beginning a microbusiness. Through the first quarter six Corvallis residents have enrolled in the program, and eight are continuing their business development activities.

V. Action Requested

The WNHS quarterly reports demonstrate the organization's general compliance with the terms of the City's Economic Development Allocations funding agreements. Staff requests a Human Services Committee recommendation of City Council acceptance of both WNHS reports for the first quarter of FY07-08.

Review and Concur:

Jon S. Nelson
City Manager

Nancy Brewer
Finance Director

attachments

WILLAMETTE NEIGHBORHOOD HOUSING SERVICES

2007 – 2008 ECONOMIC DEVELOPMENT WORK PLAN

AND QUARTERLY REPORT

AFFORDABLE HOUSING PROGRAMS

SUBMITTED TO THE CITY OF CORVALLIS

FOR THE PERIOD JULY – SEPTEMBER 2007

WILLAMETTE
NEIGHBORHOOD
HOUSING SERVICES

WILLAMETTE NEIGHBORHOOD HOUSING SERVICES
2007-2008 ECONOMIC DEVELOPMENT WORK PLAN AND QUARTERLY REPORT

The WNHS work plan and city economic development goals

Economic Development Policy: Support the development of a supply of adequate housing which is affordable to employees of existing and future businesses (Goal 6.03.022h):

Activity 1: Complete development of CoHo, a new mixed-income, 34 unit homeownership project.

Progress this quarter: Construction on the project is almost 100% complete. All the units have been reserved for purchase, and sales are scheduled to begin in early October.

Activity 2: Continue predevelopment activities for Seavey Meadows, a 37 unit, mixed-income, mixed-tenure project in NE Corvallis.

Progress this quarter: The goals and timetable for this project have continued to evolve. As we evaluated the site in the winter and spring we found the wetlands boundaries to be somewhat different that originally mapped a few years ago. The need to revise the development area in turn has led to a delay in the project while we worked on a new site plan; and has led to a smaller development area (from 5 acres to just under 4 acres), and fewer units (from an original estimate of 50-60 units, down to a current estimate of 42 units. During this quarter the final boundary of the site was determined and we started working again on the project design. We expect to submit a Planned Development application to the city in January or February.

Activity 3: Develop a new 10 unit Supportive Housing Project in partnership with the Center Against Rape and Domestic Violence (CARDV).

Progress this quarter: During the last quarter we obtained purchase agreements on three contiguous parcels on SE Third Street across from Lincoln Elementary School. For now we are calling this project "Alexander Court." During this quarter we:

- Continued to work with city staff and other agencies on the process completing environmental reviews that must be approved before we can purchase the site. Progress on this project has been delayed because of the long time it is taking a federal agency to complete their review of environmental studies we completed last spring.
- Continued working on a site design with the architect and CARDV staff. At this time the Alexander Court project concept calls for 24 multifamily rental units (10 of which are CARDV's supportive housing units), and administrative offices for CARDV.

- We identified and secured interest from a lender, Neighborhood Capital Corporation, that will provide a low-cost interim acquisition loan of over $800,000.

Activity 4: Continue search, site evaluation, and acquisition activities related to future projects.

Progress this quarter: No activities to report this quarter.

Activity 5: Start-up a new WNHS Community Land Trust.

Progress this quarter: A new AmeriCorps/VISTA started in August. She will continue assisting us with remaining Community Land Trust (CLT) organizing activities, including working with lenders and the Tax Assessors office to make sure there are no obstacles once we actually have homes to sell. Late in this quarter we identified a new opportunity for our first CLT homes: moving two existing homes from the Alexander Court site to a vacant parcel we already own on SE Leonard. Work started this quarter on evaluating the 2 home project site and on the feasibility of project financing.

Activity 6: Assist low and moderate income households with the purchase of their first home.

Services include Home Buyer Education and Counseling, access to low cost financing, outreach to Latino households, Financial Fitness classes, ands the Valley Individual Development Account Program.

Progress this quarter:

ACTIVITY	THIS QUARTER ONLY		YEAR TO DATE TOTAL
	PROJECTED	ACTUAL	
Home Buyer Education attendance	47	50	50
Class graduates that purchased a home	15	11	11
Financial Fitness graduates:			
Corvallis residents	---	3	3
Residents of other areas	---	4	4
Total graduated	25	7	7
Individual Development Accounts:	quarterly goals not established		
Households enrolled in the program		3	3
New enrollees		1	1
Graduates		4	4
Terminated/did not complete program		1	1

Leveraging city to non-city funding sources

The following summarizes the year-to-date status of requests for financial support submitted in support of 2007-2008 activities.

SOURCE	AMOUNT REQUESTED	RESULTS
OPERATING SUPPORT		
NeighborWorks® America	100,000	pending
Paul G. Allen Family Foundation (3 year grant)	150,000	pending
Oregon Microenterprise Network	6,000	6,000
Freddie Mac/Latino Outreach	15,000	pending
Freddie Mac/Loan Program expansion	30,000	pending
HUD Housing Counseling Grant	12,000	pending
Spirit Mountain Foundation	20,000	0
Oregon Community Foundation	25,000	pending
CAPITAL SUPPORT		
NeighborWorks® America	200,000	pending
Neighborhood Capital Corp. – Alexander Court acquisition loan	820,000	pending
TOTAL VALUE OF APPLICATIONS SUBMITTED FY 2007-2008		$1,378,000
VALUE OF PENDING RESOURCES		$1,352,000
VALUE OF COMMITTED RESOURCES		$0

Willamette Neighborhood Housing Services
September 2007 Budget Comparison Report

SUPPORT AND REVENUE		Sep Actual	Sep Budget	YTD Actual	YTD Budget	%YTD Actual to Budget	Annual Budget Total
SUPPORT							
NeighborWorks® America		0	50,000	80,000	120,000	67%	120,000
City of Corvallis		7,300	7,525	63,900	64,325	74%	85,900
United Way		0	0	4,700	0	#DIV/0!	0
Oregon CD Collaborative		4,167	16,667	107,500	85,000	90%	120,000
Other Public Sector Grants		0	28,783	103,741	189,204	42%	248,316
Other Private Sector Grants		0	0	0	8,000	0%	10,890
Contributions		30,786	43,296	81,854	87,887	68%	119,775
Total Support		**42,252**	**146,271**	**441,695**	**554,416**	**63%**	**704,881**
REVENUES							
Development Services Program Income		0	2,685	10,595	8,056	4%	244,612
Home Ownership Program Income		2,726	1,531	14,340	9,406	102%	14,000
Education Services Program Income		8,515	3,727	33,043	32,943	75%	44,124
Asset Management Income		2,094	800	10,556	7,200	110%	9,600
Other Income		4,098	4,180	36,507	28,791	88%	41,331
Total Revenues		**17,433**	**12,924**	**105,041**	**86,396**	**30%**	**353,667**
Total Support and Revenues		**59,685**	**159,195**	**546,736**	**640,812**	**52%**	**1,058,548**
EXPENSES							
Personnel		48,722	58,495	442,227	496,397	66%	671,882
Professional Services		1,279	2,766	42,250	62,497	60%	70,794
Occupancy		5,392	5,774	43,539	48,225	66%	65,547
Board, Staff, and Volunteer Expense		2,837	4,579	32,718	39,132	62%	52,870
Materials and Supplies		1,865	2,909	22,494	27,667	62%	36,394
Equipment		0	0	0	3,500	0%	5,500
Maintenance and Repair		943	1,358	11,899	7,725	101%	11,800
Client Service Expenses		1,085	604	5,711	5,437	79%	7,250
Other Expenses		5,105	7,726	32,880	62,607	35%	93,285
Total Expenses		**67,228**	**84,212**	**633,718**	**753,187**	**62%**	**1,015,322**
Subtotal Surplus (Deficit)		**(7,542)**	**74,983**	**(86,982)**	**(112,375)**	**-201%**	**43,226**
ADJUSTMENTS							
OTHER SOURCES							
In-Kind Donations		0	0	0	0		0
Unrestricted carry-over	4	0	0	0	0		0
Restricted carry-over	5	0	0	0	0		0
Loan Proceeds	6	0	0	58,933	56,000		0
Accrued Lancaster Bridge Fees	7	(2,469)	(2,469)	(22,218)	(22,218)	75%	(29,624)
Donor Pledges for Future Years	8	0	(1,667)	0	(15,000)	0%	(20,000)
Donor Pledges from Prior Years		0	0	0	0	0%	15,000
Transfers to(from) other WNHS funds	9	10,011	0	53,067	93,593	#DIV/0!	0
Total Other Sources		**7,542**	**(4,135)**	**89,782**	**112,375**	**-259%**	**(34,624)**
OTHER USES							
Capital Equipment Purchase		0	0	2,800	0	58%	4,800
Total Other Uses		**0**	**0**	**2,800**	**0**	**58%**	**4,800**
Net Adjustments		**7,542**	**(4,135)**	**86,982**	**112,375**	**-221%**	**(39,424)**
Current Period's Balance		0	70,848	(0)	(0)		3,802
Previous Period's Balance		0	(29,162)	0	0		0
Total Budget Surplus (Deficit)		**0**	**41,686**	**(0)**	**(0)**		3,802

[4] 2006 Year-End Current Assets less Current Liabilities not restricted by funder or board
[5] 2006 Year-End Current Assets less Current Liabilities restricted by funder or board
[6] Proceeds from Line-of-Credit or other loan source
[7] These fees are accrued, but are not expected to be received until deferred developer fees are paid in full
[8] Pledges that are received as cash in the current year
[9] Fund Transfer from Operating Reserve, which is funded by surplus cash-flow from rental housing

Willamette Neighborhood Housing
Balance Sheet
WNHS (All Program Areas)

Date 01/02/08
Time 13:48:19

	Current Year As of 09/07	Prior Year As of 09/06
Assets		
Current Assets		
Payroll - US Bank	43,788.04	79,215.63
Checking - Citizens	9,810.44	81,800.49
(Due To)From Other Funds	(118,484.29)	(153,962.00)
Stock Portfolio AG Edwards	1,372.81	1,055.57
Petty Cash	352.92	150.00
Accounts Receivable - General	75,104.90	17,322.00
Accounts Receivable - Grants	18,866.65	33,252.12
Due from LBLP	0.00	2,051.65
Prepaid Expenses	491.79	491.79
Total Current Assets	31,303.26	61,377.25
Fixed Assets		
Furniture, Fixtures & Equip	58,760.12	58,760.12
Leasehold Improvements	5,572.22	3,677.22
Acc. Depreciation	(32,500.80)	(25,853.94)
Total Fixed Assets	31,831.54	36,583.40
Other Assets		
Future Pledges	47,065.10	44,120.90
Due From LBLP - Dev Fees	34,595.68	44,595.68
Due from LBLP - Outreach Serv	322,270.15	290,015.11
Due from NBC - Admin Fees	18,225.00	16,425.00
Total Other Assets	422,155.93	395,156.69
Total Assets	485,290.73	493,117.34
Liabilities & Fund Balance		
Current Liabilities		
Accounts Payable	(5,177.28)	1,314.21
Payroll Taxes Payable	25.82	8,547.66
EE Contrib Retire Payable	4,542.10	3,384.65
EE Contrib Health Payable	0.00	635.23
Employee Pledges Payable	0.00	750.00
Paid Leave Payable	16,856.39	6,759.07
Line of Credit - Citizens	58,933.00	0.00
Total Current Liabilities	75,180.03	21,390.82
Fund Balance		

Willamette Neighborhood Housing
Balance Sheet
WNHS (All Program Areas)

Date 01/02/08
Time 13:48:19

	Current Year As of 09/07	Prior Year As of 09/06
Fund Balance - Unrestricted	235,610.70	297,226.52
Fund Balance - NRC Contributio	174,500.00	174,500.00
Total Fund Balance	410,110.70	471,726.52
Total Liabilities & Fund Balance	485,290.73	493,117.34

Willamette Neighborhood Housing Services
2007-2008 Linn Benton MicroBusiness Program report
July 1, 2007 - September 30, 2007
Contact: Brigetta Olson Phone: (541) 752-7220 ext. 304

The MicroBusiness work plan and City Economic Development Goals

Economic Development Policy Goal 6.03.022i Support financial and technical assistance programs that are available to business start-ups, small business development, local product development, and environmentally responsible modernization.

Economic Development Policy Goal 6.03.022j Facilitate partnerships with public, non-profit, educational and private sector organizations to maximize the effectiveness of economic development resources

Activity			Year To Date Total
	Total Projected	Actual this quarter	
Microentrepreneurs enroll in Linn Benton MicroBusiness Program	13	6	6
MicroBusiness Participants graduate from LBMP	N/A	0	0
Open/Maintain a microenterprise as a result of program	4		
Complete a business plan	5	0	0
Clients who have participated in program from previous years and are utilizing networking, mentoring, counseling or micro loan programs	N/A	8	8

LBMP Progress Report

- Training:
  - Orientation – Screening/Business feasibility workshop to select participants for the full program. We discuss what it takes to start/run a business and explain the services offered by our program. Participants decide if they are ready to start/expand a business and determine whether our program is appropriate for them. We held four orientations in Linn and Benton Counties during this period. All four orientations were in September and were held in preparation for fall term.

- We have served 6 customers from Corvallis in our Fall class. In addition, eight participants are still receiving ongoing services from previous years.
- Business Training – 36 hour, interactive training and business simulation culminating in a business plan offered three times a year. The fall workshop started on September 18th. Six participants from our entitlement service area are participating in the class.
  - Business ideas include: In home health care, production studio, salad dressing, life coaching, outdoor education materials for teachers, childcare, and musician connections.
  - We found that a significant portion of our participants were having problems completing their business plans outside of the classroom. We made a couple of changes to the structure of the workshop that will have a positive impact. The workshop consists of 12, three-hour sessions. Two hours are dedicated to lecture, group discussion and exercises, and guest speakers. One hour of each session is spent in a computer lab; here participants work on their assignments and business plans. This allows the instructor to answer questions as they come up. We have also recorded the curriculum on CD for those participants who struggle to read or prefer auditory learning.

- Mentoring
  - We partnered with the Corvallis Independent Business Alliance, Downtown Corvallis Association, Linn-Benton Community College, and the Chamber of Commerce to create a pilot business mentoring program. Participants with new businesses or those who are in the start-up phase are paired up with experienced business owners and professionals in the community. The response to this program has been great; we're now in the process of expanding this program out of the pilot stage and plan to increase the number of participants over the next year.

- Access to Capital:
  - Valley Individual Development Accounts (VIDA) – Matched savings program where up to $9,000 can be earned. Three VIDA participants graduated this program and received start-up or expansion capital during this period.
  - Microloans – Participants have access to two microloan programs; one we established with OSU Federal Credit Union and the other with the Oregon Microenterprise Network. One participant from Corvallis is considering using a microloan during this period.

- Access to Markets
  - We recently started participating in MarketLink, a comprehensive market research service provided by the Oregon Microenterprise Network. This provides participants with access to:
    - New markets and customized lists of sales leads.
    - Information on competitors in the area.
    - Market trend information.

Leveraging City and Non-City Resources

Funding Source	Amount	Status
State CDBG	$75,000	Commitment
City of Corvallis CDBG	$20,000	Commitment
City of Corvallis Economic Development Fund	$7,000	Commitment
Donations	$15,000	Commitment
Neighborhood Reinvestment Corporation	$8,000	Commitment

Memorandum

Date: **December 26, 2007**

To: **Human Services Committee**

From: **Ken Gibb, Director, Community Development Department**

Re: **Social Services Policy Review**

I. Issue

Regular Review of Council Policy 00-6.05, Social Service Funding Policy.

II. Background

The Human Services Committee and City Council recently reviewed the funding priorities for the upcoming social service allocations process as called for in 6.05.080(a) of the Council Policy related to Social Service funding. HSC and the Council also directed that the administrative contract with United Way be extended for another year.

The policy also calls for Council approval of the annual calendar for allocations. Attachment A provides the proposed calendar for the 2008 allocation process.

Finally, 6.05.120 of the policy discusses an annual review of the policy in conjunction with the priority setting. This policy review has been conducted with a varying scope over the years. In many years the focus has been on the priority setting. In other years, most recently the fall of 2006, there has been an extensive review of the policy.

III. Discussion

Staff proposes that the policy review process be clarified. Attachment B provides the current policy with recommended changes. In summary, the changes would:

- Affirm the annual review of funding priorities prior to the allocation process but not specify January as the timeframe for the review.
- Establish a full review every three years for the general social service funding policy. The last full review was conducted prior to the 2007 allocation process so the next review would be prior to the 2010 process and triennially thereafter.

IV. Action/Recommendation Requested

1. Review the proposed 2008 allocation calendar and recommend approval to the City Council.
2. Review the policy, staff recommended changes, and make a recommendation to the City Council as the Committee determines appropriate.

Review and Concur

Nancy Brewer, Finance Director

Review and Concur

Jon S. Nelson, City Manager

Enclosures:

- Proposed calendar for the 2008 allocation process
- Council Policy 00-6.05 on social service funding with proposed changes

City of Corvallis

Proposed Calendar for FY 08-09 Social Service Funds Allocation Process

December 4, 2007	HSC	HSC discussed funding priorities, funding level, and reviewed revisions to the Social Service administration contract for FY 08-09.
December 17, 2007	CC	City Council approved funding priorities (reaffirmed Section 6.05.060) for Emergency and Transitional Services and the funding level for FY 08-09.
February 22, 2008	SSA	Notices of Intent due
March 3, 2008	SSA	Grant applications distributed to agencies
March 31, 2008	SSA	Requests for Funding from non-profit agencies due to United Way
April – May	SSA	Site visits and/or presentations with agencies are conducted with deliberations and recommendations formulated by Allocations Committee
June 2008	SSA	Submits FY 08-09 Allocation Recommendations to Community Development
June 17, 2008	HSC	HSC reviews Allocation Recommendation
July 7, 2008	CC	Council reviews and approves FY 08-09 allocations

HSC – Human Services Committee
SSA – Social Service Administrator
CC – City Council

CITY OF CORVALLIS

COUNCIL POLICY MANUAL

POLICY AREA 6 - COMMUNITY DEVELOPMENT

CP 00-6.05 Social Service Funding Policy

Adopted January 18, 2000
Affirmed February 5, 2001
Revised February 19, 2002
Affirmed April 7, 2003
Affirmed February 2, 2004
Affirmed February 22, 2005
Revised December 18, 2006

6.05.010 Purpose

To formally establish a policy for the setting of social service priorities, specify the annual allocation amount and allocation process for funding.

6.05.020 Goal

That all residents have resources to provide for basic needs.

6.05.030 Mission

The social service allocation process is intended to provide support to local social service agencies which assist in improving the mental or physical condition of the people in the City.

6.05.040 Funding Source

a. To provide a stable funding source for social service agencies receiving financial assistance from the City (direct or indirect), the following method which results in the largest amount shall be used:

   1) 0.01181 mills of projected assessed value shall be allocated for this purpose; or
   2) The prior year allocation shall be increased by the December Portland Consumer's Price Index (CPI). The FY 99-00 allocation $370,720 is used as the base.

b. It is strongly encouraged that all social service funding be requested and distributed through the annual social service program process.

6.05.050 Definitions

The following definitions are written to provide a basis for common understanding in discussing social service needs of the community:

a. *Basic human needs* - The following are some of the basic necessities of life which, when absent, would be considered to constitute an emergency:

1)	food	2)	water	3)	shelter
4)	warmth	5)	clothing	6)	safety and freedom from fear and violence
7)	access to information	8)	acute health care		

b. *Emergency services* - Programs or services that provide immediate or short-term assistance to meet any of the above basic human needs when absent.

c. *Transitional services* - Programs or services that provide people with a short or defined period of assistance to sustain their basic human needs in the transition to self-sufficiency.

d. *Long-term services* - Programs or services that provide permanent or on-going services to citizens.

e. *Preventive services* - Programs or services that seek to prevent citizens from needing emergency or transitional assistance.

f. *Social services* - Intended to describe a program(s) designed to improve the mental or physical condition of the people in the community. Such programs may include, but are not limited to: mental and physical health, child care, drug and alcohol abuse, vocational rehabilitation, aging, and others as permitted.

Since 1992, the City Council has agreed not to fund Long-term or Preventive Services.

6.05.060 Setting Priorities

Annually, Council will review the needs of the community and set priorities for funding, including using broad needs assessment tools that are available. Changes in priorities shall be made by amendments to this Council Policy. The current funding priorities are Emergency and Transitional services.

6.05.070 Eligibility

Organizations applying for City social service funding must be recognized as a non-profit by the Federal Government with a 501(c)(3) tax-exempt status certification or be a governmental or quasi-governmental agency.

6.05.080 Annual Process

a. Council shall evaluate and set the annual social service priorities.

b. Council shall review and approve the annual calendar for allocations.

c. The availability of funds shall be advertised.

d. Agency proposals shall be received.

e. Agency presentations shall be scheduled.

f. A Committee of community members knowledgeable in social service needs shall be formed. They shall:
   1) meet to review agency proposals and funding requests; and
   2) make recommendations to Council.

g. The Human Services Committee will review the Social Services Committee recommendations and forward an allocation recommendation for full Council review and approval.

h. Council shall appropriate the funds for the program in the annual budget.

i. Contracts shall be executed with service providers.

j. Funds shall be distributed to service providers.

k. Contracts shall be monitored and programs of the social service providers evaluated.

l. Semi-Annual reports on the work performed by service providers shall be submitted.

m. Council shall review and approve the semi-annual reports of service providers.

6.05.090 Administration of Social Services

a. The City may chose to issue Request for Proposals on a triennial basis for administration of its social service program and funds. The successful administrator must demonstrate knowledge of the social service needs of the community and advise Council. A contract between the City and the Administrator will be executed and renewed on an annual basis.

b. Should the City decide not to utilize the services of an administrator, this provision of the Policy shall be invalidated.

6.05.100 Reporting Sanctions

a. Service providers who report late are subject to the following sanctions

1st Time Semi-Annual Report is Late	1. Automatic letter to Agency Director with a copy to the President outlining ramifications if late again. 2. Phone call follow-up. 3. If report is submitted within a 20-day grace period, then there is no monetary penalty. 4. If report not submitted within 20-day grace period, the agency loses 50% of that month's allocation amount. 5. For every additional 30 days the report is not received, the agency will lose another 50% of one month's allocation.
2nd Time Semi-Annual Report is Late	1. Letter written directly to the President of the Agency's Board of Directors with a copy to the Agency Director. 2. If report is submitted within a 20-day grace period, then there is no monetary penalty. 3. If report not submitted within 20-day grace period, the agency loses that month's annual allocation amount. 4. For every additional 30 days the report is not received, the agency will lose another month's allocation.

3rd Time Semi-Annual Report is Late (in consecutive years)	1. Suspension from the next year's allocation process.

b. In addition to the above sanctions, late reporting will be reported to the Allocations Committee and the Committee will be encouraged to weigh an agency's accountability with regard to reporting when deciding about allocations to that agency's programs.

6.05.110 Return of Funds

a. In the event a social service provider cannot or chooses not to perform the services purchased by the City, either due to a change in circumstances or to monetary sanctions applied as stated above, the following should occur:

1) The City or its Administrator will reconvene the Allocations Committee to evaluate use of the funds. The Committee will make a recommendation to Council. Council shall review the recommendation for approval.

2) The unused funds will be deducted from the monthly allocation to the service provider. Any funds distributed and not used for the services purchased shall be reimbursed by the provider to the City.

6.05.120 Review and Update

~~These policies shall be reviewed in January of each year in conjunction with the setting of the social service priorities.~~ Funding priorities shall be reviewed annually prior to the commencement of the social service allocation process. A full review of the social service funding policy shall be conducted prior to the 2010 allocation process and triennially thereafter. Council, upon request or significant change in the general and economic well-being and prosperity of the community, may decide to review this policy sooner.

ADMINISTRATIVE SERVICES COMMITTEE
MINUTES
January 10, 2008

Present
Councilor Dan Brown, Chair
Councilor Bill York

Visitors
Linda Stensgard, Commission on Children and Families

Staff
Jon Nelson, City Manager
Tony Krieg, Customer Services Manager
Nancy Brewer, Finance Director
Carla Holzworth, City Manager's Office

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Municipal Code Revision to Chapter 3.06, "City Services Billing"			Amend Corvallis Municipal Code 3.06.050, Billing and Payments" and 4.03.020.010, "Use of Public Sewers Required" as proposed by staff, **by means of ordinances to be read by the City Attorney**.
II. Funding Request: Committee on Children and Families			Approve $1,000 funding request for the Committee on Children and Families' 2008 Teen Summit; future funding requests must be made through the social services allocation process.
III. Other Business	*		

Chair Brown called the meeting to order at 12:00 p.m.

CONTENT OF DISCUSSION

I. Municipal Code Revision to Chapter 3.06, "City Services Billing" (Attachment)

Mr. Krieg said staff wish to establish a process that more accurately charges business and residential customers whose water does not enter the wastewater system (e.g. irrigation and industrial uses). Municipal Code Chapter 3.06 currently permits wastewater exemption meters and billing adjustments for these cases, but it does not outline meter standards or installation guidelines. Under the proposed process, interested customers would submit an application, apply for a plumbing permit, and install the meter; annual testing would be required and the meter would have to be accessible by City staff, should independent testing or consumption verification become necessary.

Mr. Krieg noted that the City's software system averages summer sewer system use from May to November. However, new customers who initiate service prior to February

cannot participate in the averaging, so there is a three-month window where wastewater charges are based on their actual water consumption. Most water used during residential construction in summer months is for landscaping and does not enter the wastewater system. In these cases, staff propose charging the average wastewater rate for a family residence, which is eight units. Mr. Krieg added that approximately $17 million was generated in the utilities funds in Fiscal Year 2006-07, so the impact of accommodating the small number of new residential customers during those three months is minimal and customers would be treated more equitably.

In response to Councilor York's observation, Mr. Krieg agreed to correct the strikeout error on page 2, Summer Wastewater Average, item d of the proposed ordinance for Chapter 3.06.

The Committee unanimously recommends that Council adopt ordinances amending Corvallis Municipal Code 3.06.050, Billing and Payments" and 4.03.020.010, "Use of Public Sewers Required" as proposed by staff.

II. Funding Request: Commission on Children and Families (Attachment)

Ms. Stensgard said the Commission on Children and Families (CCF) requests a $1,000 donation from the City to assist with their 2008 Teen Summit. Youth from all Benton County high schools are invited to attend the event, which focuses on teen issues, including substance abuse prevention. Approximately 350 to 500 students participate each year. Reductions in grant money that funded prior year summits has created a financial shortfall. Ms. Stensgard said support has been sought from other local organizations as well.

In response to Councilor York's inquiries, Ms. Stensgard said the event costs about $6,000, which covers the speaker, facility rental, food, and miscellaneous supplies; the School District does not provide financial support, but instead participates by releasing students and authorizing teacher absences. She distributed a flyer that identifies sponsoring organizations thus far (Attachment A) and noted that many items are donated, including door prizes, hygiene items, and beverages. A small amount of grant money will pay for buses and teacher release time. Total financial contribution needs are estimated at $2,800.

Mr. Nelson referred to his e-mail (Attachment B) to Councilor York and Chair Brown regarding the history of CCF requests; the City has not issued checks to CCF in the last five years. Ms. Stensgard said the City last provided related funding in 1999 for a State summit. Mr. Nelson confirmed that the size of request does not require a special budget-related amendment and funding could come from the City Manager's Office budget. In response to Mr. Nelson's inquiry, Ms. Stensgard said she does not know if the Benton County Commissioners were asked to provide funding this year, but she will ask.

Chair Brown observed that the CCF has not requested funding for its Teen Summit through the annual social services process and he noted that it would be appropriate for them to do so in the future.

In response to Councilor York's inquiry, Mr. Nelson said he believes the City Manager's Office budget has savings to fund the $1,000 donation. He added that the department's budget is funded through internal services charges assessed to other City departments, some of which receive property tax revenue.

The Committee unanimously recommends that Council approve $1,000 donation to Benton County Commission on Children and Families for its 2008 Teen Summit; future funding requests must be made through the social services funding process.

III. Other Business

Councilor York requested that the Administrative Services Committee discuss filling the void created by the discontinuance of the Core Services Committee; Chair Brown agreed. Mr. Nelson suggested that the topic be discussed with the full Council, possibly at a quarterly work session. The group agreed that the idea will be mentioned as part of the ASC's committee report to Council on January 22. Councilor York said he would be prepared to share his thoughts on the idea.

The January 24, 2008 Administrative Services Committee meeting is canceled. The next meeting is scheduled for 12 pm, Thursday, February 7, 2008 in the Madison Avenue Meeting Room.

Respectfully submitted,

Dan Brown, Chair

MEMORANDUM

TO: Administrative Services Committee

FROM: Nancy Brewer, Finance Director NB

DATE: December 12, 2007

SUBJECT: Revisions to Municipal Code

ISSUE:
Staff is proposing amendments to Municipal Code 3.06.050 Billing and payments and Municipal Code 4.03.020.010 Use of public sewers required.

DISCUSSION:
Staff is proposing two amendments in Municipal Code 3.06.050, Billing and payments. In Section 1,c,7, an amendment would establish a process whereby commercial or industrial customers can apply for and receive authority to install a wastewater exemption meter. In cases where a significant volume of water is not returned to the wastewater system, a customer can install a wastewater exemption meter to measure the amount of water used for irrigation or industrial purposes. The recorded consumption is then subtracted from the number of units recorded on the water meter to determine the actual units of water returned through the wastewater system. As a result, the wastewater charges paid by the customer accurately reflect their use of the wastewater treatment system. Current language permits wastewater exemption meters but has no specific requirements to ensure the exemption meter meets a City standard. Language revisions require the customer to submit an application for an exemption meter pursuant to the proposed requirements in 4.03.020.010, Paragraph 6, whereby a customer may apply for a plumbing permit and upon approval, install a City-approved wastewater exemption meter, meet annual testing requirements and provide access to the wastewater exemption meter for consumption verification.

In Section 2,c, customers in new residential construction that are not connected to the water/wastewater system prior to February 1st of a year are not eligible for summer wastewater averaging and pay summer wastewater rates based on actual water consumption. Due to large amounts of irrigation typical of the landscape establishment period for new residential construction, customers are subject to extremely high wastewater charges. This has led to dozens of complaints from new homeowners.

The average monthly wastewater consumption rate for residential wastewater-only accounts is eight units per month. Therefore, staff is proposing to cap wastewater consumption at eight units a month for these new residential customers during the summer wastewater averaging period. Charging customers for eight units of wastewater consumption is more likely to be representative of their actual use of the wastewater treatment system than the City's current practice. In the second year of service, the usage history from the prior winter would be used to calculate the monthly wastewater rate.

RECOMMENDATION:
Staff requests ASC recommend City Council approve the amendments to Municipal Code 3.06.050 Billing and payments and 4.03.020.010 Use of public sewers required.

Review and Concur:

Jon S. Nelson, City Manager

Steve Rogers, Public Works Director

James K. Brewer, Deputy City Attorney

ORDINANCE 2008-____

AN ORDINANCE RELATING TO UTILITY SERVICES, AMENDING MUNICIPAL CODE CHAPTER 3.06, "CITY SERVICES BILLING," AS AMENDED.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 3.06 Fees Chapter is hereby amended as follows:

Section 3.06.050 Billing and payments

1) Bills.

a) Bills for water, wastewater, storm water, and the transportation maintenance fee will be rendered monthly. Customers may be billed for any combination of the four services on each month's bill depending on which services are used.

1] Water service is considered to be used if the customer's property is connected to the water system, and the customer has not notified the utility that the property is vacant and water service is no longer required. Consumption of water is based on the meter reading on the utility's meters.

2] Wastewater service is considered to be used if the customer's property is connected to the wastewater system, and the customer has not notified the utility that the property is vacant and wastewater service is no longer required. If the customer does not have utility provided water service, and the wastewater system is connected to the property, the wastewater service is considered to be used. Consumption for wastewater service is generally based on the water used as measured on the utility's water meter.

3] Storm water service is considered to be used if the customer's property has any kind of development or impervious surface on it, and the property is being used, regardless of whether water or wastewater service is being used.

4] Transportation maintenance fees are charged if the customer's property is being used, regardless of whether water or wastewater service is being used.

b) Water consumption via meter readings is the best available measure of wastewater usage. Therefore, the amount of water used each month will be used to determine the wastewater consumption and associated charges.

c) Meter readings.

1] Meters will be read at regular intervals for the preparation of bills and as required for the preparation of opening, closing, and special bills.

2] It may not always be possible to read meters on the same day of each period. Should a monthly billing period contain less than 26 days or more than 34 days, a pro rata correction will be made.

3] Where all water used is derived from the Corvallis water system, the metered amount of water delivered to the unit from the Corvallis water system for each month shall be the amount of water used for determining the water and wastewater bill, except for summer wastewater averaging (Section 3.06.050 (2).

4] Where part of the water used is derived from the Corvallis water system and part of the water used is derived from other sources, the amount of water used to determine the wastewater bill shall be the combination of the amounts determined under subsections 3] and 5] of this Section.

5] Where all water used is derived from sources other than Corvallis' water system and the unit is other than a single family or multi-family served by the Corvallis wastewater treatment system, the amount of water used shall be determined by the City Manager using records and data furnished to her or him by the wastewater user or gathered from the City Manager's own investigation, or both, at the discretion of the City Manager. In lieu of such determination by the City Manager of the amount of water used, a wastewater user may be required to provide, install, and maintain a meter to measure the amount of water used at the wastewater user's expense; and the City Manager may accept the measurement of water

used as determined by such meter if the City Manager is reasonably satisfied as to the accuracy of such measurement.

6] Where all water used is derived from sources other than Corvallis' water system and the unit is a single family or multi-family unit served by the Corvallis wastewater system, the wastewater charge shall be a flat rate based on single family residential rates (Section 3.06.140 (6)).

7] Exceptions.

~~a) Water customers who can demonstrate that the water used is for irrigation purposes only and not directed to the wastewater treatment system shall not be charged a wastewater service charge for that water consumption.~~

~~b~~a) In those cases where commercial or industrial customers can demonstrate that water used ~~is in a product line or used for irrigation purposes and~~ is not directly returned to the wastewater treatment system, an adjustment shall be made on the wastewater consumption charge~~d~~ proportionate to the non-returned usage. In order to qualify for this exemption, the customer shall install a wastewater exemption meter per Section 4.03.020.010, Use of Public Sewers Required, to measure water not returned to the wastewater treatment system.

8] Estimations. In rare circumstances the City is unable to read a water meter due to inaccessibility of the meter, and must estimate the read to calculate a bill. Estimate calculations are based on the amount of water used in the same month in the prior year. If there was no usage data for the customer for the prior year, then the prior month's data is used. Bills that are rendered based on an estimated read will indicate that information.

d) Water, wastewater, and storm water billings will be prorated for partial month billings. Prorated billings shall be computed by the following formula:

1] For Water and wastewater:

A] Consumption x the current consumption rate = Consumption Charge.

B] Consumption x the current applicable high-level surcharge, if any = High Level Surcharge.

C] Base Rate ÷ 30 x number of days service = Prorated Base Rate Charge.

D] Consumption Charge + High-Level Surcharge + Prorated Base Rate Charge = Total Charge.

2] For Storm Water:

A] Base Rate ÷ 30 x number of days service = Prorated Base Rate Charge.

2) Summer Wastewater Average. The utility recognizes that some water is used in the summer for irrigation that is not measured through a meter designated for irrigation purposes. Since this water does not go through the utility's wastewater system, summer wastewater bills are calculated in the following method:

a) Single-family units will be charged the base rate and the consumptive rate for any consumption on bills rendered the prior December through April. For bills rendered May through November, the monthly billing will be computed upon the average metered water consumption for the preceding months of December through April or computed upon the actual consumption whichever is less.

b) Multi-family units and 509J classroom facilities will be billed the basic minimum and the consumptive rate for any consumption rendered December through April. For bills rendered May through November, billing will be computed upon the average metered water consumption for the preceding months of December through April or computed upon the actual consumption, whichever is less.

c) Where by reason of new construction, a single-family unit was not connected to water and wastewater service on February 1 of a year, such unit shall be billed for the period May through November following construction, for an amount not to exceed eight units per month..

~~c~~d) Where by reason of new construction, ~~a single-family or~~ multi-family unit was not connected to water and wastewater service on February 1 of a year, such unit shall be billed for the period May through November following construction, on the basis of actual consumption.

~~d~~e) Commercial customers (all other customers not described in the above categories) will be billed the basic minimum and the appropriate consumptive rate for all consumption based on their

wastewater strength designation. There will be no seasonal exceptions made except for measured amounts proven not to be discharged to the sanitary or storm water systems.

3) Bill payment.

a) All bills are generated for services already rendered. Balances are due upon receipt and must be paid on or before the 25th day following the billing date, or the payment will be considered delinquent. Payment may be made at the utility's office.

b) Final bills will be processed at the time of discontinuance of service.

c) When bills are delinquent, the utility will follow the procedures as outlined in Section 3.06.080.

4) Billings of separate meters not combined. Each meter on customer's premises will be considered separately, and the readings of two or more meters will not be combined unless specifically provided for in the rate schedule, or unless the utility's operating convenience required the use of more than one meter or of a battery of meters. The minimum monthly charge for such combined meters will be based on the diameter of the total combined discharge areas of the meters.

5) All payments for services rendered may be remitted on a single check or on separate checks. The utility shall deposit monies equal to the billings for each service into the respective fund for the service rendered. Payment shall be applied first to the transportation maintenance fee, then to storm water charges, then to wastewater charges, and finally to the water charges.

(Ord. 2006-07 §1, 04/03/2006)

PASSED by the City Council this _____ day of _____, 2008.

APPROVED by the Mayor this _____ day of _____, 2008.

EFFECTIVE this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Recorder

ORDINANCE 2008-____

AN ORDINANCE RELATING TO SANITATION AND WASTEWATER, AMENDING MUNICIPAL CODE CHAPTER 4.03, "SEWER REGULATIONS," AS AMENDED.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 4.03 Sewer Regulations is hereby amended as follows:

Section 4.03.020.010 Use of public sewers required

1) No person shall place, deposit, or permit to be deposited upon public or private property within the City, or in any area under the jurisdiction of said City, any human or animal excretion or garbage.

2) No person shall discharge to any natural outlet or onto property within the City or upon any property under the jurisdiction of the City any sewage, industrial waste, or other polluted water, except where treatment is provided in accordance with provisions herein.

3) Except as hereinafter provided, no person shall construct or maintain any privy, septic tank, cesspool, or other facility intended or used for the disposal of sewage.

4) No person shall cause or permit any sewage or industrial waste generated, resulting, or occurring from any activity or industry located outside the City of Corvallis, to flow or be discharged inside the City of Corvallis except flow or discharge into a public sewer as approved by the utility.

5) The user of any house, building, or property capable of human occupancy, employment, recreation, or other purpose, situated within the City, and abutting on any street, alley, or right-of-way in which there is now located or may in the future be located a sanitary or combined sewer of the City is hereby required at user's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper sewer in accordance with the provisions herein, within 90 days after date of official notice to do so, provided that the sewer is within 150 feet of the property. A user can avoid incurring the charges provided herein by discontinuing the generation or discharge of any waste from the site and capping the wastewater connection. The capping of the wastewater connection must pass City inspection.

6) In those cases where a commercial or industrial customer can demonstrate that water used is not directly returned to the wastewater treatment system, the customer may apply for a plumbing permit to install a wastewater exemption meter pursuant to Section 9.01.130, Plumbing code. Upon review and approval of the application, the customer may install a meter approved by the City. The customer shall maintain the meter to City standard and submit documentation annually to verify the meter has been tested for accuracy. The customer shall also make available, access to the meter for City staff to verify meter reading upon twenty-four hour notice. Failure to comply with any of the provisions of this section, may result in a loss of the exemption.

~~6~~7) Stormwater and all other unpolluted discharge waters shall be discharged to combined sewers or storm sewers, or to a natural outlet subject to review and approval of the City Engineer.
(Ord. 2000-10 § 3, 05/15/2000; Ord. 91-19 § 1, 1991; Ord. 83-3 § 3, 1983)

PASSED by the City Council this _____ day of _____, 2008.

APPROVED by the Mayor this _____ day of _____, 2008.

EFFECTIVE this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Recorder

YOUTH COMMISSION
408 SW Monroe Ave, Room 101
P.O. Box 3020
Corvallis, OR 97339-3020
(541) 766-6751
Fax (541) 766-6023
www.co.benton.or.us

Kathleen Heath /Co-Chair
Karen Nibler/Co-Chair

Commission Members:
Mike Beilstein
Valeriann Challe
Sandy Chase
Jay Dixon
Tom Eversole
Ly[illegible]all
Sta[illegible]eintzman
Beth Hogeland
Janet Holcomb
Jean Nelson
Patrick Robertson
Diana Simpson
Monique Schaefers
Joanne Sorte
Pete Tuana

Staff:
JoAnn Miller
Linda Stensgard
Teri Watson
Juan Sanchez

RECEIVED
DEC 10 2007
CITY MANAGERS OFFICE

December 7, 2007

Mayor Charlie Tomlinson
501 SW Madison Ave
Corvallis, OR 97333

Dear Mayor Tomlinson

The Benton County Commission on Children and Families/Youth Commission will be hosting the 11th Annual Teen Summit on February 6, 2008 at the LaSells Stewart Center on Oregon State University Campus. Over 300 high school age youth from Corvallis and rural Benton County will meet to help shape the future of our community. The purpose of this summit is to provide the opportunity for youth to network with other young people, identify needs in the community, and gain new information on topics that impact their lives.

Due to the cost of an event like this we are requesting your financial sponsorship to support the Summit. Funds donated will be used to pay meals, transportation and materials for the Summit. Each sponsor will be recognized on all printed materials and publicity.

We are requesting a donation of $1000 from the City of Corvallis, although we would appreciate any donation that you can provide. I would like to thank you in advance for your support to youth throughout Corvallis and Benton County.

Please feel free to contact me at 766-6751 for any questions or additional information.

Sincerely,

JoAnn R. Miller
Director

Teen Summit 2008
Sponsored by:

- Citizens Bank
Samaritan Health Services
Oregon State University—
Educational Opportunity
Program
Benton County Commission
on Children and Families
Pepsi of Corvallis, Medford
& Tillamook
Benton County Health Dept.
- Hewlett Packard

Benton County Youth Commission

TEEN SUMMIT 2008

Bringin' it All 2gthr

Date: February 6, 2008

Time: 8:30am-2:00pm

Location:
LaSells Stewart Center at
Oregon State University

About the Teen Summit

The Teen Summit is a chance for Benton County teens to come together, network with other youth, and learn more about issues that impact their lives.

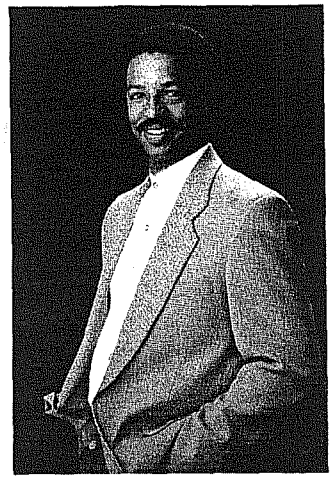
Come join us in this exciting day with free food and door prizes.

The Teen Summit will provide you with a venue to voice your concerns, discuss what's on your mind, and learn the latest about drugs, alcohol, and other issues that impact your life as a teen in Benton County.

Event Schedule

LaSells Stewart Center

Registration	8:30am-9:20am
Introduction	9:20am-9:30am
Keynote	9:30am-10:30am
Break	10:30am-10:40am
Workshop	10:40am-11:40am
Teen Idol Review	11:40am-12:15am
Lunch	12:15pm-12:45pm
Workshop	12:45pm-1:45pm
Closing	1:45pm-2:00pm



Keynote Introduction:
JeVon Thompson

Since 1980, JeVon Thompson has presented to more than 6 million people as an international speaker travel ing through the United States, Canada and the Caribbean. His unique style ha been featured on television specials with Oprah Winfrey World News Tonight with Peter Jennings, CNN, and the ABC soap opera "All My Children".

Attachment A

Registration Information

Wednesday
February 6, 2008
8:30am ~ 2:00pm

Oregon State University
LaSells Stewart Center
Corvallis, Oregon

Free Admission
Free Continental Breakfast & Lunch
Registration Deadline:
January 28, 2008

All registration materials must be postmarked or returned to the Benton County Commission on Children and Families office by January 28, 2008. This does not guarantee your first choice of workshops. The registration process is first come, first served.

To Register for the 2008 Teen Summit, just enter the letter next to the workshops you would like to attend into the registration form on the last page.

Detach and return this form to your school contact listed below:
Corvallis High— Kathleen Muravez
Crescent Valley—Danny Corliss
Philomath High—Beth Edgemon
Monroe High—Christina Walker
Alsea High—Jeremy Wells
Harding Center—Kelley Young

For more information please contact:

(541) 766-6751
E-Mail: juan.sanchez@co.benton.or.us

Benton County CCF
408 SW Monroe, Room 101
Corvallis, OR 97339

Workshop Descriptions

Workshop Session I 10:40-11:40am

ID #

1. **Latino Track—

2. Anxiety/ Stress Management...

3. Healthy Relationships... *Jenny Jarvis*
In this workshop you will learn about relationships, teen dating violence, and the societal norms that drive both. Jenny will also provide resources incase you have concerns about someone you care know.

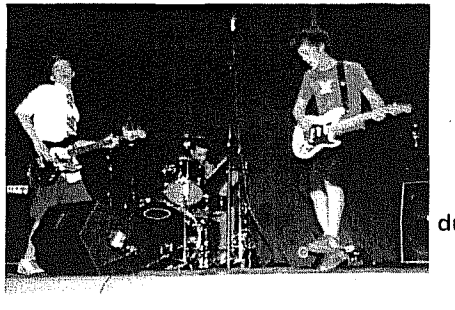
4. Salsa Dancing...*Naomi Hertel*
Join Naomi in the exciting Cuban Casino style Salsa workshop. You will learn basic salsa moves and how to work with a dance partner to look great on your feet.

5. Workshop

6. Free Your Mind and Your Power Will Follow....*JeVon Thompson*
The room goes from sidesplitting laughter to absolute silence as JeVon examines the difficult teen issues of relationships, harassment, attitude, race issues, and decision making.

7. College Planning 2 & 4 year planning... *Claire Bennett*
Thinking about going to college. Time to start planning for the next big step in your life. Join Claire to gain resources about when to start planning and the required paperwork to get you where you want to go.

8. Focus Group
Participate in this focus group and receive a gift card from KMART. STUDENTS WHO PARTICIPATE MUST HAVE SIGNED PARENT PERMISSION THE DAY OF THE FOCUS GROUP. IF YOU DON'T HAVE THE SIGNED PARENT PERMISSION, YOU WON'T BE ABLE TO PARTICIPATE.
Weyerhaeuser Room



Workshop Descriptions

Workshop Session 2 12:45pm-1:45pm

ID #

9. **Latino Leadership-Educational**

10. Workshop....

11. Forestry....*Simon Babcock*
Join Simon in a discussion and presentation about the different options that the forest industry has to offer as a career opportunity and a life time of good fortune appreciating the environment.

12. Let's Talk about SEX.. *MARS guys*
The MARS guys will facilitate a discussion with the workshop participants about issues relating to sex. This will be based on information collected from a focus group in September 2005 and the workshop participants.

13. Nutrition and Exercise Science Careers..... *Anthony Wilcox, PhD*
Tony is a professor at the OSU school of Health and Human Services. Tony will introduce students to the various career opportunities in the field of exercise and exercise science careers.

14. Fitness for Life.. *Julie Williams*
Learn how to incorporate fitness into your routine. Julie will teach you simple techniques to blend fun and exercise into every day life.

15. Free Your Mind and Your Power Will Follow....*JeVon Thompson*
The room goes from sidesplitting laughter to absolute silence as JeVon examines the difficult teen issues of relationships, harassment, attitude, race issues, and decision making.

16. Focus Group
Participate in this focus group and receive a gift card from KMART. STUDENTS WHO PARTICIPATE MUST HAVE SIGNED PARENT PERMISSION THE DAY OF THE FOCUS GROUP. IF YOU DON'T HAVE THE SIGNED PARENT PERMISSION, YOU WON'T BE ABLE TO PARTICIPATE.
Weyerhaeuser Room

Join
Idacrast
Teen Idol 2007 winning
band
and Sarah Sofich singer
during the Teen Idol review

Detach and return

Teen Summit Registration Form

Workshop Sessions	Time	Workshop ID #
1st Choice Workshop Session I	10:40-11:40	
2nd Choice Workshop Session I	10:40-11:40	
1st Choice Workshop Session II	12:45-1:45	
2nd Choice Workshop Session II	12:45-1:45	

Name

Address

City State Zip

Email

School Grade

Emergency Contact Phone #

Detach and return

PARENT PERMISSION FORM

I give my permission for my son/daughter/guardian;

(Name of Participant)

to attend the 2008 Benton County Teen Summit at the LaSells Stew art Centers in Corvallis, Oregon, February 6, 2008. I understan the student will be supervised at all times by a responsible adult **The UNDERSIGNED parent, individually, and on behalf of the above referenced student** shall hold harmless, indemnify, and defen Benton County, its officers, agents, and employees from any and al liability, actions, claims, losses, damages or other costs includin attorney's fees and witness costs (at both trial and appeal level whether or not a trial or appeal ever takes place) that may be as serted by any person or entity arising from, during or in connectio with the activity described herein, except liability arising out of th sole negligence of the County and its employees. Such indemnifica tion shall also cover claims brought against Benton County unde state or federal workers compensation laws. If any aspect of thi indemnity shall be found to be illegal or invalid for any reason what soever, such illegality or invalidity shall not affect the validity of th remainder of this indemnification.

Detach and return

Guardian Signature ***Date***

Attachment B

Holzworth, Carla

From: Nelson, Jon
Sent: Monday, January 07, 2008 8:15 AM
To: Ward 1; Ward 4
Cc: Brewer, Nancy; Gibb, Ken; Louie, Kathy; Holzworth, Carla
Subject: RE: ASC, January 10th

Bill,

I am copying this to Nancy and Ken for any additional input but my answers follow. Also, Carla, please bring copies of this e-mail to the ASC meeting. And Kathy, double checking to make sure JoAnn is aware of the meeting date and time. Thanks all.

CCF requested sponsorship for an event several years ago but I cannot recall the Council decision. Nancy?

Typically, as you know, grant requests are guided to the economic development and social services allocations processes. It is the exception that additional requests are approved by Council, especially after the levy request failed in 2002. Pror to the reductions in services, Council had "Council Reserves" which resulted in discretionary awards outside the two allocation processes.

If Council approves the request it would come from the City Managers Office budget. If approved, the award would not have additional Council action (resolution or puiblic hearing), it would be absorbed by the CMO budget. Basically, the projected carryover for the CMO budget would be reduced $1000.

Hope this helps.

Jon

-----Original Message-----
From: Bill York [mailto:ward1@council.ci.corvallis.or.us]
Sent: Saturday, January 05, 2008 3:40 PM
To: Nelson, Jon
Cc: ward1-web-archive@council.ci.corvallis.or.us
Subject: ASC, January 10th

Hi Jon,

Re: Commission on Children & Families

I noticed there is no Staff Report on this item. It would be helpful to know the recent history of requests (and their disposition) from this and similar organizations. Also, if approved, what the source of funds would be.

Regards,

Bill York
Councilor - Ward 1

URBAN SERVICES COMMITTEE
MINUTES
January 10, 2008

Present
George Grosch, Chair
Patricia Daniels
David Hamby

Staff
Jon Nelson, City Manager
Steve Rogers, Public Works Director
Dan Carlson, Development Services Division Manager
Emely Day, City Manager's Office

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Council Policy Review: CP 91-9.02, "Dirt on Streets"			Amend the Policy
II. Council Policy on Neighborhood Traffic Calming Program			Adopt the Policy
III. Other Business			

CONTENT OF DISCUSSION

Councilor Grosch called the meeting to order at 4:00 pm.

I. Council Policy Review: CP 91-9.02, "Dirt on Streets" (Attachment)

Development Services Division Manager Carlson explained that the Policy relates to construction and projects from which dirt might be tracked onto streets, creating hazards. Community Development and Public Works staff reviewed the Policy and recommended clarifying Section 9.2.020.a. regarding staff being authorized to determine when hazards exist. The language regarding the Policy review period was amended for easier reading.

Councilor Hamby referenced Section 9.02.020.a., regarding an offender being cited into Municipal Court, and inquired whether the fine should be specified in the Policy or was specified elsewhere. Public Works Director Rogers responded that the fine must be specified in the Municipal Code in order to be enforceable. *[Background Code information follows.]*

Corvallis Municipal Code Section 5.03.110.010 – Littering

1) *No person shall intentionally discard, deposit, throw, or sweep any rubbish, trash, garbage, debris, decayed or decaying substances, or other refuse, including, but not limited to, leaves, broken glass, bottles, soil, and/or nails, upon the land of another without permission of the*

owner, or upon any public way or in or upon any other property owned, leased, or controlled by the City.

2) A violation of this Section is a Class A Misdemeanor.

(Ord. 82-77 § 110.01, 1982)

Corvallis Municipal Code Section 5.03.160 – Penalty

Corvallis Municipal Code Section 5.03.160.020 – Misdemeanors

An offense is a misdemeanor if it is so designated in any law of the City or if a person convicted thereof may be sentenced to a maximum term of imprisonment of not more than one year.

(Ord. 82-77 § 190.02, 1982)

Corvallis Municipal Code Section 5.03.160.030 – Classification of Misdemeanors

Misdemeanors are classified for the purpose of sentence into the following categories:

1) Class A Misdemeanors;
2) Class B Misdemeanors; and
3) Class C Misdemeanors.

(Ord. 82-77 § 190.03, 1982)

Corvallis Municipal Code Section 5.03.160.040 – Penalities for Misdemeanors

Upon conviction for a misdemeanor, the Court shall sentence the defendant to pay a fine and/or to serve a term of imprisonment with the following maximum limitations:

1) For a Class A Misdemeanor, the fine shall not exceed $2,500, nor shall the term of imprisonment exceed one (1) year.
2) For a Class B Misdemeanor, the fine shall not exceed $1,000, nor shall the term of imprisonment exceed six (6) months.
3) For a Class C Misdemeanor, the fine shall not exceed $500, nor shall the term of imprisonment exceed thirty (30) days.

(Ord. 82-77 § 190.04, 1982)

Corvallis Municipal Code Section 5.03.160.050 – Penalties Consistent with State Law

Whenever the penalty provision of a violation for any offense herein provides for penalties greater than those provided for in State statutes for the identical conduct, the Court is limited to the lessor penalty as provided in the State statute. However, nothing in this section shall prevent the Court from imposing penalties or sanctions prescribed by State statute by not being specifically included herein.

(Ord. 2002-38 § 2, 11/04/2002; Ord. 88-50 § 11, 1988; Ord. 82-77 § 190.05, 1982)

Based upon a motion moved and seconded by Councilors Hamby and Daniels, respectively, the Committee unanimously recommends that Council amend Council Policy CP 91-9.02, "Dirt on Streets."

II. Council Policy on Neighborhood Traffic Calming Program (Attachment)

Mr. Rogers noted that the Committee reviewed a draft Policy during its previous meeting. He incorporated the Committee's recommendations from that discussion: 1) simplified the Policy "purpose" statement and 2) added a statement regarding the procedure for traffic calming device removal to parallel the procedure for device installation. He suggested that the neighborhood survey, required as part of the device removal process, should ask whether there was an inherent problem with the device and whether it should be modified, rather than removed; this would address the performance of the device.

In response to Councilor Daniels' inquiry, Mr. Rogers confirmed that traffic calming device installation is paid by the requesting neighborhoods, and device removal would be paid by the City. He explained that a neighborhood that did not request removal of a traffic calming device should not pay for the removal, so the City will bear the cost. Of the 15 traffic calming projects implemented under the Neighborhood Traffic Calming Program, only one speed hump was removed after a six-month review; the City paid the removal expenses. He confirmed that a traffic calming device could be removed at the request of a party other than the neighborhood, such as the Council. He also confirmed that Section 9.07.050 (Traffic Calming Removal) Step 1 sub-paragraphs A and B would be alternate options but would not be required to occur together.

In response to Committee inquiries, Mr. Rogers suggested that Section 9.07.040 (Program Guidelines and Procedures) Step 6 (Design and Construction) could include a statement specifying that neighborhoods must fund traffic calming device construction and installation. The Policy cannot state specifically that neighborhoods must pay the costs, since some developments must allocate funds for the neighborhood's share of traffic calming devices. The Policy should indicate that the City would not pay the costs.

City Manager Nelson suggested inclusion of a section stating that traffic calming devices must be funded by neighborhoods and/or as a result of development-related decisions.

Councilor Hamby suggested that Section 9.07.040 (Program Guidelines and Procedures) Step 2 (Petition to Study), regarding a petition to initiate removal of a traffic calming device, be amended to state that current and historic traffic data would be included in the study.

Based upon a motion moved and seconded by Councilors Daniels and Hamby, respectively, the Committee unanimously recommends that Council adopt Council Policy CP 07-9.07, "Traffic Calming Program," with amendments regarding traffic calming device

removal payment responsibilities and inclusion of current and historic traffic data in the device removal study. *[The amended Policy is attached to the staff report.]*

III. Other Business

A. The January 24, 2008, Urban Services Committee meeting was canceled due to lack of agenda items ready for discussion.

B. The next regular Urban Services Committee meeting is scheduled for February 7, 2008, at 4:00 pm, in the Madison Avenue Meeting Room.

Councilor Grosch adjourned the meeting at 4:16 pm.

Respectfully submitted,

David Hamby, Chair

Memorandum

Date: December 24, 2007

To: Urban Services Committee

From: Ken Gibb, Community Development Director

Subject: Review of Council Policy 91-9.02, Dirt on Streets

I. ISSUE

Council Policy 91-9.02, Dirt on Streets, is scheduled for review.

II. BACKGROUND

Council Policy 91-9.02 was originally adopted in 1978 to prohibit the deposition of any earth or other debris upon any street or sidewalk and provide a penalty upon conviction for such an offense. This policy provides more specific direction for City staff.

III. DISCUSSION

In review of this policy, feedback was solicited from Public Works. One area of this policy was modified at the request of Public Works staff to provide additional clarification. Language was modified to reflect that City staff may make the determination if a hazard exists.

There are no additional changes that are suggested at this time.

IV. ACTION REQUESTED

Staff recommends that Council Policy 91-9.02 be forwarded to City Council with a recommendation to approve and affirm with the noted changes.

Review and Concur:

Jon S. Nelson
City Manager

Steve Rogers
Public Works Director

CITY OF CORVALLIS

COUNCIL POLICY MANUAL

POLICY AREA 9 - RIGHT-OF-WAY MATTERS

CP 91-9.02 **Dirt on Streets**

Adopted March 20, 1978
Affirmed October 7, 1991
Reviewed November 20, 1995
Revised October 18, 1999
Revised October 20, 2003
Revised January XX, 2008

9.02.010 Purpose

City ordinances prohibit the deposition of any earth or other debris upon any street or sidewalk and provide a penalty upon conviction for such an offense. This Policy provides more specific direction for City staff.

9.02.020 Policy

The responsibility for removal of dirt, mud, gravel, and other debris resulting from construction projects rests with the project contractor and/or property owner. All Public Works and Community Development field personnel are authorized to give verbal notice to appropriate individuals when excess dirt and other debris is noted in public streets, alleys, and sidewalks. It shall be the policy that:

a. Any dirt or debris deposited upon any street, alley, or sidewalk which creates a potential hazard shall be removed immediately by the project contractor or property owner. City staff may determine that a hazard exists for ~~A hazard may be~~ any situation with the potential to cause harm to the public and/or environmentally sensitive resources. If for any reason the project contractor or property owner cannot immediately accomplish the work or cannot be readily notified, City staff shall cause the hazard to be removed and bill the project contractor or property owner at a rate of 1.50 times the actual cost. Under a hazardous situation the offender may be cited into Municipal Court.

b. All dirt or debris deposited on a public street, alley, or sidewalk from any construction activity that is not an immediate hazard shall be removed before 5:00 pm of that same day. After appropriate notice, if the clean up is not accomplished by 5:00 pm of the following day, a stop-work order shall be placed upon the project and shall remain until the street, alley, or sidewalk has been cleaned to the satisfaction of the City Manager.

9.02.030 Review and Update

This Right-of-way Matters Policy shall be reviewed ~~quadrennially~~ every four years in October by the Public Works and Community Development Directors and updated as appropriate.

MEMORANDUM

TO: Urban Services Committee

FROM: Steve Rogers, Public Works Director

DATE: January 2, 2008

SUBJECT: CP 07-9.07 Traffic Calming Policy Changes

ISSUE

The Urban Services Committee (USC) asked that changes be made to the proposed policy.

BACKGROUND

A policy to provide guidance for traffic calming projects was drafted and reviewed by USC who asked that the policy purpose and traffic calming device removal portions of the proposed policy be modified.

DISCUSSION

The purpose statement has been simplified by deleting the background material that had been included in the Traffic Calming Program Guideline document that was the basis for the policy (attached). A paragraph in the device removal section of the policy has been added that includes more specificity about the usefulness and performance of the existing traffic calming devices in place.

RECOMMENDATION

That the Urban Services Committee recommend adoption of the proposed City Council Policy CP 07-9.07 to the City Council.

Review and Concur:

Jon S. Nelson, City Manager

Attachment

Revised

CITY OF CORVALLIS

COUNCIL POLICY MANUAL

POLICY AREA 9 - RIGHT-OF-WAY MATTERS

CP 08-9.07 **Traffic Calming Program**

Adopted January 22, 2008

9.07.010 Purpose

The purpose of the Corvallis traffic calming program is twofold; reduce speeds on major neighborhood streets, and reduce cut-through traffic on local neighborhood streets.

9.07.020 Program Objectives

The following objectives have been developed for the Corvallis Neighborhood Traffic Calming Program to help ensure that City resources are spent appropriately, that there is true neighborhood support for the program, and that neighborhood traffic issues are effectively addressed.

a. Improve neighborhood livability by mitigating the negative impacts of vehicular traffic in residential neighborhoods.
b. Encourage broad citizen involvement in all phases of traffic management activities.
c. Forge partnerships and empower neighborhoods to work together and solve issues within the context of a City-wide transportation system.
d. Make efficient use of City resources by assessing and prioritizing traffic calming proposals.
e. Through-traffic should be handled by arterial and collector streets as designated in the Corvallis Transportation Plan.
f. Minimize the potential to re-reroute traffic from one local street to another as a result of a traffic calming proposal.
g. Do not compromise reasonable emergency vehicle access.
h. Encourage and enhance pedestrian, bicycle, and public transit opportunities and access to neighborhood destinations.
i. Allow traffic calming on residential streets with local street or neighborhood collector street designations as identified in the

Corvallis Transportation Plan.

j. Continue to employ and emphasize public education and traffic enforcement programs. A portion of the traffic calming program funding will be allocated to promoting reasonable driver behavior.
k. Periodically assess the effectiveness of traffic calming initiatives.
l. Establish program guidelines and procedures for consistent application and project evaluation.
m. Proposed traffic calming solutions will be designed to maintain consistency with Transportation Plan objectives.

9.07.030 Program Costs

City staff will facilitate neighborhood traffic calming discussions and provide information and design expertise at no cost to the neighborhood. Traffic calming devices will be funded by neighborhoods and/or as the result of development-related decisions.

9.07.040 Program Guidelines and Procedures

The following guidelines and procedures apply to the Corvallis Neighborhood Traffic Calming Program (NTCP) and are intended to ensure consistent evaluation and decision-making regarding neighborhood proposals and project implementation.

Step 1 - Project Request and Preliminary Review

NTCP proposals can be requested by individual citizens or by neighborhood associations at any time. Requests must include information about the use of speed reader board, neighborhood speed watch and directed traffic enforcement to mitigate traffic concerns prior to the use of traffic calming solutions. Arterial and collector streets, as designated in the Transportation System Plan are generally not eligible for traffic calming.

City staff will assist the neighborhood to assess traffic conditions including measurement of the 85% speed and average daily traffic volumes. To continue with the program, 85% speeds must exceed the speed limit by at least 5 MPH and traffic volumes must exceed 300 vehicles per day for local streets or1200 vehicles per day for a neighborhood collector street. Exemptions from this requirement may be granted by the Public Works Director in special cases, examples of which include school zone speed/volume issues; sight distance issues; significant impacts from new development and unreasonably high traffic speeds.

Step 2 - Petition-To-Study

A petition-to-study is circulated by interested neighbors within a defined neighborhood project area. City staff establishes the petition-to-study area. This area is generally defined as those households fronting on the project street. City staff will then prepare a petition that describes the neighborhood traffic issue, the need for neighborhood agreement, the neighborhood funding match to be provided, and subsequent NTCP procedures. The project requestor is responsible for circulating the petition for neighborhood consideration.

Signatures representing a majority of the households or business operators within the petition-to-study area are required to move the project forward to Step 3. Each household, residential unit, vacant lot, and business is entitled to one petition signature. Signature by the property owner or tenant is acceptable.

If a simple majority of the neighborhood supports moving forward, a public meeting will be scheduled by the neighborhood to inform residents of the pending project, to describe the NTCP process, and to gather additional information about the traffic issues. Steps one and two may occur concurrently.

Step 3 - Plan Development and Initial Evaluation

A citizen traffic committee should be formed at this stage to work with City staff in developing a traffic calming mitigation plan, cost estimate, and project funding plan. Lack of a neighborhood financial commitment will not automatically eliminate a traffic calming project and other options will be reviewed by the City and neighborhood. City staff will assist citizens with development of traffic calming proposals. Input from emergency service providers will be sought at this time. Citizens will develop base vehicular data including traffic speed and traffic volume counts on area streets. Neighborhoods may use equipment provided by City Public Works or the Police Departments to gather this data. The traffic speed and volume data gathered by the neighborhood must be developed in accordance with City Traffic Engineering standards. Staff and the traffic committee will then develop a traffic calming plan. The plan shall not use structures that reduce connectivity such as traffic diverters.

Following the traffic calming plan development, after notice to City Council, a test installation will occur for the particular traffic calming device(s) for one month or longer as needed. Speed humps included in

the plan will not be tested, however the proposed speed hump location will be marked prior to the ballot step of the project. The traffic calming subject area will be posted with informational signs to notify all citizens of the potential for a project. During the test period, the neighborhood traffic committee will compile further traffic speed and volume surveys. The test period must provide an adequate time period to evaluate the effectiveness and safety of the traffic calming choices. The test-project evaluation will be completed by City staff and neighborhood traffic committee and will address impacts to the subject street and area streets, before-and-after speeds, before-and-after traffic volumes, impacts on emergency vehicles and other large vehicles, and overall safety. The City of Portland Impact Threshold Curve will be used to evaluate any secondary or unintentional impacts of the traffic calming proposal.

Measurable traffic calming goals will be established at this time for the proposed devices. Goals would be comprised of 85th percentile speed reduction on the subject streets, volume reduction on local streets and minimal secondary traffic impacts. Progress toward these goals will be reviewed during the post-construction evaluation period.

If the traffic committee and/or City staff is not satisfied with the test results, the plan may be modified and additional testing conducted. Staff would then forward a project proposal to Step 4 if the test results show the calming proposal is safe and effective, and does not violate City codes or policies. The traffic committee may conduct an informal survey of the neighborhood to assess support to narrow alternatives prior to step 4.

Step 4 - Neighborhood Ballot

The next step is to test support for the specific traffic calming proposal within the general neighborhood area. Agreement of residents, businesses and vacant property owners within a defined ballot area must be obtained by a majority vote which can be done via a confidential mail ballot administered by the City. The ballot area will typically be larger than the petition-to-study area and include all properties located on the project street and adjacent streets within approximately 1 block from the specific traffic calming project. Each household, residential unit, business or vacant lot is entitled to one ballot. A significant majority of the ballots returned must be in favor of the project (>70%) and at least 60% of the ballots must be returned for it to proceed to Step 5, City Council action.

Step 5 - City Council Action

Based on a majority-approved neighborhood ballot, City staff and the Neighborhood traffic committee will prepare a report with recommendations for the Urban Services Committee and City Council consideration. The report will outline the process that has been followed, the project findings, and the reasons for the traffic calming recommendations. City Council may accept the project, modify the project, reject the project, or request additional information or study.

Step 6 - Design and Construction

Once the City Council approves a project and neighborhood funding is secured, City staff will undertake the design and administer the construction phase of the project. The design standards and typical drawings of the Portland Bureau of Traffic Management will be the guideline followed by staff. The traffic calming devices will typically be installed in one work effort including landscaping, pavement marking and signs as necessary, and the schedule may therefor be weather and work-load dependant.

Step 7 - Monitoring and Follow-up

The traffic calming devices will be monitored by staff and citizens for at least six months following construction. Monitoring conducted during that time will include periodic site evaluations by City staff and analysis of the "after" traffic impact data to be gathered by the neighborhood traffic committee. The "after" traffic impact data will include traffic speed and volume, re-routed traffic, and emergency services vehicle or other large vehicle access. Consideration will also be given to pedestrian and bicycle user-friendliness.

The effectiveness of the traffic calming devices as supported by site evaluation and data analysis will be addressed by City Council in a written staff report. The original ballot area will again be contacted to test for majority support for the improvements, either by confidential City balloting or neighborhood balloting as previously described. General citizen comment will also be considered.

The result of this six-month follow-up evaluation will be City Council motion to either formally approve permanent installation of the devices, extension of the post-construction evaluation period, or removal of the devices.

9.07.050 Traffic Calming Removal

Traffic calming devices may be removed under the following procedures.

Step 1. Removal process initiation

a. By City Council - By motion the City Council may initiate the traffic calming removal process.
b. By petition - Signed by > 70% of the current owners of the original requesting neighborhood with the concurrence of the City Council.

Step 2. Traffic Calming Engineering Report

The report will include current and historic traffic data (speeds, volume, accidents), a summary of a current survey of the original neighborhood requesting the traffic calming project and an estimate of the cost to remove the traffic calming devices. The report will be furnished to the urban Services Committee for consideration.

The survey will be conducted using a format designed to assess the neighborhoods satisfaction with the impact of the traffic calming devices to improve neighborhood livability, pedestrian and bike safety, and the problems that the neighborhood expects to occur, if any, if the traffic calming devices were to be removed. The survey will specifically ask if any modification to the devices, not just removal, would improve performance of the street.

Step 3. City Council Action

The City Council will approve, modify or deny removal of the traffic calming devices.

Step 4. Removal

If removal is approved, the devices will be removed. All costs will be borne by the City.

9.07.060 Review and Update

This Community Improvement Policy shall be reviewed by the Public Works Director every three years in October and updated as appropriate.

ORDINANCE 2008-____

AN ORDINANCE REPEALING ORDINANCE 2007-19, REVIVING THE PRIOR COMPREHENSIVE PLAN MAP AND ZONING MAP DESIGNATIONS

Whereas, the City Council of the City of Corvallis enacted Ordinance 2007-19, amending the Corvallis Comprehensive Plan Map and the Corvallis Zoning Map as part of a land use quasi-judicial process, but upon appeal, the State of Oregon Land Use Board of Appeals remanded Ordinance 2007-19 to the City Council to comply with substantive and procedural requirements of the Corvallis Land Development Code and Oregon Statutes; and

Whereas, the repeal of Ordinance 2007-19 could leave question as to whether the prior Comprehensive Plan Map and Zoning Map designation for the subject property is revived; and

Whereas, the appropriate Corvallis Comprehensive Plan Map designation for the subject site following repeal of Ordinance 2007-19 is Medium High Density Residential, its designation prior to adoption of Ordinance 2007-19; and

Whereas, the appropriate Corvallis Zoning Map designation for the subject site following repeal of Ordinance 2007-19 is the RS-12 (Medium High Density Residential) zone; and

Whereas, the applicant has met its burden to remove the Planned Development (PD) overlay from the site, consistent with findings Exhibit A, attached and by this reference incorporated as if fully set out, herein;

THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Repeal of Ordinance 2007-19.

Ordinance 2007-19 is repealed.

Section 2. Revival of prior map designations.

Notwithstanding any other City ordinance or regulation to the contrary, upon the effective date of the repeal of Ordinance 2007-19, the Comprehensive Plan Map designation for the site shall be Medium High Density Residential and the Zoning Map designation for the site shall be RS-12 (Medium High Density Residential).

Section 3. Removal of PD Overlay

The PD (Planned Development) Overlay for the residential portion of the subject site is removed.

PASSED by the Council this ____ day of _____, 2008.

APPROVED by the Mayor this ____ day of _____, 2008.

EFFECTIVE this ____day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Recorder

MEMORANDUM

From: Ken Gibb, Community Development Director

To: Mayor and City Council

Date: January 14, 2008

Re: Request to Initiate a Land Development Code Text Amendment

I. Issue

Evanite Fiber Corporation has submitted a request (attached) for the City Council to initiate a Land Development Code Text Amendment to *Chapter 3.30 - Willamette River Greenway (WRG) Overlay* to address building setbacks within the WRG Boundary.

II. Background

Evanite Fiber Corporation (EFC) has submitted a multi-part development proposal for its property along the Willamette River. The property is Zone MUT (Mixed Use Transitional). The request includes a Willamette River Greenway Conditional Development (to allow the demolition of an existing structure and to allow for the placement of a trail along the river), a Comprehensive Plan Amendment and a Zoning Change (to move the WRG Boundary east), and a Land Development Code Text Amendment to move the building setback line within the WRG. The Land Development Code contains no specific provisions for an applicant to initiate a Text Amendment. Consequently, EFC requests that the City Council initiate the LDC Text Amendment to be considered concurrently with the remainder of its request. Although submitted concurrently and proposed to be handled in a combined staff report and at the same hearings, the proposals will be reviewed independently as follows. This means that, consistent with State statutes, the WRG Conditional Development will be evaluated under the current provisions of the LDC and not based on the provisions that would result from the proposed changes. The Comprehensive Plan Map Amendment and Zone Change both address the WRG Boundary location (on the respective maps) and will be reviewed accordingly. The LDC Text Amendment will be reviewed on its own.

III. Requested Action

Staff request that the City Council initiate a Land Development Code Text Amendment to *Chapter 3.30 - Willamette River Greenway (WRG) Overlay.* Should the Council choose to do so, staff recommend the following motion:

<u>Motion:</u> **I move that the City Council initiate a Land Development Code Text Amendment to *Chapter 3.30 - Willamette River Greenway (WRG) Overlay*. The initiation does not indicate support for the proposal prior to a full review of the request through the processes established in the Land Development Code.**

Review and Concur:

Jon S. Nelson, City Manager

Scott Fewel, City Attorney

WILLAMETTE VALLEY PLANNING

December 24, 2007

RECEIVED

DEC 24 2007

Community Development
Planning Division

Corvallis Mayor and City Council
c/o Mr. Fred Towne
Planning Division Manager
Community Development Department
City of Corvallis
501 SW Madison Avenue
Covallis, Oregon 97330

Subject: Request to Consider Land Development Code Text Amendment – Willamette River Greenway Setback Standards

Dear Mayor and City Council:

The purpose of this letter is to request that the City Council consider a proposed Land Development Code Text Amendment pertaining to the current Willamette River Greenway (WRG) setback standards applied to properties owned by Evanite Fiber Corporation and Open Door Incorporated. Land Development Code Section 3.30.50(f) and Table 3.30-1 set the minimum setback distances from the top-of-bank within the WRG. For the subject site, the setback is currently 100 feet. The applicant proposes to reduce this distance to 32 feet.

Evanite Fiber Corporation and Open Door Incorporated have submitted a consolidated application for a Comprehensive Plan Amendment, a Zone Change, and a Willamette River Greenway Conditional Development that proposes the following:

1. Reconfigure the Willamette River Greenway boundary, as it affects the subject properties, to reduce the current boundary width to a uniform distance of 150 feet from the ordinary low water line. This request effects both the Comprehensive Plan Map and the Land Development Code Map; and

2. Approval of a request that would: permit 80,000 square feet of existing buildings on the Evanite site to be demolished; allow the reconstruction of an existing water pump house situated on the river bank; allow for construction of a paved service drive; and establish the alignment for a new segment of public multi-use path extending through the site and along the bank of the Willamette River.

The request to reconfigure the Willamette River Greenway boundary is intended to refine the land use review process for the subject properties, consistent with the direction of the recently implemented 2006 revised Land Development Code. As of December 31, 2006, the subject properties are no longer zoned General Industrial (GI) and now carry the zoning designation of Mixed Use Transitional (MUT). The MUT zone allows a broader range of uses than the GI zone, and is intended to foster the eventual transition from the historic industrial use of the site to a mixture of civic, commercial, and residential uses. The applicant contends that, in conjunction with the accompanying development standards, the

311 S.W. Jefferson Avenue Corvallis, Oregon 97333 541-753-1987 davewvp@comcast.net

uses permitted outright in the MUT zone do not represent the same use intensity as the GI zone, and, therefore, the overall compatibility of the potential development pattern no longer requires the entire site to be subject to a Willamette River Greenway Conditional Development review.

Following that argument, the applicant also believes that the 100-foot setback from the top-of-bank along the Willamette River is a disproportionate standard, given the stated intent of the MUT zone and the uses it allows. For example, all of the civic and commercial uses permitted outright in the MUT zone are also permitted outright in the Central Business and Riverfront zones. Yet the setback from top-of-bank required along portions of the WRG in the Central Business and Riverfront zones is a distance ranging between 50 feet and approximately 15 feet, the median of which is approximately 32 feet.

Section 1.2.80.02 of the LDC requires that a Land Development Code Text Amendment be initiated by either the City Council or the Planning Commission. Pending a favorable resolution by either decision-making body, the applicant will submit a complete application for the subject request that demonstrates that the public necessity, convenience, and general welfare will be served through approval of the proposed Text Amendment.

Thank you for your consideration of this request.

Sincerely,

David j. Dodson, AICP
President

MEMORANDUM

TO: Mayor and City Council

FROM: Steve Rogers, Public Works Director

DATE: January 17, 2008

SUBJECT: Adoption of Draft Multi-Hazard Mitigation Plan

ISSUE

The Federal Emergency Management Administration (FEMA) has a pre-disaster grant program that could be used to help fund the seismic retrofit of City Hall with a 25% local match. City Council's adoption of the Multi-Hazard Mitigation Plan is required to obtain FEMA approval of the Plan. The Plan must be approved by Oregon Emergency Management (OEM) and FEMA by January 31, 2008 for the City to be eligible for applying for a Pre-disaster Mitigation grant in this grant cycle. The City plans to submit a grant request for funding for the seismic retrofitting of City Hall. The City was notified today that FEMA and OEM have approved the plan pending adoption by the City Council. The attached resolution will adopt the Plan and authorize the City Manager to make amendments as required by OEM and FEMA.

BACKGROUND

Staff has been working with a consultant, Ken Goettel, PhD, since early this summer to develop a local Multi-Hazard Mitigation Plan for Corvallis. This plan is closely modeled after the Benton County plan and has been developed with the input from City and county staff, stakeholders and the public. Staff held four meetings: two early in the development of the Plan, one with City staff from all the departments, and one public meeting with stakeholders and the public; two meetings later in the process to present the draft plan prior to submittal to FEMA and the Oregon Emergency Management for review and comments, again one with staff and the other a public meeting with stakeholders and the public. The public meetings were published in the Gazette-Times in the public notice section as well as in the F.Y.I. section, and posted on the City's web site. Each version of the Plan has been published on the City's website inviting review and comments. Staff provided information to the City Council on the Plan development through the Council Request Follow-up, 11-15-07.

DISCUSSION

The Plan (copy attached) identifies the natural and some human-caused hazards and associated risks and mitigation actions that could be taken by the City to reduce the risks presented by the hazards. The hazards with the highest risks are from floods and earthquakes, even though other hazards like winter wind and ice storms are more frequent, the risks (losses) are much less. The highest priority identified in the plan for earthquake mitigation is the seismic reinforcement of City Hall. This project is identified in the Capital Improvements Plan in 2009-10 and anticipates funding the project using a FEMA grant.

The Plan identifies a number of actions the City and community should take to reduce the exposure to losses from the hazards listed in the plan. Chapter 4 presents a listing of all the anticipated hazards and mitigation actions.

The Plan was submitted to OEM and FEMA in November and staff was notified on January 17, 2008 that the Plan has been approved pending adoption by the City Council (copy attached).

FEMA requires that the Plan be reviewed and updated every three years.

ACTION REQUESTED

Staff recommends the City Council adopt the Multi-Hazard Mitigation Plan for Corvallis Oregon through a Resolution and authorize the City Manager to amend the Plan in accordance with OEM and FEMA.

Review and Concur:

Jon S. Nelson 1/17/08

Jon S. Nelson Date
City Manager

RESOLUTION 2008-_____

Minutes of the January 22, 2008, Corvallis City Council meeting, continued.

A resolution submitted by Councilor _____.

WHEREAS, the City has developed a Multi-Hazard Mitigation Plan for the City of Corvallis, and

WHEREAS, has obtained the Federal Emergency Management Administration (FEMA) and Oregon Emergency Management (OEM) approvals pending adoption by the City Council, and

WHEREAS, the Plan requires adoption by the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORVALLIS RESOLVES to adopt the Multi-Hazard Mitigation Plan for the City of Corvallis and authorizes the City Manager to make future amendments in accordance with FEMA and OEM approvals.

_____
Councilor

Upon motion duly made and seconded, the foregoing resolution was adopted, and the Mayor thereupon declared said resolution to be adopted.

From: Dennis J. Sigrist [dsigrist@oem.state.or.us]
Sent: Thursday, January 17, 2008 7:35 AM
To: Mitchell, Jim
Cc: Goettel; Kristen Meyers
Subject: Re: status of Corvallis Plan

Jim;

I've received word from Kristen Meyers / FEMA R10 (working here at the JFO) that the Corvallis NHMP meets the FEMA criteria and if adopted will be FEMA-approved. Please consider this e-mail as the official pre-adoption approval so you may now quickly move ahead and adopt and send me the adoption of resolution as soon as you can get it to me (via a .pdf e-mail attachment is preferred.)
Dennis

----- Original Message -----
From: "Jim Mitchell" <Jim.Mitchell@ci.corvallis.or.us>
To: "Dennis J. Sigrist" <dsigrist@oem.state.or.us>
Cc: KenGoettel@aol.com
Sent: Tuesday, January 15, 2008 8:33:38 AM (GMT-0800) America/Los_Angeles
Subject: RE: status of Corvallis Plan

Thanks for getting back to me.
If you don't get me, please leave v-mail/email.
Jim

MULTI-HAZARD MITIGATION PLAN

FOR

CORVALLIS, OREGON

November 19, 2007

EXECUTIVE SUMMARY

This Multi-Hazard Mitigation Plan for the City of Corvallis, Oregon covers each of the major natural and some of the human-caused hazards that pose risks to the City. The primary objectives of this Mitigation plan are to reduce the negative impacts of future disasters on the community: to enhance life safety, increase public awareness, protect natural systems, and build partnerships. This Mitigation Plan is a planning document, not a regulatory document.

This mitigation plan meets FEMA's planning requirements by addressing hazards, vulnerability and risk. Hazard means the frequency and severity of disaster events. Vulnerability means the value, importance, and fragility of buildings and infrastructure. Risk means the threat to people, buildings and infrastructure, taking into account the probabilities of disaster events. Adoption of a mitigation plan is required for communities to remain eligible for future FEMA mitigation grant funds.

The Corvallis Hazard Mitigation Plan is a living document which will be reviewed at least annually and updated periodically. The continuing active participation of citizens, agencies, and other Corvallis stakeholders is an essential part of the process of keeping the Corvallis Hazard Mitigation current. Comments, suggestions, corrections and updates are encouraged from all interested parties throughout the life of the Plan.

Please send comments to:

Robert Fenner
City of Corvallis
Public Works Department
PO Box 1083
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1.0 INTRODUCTION

1.1 What is a Mitigation Plan?

The City of Corvallis is subject to a wide range of natural and human-caused hazards, including: floods, winter storms, landslides, wildland/urban interface fires, earthquakes, dam failures, hazardous material spills, and many others. The impact of a hazard event on a community may be minor - a few inches of water in a street - or it may be major - with damages reaching millions of dollars.

There have been several recent events, all of which resulted in Presidential Disaster Declarations for Benton County, with significant damages and impacts in Corvallis:

- The flooding in February 1996 affected many portions of Corvallis. A combination of rain, warmer temperatures causing snow melt, and then more rain caused flooding in the southern part of Corvallis and southern Benton County. Shelters were opened, some families were evacuated by boat, and massive sandbagging efforts were conducted to save governmental and private structures. This winter storm also brought numerous landslides and resulted in the closure of a lifeline transportation route for about 24 hours.
- The winter storm in December 2003 and January 2004 struck the Pacific Northwest and rapidly developed into a full-blown snowstorm in elevations as low as 500 feet. There was significant snow fall and freezing rain across the county, including Corvallis, with widespread impacts in Benton County. Freezing rain fell along the coast and throughout the Willamette Valley causing widespread ice accumulations. Critical services within the county were disrupted, with about 10,000 consumers without electricity for 3 to 4 days. Local governments were closed, and the local hospital discharged non-critical patients due to an increase in patient admissions that were related to the storm. Emergency snow removal was conducted to keep primary roads open. Transport of emergency workers by Search and Rescue groups kept care facilities and medical facilities operational. One person died as a result of the power outage.
- The windstorm in December 2005 primarily affected electric utilities, with significant damage to Consumers Power Inc. which supplies Corvallis, resulting in widespread power outages in many Benton County locations.
- The flooding in December 2005 and January 2006 affected many of the smaller streams and the Mill Race in Corvallis, with road closures and damage to some residential properties.

This Mitigation Plan addresses all levels of natural hazard events and some human-caused hazards as well. The Plan includes minor events such as winter storms or localized storm water flooding that may happen in some locations almost every year and localized events such as landslides or mudslides. The plan also includes larger events such as major floods, earthquakes, or major wildland/urban interface fires that may affect large numbers of residents in Corvallis, with very high levels of damages and losses, albeit with much lower probabilities of occurrence.

Mitigation simply means actions that reduce the potential for negative impacts from future disasters. Mitigation actions reduce future damages, losses and casualties. The Corvallis mitigation plan has several key elements.

1. Each hazard that may impact Corvallis significantly is reviewed to determine the probability (frequency) and severity of likely hazard events.
2. The vulnerability of Corvallis to each hazard is evaluated to determine the likely extent of physical damages, casualties, and economic impacts.
3. A range of mitigation alternatives are evaluated to identify those with the greatest potential to reduce future damages and losses in Corvallis, to protect facilities deemed critical to the community's well being, and that are desirable from the community's political and economic perspectives.

1.2 Why is Mitigation Planning Important for Corvallis?

Effective mitigation planning will help the residents of Corvallis deal with natural and anthropogenic (human-caused) hazards realistically and rationally. That is, it will help identify specific locations in Corvallis where the level of risk from one or more hazards may be unacceptably high and then find cost effective ways to reduce such risk. Mitigation planning strikes a pragmatic middle ground between unwisely ignoring the potential for major hazard events on one hand and unnecessarily overreacting to the potential for disasters on the other hand.

Furthermore, the Federal Emergency Management Agency (FEMA) now requires each local government entity to adopt a multi-hazard mitigation plan to remain eligible for future pre- or post-disaster FEMA mitigation funding. Thus, an important objective in developing this plan is to maintain eligibility for FEMA funding and to enhance Corvallis's ability to attract future FEMA mitigation funding.

The Plan is specifically designed to help Corvallis gather the data necessary to compete successfully for future FEMA funding of mitigation projects. FEMA requires that all FEMA-funded hazard mitigation projects must be "cost-effective" (i.e., the benefits of a project must exceed the costs). Benefit-cost analysis is thus an important component of mitigation planning, not only to meet FEMA requirements, but also to help evaluate and prioritize potential hazard mitigation projects in Corvallis, regardless of whether funding is from FEMA, state or local government or from private sources.

Hazard mitigation planning is applicable to Corvallis as a whole, including the entire population and all of the built environment of buildings (residential, commercial, and public) and infrastructure (transportation and utility systems). However, for mitigation planning purposes and for implementation of mitigation actions, facilities designated as critical for the well being of residents of Corvallis are given a higher priority. A summary of the types of critical facilities in Corvallis is given below in Table 1.1. A listing of specific critical and important facilities in Corvallis is given in Table 1.2. Maps of critical facilities in Corvallis are shown in Figures 1.1 and 1.2, with FEMA-mapped floodplains also shown for reference.

Table 1.1
Types of Critical Facilities in Corvallis

Category	Critical Functions	High Priority	Medium Priority
Emergency Services	*Facilities critical for immediate emergency response, including life safety*		
Fire Stations		YES	
Police Stations		YES	
Ambulance Services		YES	
Emergency Operations Centers		YES	
Emergency Shelters			YES
Medical Facilities	*Facilities providing direct patient care, including hospitals, clinics, and nursing homes*		
Hospitals and Urgent Care Facilities		YES	
Other Medical Facilities			YES
Special Needs Populations	*Facilities housing people that may need assistance is evacuation from emergencies*		
Elderly Housing		High occupancy facilities	Low occupancy facilities
Schools (K-12)		YES	
Schools (Higher Education)		YES	
Jails		YES	
Utilities			
Water	Facilities for treatment and distribution of potable and irrigation water	Major treatment plants, water transmission lines, major reservoirs,	Smaller reservoirs and pumping plants
Wastewater	Facilities for pumping and treatment of wastewater	Treatment plants and pumping plants	
Electric Power	Facilities for generation, transmission and distribution of electric power	High voltage substations and transmission lines	Other substations and transmission lines, trunk distribution lines
Telecommunications	Facilities for transmission, switching and distribution of telephone traffic	PSAPs (911 centers) and Central Offices (switching)	Trunk lines
Natural Gas	Facilities for transmission and distribution of natural gas		Transmission lines and compressor stations
Dams	Facilities to impound water for flood control, power generation and water supply	Major dams upstream of population centers	Smaller dams and dams not upstream of population centers
Transportation Systems			
Roadways	Necessary for emergency response, public safety and disaster recovery	Major highways, arterials, and bridges on such roads	Secondary roads and bridges
Air, rail, and water transport	These transport modes are of secondary importance for Corvallis	Not at this time	Not at this time
Hazmat Facilities	Facilities that manufacture, store, use, or transport hazardous materials	Sites with large inventories of hazardous materials	Sites with smaller inventories of hazardous materials

Table 1.2
Corvallis Critical and Important Facilities

City Buildings and Facilities
City Hall
Fire Stations 1, 2, 3, 4, 5 and 6
Public Works Maintenance Facility
Corvallis Public Schools
Corvallis Senior Center
Madison Building
Majestic Theater
Corvallis Municipal Airport
City Water System
Taylor Water Treatment Facility
Rock Creek Water Treatment Facility
Marys River Bridge Crossings (Water Transmission Pipes)
Water Reservoirs
Water Pump Stations
City Wastewater System
Wastewater Treatment Facility
Wastewater Lift Stations
Benton County Buildings
Law Enforcement Building
Benton County Courthouse
Benton County Public Works
Benton County Health Department
Medical and Care Facilities
Good Samaritan Hospital
Samaritan Heart of the Valley
OSU Health Center
Regent Retirement Residence
Corvallis Manor
Conifer House Nursing Home
Boyter's Golden Horizon Inc.
Stoney Brook Assisted Living
West Hills Assisted Living Community
Corvallis Caring Center
Utility Systems
Consumers Power Inc.
Pacific Power
US West
Northwest Natural Gas.

Important Facilities

City Buildings and Facilities
Parks and Recreation Admin Building
Parks and Recreation Maintenance Compound
City Hall Annex
Transit Mall
Art Center
Other Facilities
Group Shelters

Figure 1.1
Critical Facilities in Corvallis and FEMA-Mapped Floodplain Boundaries

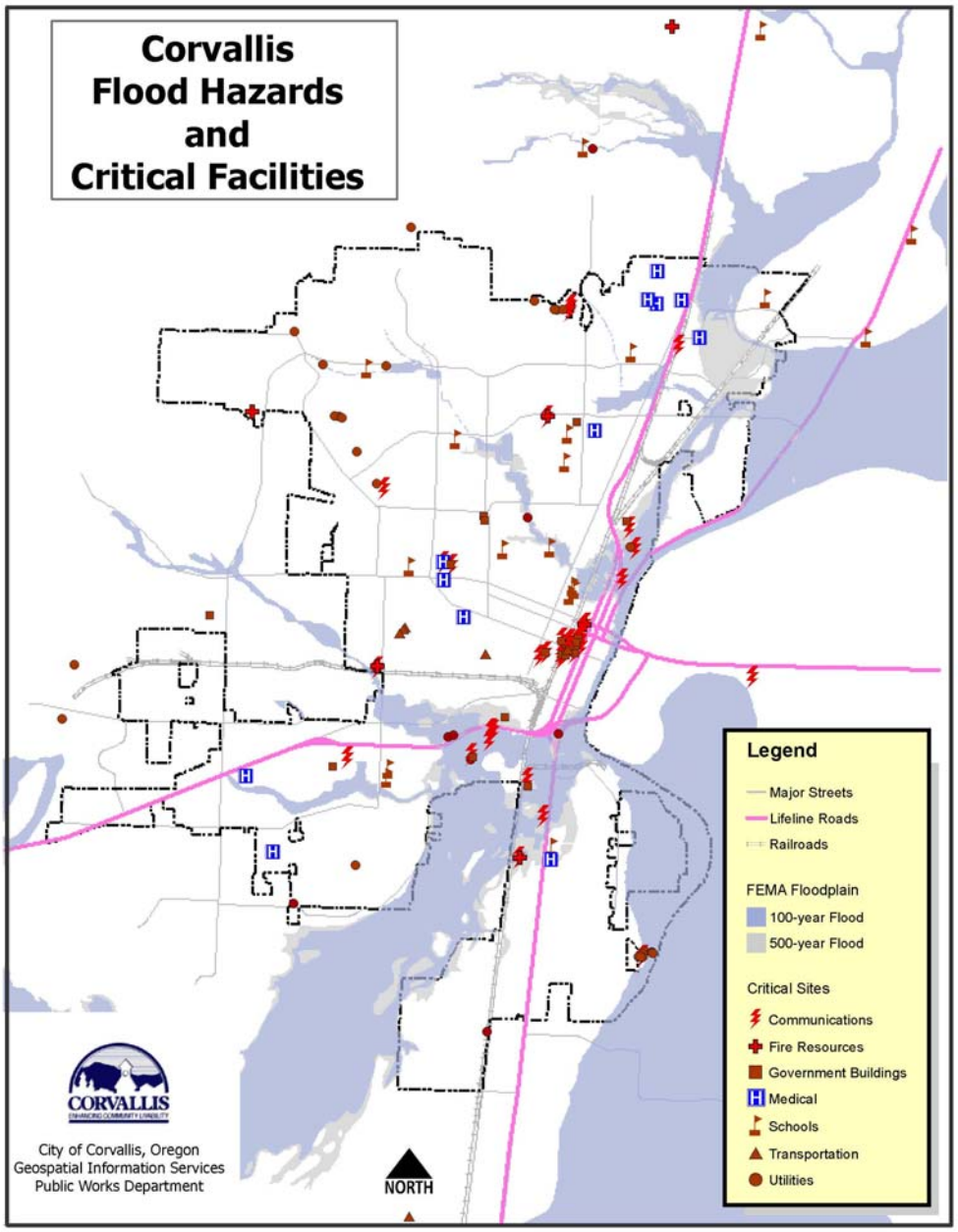
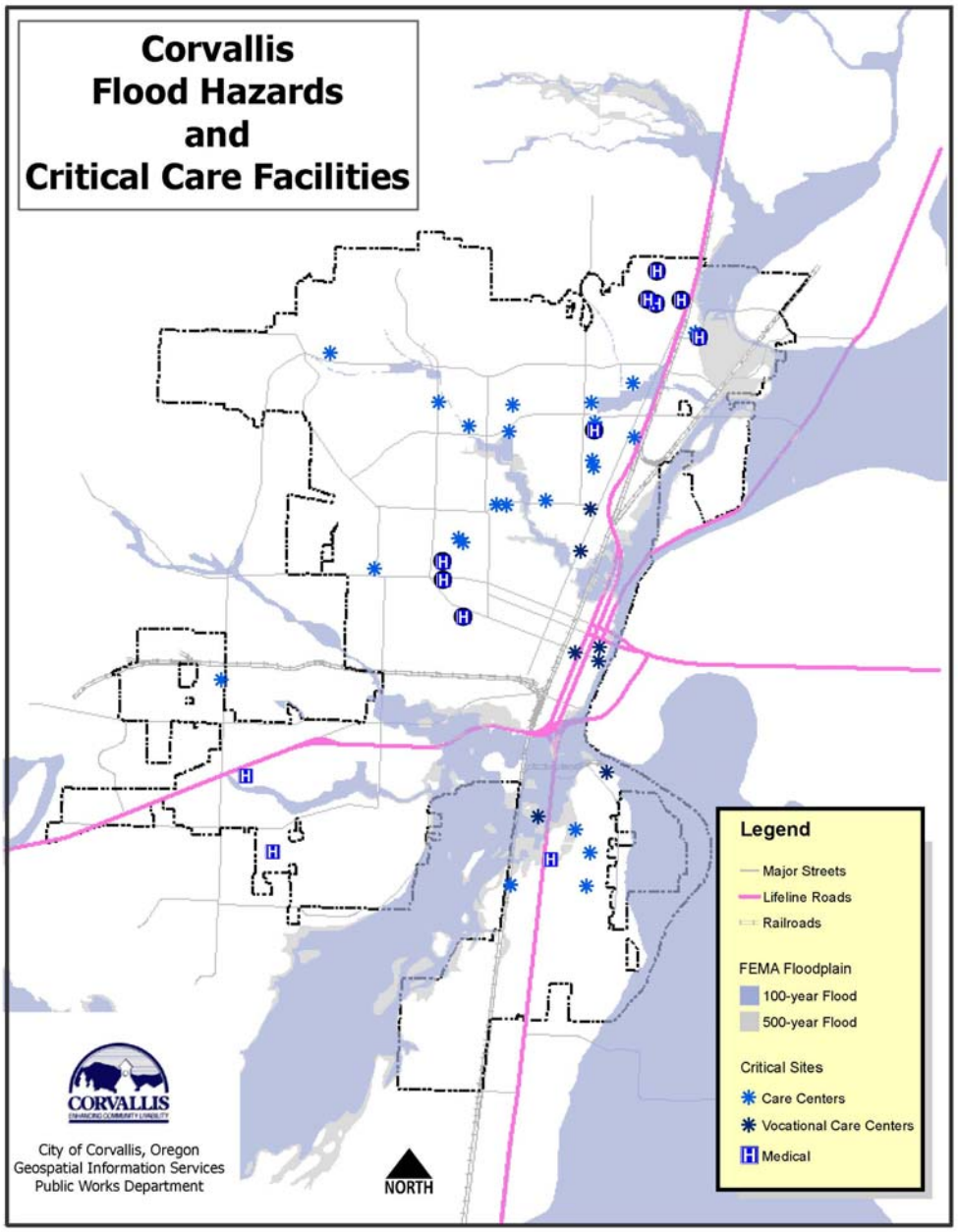


Figure 1.2
Care Facilities in Corvallis and FEMA-Mapped Floodplain Boundaries



1.3 The Corvallis Mitigation Plan

This Corvallis Mitigation Plan is built is upon a quantitative assessment of each of the major hazards that may impact Corvallis, including their frequency, severity, and areas of the City likely to be affected. The hazards addressed include: floods, severe winter storms (including windstorms), landslides, wildland/urban interface fires, earthquakes, volcanic eruptions, dam failures, and utility and transportation disruptions.

The Corvallis Mitigation plan includes a quantitative assessment of the vulnerability of buildings, infrastructure, and people to each of these hazards, to the extent possible with existing data. The plan also includes an evaluation of the likely magnitude of the impacts of future disasters on Corvallis.

These reviews of the hazards and the vulnerability of Corvallis to these hazards are the foundation of the mitigation plan. From these assessments, high hazard areas where buildings, infrastructure, and/or people may be at high risk are identified whenever possible. These high risk situations then become priorities for future mitigation actions to reduce the negative impacts of future disasters on Corvallis.

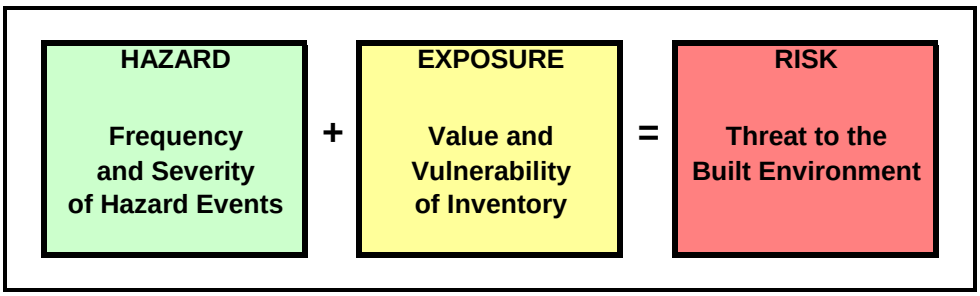
The Corvallis Mitigation Plan deals with hazards realistically and rationally and also strikes a balance between suggested physical mitigation measures to eliminate or reduce the negative impacts of future disasters and enhancements in land use planning to reduce the potential for negative impacts of disasters on new development. Finally, the plan suggests better emergency planning to help prepare the community to respond to and recover from disasters for which physical mitigation measures are not possible or not economically feasible.

1.4 Key Concepts and Definitions

The central concept of mitigation planning is that mitigation reduces risk. **Risk** is defined as the threat to the built environment posed by the hazards being considered. That is, risk is the potential for damages, losses and casualties arising from the impact of hazards on the built environment.

The extent of risk depends on the combination of **hazard** and **exposure** as shown in Figure 1.3 below.

Figure 1.3
Hazard and Exposure Combine to Produce Risk



Thus, there are four key concepts that govern hazard mitigation planning: hazard, exposure, risk and mitigation. Each of these key concepts is addressed in turn.

HAZARD refers to natural or anthropogenic events that potentially may cause damages, losses or casualties (e.g., floods, winter storms, landslides, earthquakes, hazardous material spills, etc.). Hazards are characterized by their frequency and severity and by the geographic area affected. Each hazard is characterized differently, with appropriate parameters for the specific hazard. For example, floods may be characterized by the frequency of flooding, along with flood depth and flood velocity. Winter storms may be characterized by the amount of rainfall in a 24-hour period, by the wind speed, by the amount of snow or ice associated with a storm. Earthquakes may be characterized by the severity and duration of ground motions and so on.

A hazard, by itself, may <u>not</u> result in any negative impacts on a community. For example, a highly flood-prone five acre parcel may typically experience several shallow floods per year, with several feet of water expected in a 50-year flood event and more than six feet of water expected in a 100-year flood event. However, the parcel may be wetlands adjacent to a tidal marsh that floods daily, with no development (structures or infrastructure) on the parcel. In this case, the frequent flooding does not have any negative impacts on the community. Indeed, in such circumstances, the very frequent flooding (i.e., high hazard) may be beneficial in providing wildlife habitat.

The important point here is that hazards do not produce risk, unless there is vulnerable inventory exposed to the hazard. In the context of mitigation planning, "inventory" means simply people, buildings, or infrastructure exposed to damages from one or more natural or manmade hazards.

EXPOSURE is the quantity, value and vulnerability of the built environment (inventory of buildings and infrastructure) in a particular location subject to one or more hazards. Inventory is described by the number, size, type, use, and occupancy of buildings and by the infrastructure present. Infrastructure includes roads and other transportation systems, utilities (potable water, wastewater, natural gas, electric power), telecommunications systems and so on.

Inventory varies markedly in its importance to a community and thus varies markedly in its importance for hazard mitigation planning. Some types of facilities, "critical facilities," are especially important to a community, particularly during disaster situations. Examples of critical facilities include police and fire stations, hospitals, schools, emergency shelters, 911 centers, and other important buildings. Critical facilities may also include infrastructure elements that are important links or nodes in providing service to large numbers of people such as a potable water source, an electric power substation and so on. "Links" are elements such as water pipes, electric power lines, telephone cables that connect portions of a utility or transportation system. "Nodes" are locations with important functions, such as pumping plants, substations, or switching offices.

For hazard mitigation planning, inventory is characterized not only by the quantity and value of buildings or infrastructure present but also by its vulnerability to each hazard under evaluation. For example, a given facility may be vulnerable to flood damages

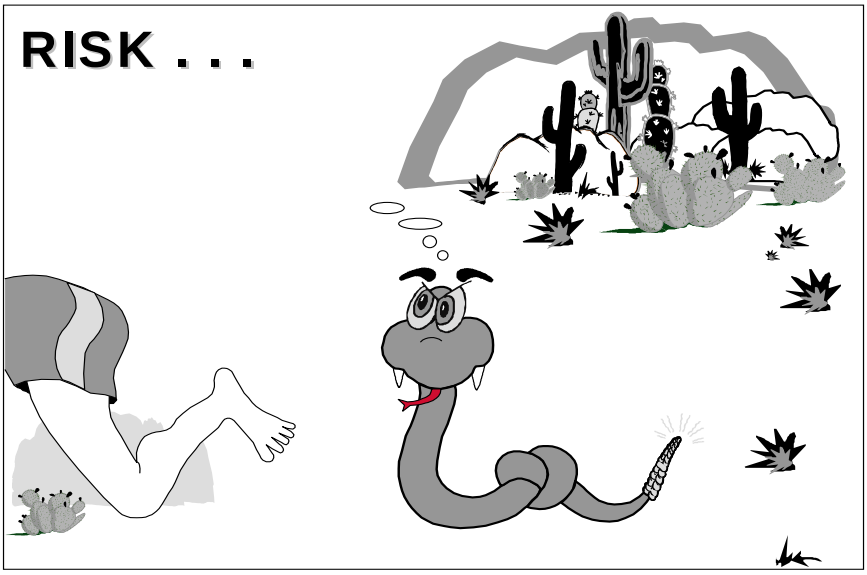
and earthquake damages or to flood damages only or to earthquake damages only. Depending on the hazard, different measures of vulnerability must be used.

RISK is the threat to the built environment (buildings and infrastructure) and people - the potential for damages, losses and casualties arising from hazards. Risk results from the combination of Hazard and Exposure. That is, when the geographic areas affected by one or more hazards contain people, buildings, and infrastructure vulnerable to damage from the hazard(s). For mitigation planning, evaluation of risk generally emphasizes the built environment and people. However, risk also includes the potential for environmental damage.

Risk is the potential for future damages, losses or casualties. A disaster event happens when a hazard event is combined with vulnerable inventory (that is when hazard event strikes vulnerability inventory exposed to the hazard). The highest risk in a community occurs in high hazard areas (frequent and/or severe hazard events) with large inventories of vulnerable buildings or infrastructure.

However, high risk can also occur with only moderately high hazard, if there is a large inventory of highly vulnerable inventory exposed to the hazard. For example, seismic hazard is lower in Oregon than in the seismically active areas of California. However, for some buildings, seismic risk in Oregon may be comparable to or even higher than seismic risk in California, due to the very recent adoption in Oregon of seismic design standards commensurate with current understanding of seismic hazards in Oregon. Much of the building inventory in Oregon is vulnerable to earthquake damages because older buildings were generally designed and built to much lower seismic standards than currently required in Oregon. Conversely, a high hazard area can have relatively low risk if the inventory is resistant to damages (e.g., elevated to protect against flooding or strengthened to minimize earthquake damages).

Figure 1.4
Risk Results from the Combination of Hazard and Exposure



MITIGATION means actions to reduce the risk due to hazards. Mitigation actions reduce the potential for damages, losses, and casualties in future disaster events. Repair of buildings or infrastructure damaged in a disaster is not mitigation because repair simply restores a facility to its pre-disaster condition and does not reduce the potential for future damages, losses, or casualties. Hazard mitigation projects may be initiated proactively - before a disaster, or after a disaster has already occurred. In either case, the objective of mitigation is always to reduce future damages, losses or casualties.

A few of the most common types of mitigation projects are shown below in Table 1.3.

Table 1.3
Common Mitigation Projects

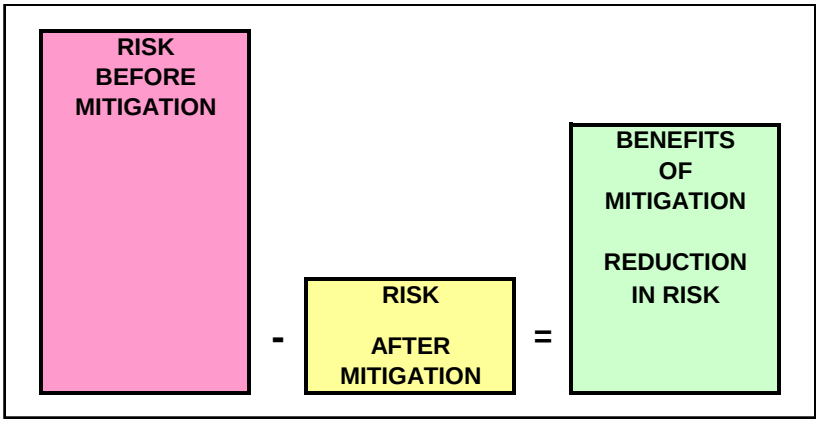
Hazard	Mitigation Project
Flood	Build or improve levees or flood walls
	Improve channels for flood control
	Improve drainage systems and culvert capacities
	Create detention ponds for storage
	Relocate, elevate or floodproof flood-prone structures
	Acquire and demolish highly flood-prone structures
Winter Storms	Add emergency generators for critical facilities
	Improve redundancy of utility systems
	Trim trees to reduce failures of utility lines
Earthquakes	Upgrade seismic performance of buildings
	Upgrade seismic performance of infrastructure
Landslides	Remediate slide conditions
	Relocate utility lines or structures
Wildland/Urban Interface Fires	Increase fire safe construction practices
	Vegetation (fuel load) control
General	Enhance emergency planning and mutual aid
	Expand public education programs

The mitigation project list above is not comprehensive and mitigation projects can encompass a broad range of other actions to reduce future damages, losses, and casualties.

1.5 The Mitigation Process

The key element for all hazard mitigation projects is that they reduce risk. The benefits of a mitigation project are the reduction in risk (i.e., the avoided damages, losses, and casualties attributable to the mitigation project). In other words, benefits are simply the difference in expected damages, losses, and casualties before mitigation (as-is conditions) and after mitigation. These important concepts are illustrated below in Figure 1-5.

Figure 1.5
Mitigation Projects Reduce Risk



Quantifying the benefits of a proposed mitigation project is an essential step in hazard mitigation planning and implementation. Only by quantifying benefits is it possible to compare the benefits and costs of mitigation to determine whether or not a particular project is worth doing (i.e., is economically feasible). Real world mitigation planning almost always involves choosing between a range of possible alternatives, often with varying costs and varying effectiveness in reducing risk.

Quantitative risk assessment is centrally important to hazard mitigation planning. When the level of risk is high, the expected levels of damages and losses are likely to be unacceptable and mitigation actions have a high priority. Thus, the greater the risk, the greater the urgency of undertaking mitigation actions.

Conversely, when risk is moderate both the urgency and the benefits of undertaking mitigation are reduced. It is neither technologically possible nor economically feasible to eliminate risk completely. Therefore, when levels of risk are low and/or the cost of mitigation is high relative to the level of risk, the risk may be deemed acceptable (or at least tolerable). Therefore, proposed mitigation projects that address low levels of risk or where the cost of the mitigation project is large relative to the level of risk are generally poor candidates for implementation.

The overall mitigation planning process is outlined in Figure 1.6 on the following page.

The flow chart below outlines the major steps in Hazard Mitigation Planning and Implementation for Corvallis.

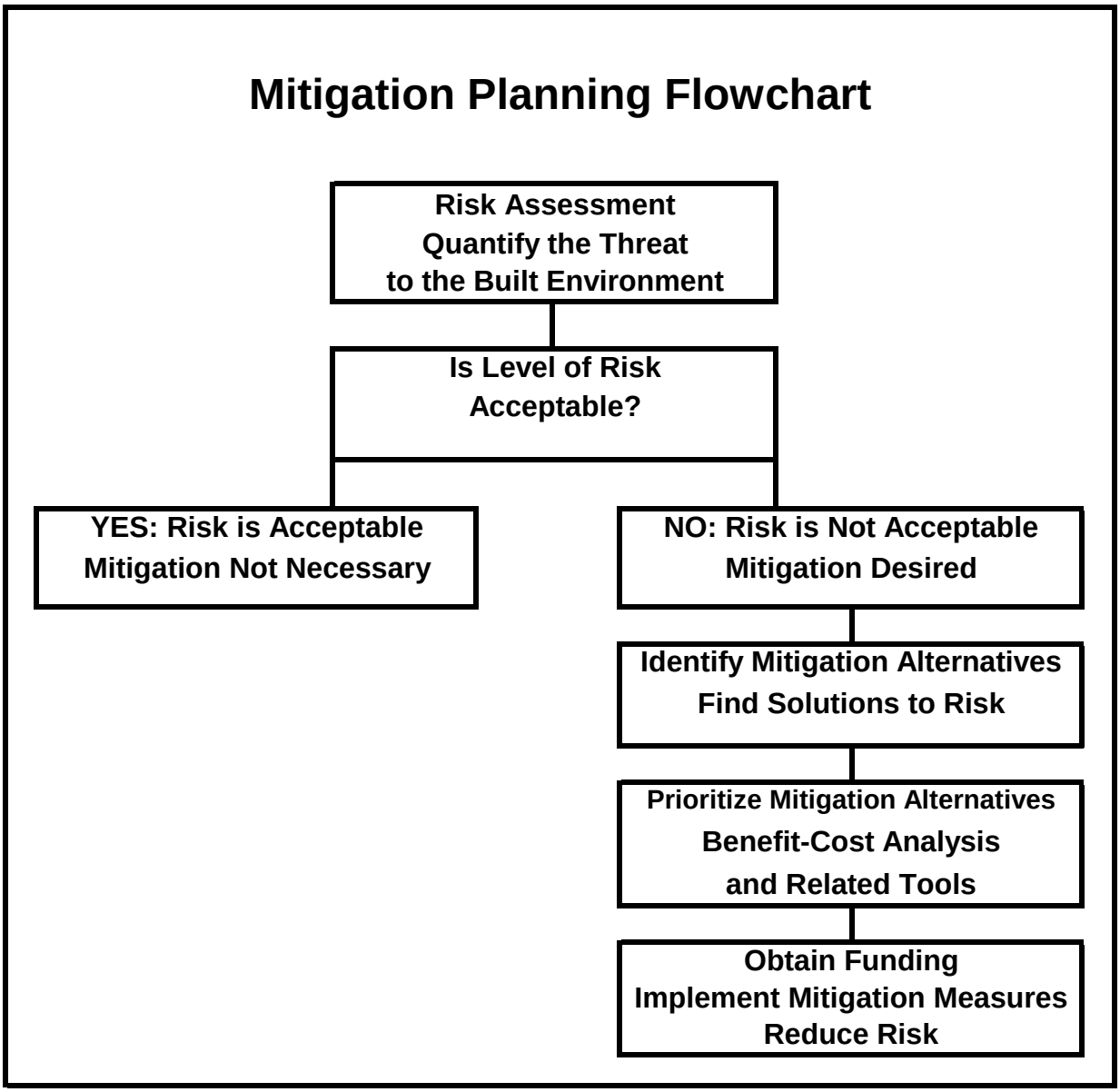
The first steps are quantitative evaluation of the hazards (frequency and severity) impacting Corvallis and of the inventory (people, buildings, infrastructure) exposed to these hazards. Together these hazard and exposure data determine the level of risk for specific locations, buildings or facilities in Corvallis.

The next key step is to determine whether or not the level of risk posed by each of the hazards impacting Corvallis is acceptable or tolerable. Only the residents of Corvallis can

make this determination. If the level of risk is deemed acceptable or at least tolerable, then mitigation actions are not necessary or at least not a high priority.

On the other hand, if the level of risk is deemed not acceptable or tolerable, then mitigation actions are desired. In this case, the mitigation planning process moves on to more detailed evaluation of specific mitigation alternatives, prioritization, funding and implementation of mitigation measures. As with the determination of whether or not the level of risk posed by each hazard is acceptable or not, decisions about which mitigation projects to undertake can be made only by the residents of Corvallis.

Figure 1.6
The Mitigation Planning Process



1.6 The Role of Benefit-Cost Analysis in Mitigation Planning

Communities that are considering whether or not to undertake mitigation projects must answer questions that don't always have obvious answers, such as:

What is the nature of the hazard problem?

How frequent and how severe are hazard events?

Do we want to undertake mitigation measures?

What mitigation measures are feasible, appropriate, and affordable?

How do we prioritize between competing mitigation projects?

Are our mitigation projects likely to be eligible for FEMA funding?

Benefit-cost analysis is a powerful tool that can help communities provide solid, defensible answers to these difficult socio-political-economic-engineering questions. **Benefit-cost analysis is <u>required</u> for all FEMA-funded mitigation projects, under both pre-disaster and post-disaster mitigation programs. Thus, communities seeking FEMA funding must understand benefit-cost analysis.** However, regardless of whether or not FEMA funding is involved, benefit-cost analysis provides a sound basis for evaluating and prioritizing possible mitigation projects for any natural hazard.

Benefit-cost analysis software, technical manuals and a wide range of guidance documents are available from FEMA at no cost to communities. A Benefit-Cost Analysis Toolkit CD which contains all of the FEMA benefit-cost materials is available from FEMA. The publication ***What is a Benefit? Draft Guidance for Benefit-Cost Analysis*** is particularly recommended as a general reference for benefit-cost analysis. This publication includes categories of benefits to count for mitigation projects for various types of buildings, critical facilities, and infrastructure and has simple, standard methods to quantity the full range of benefits for most types of mitigation projects.

The principles of benefit-cost analysis are briefly summarized in the Appendix at the end of the Corvallis Hazard Mitigation Plan.

1.7 Hazard Synopsis

To set the overall context of hazard mitigation planning, we briefly review the major hazards that impact Corvallis. Different parts of Corvallis vary in topography, climate, population, development patterns and so on. Similarly, the impact of many hazards on communities in Corvallis varies with location within the City. Some hazards affect the entire City, while some hazards have only localized potential consequences.

Floods. Portions of Corvallis have areas of flood plains mapped by FEMA. These include areas along the Willamette River, as well as areas along smaller tributary creeks. There are over 3,000 buildings located within the

footprint of these FEMA-mapped floodplain. Furthermore, other portions of Corvallis, outside of the mapped floodplains, are also subject to significant, repetitive flooding from local storm water drainage.

Winter Storms. All of Corvallis is subject to the effects of winter storms, including wind, rain, snow and ice, as well as secondary effects such as power outages.

Landslides. Portions of the hilly areas of Corvallis, especially the in the hilly portions of North Corvallis, are subject to landslides or debris flows (mudslides), which may affect buildings, roads, and utilities.

Wildland/Urban Interface Fires. Parts of Corvallis are subject to the risk of wildland fires, including the hilly forested areas of North Corvallis. As a result, many residential areas bordering or impinging into forested areas near the edges of the developed areas of Corvallis may have high levels of risk from wildland/urban interface fires.

Earthquakes. All of Corvallis is subject to the impacts of earthquakes, including not only major earthquakes on the Cascadia Subduction Zone off the Oregon coast, but also smaller crustal earthquakes within western Oregon.

Volcanic Hazards. All of Corvallis is subjected, to a minor degree, to volcanic hazards from eruptions in the Cascades (e.g., Mount Hood, the Three Sisters). For Corvallis, the impacts of volcanic events are likely to be only minor ash falls, with perhaps some impact on public water supplies from ash causing high turbidity in drinking water supplies.

Dam Failures. Many heavily populated portions of Corvallis along the Willamette River are in the inundation areas from dam failures. While dam failures are highly unlikely, the consequences of failure would be high.

Disruption of Utility and Transportation Systems. All of Corvallis is also subject to disruption of utility and transportation systems from winter storms and other natural hazards, as well as from anthropogenic causes.

In evaluating these natural or human-caused hazards, it is important to recognize that the risk to Corvallis (i.e., the potential for damages, economic losses, and casualties) varies markedly from one hazard to another. As discussed in more detail in Section 1.4, risk depends on the combination of the frequency and severity of hazard events and on the value and vulnerability of infrastructure, buildings, and people to each potential hazard. Risk is thus always probabilistic in nature. Some hazard events, such as winter storms, happen every year to at least some extent. Other hazard events, such as major earthquakes may happen only once every few hundred years. However, the level of risk from earthquakes is high, even though the frequency of occurrence is low, because the potential consequences (damage, economic losses, and casualties) are very high.

The relative risk posed to Corvallis by each of the 8 hazards covered in this mitigation plan is summarized below in Table 1.4.

Table 1.4
Relative Risk to Corvallis

Hazard	Risk
Earthquake	High
Flood	High
Dam Failure	High
Winter storms (Severe weather)	Moderate
Wildand/Urban Interface Fires	Moderate
Disruption of Utility and Transportation Systems	Moderate
Landslides	Low
Volcanic Eruptions (Ash Falls)	Low

In summary, there are many natural and human-caused hazards which affect all or large portions of Corvallis.

The remaining chapters of this mitigation plan include the following.

Chapter 2 provides a brief community profile for Corvallis.

Chapter 3 documents the community involvement and public process involved in developing this mitigation plan.

Chapter 4 outlines the mitigation plan goals, mitigation strategies, and action items.

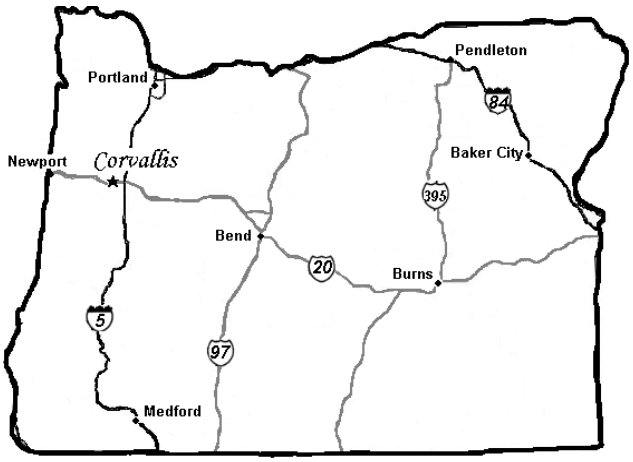
Chapter 5 documents the formal process of plan adoption, implementation, and maintenance.

Chapters 6 through 13 cover each of the major hazards addressed in this mitigation plan, including: floods, winter storms, landslides, wildland/urban interface fires, earthquakes, volcanic hazards, dam safety, and disruption of utility and transportation systems.

2.0 COMMUNITY PROFILE: CITY of CORVALLIS, OREGON

2.1 Geography and Climate

Corvallis, Oregon is a compact city located along the Willamette River in western Oregon, covering about 14 square miles. The geography of Corvallis includes gentle hills and flat topography. The City has flood prone areas along the Willamette River and its tributaries and smaller areas that are subject to wildland/urban interface fire and landslide risks.



The climate for Corvallis is moderate. Mean daily temperatures range from highs of about 81 degrees and lows of about 51 degrees in July and August to highs of about 46 degrees and lows of about 33 or 34 degrees in December and January (Corvallis, Oregon State University weather station data). The average annual rainfall is about 43 inches. Average monthly precipitation varies from about 6 to seven inches in November through January to about 0.4 inch in July. It rarely snows in Corvallis, and most snow melts on the same day it falls.

2.2 Population and Demographics

Originally founded as the City of Marysville in 1851, the City was renamed Corvallis in 1853, and incorporated as one of Oregon's oldest cities in January 1857. Oregon State University is a land, sea, sun, and space grant institution, one of only two institutions of higher education in the United States to hold all four titles. OSU, first chartered as Corvallis College in 1868, currently covers 400 acres of land in and around Corvallis. Student enrollment in the 2006-2007 academic year was over 19,300, with more than 3,500 in graduate programs.

Corvallis is a medium-sized city with a 2000 decennial census population of 49,332. Portland State University estimates the 2006 population was 53,900. Corvallis is the largest city in Benton County, with about two-thirds of the County's population living in

Corvallis. As a result, Corvallis remains the heart of both the Willamette Valley and Benton County.

More detailed population and demographic data for Corvallis from the 2000 census are shown below, along with similar data for Oregon. The age and ethnicity categories in Table 2.1 below intentionally include overlapping subsets of categories for planning purposes.

Table 2.1
Corvallis Demographic Data (2000 Census Data)

Demographic Data	City of Corvallis	Oregon
Age		
Under 5 years	5.1%	6.5%
Under 18 years	19.2%	24.7%
18 years and over	80.2%	75.3%
18 years to 65 years	70.2%	62.5%
65 years and over	10.0%	12.8%
Ethnicity of Households		
White	87.1%	86.6%
Black or African American	1.1%	1.6%
American Indian or Alaska Native	0.8%	1.3%
Asian	5.6%	3.0%
Native Hawiian and Pacific Islander	0.3%	0.2%
Other or two or more races	5.1%	7.3%
Hispanic or Latino (of any race)	5.4%	8.0%
Language spoken at Home		
English Only	88.3%	87.9%
Language other than English	11.7%	12.1%
Speak English less than very well	4.9%	5.9%
Spanish	4.6%	6.8%
Other Indo-Eurpoean languages	2.6%	2.6%
Asian and Pacific Island languages	3.9%	2.4%

2.3 Employment and Economics

Corvallis is a regional center for higher education, industrial technology, engineering, research, commerce, and health care. Corvallis is the home of Oregon State University, the state's leading research university. In a 2002, USA Today list, Corvallis ranked fourth in the number of patents issued by location, reflecting the impact of both Oregon State University and the research done at the Hewlett-Packard complex located in Corvallis. In 2004, the Harvard Business Review ranked Corvallis 15th (tied with Atlanta) in its Creativity Index, which looks at Technology, Talent, and Tolerance. In 2005, Expansion Management selected Corvallis as a "Five-Star Knowledge Worker Metro Area," the highest rating achievable, and in 2006 Corvallis was named number two on the National Science Foundation's list for percentage of scientists in the population.

The City of Corvallis and Benton County have maintained a strong employment base, even as Oregon has had the highest unemployment rate in the United States for the last several years. Benton County consistently holds the state's lowest unemployment rate; in December 2006, Benton County's seasonally adjusted unemployment rate was 4.3% while the state was at 5.4%. The top ten employers in Corvallis as of the most recent compilation by the Corvallis-Benton Chamber Coalition are shown below in Table 2.2:

Table 2.2
Largest Employers in Corvallis

	Number of Employees
Oregon State University	7,393
Hewlett Packard	3,440
Good Samaritan Hospital	1,800
Corvallis School District 509-J	749
Holiday Tree Farm	700
Corvallis Clinic	600
City of Corvallis	440
Benton County	379
CH2M Hill	378
Summit Information Systems	310

Selected economic data for Corvallis from the 2000 census are summarized in Table 2.3 below. Corresponding data for Oregon are also shown for reference.

Table 2.3
Selected Economic Data (2000 Census Data)

Demographic Data	City of Corvallis	Oregon
Population 16 years and older	47,917	3,472,867
In labor force	62.1%	65.2%
Employed	58.5%	61.0%
Unemployed	3.4%	4.2%
Not in Labor Force	37.9%	34.8%
Commuting to Work		
Drove alone	68.0%	73.2%
Carpooled	9.6%	12.2%
Public transportation	2.1%	4.2%
Walked	9.8%	3.6%
Other means (including bicycles)	6.8%	1.9%
Worked at home	3.6%	5.0%
Housing Data		
Homeownership rate	53.4%	64.3%
Housing units in multi-unit structures	43.3%	23.1%
Incomes and poverty levels		
Median household income	$52,742	$40,916
Per capita money income	$19,968	$20,940
Families below the poverty level	8.6%	7.9%
with children under 18 years	12.0%	12.4%
with children under 5 years	15.3%	16.6%

2.4 Housing in Corvallis

Housing demographic data from the 2000 census are summarized below. The data reflect the impact of Oregon State University in the city; OSU provides housing on campus for fewer than 4,000 of the 19,000 student population, with the vast majority of students living off campus in rental housing units.

Table 2.4
Corvallis Housing Data

Demographic Data	City of Corvallis	Oregon
Total Housing Units	24,218	1,452,709
Occupied units	22,869	1,333,723
Vacant units	1,349	118,986
Vacancy percentage	5.6%	8.2%
Owner-occupied units	48.7%	53.5%
Renter-occupied units	51.3%	38.2%

The age distribution of Corvallis housing stock is shown below. Age of housing stock is relevant for mitigation planning purposes because older construction is less likely to conform to current building codes for fire and earthquake safety standards and are less likely to conform to flood plain management regulations. For example, 42% of Corvallis housing stock was built before 1960, with nine percent built before 1940.

Table 2.5
Corvallis Housing Stock by Year Built

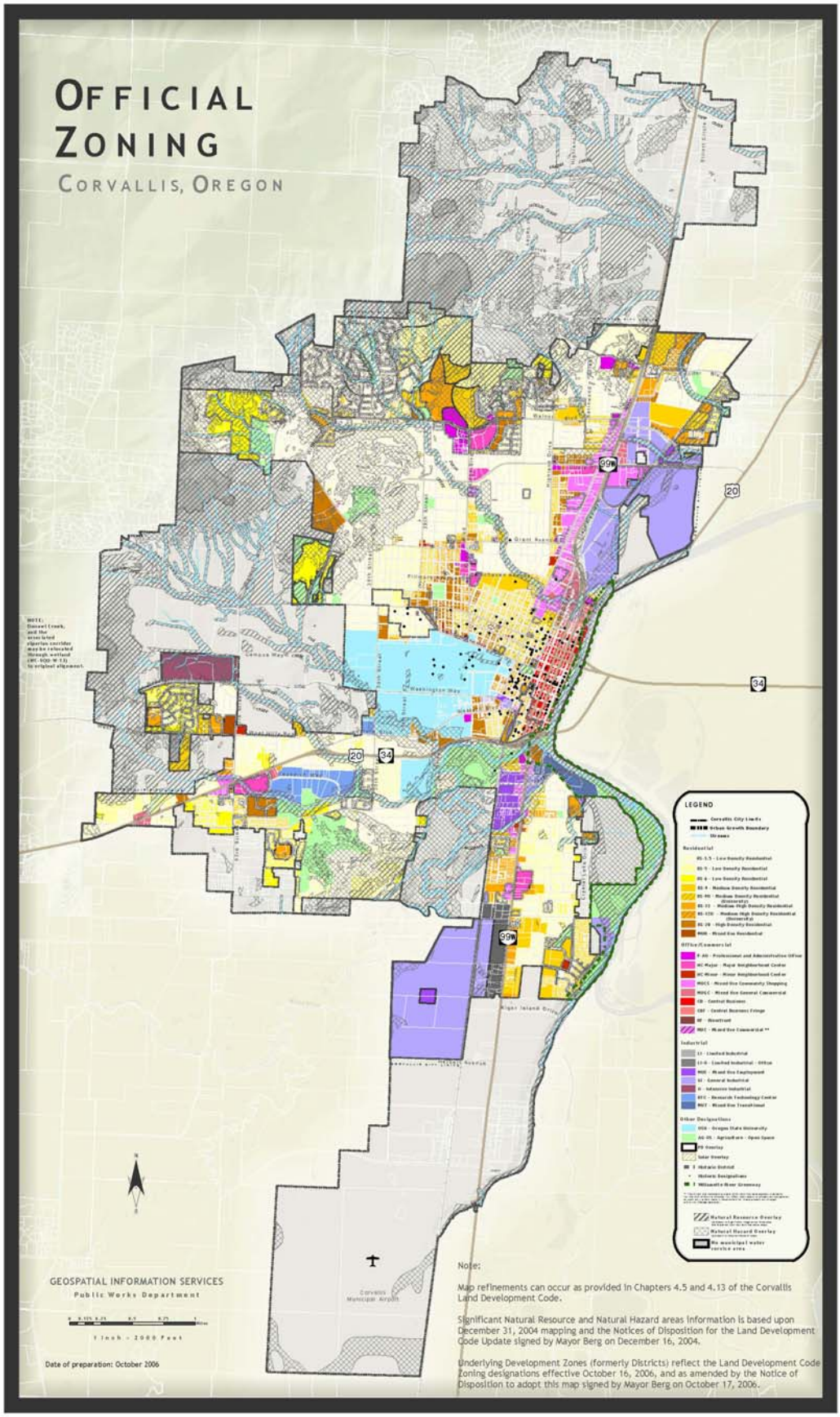
Corvallis Housing Stock by Year Built

Demographic Data	City of Corvallis
1990 - March 2000	18.7%
1980 - 1989	9.6%
1970 - 1979	29.3%
1960 - 1969	15.4%
1940 - 1959	18.0%
1939 or earlier	9.0%

2.5 Land and Development

Land use and development patterns in the City of Corvallis are documented by the zoning map show below as Figure 2.1.

Figure 2.1
Corvallis Zoning Map



2.6 Regulatory Context

2.6.1 Overview

Oregon land use laws require land outside Urban Growth Boundaries (UGBs) to be protected for farm, forest, and aggregate resource values. For the most part, this law limits the amount of development in the rural areas. However, the land use designation can change from resource protection in one of two ways:

- The requested change could qualify as an exception to Statewide Planning Goals, in which case the city must demonstrate to the State that the change meets requirements for an *exception*. These lands, known as *exception lands,* are predominantly designated for residential use.

- Resource land can also be converted to non-resource use when it can be demonstrated to Corvallis that the land is no longer suitable for farm or forest production.

Local and state policies currently direct growth away from rural lands into UGBs, and, to a lesser extent, into rural communities. If development follows historical development trends, urban areas will expand their UGBs, rural unincorporated communities will continue to grow, and overall rural residential density will increase slightly with the bulk of rural lands kept in farm and forest use. The existing pattern of development in the rural areas, that of radiating out from the urban areas along rivers and streams is likely to continue. Most of the “easy to develop” land is already developed, in general leaving more constrained land such as land in the floodplains or on steep slopes to be developed in the future, perhaps increasing the rate at which development occurs in natural hazard areas.

2.6.2 Oregon Statewide Planning Goal 7

Oregon State Planning Overview

Since 1973, Oregon has maintained a strong statewide program for land use planning. The foundation of that program is a set of 19 statewide planning goals that express the state's policies on land use and on related topics, such as citizen involvement, land use planning, and natural resources.

Most of the goals are accompanied by "guidelines," which are suggestions about how a goal may be applied. Oregon's statewide goals are achieved through local comprehensive planning. State law requires each city and city to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. The local comprehensive plans must be consistent with the statewide planning goals. Plans are reviewed for such consistency by the state's Land Conservation and Development Commission (LCDC). When LCDC officially approves a local government's plan, the plan is said to be "acknowledged." It then becomes the controlling document for land use in the area covered by that plan.

Goal 7

Goal 7: Areas Subject to Natural Disasters and Hazards has the overriding purpose to "protect people and property from natural hazards". Goal 7 requires local governments to adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards. Natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires.

To comply with Goal 7, local governments are required to respond to new hazard inventory information from federal or state agencies. The local government must evaluate the hazard risk and assess the:

a. frequency, severity, and location of the hazard;

b. effects of the hazard on existing and future development;

c. potential for development in the hazard area to increase the frequency and severity of the hazard; and

d. types and intensities of land uses to be allowed in the hazard area.

Local governments must adopt or amend comprehensive plan policies and implementing measures to avoid development in hazard areas where the risk cannot be mitigated. In addition, the siting of essential facilities, major structures, hazardous facilities and special occupancy structures should be prohibited in hazard areas where the risk to public safety cannot be mitigated. The state recognizes compliance with Goal 7 for coastal and riverine flood hazards by adopting and implementing local floodplain regulations that meet the minimum National Flood Insurance Program (NFIP) requirements.

Goal 7 provides local jurisdictions with the following guidelines for planning and implementation:

In adopting plan policies and implementing measures for protection from natural hazards local governments should consider:

a. the benefits of maintaining natural hazard areas as open space, recreation, and other low density uses;

b. the beneficial effects that natural hazards can have on natural resources and the environment; and

c. the effects of development and mitigation measures in identified hazard areas on the management of natural resources.

Local governments should coordinate their land use plans and decisions with emergency preparedness, response, recovery and mitigation programs. Given the numerous waterways and forested lands throughout Corvallis, special attention should be given to problems associated with river bank erosion and potential for wild land/urban interface fires.

Goal 7 guides local governments to give special attention to emergency access when considering development in identified hazard areas, including:

a. Consider programs to manage stormwater runoff as a means to address flood and landslide hazards,

b. Consider non-regulatory approaches to help implement the goal,

c. When reviewing development requests in high hazard areas, require site specific reports, appropriate for the level and type of hazards. Site specific reports should evaluate the risk to the site, as well as the risk the proposed development may pose to other properties.

d. Consider measures exceeding the National Flood Insurance Program..

Corvallis Compliance With Goal 7

The City evaluates emergency access when considering development. For the most part (with few acceptations), developers are required to build dwellings near the roadway in part to provide easier access for emergency vehicles. Larger development proposals must include a stormwater management plan for stormwater discharge and development cannot alter an existing waterway. In conformance with NFIP regulations, Corvallis requires that new development in mapped floodplains be at least one foot above the base flood elevation, reducing the risk of flood damage.

2.7 Community Rating System

Jurisdictions that regulate new development in their floodplains are able to join the National Flood Insurance Program (NFIP). In return, the NFIP provides federally backed flood insurance for properties in participating areas. Corvallis participates in the NFIP program and 414 flood insurance policies are held within Corvallis, per NFIP data as of August 31, 2007.

The Community Rating System (CRS) is a part of the NFIP. The CRS reduces flood insurance premiums to reflect what a community does above and beyond the NFIP's minimum standards for floodplain regulation. Community participation in the CRS is voluntary. Corvallis does participate in CRS with a current rating of 7, which results in a 15% discount for flood insurance in Special Flood Hazard Areas (SFHAs, as defined by FEMA) and a 5% discount in areas outside SFHAs.

If Corvallis achieved a higher CRS rating, residents would obtain greater discounts (up to 45% for the highest rating) for flood insurance and, more importantly, the level of flood risk in Corvallis would be reduced.

The objective of the CRS is to reward communities for what they are doing, as well as to provide an incentive for new flood protection activities. The reduction in flood insurance premium rates is provided according to a jurisdiction's CRS classification, which is dependent upon the number of points awarded the jurisdictions for flood reduction activities implemented. To apply, a jurisdiction submits documentation that shows what it is doing and that its activities deserve at least 500 points. By

participating in the CRS program, a jurisdiction not only reduces the risk of loss due to flood damage but policy holders gain up significant reductions in flood insurance premiums.

There are 18 floodplain management activities credited by the CRS organized under four series:

1. Public Information,
2. Mapping and Regulations,
3. Flood Damage Reduction, and
4. Flood Preparedness.

All but two of the 18 management activities are optional. The two required activities are the elevation certificate and repetitive loss requirements. Following are the 18 activities from which a jurisdiction can receive CRS credits. The City Practice comments are verbatim from the 2006 ISO CRS Rating Survey.

1. **Elevation Certificates**: This activity provides credit for maintaining records of flood data and elevations of new, substantially improved and substantially damaged buildings on FEMA's elevation certificate form. Using the FEMA elevation certificate form for all construction after applying for the CRS is required of all jurisdictions under the program. Maintaining records prior to applying for the CRS is optional.

City Practice: Community Development maintains elevation certificates for new and substantially improved buildings. Copies of elevation certificates are available upon request. Elevation certificates are also kept for post-FIRM buildings.

2. **Map Information**: This activity credits assisting the public in reading and understanding Flood Insurance Rate Maps (FIRMs) in response to requests from the public. This service must be publicized and records kept of its use.

City Practice: Credit is provided for furnishing inquirers with flood zone information from the community's latest Flood Insurance Rate Map (FIRM), publicizing the service annual and maintaining records.

3. **Outreach Projects**: Credit is provided for advising people every year of the flood hazard, the availability of flood insurance, and/or flood protection methods. Credit points are based on two factors: the type of outreach project and the topics covered by each project.

City Practice: A community brochure is mailed to all properties in the community on an annual basis. An outreach brochure is mailed annually to all properties in the community's Special Flood Hazard Area (SFHA)>

4. **Hazard Disclosure**: Various ways of telling people that a property is in a floodplain are credited under the CRS. No credit is given if the information is provided only if a person asks. The disclosure information must be volunteered or appear on a document, such as a Multiple Listing Service

printout, fact sheet, or offer to purchase contract, that house hunters see before they have committed to buying or renting the property.

City Practice: Credit is provided for state and community regulations requiring disclosure of flood hazards.

5. **Flood Protection Information:** This activity's credit points are provided for two approaches to providing detailed flood-related information to residents: through a local public library or through a local governments website. Both locations can contain a great deal of information and both offer alternatives for people who are hesitant or unable to go to a planning office or talk to a local official. Credit is available for either approach or both.

   City Practice: Documents related to floodplain management are available in the reference section of the Corvallis-Benton County Library.

6. **Flood Protection Assistance**: The objective of this activity is to provide interested property owners with general information that responds to their needs. Providing construction plans or specifications that should be prepared by an architect or engineer is not necessary. This activity must be publicized annually in a newsletter, telephone book, or other outreach project that reaches everyone in the community or everyone in the floodplain. The publicity must meet the same criteria as an outreach project that is credited. The assistance office need not be local staff if other agencies have agreed to answer inquiries. Assistance can be provided by a combination of offices to secure a range of expertise. This activity does not give credit for floodplain ordinance enforcement activities normally conducted by a building department, like providing base flood elevations, making site visits, and/or reviewing plans to ensure that they comply with the building code.

   City Practice: The community provides technical advice and assistance to interested property owners and annually publicizes the service.

7. **Special Hazard Areas**: FEMA and many states and communities have long recognized that the mapping and regulatory standards of the NFIP do not adequately address all of the flood problems in the country. There are many special local situations in which flooding or flood-related problems do not fit the national norm. Therefore, there are situations in which the NFIP's floodplain management criteria do not adequately protect property from flood damage. To encourage local jurisdictions to address these hazards, the CRS provides credit for mapping, preserving open space, and regulating new development in areas subject to the following eight special hazards:

   - Uncertain flow paths—alluvial fans, moveable bed streams and other floodplains where the channel moves during a flood.

- Closed basin lakes—lakes that have a small or no outlet that may stay above flood stage for weeks, months, or years.
- Ice jams—flooding caused when warm weather and rain break up a frozen river. The broken ice floats downstream until it is blocked by an obstruction, such as a bridge or shallow area, creating a dam.
- Land subsidence—lowering of the land surface caused by withdrawal of subsurface water or minerals or by compaction of organic soils.
- Coastal dunes and beaches.
- Mudflow hazards—a river, flow, or inundation of liquid mud down a hillside, usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain.
- Coastal erosion—areas subject to the wearing away of land masses caused primarily by waves on the oceans, Gulf of Mexico, and the Great Lakes.
- Tsunamis—large ocean waves caused by an underwater earthquake or volcano.

City Practice: No comments in the ISO survey.

8. **Additional Flood Data:** "Flood data" include base flood elevations and delineation of floodways and coastal velocity zones. This activity credits (1) studies conducted outside the SFHA, (2) studies conducted in the SFHA where base flood elevations were not shown on the FIRM, (3) restudying an area shown on the FIRM where the new study produced higher base flood elevations and (4) studies that were conducted to higher standards than the normal FEMA mapping criteria. No credit is provided unless (1) the flood study has been adopted by the jurisdiction for regulatory purposes and (2) the study either meets or exceeds the criteria in *Flood Insurance Study Guidelines and Specifications for Study Contractors*.

City Practice: Credit is provided for conducting and adopting flood studies for areas not included on the flood insurance rate maps and that exceed minimum mapping standards.

9. **Open Space Preservation**: This activity credits preserving vacant land in the floodplain as open space, i.e., as areas where there will be no buildings and no filling. The areas must be *preserved* as open space either through public ownership or by development regulations that prohibit buildings and filling. The areas can be public parks, private preserves, playing fields, golf courses, or other uses provided that the owner documents that the land will stay as open space. The open space must not be federal land and it must not be water (i.e., not a lake or river). There must be no buildings on the land, although parcels larger than 10 acres may have one building that is a necessary appurtenance to open space use, such as a restroom facility, ranger's cabin, or bleachers. Open space is not credited in FIRM Zones A99 or AR.

City Practice: Credit is provided for preserving approximately 33.48 acres in the special flood hazard areas as open space.

10. **Higher Regulatory Standards**: This activity provides credit for regulations that require new development to be protected to one or more standards stricter than the NFIP's minimum requirements.
    - Floodplain management regulations that require freeboard for all new buildings and substantial improvements (i.e., all new buildings (and their furnaces, utilities, ductwork, etc.) must be elevated or floodproofed to a level at least 1 foot above the base flood elevation).
    - Adopt and enforce the soil testing and compaction requirements of the Standard, Uniform, National, or International Building Codes (also known as the Southern, ICBO, BOCA, and I-Codes).
    - Regulations that require ALL improvements, modifications, additions, and reconstruction projects to an existing building to be counted cumulatively over a period of at least five years.
    - Establish a threshold for substantial improvements at less than 50%.
    - Prohibit or restrict critical facilities in the floodplain.
    - Regulations that prohibit fill in the floodplain (not just in the floodway) or that require compensatory storage.
    - Regulations that prohibit activities in the floodplain that are hazardous to public health or water quality or that require that new floodplain developments avoid or minimize disruption to shorelines or stream channels and their banks.
    - Regulations that prohibit or restrict building enclosures, including breakaway walls, below the base flood elevation.
    - Regulations are mandated by state law.
    - Building Code Effectiveness Grading Schedule of class 6 or better. Add points if the community has adopted either the International Residential Code or the International Building Code (50 points if your community adopted both codes).
    - All proposed development projects in the floodplain and the certificates of occupancy for such projects are reviewed by a Certified Floodplain Manager (CFM).
    - Manufactured home parks in the floodplain where the base flood elevation is more than 3 feet deep, require that newly placed manufactured homes be elevated above the base flood elevation.
    - Map or otherwise designate the community's coastal AE Zone (i.e., the coastal SFHA that is not mapped as V Zone) and require that all new buildings in the coastal AE Zone meet the requirements for buildings in V Zones and for openings in A Zones.

City Practice: Credit is provided for enforcing regulations that require freeboard for new construction and substantial improvement, foundation protection, natural and beneficial functions and state mandated regulatory standards. Credit is also provided for a Building Code Effectiveness Grading Schedule (BCEGS) Classification of 2/2.

11. **Land Development Criteria**: This section credits regulatory provisions that encourage developers to avoid the floodplain or to minimize the amount of construction in the floodplain. The areas designated for this credit cannot be the same as the areas designated for open space credit under the open space criteria.

City Practice: No comment in the ISO survey.

12 **Flood Data Maintenance**: Credit is provided for keeping the community's floodplain maps and elevation reference marks more current, useful, or accurate in order to improve local regulations, planning, disclosures, and property appraisals.

City Practice: Credit is provided for maintaining and using digitized maps in the day to day management of the floodplain. Credit is also provided for establishing and maintaining a system of elevation reference marks.

13. **Stormwater Management**: This activity credits regulating new development in the watershed (not just the floodplain) to minimize the adverse impacts of stormwater runoff on downstream flooding and water quality.

City Practice: The community enforces regulations for freeboard in non-SFHA zones, soil and erosion control, and water quality..

14. **Repetitive Loss Requirements**: Repetitive loss requirements are mandatory for any jurisdiction with at least one repetitive loss property. A repetitive loss property has had two or more claims of at least $1,000 paid by the NFIP over a 10-year period since 1978. A jurisdiction with 10 or more repetitive loss properties must review and describe its repetitive loss problem, undertake an outreach project, and prepare a floodplain management plan.

City Practice: No comments in the ISO survey.

15. **Floodplain Management Planning**: The CRS provides credit for preparing, adopting, implementing, evaluating, and updating a comprehensive floodplain management plan. The CRS does not specify what activities a plan must recommend, but it credits plans that have been prepared according to a standard 10-step planning process. The 10-step CRS process is consistent with hazard mitigation planning regulations, pursuant to the Disaster Mitigation Act of 2000 (44 *CFR* 201.6).

City Practice: No comments in the ISO survey.

16. **Acquisition and Relocation**: Credit is provided for acquiring, relocating, or otherwise clearing buildings out of the floodplain. This activity credits any approach as long as an insurable building is removed from the path of flooding. Credit is not provided for structural flood control projects that result in revisions to floodplain boundaries. Acquisition and relocation

credit is provided only if the property qualifies for preserved open space. CRS credit is provided only for acquisition or relocation projects undertaken after the date of the community's initial FIRM. Credit is provided only if the lot is still vacant, even if a new building was built to flood protection standards. Credit is provided only for removing the main building on a lot, not for removing garages, sheds, or other accessory structures.

City Practice: No comments in the ISO survey.

17. **Drainage System Maintenance:** Under this activity, a local government receives credit for defining its drainage system, inspecting it, removing debris, correcting drainage problem sites, and regulating dumping in the system. For the purposes of this activity, a jurisdiction's drainage system consists of all natural and human-made watercourses, conduits, and storage basins that must be maintained in order to prevent flood damage to buildings (including repetitive loss properties) from smaller, more frequent storms. In some areas, this will include streets, roadside ditches, underground storm sewers, and inlets, as well as open channels and detention and retention basins. The defined drainage system must also cover those areas having repetitive loss properties, where the cause of the losses was due to local drainage problems or smaller, more frequent storms.

    City Practice: All of the community's drainage systems are inspected regularly throughout the year and maintenance is performed as needed by the Corvallis Public Works Department. Records are being maintained for both inspections and required maintenance. Credit is also given for an ongoing Capital Improvements Program.

18. **Flood Warning Program:** Credit is provided for a program that provides timely identification of impending flood threats, disseminates warnings to appropriate floodplain occupants, and coordinates flood response activities. The local government must have a flood threat recognition system that identifies an impending flood in order to receive credit under this activity.

    City Practice: Credit is provided for a program that provides timely identification of impending flood events, disseminates warnings to appropriate floodplain residents, and coordinates flood response activities.

2.9 Regulatory Context: Summary Comments

Sections 2.6 to 2.8 above reviewed regulatory programs and issues related to hazard mitigation planning. The state land use planning requirements, Goal 7, and the CRS regulations are all regulatory programs. That is, these programs impose legal requirements and restrictions on development that are intended to provide for public safety and to minimize the future impacts of disaster events on Corvallis.

In contrast, this Hazard Mitigation Plan is <u>not</u> a regulatory document. That is, a Hazard Mitigation Plan is intended to educate the public about hazards and to

encourage prudent practices but it does not mandate practices or regulate development. However, a Hazard Mitigation Plan is closely related so some regulatory processes in the sense that greater awareness about and better data on hazards may subsequently lead to changes in regulations.

An important objective of developing a Hazard Mitigation Plan is to start the long term process of acquiring better data on hazards, vulnerability and risk in Corvallis. Acquiring better data may eventually lead to more regulation of identified high hazard areas. However, better data with higher spatial resolution may also result in reclassifying areas tentatively mapped as being in potential hazard areas as, in fact, not being in hazard areas. For example, the spatial resolution of mapping of potential landslide areas or areas subject to liquefaction in earthquakes is generally low. More refined mapped of such hazards is likely to reduce the areas designated as being potentially subject to these hazards.

3.0 PUBLIC PROCESS

3.1 Overview

City of Corvallis has a strong history of mitigation planning and involving citizens and community partners in many of its planning activities.

Public participation allows a range of public interests to participate and express their ideas, thoughts, and opinions on matters that are important to their way of life. As government stewards of the people, City of Corvallis Government has an obligation to solicit and receive the view of its citizenry. Additionally, the State of Oregon and FEMA have requirements to receive public input during the development of Land Use Plans and flood mitigation plans, respectively.

Corvallis' mitigation planning activities began well before the City initiated development of the Corvallis Hazard Mitigation Plan, including the City's':

- Active participation in the development of the FEMA-approved Benton County Hazard Mitigation Plan. Three of the 15 Benton County Mitigation Plan Steering Committee members represented the City of Corvallis, with representatives from the Corvallis Fire, Public Works, and Community Developments. In addition, several more of the Steering Committee represented other Corvallis-based organizations, including Good Samaritan Regional Medical Center, Oregon State University, ODOT, and CH2M Hill.
- Active and ongoing focus on implementing Oregon's Goal 7.
- Participation in the National Flood Insurance Program, including the Community Rating System.
- Long history of considering natural hazards for land use and zoning planning.

The City of Corvallis was also a charter member of the Benton County Emergency Management Council (BCEMC). BCEMC has been exceptionally active in planning for and responding to disasters events. BCEMC has received numerous awards including being named Outstanding Regional Task Force by FEMA, two Exemplary Practices Awards from Oregon Emergency Management, and an Excellence Award from the Western States Seismic Policy Council. BCEMC was one of the few initial organizations granted Project Impact Community status and funding. Many BCEMC members played an active role in the development of the Corvallis Hazard Mitigation Plan.

Corvallis also played a major role in Benton County's unusually active and successful Project Impact mitigation programs. For Benton County overall, $300,000 in Project Impact funding was leveraged with other grant funds and over $6.5 million in related community projects for a total of over $7.2 million in hazard assessment, education/ outreach and mitigation activities. Many of these projects were in the City of Corvallis, including seismic risk assessment for public schools, nonstructural seismic mitigation in public schools and other facilities, including the Corvallis Senior Center. The City of

Corvallis' effort included over $5.5 million in mitigation projects, including Dixon Creek flood mitigation, Willamette River bank stabilization, and stormwater system upgrades.

The involvement of the public throughout the plan development process has resulted in a Corvallis Hazard Mitigation Plan that includes the concerns and ideas of individuals, organizations, and other agencies and reflects these concerns and ideas in the Goals, Objectives, Strategies and Action Items within the plan.

3.2 Corvallis Hazard Mitigation Plan Steering Committee

A 13-member Steering Committee was formed from City departments with a vested interest in mitigation planning, along with one Benton County Representative. Members of this committee included:

Bob Fenner	City of Corvallis Public Works Department
Jim Mitchell	City of Corvallis Public Works Department
Steve Rogers	City of Corvallis Public Works Department
Tom Penprase	City of Corvallis Public Works Department
John Olson	City of Corvallis Public Works Department
Jerry Smith	City of Corvallis Public Works Department
Nancy Brewer	City of Corvallis Finance Department
Ken Gibb	City of Corvallis Community Development Department
Dan Carlson	City of Corvallis Community Development Department
Roy Emery	City of Corvallis Fire Department
Julie Conway	City of Corvallis Parks and Recreation Department
Carolyn Rawles-Heiser	City of Corvallis Library Department
Mary King	Benton County Emergency Management

3.3 Documentation of Corvallis Mitigation Plan Meetings

Meeting #1 September 6, 2007: Public Meeting
5:00 to 7:00 PM, Main Meeting Room Downtown Corvallis Fire Station

The first public meeting was advertised by three notices in the Corvallis Gazette-Times: one notice on Sunday August 28th and two notices on September 6th, as well as by an extensive e-mail notification list. The meeting notice was also posted on the City of Corvallis website in the "What's New" Section:

Public Notice

The City of Corvallis is seeking input on the development of a Pre-Disaster Mitigation Plan. A public meeting will be held 5:00 pm - 7:00 pm on Thursday, September 6, 2007, in the main meeting room of Fire Station 1, 400 NW Harrison Blvd. This meeting will introduce the planning process to develop a local hazard mitigation plan, detail the purpose and key elements of the Plan, and gather public comment on the needs to be included in the Plan. Topics to be discussed include a review of the major hazards posing risk to Corvallis such as earthquake, flood, wildland/urban interface fires; identify goals, objectives, and

mitigation action items; identify data and data sources needed for the plan; and outline the steps and schedule to submit the plan to the Federal Emergency Management Agency. For more information, contact the Public Works Department at 541-766-6916.

The purpose of the meeting, as documented by the meeting notice above and by the meeting handouts was to:

1) Review the context of a local hazard mitigation plan – what it is, what is included, why it is important to Corvallis ("Corvallis" in the broadest sense of public entities, private entities, and residents).
2) Review the major hazards posing risk to Corvallis: earthquake, flood, wildland/urban interface fires, etc., drawing on the Benton County Plan.
3) Present first cut Corvallis-specific goals, objectives and action items to provoke thinking and discussion from the stakeholders.
4) Identify Corvallis-specific data needed for the Corvallis plan, and identify the sources of such data.
5) Outline the steps and schedule necessary to submit the Corvallis Hazard Mitigation Plan to the Federal Emergency Management Agency (FEMA) as soon as possible.

The meeting was attended by 12 people, with very active discussions taking up two full hours. The meeting attendance list is included at the end of this chapter.

Meeting #2, September 7, 2007: City Staff and Other Stakeholders
9:00 to 11:00 AM, Madison Building Meeting Room

The second meeting was held the morning after the first meeting, primarily for City of Corvallis staff, but with other community stakeholders also present. The purpose and scope of this meeting was very similar to the first public meeting as documented above, with a more detailed focus on assigning data collection efforts for Corvallis-specific data to specific Corvallis staff.

The meeting was attended by 13 people, with very active discussions taking up two full hours. The meeting attendance list is included at the end of this chapter.

Meeting #3, October 15, 2007: City Staff and Other Stakeholders
9:00 AM to 12:00 Noon, Madison Building Meeting Room

The third meeting focused on refining Corvallis-specific mitigation priorities and action items, for each of the natural hazards considered in the Corvallis Hazard Mitigation Plan.

The meeting was attended by 14 people, with very active discussions taking up three full hours. The meeting attendance list is included at the end of this chapter.

Meeting #4: October 15, 2007: Public Meeting
5:00 to 7:00 PM, Madison Building Meeting Room

This meeting was advertised, as was the first Public Meeting on September 6, but multiple notices in the Corvallis Gazette-Times and by notices on the City of Corvallis website. Draft Hazard Mitigation Plan chapters and maps were posted on the City of Corvallis website to facilitate review and comment by all stakeholders.

The meeting was attended by 5 people and focused mostly on seismic issues, which were of most concern for the audience. The meeting attendance list is included at the end of this chapter.

Corvallis Hazard Mitigation Plan: Attendance Lists for Meetings

Meeting #1 September 6, 2007: Public Meeting

Peggy Pierson, Benton County Emergency Management
Mary King, Benton County Emergency Management
LueAnn Belknap, Linn Benton Food Share
Jim Mitchell, Corvallis Public Works Transportation Division Mgr.
Diane Merten
Roy Emery, Corvallis Fire Chief
Robert Fenner, Corvallis Public Works Buildings and Fleet Supervisor
John Olson , Corvallis Public Works Utility Services Supervisor
Sanja Tripathi
Kevin Harding, Hewlitt Packard
Brian Leeper
Ed Pieterick

Meeting #2, September 7, 2007: City Staff Meeting

Gary Boldizsar, Corvallis Police Chief
Nancy Brewer, Corvallis Finance Director
Jim Mitchell, Corvallis Public Works Transportation Division Mgr
Karen Emery, Corvallis Division Mgr for Parks & Recreation
Ellen Vollmert, Corvallis Assistant City Mgr.
John Olson, Corvallis Public Works Collections and Storm Supervisor
Mike Fegles, Corvallis Development Services Supervisor
Roy Emery, Corvallis Fire Chief
Jerry Smith, Corvallis Public Works Communications and GIS Supervisor
Carolyn Rawles-Heiser, Corvallis Library Director
Steve Rogers, Corvallis Public Works Director
Robert Fenner, Corvallis Public Works Buildings & Fleet Supervisor
Ken Gibb, Corvallis Community Development Director

Meeting #3, October 15, 2007: City Staff and Other Stakeholders

John Olson, Corvallis Public Works Utility Services Supervisor
Al Warde, Corvallis Public Works Utility Services Supervisor
Brian Rigwood, Corvallis Public Works Utility Supervisor
Kevin Harding, Hewlitt Packard
Sanja Tripathi
Nancy Brewer, Corvallis Finance Director
Steve Rogers, Corvallis Public Works Director
Steve Deghetto, Corvallis Parks Maintenance Supervisor
Roy Emery, Corvallis Fire Chief
Dan Henslee, Corvallis Police
Robert Fenner, Corvallis Public Works Buildings and Fleet Supervisor
Jim Mitchell, Corvallis Public Works Transportation Division Mgr.

Mary King, Benton County Emergency Supervisor
Ken Gibb, Corvallis Community Development Director

Meeting #4: October 15, 2007: Public Meeting

Jim Mitchell, Corvallis Public Works Transportation Division Mgr.
Robert Fenner, Corvallis Buildings and Fleet Supervisor
Ellen Volmert, Corvallis Assistant City Manager
Roy Emery, Corvallis Fire Chief
Name, American Legion/Veterans of Foreign Wars

4.0 MISSION STATEMENT, GOALS, OBJECTIVES and ACTION ITEMS

4.1 Overview and

The overall purpose of the Corvallis Hazard Mitigation Plan is to reduce the impacts of future natural or human-caused disasters on Corvallis. That is, the purpose is to make Corvallis more disaster resistant and disaster resilient, by reducing the vulnerability to disasters and enhancing the capability to respond effectively to and recover quickly from future disasters.

Completely eliminating the risk of future disasters in Corvallis is neither technologically possible nor economically feasible. However, substantially reducing the negative impacts of future disasters is achievable with the adoption of this pragmatic Hazard Mitigation Plan and ongoing implementation of risk reducing action items.

Incorporating risk reduction strategies and action items into the city's existing programs and decision making processes will facilitate moving Corvallis toward a safer and more disaster resistant future. This mitigation plan provides the framework and guidance for both short- and long-term proactive steps that can be taken to:

- Protect life safety,
- Reduce property damage,
- Minimize economic losses and disruption, and
- Shorten the recovery period from future disasters.

In addition, the Corvallis Hazard Mitigation Plan is intended to meet or contribute towards meeting various regulatory requirements, including:

1. FEMA's (Federal Emergency Management Agency) mitigation planning requirements so that Corvallis remains eligible for pre- and post-disaster mitigation funding from FEMA,
2. Oregon Emergency Management's mitigation planning evaluation criteria, and
3. Oregon's Goal 7 natural hazard planning guidelines.

Meeting these regulatory requirements is an essential step to facilitate implementation of mitigation measures and in making progress towards achieving the primary mission, goals and objectives summarized below.

The Corvallis Hazard Mitigation Plan is based on a four-step framework that is designed to help focus attention and action on successful mitigation strategies: Mission Statement, Goals, Objectives and Action Items.

- **Mission Statement.** The Mission Statement states the purpose and defines the primary function of the Corvallis Hazard Mitigation Plan. The Mission Statement is an action-oriented summary that answers the question "Why develop a hazard mitigation plan?"
- **Goals.** Goals identify priorities and specify how Corvallis intends to work toward reducing the risks from natural and human-caused hazards. The Goals represent the guiding principles toward which the City's efforts are directed. Goals provide focus for the more specific issues, recommendations and actions addressed in Objectives and Action Items.
- **Objectives.** Each Goal has Objectives which specify the directions, methods, processes, or steps necessary to accomplish the plan's Goals. Objectives lead directly to specific Action Items.
- **Action Items.** Action items are specific well-defined activities or projects that work to reduce risk. That is, the Action Items represent the steps necessary to achieve the Mission Statement, Goals and Objectives.

4.2 Mission Statement

The mission of the Corvallis Hazard Mitigation Plan is to:

> **Proactively facilitate and support city-wide policies, practices, and programs that make Corvallis more disaster resistant and disaster resilient.**

Making Corvallis more disaster resistant and disaster resilient means taking proactive steps and actions to:

- Protect life safety,
- Reduce property damage,
- Minimize economic losses and disruption, and
- Shorten the recovery period from future disasters.

4.3 Mitigation Plan Goals and Objectives

Mitigation plan goals and objectives guide the direction of future policies and activities aimed at reducing risk and preventing loss from disaster events. The goals and objectives listed here serve as guideposts and checklists as agencies, organizations, and individuals begin implementing mitigation action items in Corvallis.

Corvallis's mitigation plan goals and objectives are based broadly on the goals established by the State of Oregon Natural Hazards Mitigation Plan, and are consistent with goals and objectives in the Benton County Hazard Mitigation Plan. However, the specific priorities, emphasis and language are Corvallis's. These goals were developed with extensive input and priority setting by agencies, the mitigation plan steering committee, stakeholders and citizens from Corvallis.

Goal 1: Reduce the Threat to Life Safety

Objectives:

A. Enhance life safety by minimizing the potential for deaths and injuries in future disaster events.

B. Enhance life safety by maximizing the access of emergency services to all parts of the city.

Goal 2: Protect Critical Buildings, Facilities, and Infrastructure

Objective:

A. Implement activities or projects to protect critical facilities and infrastructure in both the public- and private-sectors.

Goal 3: Enhance Emergency and Essential Services

A. Seek opportunities to enhance, protect, and integrate emergency and essential services.

B. Strengthen emergency operations plans and procedures by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.

Goal 4: Reduce the Threat to Property

Objectives:

A. Identify buildings and infrastructure at high risk from one or more hazards.

B. Use GIS mapping of hazards and inventory to identify and highlight at risk buildings, facilities and infrastructure.

C. Conduct risk assessments for critical buildings, facilities and infrastructure at high risk to determine cost effective mitigation actions to eliminate or reduce risk.

D. Encourage home- and business-owners to evaluate and mitigate risk to their properties.

Goal 5: Create a Disaster-Resistant and Disaster-Resilient Economy

Objectives:

A. Develop and implement activities to protect economic well-being and vitality while reducing economic hardship in post disaster situations.

B. Reduce insurance losses and repetitive claims for chronic hazard events.

C. Work with State and Federal partners to reduce short-term and long-term recovery and reconstruction costs.

D. Expedite pre-disaster and post-disaster grants and program funding.

Goal 6: Increase Public Awareness, Education, Outreach, and Partnerships

Objectives:

A. Coordinate and collaborate, where possible, risk reduction outreach efforts with both public and private organizations.

B. Develop and implement risk reduction education programs to increase awareness among citizens, local, county, and regional agencies, non-profit organizations, business, and industry.

C. Promote insurance coverage for catastrophic hazards

D. Strengthen communication and coordinate participation in and between public agencies, citizens, nonprofit organizations, business, and industry.

Goal 7: Vigorously Seek Funding Sources for Mitigation Actions

Objectives:

A. Explore both private and public (local, state and federal) funding sources for mitigation actions.

B. Consider financial and tax incentives to encourage private sector mitigation actions in Corvallis.

4.3 Corvallis Hazard Mitigation Plan Action Items

The Mission Statement, Goals and Objectives for Corvallis, as outlined above, are achieved via implementation of specific mitigation action items. Action items may include refinement of policies, data collection to better characterize hazards or risk, education, outreach or partnership-building activities, as well as specific engineering or construction measures to reduce risk from one or more hazards at specific locations within Corvallis.

Action items identified and prioritized during the development of the Corvallis Hazard Mitigation Plan are summarized in the following tables.

Individual action items may address a single hazard (such as flood, earthquake, or windstorm) or they may address two or more hazards concurrently. The first group of action items is for multi-hazard items that address more than one hazard, followed by groups of action items for each of the eight hazards considered in this plan , as addressed in Chapters 6 to 13.

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Multi-Hazard Mitigation Action Items								
Short-Term #1	Establish a formal role for the Corvallis Hazard Mitigation Steering Committee to develop a sustainable process to encourage, implement, monitor, and evaluate citywide mitigation actions	Public Works, Community Development, Fire	Ongoing	X	X	X	X	X
Short-Term #2	Identify and pursue funding opportunities to implement mitigation actions	Public Works, Community Development	Ongoing	X	X	X	X	X
Short-Term #3	Participate in public and private sector partnerships to foster hazard mitigation activities	Public Works, Community Development, City Manager's Office	Ongoing					X
Short-Term #4	Develop separate detailed inventories of at-risk public and private buildings and infrastructure and prioritize mitigation actions	Public Works, Community Development	1-2 Years	X	X	X	X	
Long-Term #1	Develop education programs aimed at mitigating the risk posed by hazards	Emergency Management, Capital Planning and Development	Ongoing					X
Long-Term #2	Integrate the Mitigation Plan findings into planning and regulatory documents and programs as appropriate	Public Works, Community Development, Fire	Ongoing	X	X	X	X	X
Long-Term #3	Integrate hazard, vulnerability and risk Mitigation Plan findings into enhanced Emergency Operations planning.	Public Works, Fire, Police	Ongoing	X	X	X	X	X
Long-Term #4	Update website to include mitigation activities, opportunities, and success stories	Emergency Management, Planning, Information Services	Ongoing					X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Flood Mitigation Action Items: Within FEMA-Mapped Floodplains								
Short-Term #1	Inventory critical facilities (if any) within mapped floodplains or other high flood risk areas and identify mitigation options if such facilities are identified.	Public Works, Community Development	Ongoing	X	X	X	X	
Short-Term #2	Survey elevation data for buildings within mapped floodplains, evaluate flood risk quantitatively, and explore mitigation options with property owners.	Public Works, Community Development	Ongoing	X		X	X	X
Flood Mitigation Action Items: Outside of FEMA-Mapped Floodplains								
Short-Term #1	Complete the inventory of locations in Corvallis subject to frequent storm water flooding	Public Works, Community Development	Ongoing	X	X	X	X	X
Long-Term #1	For locations with repetitive flooding and significant damages or road closures, determine and implement mitigation measures such as upsizing culverts or storm water drainage ditches	Public Works	Ongoing	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Winter Storms Mitigation Action Items								
Short-Term #1	Inventory and remove hazardous trees in City right of way	Public Works, Parks	Ongoing	X	X	X	X	
Short-Term #2	Complete an inventory of locations in Corvallis subject to frequent storm water flooding or repetitive tree fall problems from wind/ice	Public Works, Parks	Ongoing	X	X	X	X	X
Short-Term #3	Enhance tree trimming efforts especially for transmission lines and trunk distribution lines and consider tree trimming ordinance	Public Works, private utilities	Ongoing	X	X	X	X	X
Short-Term #4	Encourage property owners to trim trees near service drops to individual customers	Public Works	Ongoing	X		X	X	X
Short-Term #5	Ensure that all critical facilities in Corvallis have backup power and emergency operations plans to deal with power outages	Public Works, Benton County Emergency Management, Community Development and private owners	1-2 Years	X	X			X
Long-Term #1	For locations with repetitive flooding and significant damages or road closures, determine and implement mitigation measures such as upsizing culverts or storm water drainage ditches	Public Works	Ongoing	X	X	X	X	X
Long-Term #2	Consider upgrading electric lines and poles to improve wind/ice loading, undergrounding critical lines, and adding interconnect switches to allow alternative feed paths and disconnect switches to minimize outage areas	Private utilities	5 Years	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Landslide Mitigation Action Items								
Short-Term #1	Complete a detailed inventory of locations where critical facilities and infrastructure are subject to landslides	Public Works, Community Development	1-5 Years	X	X	X	X	X
Long-Term #1	Consider landslide mitigation actions for slides seriously threatening critical facilities, other buildings or infrastructure	Public Works, Community Development	5 Years	X	X	X	X	X
Long-Term #2	Limit future development in high landslide potential areas	Community Development	Ongoing	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Wildland/Urban Interface Fire Mitigation Action Items								
Short-Term #1	Identify specific parts of Corvallis at high risk for urban/wildland interface fires because of fuel loading, topography and prevailing construction practices	Fire	1-2 Years	X	X	X	X	X
Short-Term #2	Identify evacuation routes and procedures for high risk areas and educate the public	Fire	Ongoing	X	X	X		X
Short-Term #3	Develop Corvallis Wildfire Protection Plan	Fire	1-2 Years	X	X	X	X	X
Long-Term #1	Encourage fire-safe construction practices for existing and new construction in high risk areas	Fire, Community Development	Ongoing	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Earthquake Mitigation Action Items								
Short-Term #1	Complete seismic retrofits for City Hall and the Marys River bridge crossings for water transmission lines, both of which are critical facilities for Corvallis, urgently requiring retrofit	Public Works	1-2 Years	X	X	X	X	
Short-Term #2	Complete seismic retrofit for North Hill 1st Level East Reservoir	Public Works	1-2 Years	X	X	X	X	
Short-Term #3	Complete seismic vulnerability analyses of critical facilities with significant seismic vulnerabilities, including fire, police, medical, and other emergency communication/response facilities	Public Works, community partners	1-5 Years	X	X	X	X	X
Short-Term #4	Complete seismic vulnerability analyses for lifeline utility and transportation systems, including: water, wastewater, natural gas, electric power, telecommunications and bridges	Public Works, ODOT, private utilities	1-5 Years	X	X	X	X	X
Short-Term #5	Support/steer a project using outside support/consultants to complete an inventory of public, commercial and residential buildings that may be particularly vulnerable to earthquake damage	Public Works, Community Development	2-5 years	X	X	X	X	X
Short-Term #6	Educate homeowners about structural and non-structural retrofitting of vulnerable homes and encourage retrofit	Public Works, Community Development	Ongoing	X		X	X	X
Long-Term #1	Obtain funding and retrofit critical public buildings and lifeline utility and transportation facilities with significant seismic vulnerabilities	Public Works, ODOT, private utilities	10 years	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Volcanic Hazards Mitigation Action Items								
Short-Term #1	Update public emergency notification procedures for ash fall events	Public Works, Fire, Police, City Manager's Office	1-2 Years	X	X			X
Short-Term #2	Update emergency response planning for ash fall events	Public Works, Fire, Police	1-2 Years	X	X			X
Short-Term #3	Evaluate capability of water treatment plants to deal with high turbidity from ash falls and upgrade treatment facilities and emergency response plans to deal with ash falls	Public Works	1-2 Years	X	X	X	X	X
Short-Term #4	Prepare/pre-script public messages about protection from and disposing of volcanic ash	Public Works, Fire, Police						X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Dam Safety Mitigation Action Items								
Short-Term #1	Prepare high resolution maps of the dam failure inundation areas and update emergency response plans, including public notification and evacuation routes.	Public Works, City Manager's Office, Benton County Emergency Management	1-2 Years	X	X			X
Short-Term #2	Encourage the Corps of Engineers to undertake a though seismic risk evaluations for dams upstream of Corvallis and to make seismic and/or flood improvements as necessary	Benton County Emergency Management	Ongoing	X	X	X	X	X

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Utility and Transportation System Disruption Mitigation Action Items								
Short-Term #1	Educate and encourage residents to maintain several days of emergency supplies for power outages or road closures	Public Works, Fire, Police, Benton County Emergency Management	Ongoing	X	X			X
Short-Term #2	Review and update emergency response plans for disruptions of utilities or roads	Public Works, Fire, Police	1-2 Years	X	X			X
Short-Term #3	Ensure that all critical facilities in Corvallis have backup power and emergency operations plans to deal with power outages	Public Works, Fire, Police	1-2 Years	X	X			X
Short-Term #4	Write procedures for maintaining water supply during extended power outages	Public Works	1-2 years		X		X	

5.0 PLAN ADOPTION, MAINTENANCE and IMPLEMENTATION

5.1 Overview

For a hazard mitigation plan to be effective, it has to be implemented gradually over time, as resources become available, continually evaluated and periodically updated. Only through developing a system which routinely incorporates logical thinking about hazards and cost-effective mitigation into ongoing public- and private-sector decision making will the mitigation action items in this document be accomplished effectively. The following sections depict how Corvallis has adopted and will implement and maintain the vitality of the Corvallis Hazard Mitigation Plan.

5.2 Plan Adoption

FEMA approval of the Plan was received on **….TBD…..** FEMA approval means that Corvallis's Hazard Mitigation Plan meets national standards and that the City will continue to be eligible for hazard mitigation funding from FEMA's Hazard Mitigation Grant Program, the Pre-Disaster Mitigation Program and the Flood Mitigation Assistance Program.

The Corvallis Hazard Mitigation Plan was adopted by the Corvallis City Council on **….TBD……**, making this the effective date of the plan.

Corvallis has the necessary human resources to ensure the Plan continues to be an active planning document. City staff have been active in the preparation of the plan, and have gained an understating of the process and the desire to integrate the plan into the Corvallis Comprehensive Plan Land Use Plan. In 2006 the City of Corvallis was included in the Benton County's Hazard Mitigation Plan. The City of Corvallis is required by the Oregon Director of Emergency Services to develop a Multi- Hazard Plan for the City of Corvallis. The Plan will provide the City, private business and the public information on how to minimize potential hazard risks in the City. The city has experienced several disasters, flooding, earthquakes of minimal size and winter storms. Through this linkage, the plan will be kept active and be an ongoing working document.

Recent major high-profile disasters, including hurricanes on the Gulf Coast and the earthquake/tsunami in Indonesia, have raised public awareness about disasters. These events, and the growing understanding of the threats posed to Corvallis from various national and anthropogenic hazards, have kept the interest in hazard mitigation planning and implementation alive at the City Council level, at the city staff level, among private sector entities and among the citizens of Corvallis.

5.3 Implementation

Coordinating Body

The Corvallis Hazard Mitigation Planning Committee will ensure the successful implementation of the plan. Members of Community Development, Public Works, Fire, Police, Parks and Recreation, Library, Finance, and City Council will coordinate the implementation of the plan and be responsible for periodically monitoring, evaluating and updating the plan. The city will continue to provide staffing to accomplish this. Consistent staffing allows for well-organized meetings and will ensure that the right people are involved at the meetings. The existing active interest in mitigation and emergency planning that exists within Corvallis will help to ensure the successful implementation of the plan.

Integration of the Hazard Mitigation Plan into Ongoing Programs, Policies, and Practices

The mission statement, objectives, goals and action items outlined in Chapter 4 of the Corvallis Hazard Mitigation Plan provide a strong framework and guidance for the identified mitigation priorities for Corvallis. However, the Mitigation Plan is a guidance document, not a regulatory document; and thus implementation of the objectives, goals and action items can be accomplished most effectively by fully integrating this guidance into ongoing city-wide programs, policies and practices.

The City of Corvallis government structure includes a mayor and city council as well as numerous departments, boards and commissions, as outline in Figure 5.1 on the following page. Many, indeed most, of the governmental entities have functions which overlap with awareness of or education and outreach about hazards posing risk to Corvallis and and/or to implementation of hazard mitigation actions in either/or the public and private sectors.

The City of Corvallis currently addresses statewide planning goals and legislative requirements through its comprehensive land use plan, capital improvement plans, and implementation of building codes. The Hazard Mitigation Plan provides a series of action items – many of which are closely related to the objectives of these existing City programs. To the extent possible, Corvallis will work to incorporate the recommended mitigation action items into existing programs and procedures. These action items will help the City address various other statewide requirements, such as land-use planning Goal 7, which was developed to protect life and property from natural disasters and hazards through planning strategies that restrict development in areas of known hazards.

Figure 5.1
Structure of Corvallis Government

Mayor

City Council

Departments and Divisions:

- City Manager's Office
- Finance
- Parks and Recreation
- Public Works
  - Administration
  - Engineering
  - Transportation
  - Utilities
- Fire
- Police
- Community Development
  - Development Services
  - Planning
  - Housing
  - Administration
- Corvallis-Benton County Public Library

Boards, Commissions and Committees[1]:

- Airport Commission
- Budget Commission
- Capital Improvement Program Commission
- Citizens Advisory Commission on Civic Beautification and Urban Forestry
- Citizens Advisory Commission on Transit
- Committee for Citizen Involvement
- Core Services Committee
- Corvallis-Benton County Library Board
- Downtown and Economic Vitality Plans Implementation Commission
- Historic Resources Commission
- Housing and Community Development Commission
- Land Development Hearings Board
- Open Space Advisory Board
- Parks, Natural Areas, and Recreation Board
- Planning Commission
- Riverfront Commission
- Watershed Management Advisory Commission

[1] related to hazards and planning

Goal 7 requires that local governments base development plans on inventories of known areas of natural disasters and hazards and that the intensity of development should be limited by the degree to which the natural hazard occurs within the areas of proposed development. The City's Planning Department will be responsible for land use reviews, and assuring compliance with the zoning codes. The department will be able to use the resources and actions identified in this plan as an avenue to update statewide land-use planning Goal 7: Natural Hazards element of the City's comprehensive plan and to integrate mitigation into existing zoning and planning documents when applicable.

Additionally, the City is also responsible for issuing building permits and promoting compliance with city-adopted construction codes. After the adoption of this Hazard Mitigation Plan, the Development Services Division will review the city's adopted building code to ensure it is sufficient to support its goals and objectives. In addition, the Development Services Division will promote safe building practices in an effort to have structures more resistant to the impacts of all hazards.

This integration of the Plan with ongoing activities will continue for other plans and projects within the City. As development plans come into the Planning Division, reviewers will need to keep in mind potential hazard mitigation actions that may need

to be implemented. The adopted building codes for the City include many standards that mitigate potential hazard damage. The City stays current in adoption of upgraded codes, ensuring that the new construction activities will meet the highest standard available for hazards such as floods and seismic.

Capital improvement planning that occurs in the future will also contribute to the goals in the Hazard Mitigation Plan. Various City Departments, including Finance, Public Works, Community Development and Parks and Recreation, develop Capital Improvement Programs (CIPs) and review them on an annual basis. The Hazard Mitigation Planning Committee will work with these departments to identify any relevant action items from Hazard Mitigation Plan and work to incorporate such actions into the appropriate sections of the City's CIP's.

Within six months of formal adoption of the City's Hazard Mitigation Plan, the procedures listed above will be incorporated into the process of existing planning mechanisms at the City level. The meetings of the Hazard Mitigation Planning Committee will provide an opportunity for committee members to report back on the progress made on the integration of mitigation planning elements into City planning documents, policies, procedures, and programs.

Cost Effectiveness of Mitigation Projects

As Corvallis and other entities, public or private, within the City consider whether or not to undertake specific mitigation projects or evaluate how to decide between competing mitigation projects, they must answer questions that don't always have obvious answers, such as:

What is the nature of the hazard problem?

How frequent and how severe are hazard events?

Do we want to undertake mitigation measures?

What mitigation measures are feasible, appropriate, and affordable?

How do we prioritize between competing mitigation projects?

Are our mitigation projects likely to be eligible for FEMA funding?

Corvallis recognizes that benefit-cost analysis is a powerful tool that can help communities provide solid, defensible answers to these difficult socio-political-economic-engineering questions. Benefit-cost analysis is <u>required</u> for all FEMA-funded mitigation projects, under both pre-disaster and post-disaster mitigation programs. Thus, communities seeking FEMA funding must understand benefit-cost analysis. However, regardless of whether or not FEMA funding is involved, benefit-cost analysis provides a sound basis for evaluating and prioritizing possible mitigation projects for any natural hazard. Thus, Corvallis will use benefit-cost analysis and related economic tools, such as cost-effectiveness evaluation, to the extent practicable in prioritizing and implementing mitigation actions. See the Benefit-Cost Appendix at the end of the Corvallis Hazard Mitigation Plan for details on the benefit-cost analysis process.

5.4 Plan Maintenance

Periodic Monitoring, Evaluation and Updating

The Corvallis Hazard Mitigation Plan will be monitored and evaluated annually and updated at least every five years. As the community gradually implements the action items within the Plan, remaining action items may evolve or priorities may change. The hazards that exist in Corvallis will continue to exist, but the conditions within the community, such as the population and development patterns, will undoubtedly continue to change. As such changes occur gradually over time, the Plan will be regularly monitored, evaluated, and updated to ensure that it remains up-to-date and retains its vitality and relevance.

Local, state and federal agencies will conduct or refine studies that may lead to new or better information on specific hazards. For example, flood plan maps are periodically updated and new studies may better define landslide or debris flow areas or areas subject to liquefaction during earthquakes. The new information will need to be incorporated not only into the Hazard Mitigation Plan but also into other documents, such as the Comprehensive Plan.

Changes in the priorities of citizens of Corvallis may also affect the effectiveness of the Plan. Community values are regularly monitored through the Comprehensive Plan update process. As the Comprehensive Plan is implemented and updated, the Hazard Mitigation Plan will be reviewed as well.

The Hazard Mitigation Planning Committee will meet at least annually to review and evaluate the Plan. This will be the opportunity to incorporate new information into the Plan and remove outdated items and completed actions. This will also be the time to recognize the success of the community in implementation of action items. All revisions of the Plan will be taken to the City Council for formal acknowledgement as part of Corvallis's Plan maintenance and implementation program. The Hazard Mitigation Planning Committee will also have lead responsibility for the formal updates of the plan every five years.

Continued Public Involvement and Participation

Implementation of the mitigation actions identified in the Plan must engage the community. The participation that led to the Plan was the result of existing community networks, and these networks will continue to participate as the community-wide mitigation activities identified in the plan are implemented. Some projects can be done at the volunteer level, and others will require technical expertise. The stakeholders in the planning process will become project partners, as needed, on specific items.

There are many organizations within the City that have common interests and concerns, including hazard mitigation. Organizations such as Benton County, Good Samaritan Hospital, Benton County Emergency Services, Hewitt Packard, Corvallis Chamber Commerce and various other large and small businesses will be important

partners in the implementation of the Plan over time. Successful completion of high priority mitigation action items will require ongoing project planning with active participation from all stakeholders.

Corvallis has a proven history of involving, and continues to involve, multiple partners in planning and mitigation work. These partnerships with local, state, and federal partners have resulted in comprehensive plans and projects that could not have been completed by any agency alone. This cooperation is also demonstrated by the broad-based makeup of the Hazard Mitigation Planning Committee.

Corvallis is dedicated to involving the public directly in the ongoing monitoring, evaluating and updating of the Hazard Mitigation Plan. Copies of the Plan will be posted on the City's website, which will also contain an email address and phone number to which people can direct their comments and concerns about hazard mitigation issues and priorities.

Public meetings will also be held after each annual evaluation or when deemed necessary by the Hazard Mitigation Planning Committee, The meetings will provide the public a forum at which they can express their concerns, opinions, or ideas about the Plan. The representatives from Public Works, Community Development and Fire Department will maintain public involvement and advertise for the public meetings through existing community organizations such as. The City's represenatives will be responsible for using City resources to publicize the annual public meetings and maintain public involvement, to include the City's website, informational posters, City newsletter, email distribution lists, and local newspapers.

STAPLE/E Approach

Corvallis will also use the STAPLE/E methodology developed by the State of Oregon: "State of Oregon's Local Natural Hazard Mitigation Plan: An Evaluation Process". Using STAPLE/E criteria, mitigation activities can be evaluated quickly in a systematic fashion based on the Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE/E) considerations and opportunities for implementing particular mitigation action items in the City. The STAPLE/E approach is helpful for doing a quick analysis of mitigation projects. Most projects that seek federal funding and others often require more detailed Benefit/Cost Analyses.

The following are suggestions for how to examine each aspect of the STAPLE/E Approach.

Social: Planning Division staff, local non-profit organizations, or local planning groups can help answer these questions.

- Is the proposed action socially acceptable to the community?
- Are there equity issues involved that would mean that one segment of the community is treated unfairly? (Or one segment more favorably?)
- Will the action cause social disruption?

Technical: Public Works, Engineering and Development services Division staff can help answer these questions.

- Will the proposed action work?
- Will it create more problems than it solves?
- Does it solve a problem or only a symptom?
- Is it the most useful action in light of other goals?

Administrative: Elected officials can help answer these questions.

- Is the action implementable?
- Is there someone to coordinate and lead the effort?
- Is there sufficient funding, staff, and technical support available?
- Are there ongoing administrative requirements that need to be met?

Political: City Council members and planning officials can help answer these questions.

- Is the action politically acceptable?
- Is there public support both to implement and to maintain the project?

Legal: Include legal counsel, land use planners, and risk managers in this discussion.

- Who is authorized to implement the proposed action?
- Is there a clear legal basis or precedent for this activity?
- Are there legal side effects? Could the activity be construed as a taking?
- Is the proposed action allowed by the comprehensive plan, or must the comprehensive plan be amended to allow the proposed action?
- Will the City be liable for action or lack of action?
- Will the activity be challenged?

Economic: City Economic Development staff, civil engineers, Building Department, and the County Assessment and Tax Assessor Office can help answer these questions.

- What are the costs and benefits of this action?
- Do the benefits exceed the costs?
- Are initial, maintenance, and administrative costs taken into account?
- Has funding been secured for the proposed action? If not, what are the potential funding sources (public, non-profit, and private)?
- How will this action affect the fiscal capability of the City?
- What burden will this action place on the tax base or economy?
- What are the budget and revenue effects of this activity?
- Does the action contribute to other goals, such as capital improvements or economic development?
- What benefits will the action provide? (This can include dollar amount of damages prevented, number of homes protected, credit under the CRS, potential for funding under the HMGP or the FMA program, etc.)

Environmental: Environmental groups, land use planners, public works, and natural resource managers can help answer these questions.

- How will the action impact the environment?
- Will the action need environmental regulatory approvals?
- Will it meet local and state regulatory requirements?
- Are endangered or threatened species likely to be affected?

6.0 FLOOD HAZARDS

Corvallis is subject to flooding from several different types of flood sources, including:

1) over bank flooding from the Willamette River and the Marys River,
2) over bank flooding from numerous smaller creeks which are tributaries to the above rivers, and
3) local storm water drainage flooding.

Flooding on streams and rivers within Corvallis generally results from large winter storms from the Pacific, which often result in simultaneous flooding on many rivers and streams in an affected area. However, because of geographic variations in rainfall amounts and differences in drainage areas, slopes, and other watershed characteristics, the severity of flooding in any given rainfall event often varies significantly from stream to stream and location to location. Historically, most major floods in Corvallis have occurred in the months of December, January and February, although flooding in other months is certainly possible.

6.1 Historical Floods in Corvallis

Historically, flooding has occurred in Corvallis throughout the recorded history of the area, ever since the first European settlers arrived in the area in the mid-1800s.

The FEMA Flood Insurance Studies for Corvallis (August 5, 1986) and for Albany (July 7, 1999) have a brief history of major historical floods in Corvallis. Major floods on the Willamette River occurred in 1861, 1890, 1901, 1909, 1923, 1964, 1972, and 1974. Lesser floods occurred in 1943, 1945, 1946, 1948, 1953, 1961, and 1977.

The 1861 was the greatest flood event along the Willamette. Without flood control measures, the 1964 flood would have been the greatest flood of the 20th century; however, flood control measures greatly reduced the peak flood discharge and flood elevations and thereby greatly reduced areas affected by the flood. Even so, extensive flooding occurred in North Albany, South Corvallis and other areas along the river.

Flooding potential along the Willamette River has been substantially reduced by the 11 major flood control reservoirs on the Willamette with about 1.7 million acre feet of flood control storage. Despite the reduction in flood potential from construction of the dams, portions of Corvallis continue to have a significant level of flood risk from the major rivers as well as from the numerous streams running through Corvallis. The dams on the Willamette have not reduced flood risk on the Marys River or on the smaller streams.

6.2 The 1996 Flood

The most recent significant flood event in Corvallis occurred in February 1996. Unusually heavy rains over the four-day period from February 5th to February 8th 1996 resulted in significant flooding on numerous rivers and streams throughout western Oregon. In Corvallis, flood impacts continued for several days after the end of heavy rainfall.

The following narratives about the 1996 flood are from: T**he Cascades West Region of Oregon and the February Flood of 1996: A Regional Flood Recovery Plan for Benton, Lane, Lincoln, and Linn Counties** (November 1996).

The already saturated ground caused the rain to flow into the creeks and soon overflow their banks in the north and south ends of Corvallis. 147 people were rescued by rubber raft in north Corvallis on Tuesday Feb 6. The situation continued to worsen throughout the county, but specifically in the City of Corvallis. The Marys River (Philomath/Corvallis) and overtopped their banks and isolated homes and motorists, prompting more rescues throughout Tuesday and Wednesday. The Willamette River in Corvallis came within 6 inches of flood stage, but did not flood. However, it affected the Marys River, which could not feed into the Willamette and discharge their flood waters.

Shelters were established in Corvallis. Dixon, Oak and Squaw Creeks overflowed their banks, and storm runoff flooded many streets. The Marys River and Mill Race also overflowed their banks and affected south Corvallis. The sewer and storm drains were over capacity and sewage contaminated much of the water. The main north-street through town was closed at 8 pm, after many vehicles were stalled in the high water. Drainage ditches overflowed onto the highway and flooded homes and businesses in south Corvallis. Sandbagging attempts kept some of the water at bay, but not all of it. On Thursday morning, south Corvallis was cut off from the rest of the city. As the day worsened, the bridges over the Willamette (Hwy 34/20) were closed. The waters continued to back up into basements and began to flood key facilities (Pacific Power control station and Corvallis Law Enforcement Building). On Friday, the waters crested and shuttles were used to bring residents to and from south Corvallis. Cost estimates of the flood for the City of Corvallis totaled $465,091.

6.3 Flood Hazards and Flood Risk: Within Mapped Floodplains

6.3.1 Overview

FEMA Floodplain Maps show areas where the Federal Emergency Management Agency (FEMA) has determined that a flood hazard exists. Nearly all communities in Corvallis have at least some portion of the mapped hazard areas, or floodplains, within their jurisdiction. The FEMA-mapped floodplains in Corvallis are summarized below in Table 6.1 from the FEMA Flood Insurance Studies (FIS) for Corvallis. Each FIS includes a summary of historical flood experience along with quantitative data on

stream discharges (volume of water flowing in the river or stream) and flood elevations.

For the most part, the FEMA-mapped floodplains in Corvallis include only areas along the larger rivers and streams, which also have significant concentrations of development and population. Throughout Corvallis, there are many other localized areas that have significant flood risk but are not included in the FEMA mapped floodplains because the streams are too small and/or because the flood-prone population is too small. Furthermore, there are additional localities within Corvallis were flooding occurs because of local storm water drainage, rather than overbank flooding from rivers and streams. Such, local storm water drainage areas are not mapped by FEMA. Thus, evaluation of flood hazards in Corvallis must consider not only the FEMA-mapped floodplains, but also the other localized areas of repetitive flooding or high flood risk outside of the mapped floodplains (see Section 6.4).

Table 6.1
FEMA-Mapped Floodplains in Corvallis

Flood Insurance Study	Flood Sources with Detailed Studies[1]	Flood Sources with Approximate Studies[1]
Corvallis (July 2, 1984)		
	Willamette River	Sequoia Ditch
	Marys River	North Fork Squaw Creek[2]
	Millrace and Millrace Overflow	South Fork Squaw Creek[2]
	Steward Slough	Oak Creek
	Dixon Creek	North Fork Dixon Creek
	South Fork Dixon Creek	South Fork Dixon Creek
	Squaw Creek[2]	Unnamed tributary to Dixon Creek
	South Fork Squaw Creek	
	Oak Creek	

[1] Detailed and approximate studies include specific portions of the reaches along these flood sources as listed in each Flood Insurance Study.

[2] Subsequent to the FEMA Flood Insurance Study, Squaw Creek has been renamed Dunawi Creek.

FEMA Flood Insurance Rate Maps (FIRMs) for the above mapped areas show flood plain details such as the 100-year and 500-year flood plain boundaries. For Corvallis, there are six FIRMs (effective date January 3, 1985), which are the most recent maps.

FEMA-mapped floodplains in Corvallis include:

1) a broad swath of the lowlands along the reach of the Willamette River, and
2) bands along the smaller FEMA-mapped rivers and creeks in Corvallis.

A synopsis of these FEMA mapped flood-prone areas in Corvallis is given below in Table 6.2.

Table 6.2
Synopsis of FEMA-Mapped Flood-Prone Areas in Corvallis

FIRM Maps	Flood Source	Geographic Area
Corvallis (6 FIRMs)		
	Willamette River	band along the west bank of the river, extending to or near 1st Street, with wider flood-prone areas in the vicinity of Marys River and the Millrace and in the vicinity of Dixon Creek
	Dixon Creek, including North and South Forks	Narrow bands along these creeks, extending to a wider band downtown in vicinity of Polk and Buchanan to the Willamette River
	Sequoia Ditch	Area in vicinity of Sycamore Ave., Sequoia Ave. and 9th St. and area along Circle Blvd, east of the railroad tracks
	Steward Slew	area in northeast Corvallis west of Canterbury, south to Plymouth Circle and Sherwood Way and west to the railroad tracks
	Oak Creek	Area north of Highway 20/34 west of 27th Street
	Marys River	Areas north and south of Highway 20/34
	Squaw Creek, including North and South Forks[1]	narrow bands along these creeks, extending to the Marys River
	Mill Race and Marys River	Area between Marys River and Millrace, east of the railroad tracks, south to vicinity of Tunison Ave.

[1] Subsequent to the FEMA Flood Insurance Study, Squaw Creek has been renamed Dunawi Creek.

An important caveat in interpreting the FEMA floodplain maps (and the synopsis above) is that there are additional areas of Corvallis, not within the mapped floodplains, that are also at flood risk. These flood-prone areas are discussed later in this chapter (Section 6.4).

Full details of the FEMA-mapped flood plains in Corvallis are shown on the six FIRMs referenced above. The following maps give an overview of these mapped flood-prone areas. Figure 6.1 shows a city-wide overview of floodplains while Figures 6.2 through 6.6 show more localized areas. For full details of the FEMA-mapped floodplains in Corvallis see the FEMA FIRM maps.

From an overlay of Corvallis GIS data with the FEMA floodplain maps, it has been determined that there are 1679 buildings in Corvallis whose footprint is within the mapped 100-year floodplain and an additional 1439 buildings whose footprint is above the 100-year floodplain, but within the 500-year floodplain. Thus, in total, there are over 3100 buildings in Corvallis that may be at significant flood risk. These building data include a few greenhouses, miscellaneous structures, and buildings under construction.

These data do not consider the elevation of the structures. Many of these structures may be within the floodplain, but with first floor elevations above the flood levels. More detailed quantitative flood risk assessment for these buildings requires elevation data.

Figure 6.1
FEMA Mapped Floodplains in Corvallis

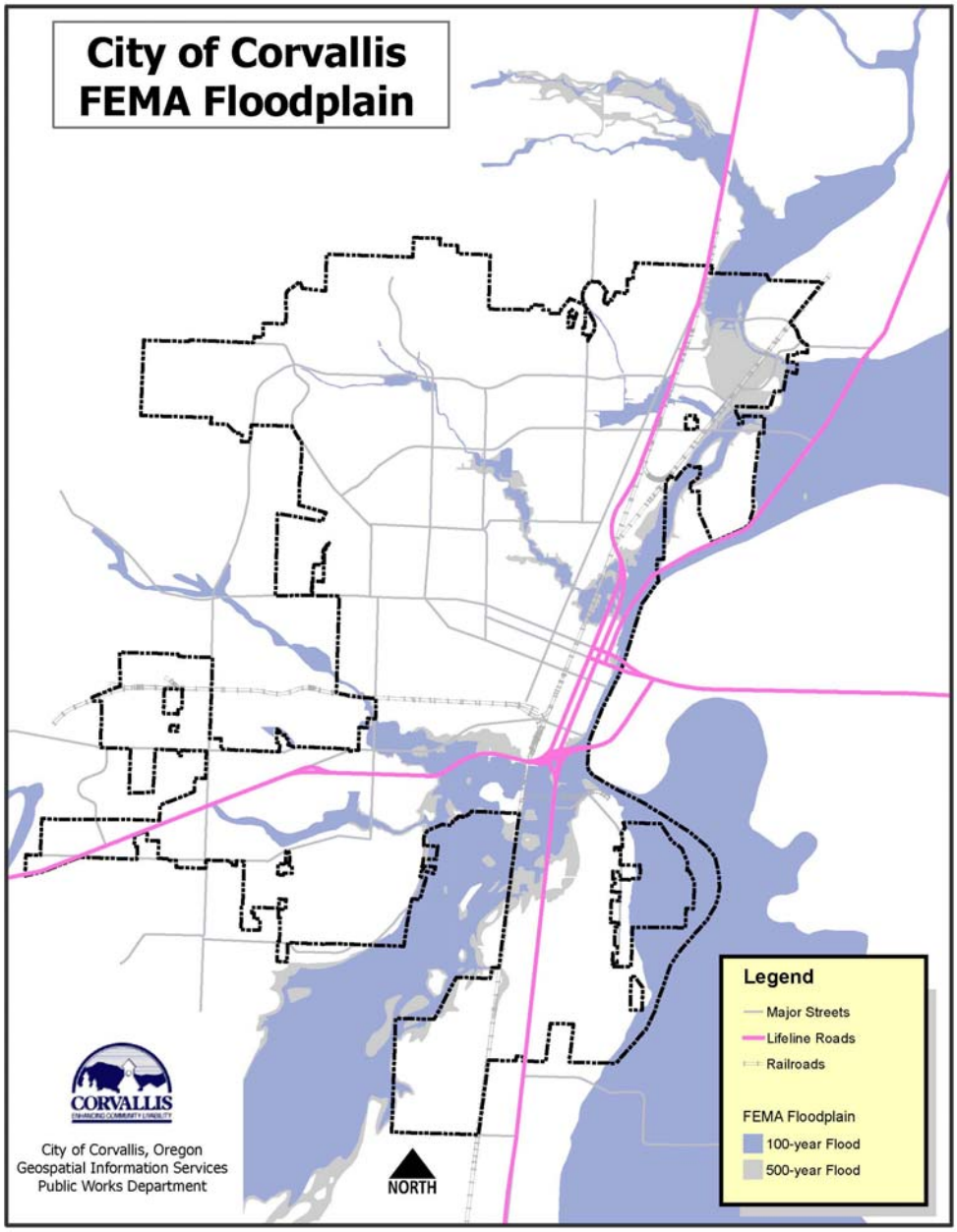


Figure 6.2
Downtown Corvallis FEMA Floodplain
(with Critical Facilities also shown)

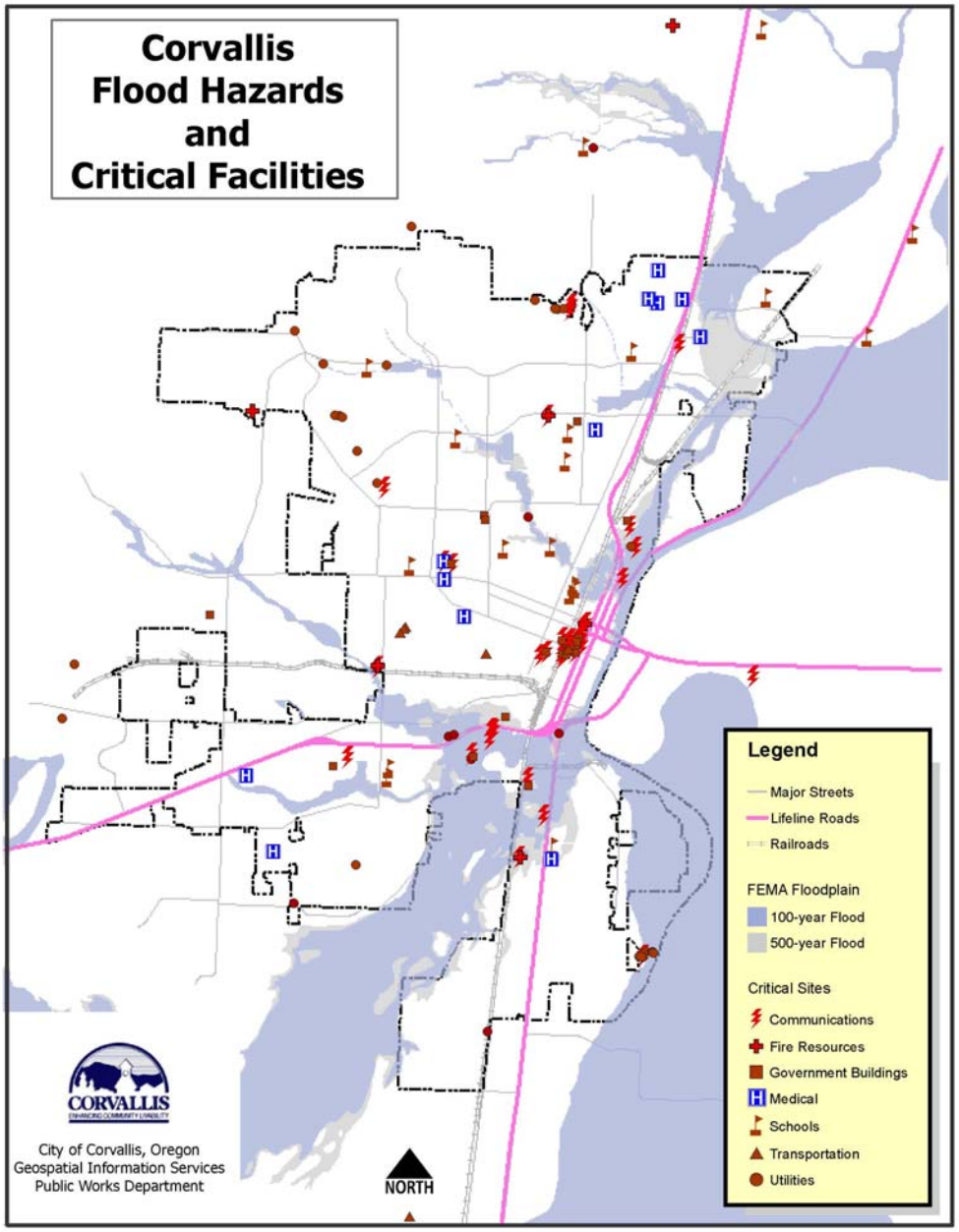


Figure 6.3
Central Downtown Area with FEMA Floodplain and 1996 Flood Boundaries

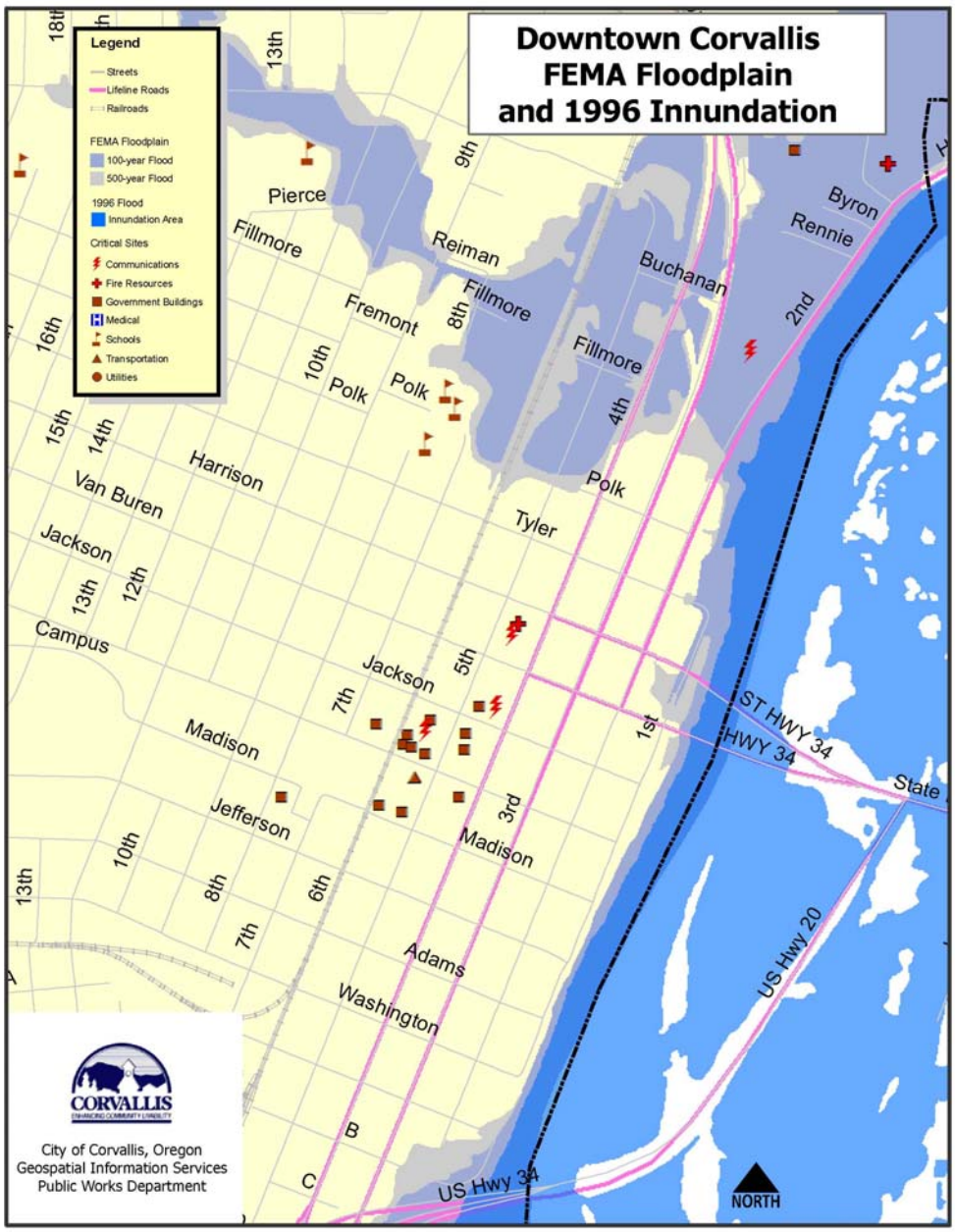


Figure 6.4
North Corvallis FEMA Floodplain

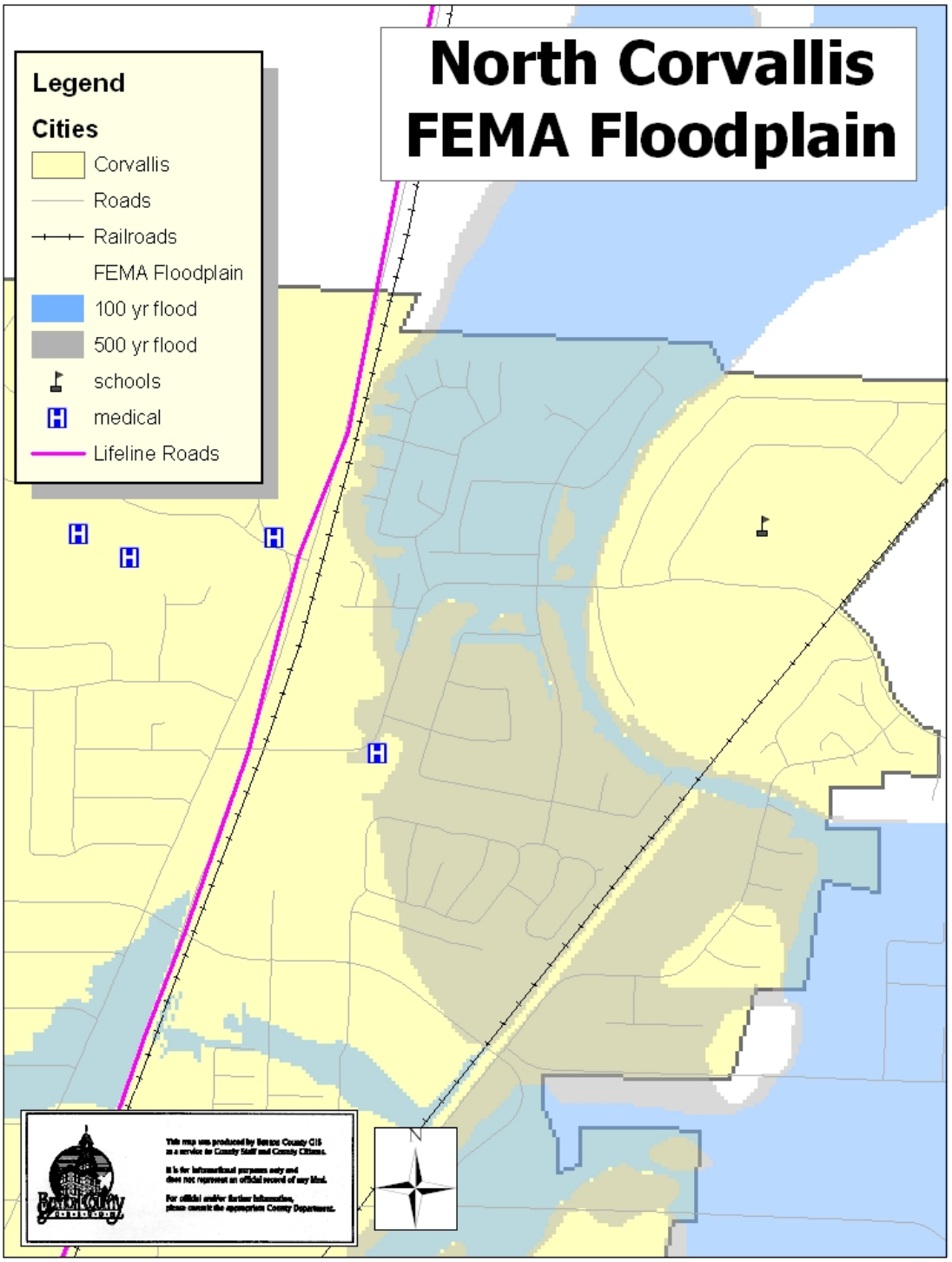


Figure 6.5
Dixon Creek FEMA Floodplain

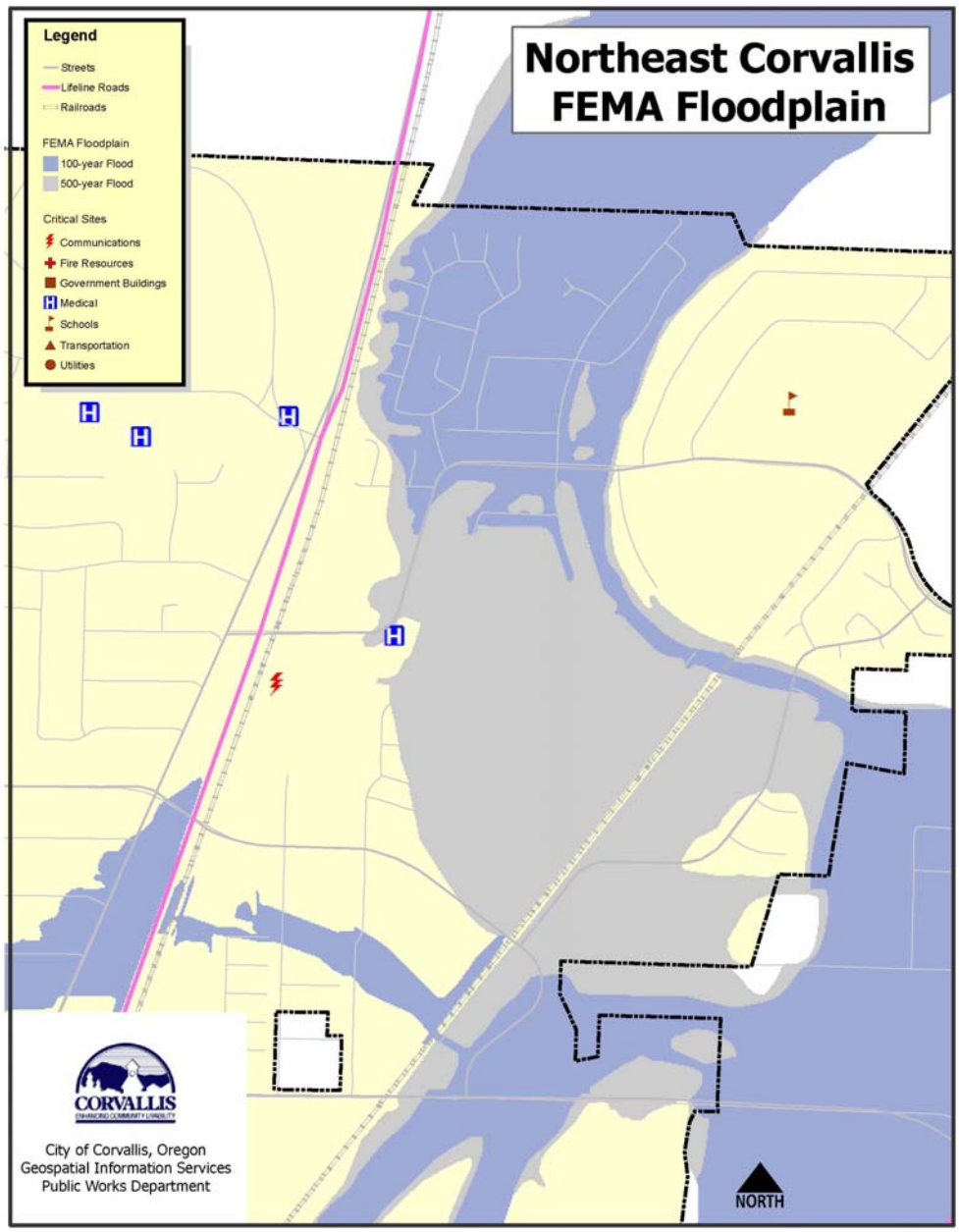
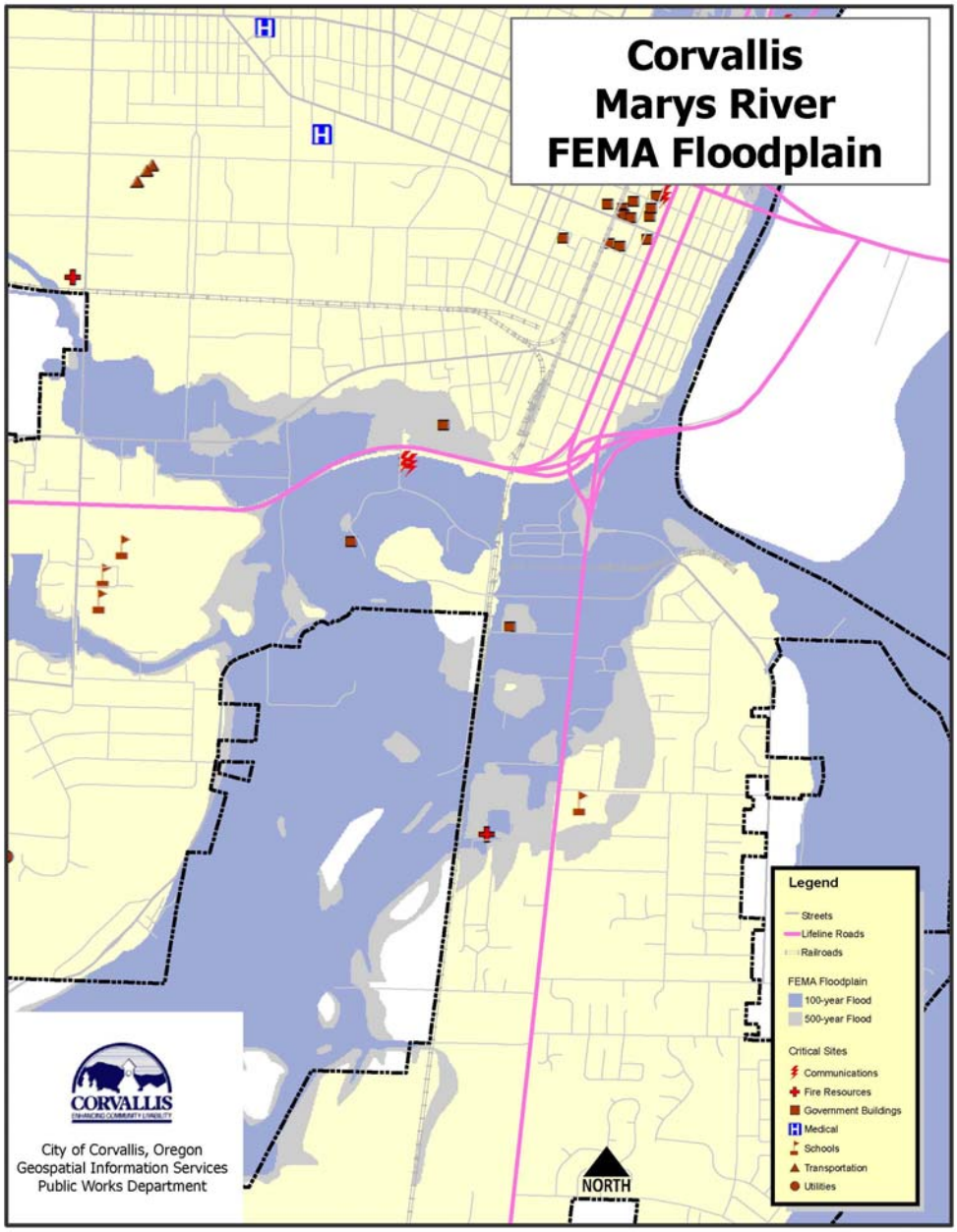


Figure 6.6
Marys River FEMA Floodplain



6.3.2 Flood Hazard Data

For mapped floodplain areas, the flood hazard data included in the Flood Insurance Study (FIS) allow quantitative calculation of the frequency and severity of flooding for any property within the floodplain. Such calculations are very important for mitigation planning, because they allow the level of flood risk for any structure to be evaluated quantitatively. The example below illustrates these concepts.

For example, for the Willamette River between the westbound and eastbound Highway 34 Bridges, the 1999 FEMA FIS for Albany includes the following data:

Table 6.3
Flood Hazard Data
Willamette River at Highway 34

Flood Frequency (years)	Discharge (cfs)	Elevation (feet)
10	107,000	214.2
50	153,000	218.3
100	177,000	219.8
500	246,000	222.9

The stream discharge data shown above are from the table on page 12 of the FIS for Corvallis, for the Willamette River stream gage at Highway 34 Stream discharge means the volume of water flowing down the river and is typically measured in cubic feet of water per second (cfs). The flood elevation data are from the Flood Profile Graph 01P in the FIS. Flood elevation data vary with location along the reach of the river and thus separate flood elevation data points must be read from the graph at each location along the river. The flood elevation data above for the Willamette River are at the Highway 34 Bridge.

Quantitative flood hazard data, such as shown above, are very important for mitigation planning purposes because they allow quantitative determination of the frequency and severity (i.e., depth) of flooding for any building or other facility (e.g., road or water treatment plant) for which elevation data exist. For example, a building located in Corvallis near the Highway 34 Bridge (cf. Table 6.3 above), with a first floor elevation of 214 feet is expected to flood about once very 10 years, on average. 50-year, 100-year, and 500-year flood events would result in about 4.2 feet, 5.8 feet and 7.9 feet of water above the first floor, respectively. Thus, such a structure would demonstrably be at significantly high flood risk. However, another structure in the same vicinity with a first floor elevation of 220 feet would still be at flood risk, albeit at a much lower level of risk, with flooding reaching the first floor only about once every 100 years, on average.

Such quantitative flood hazard data also facilitate detailed economic analysis (e.g., benefit-cost analysis) of mitigation projects to reduce the level of flood risk for a particular building or other facility.

6.3.3 Interpreting Flood Hazard Data for Mapped Floodplains

The level of flood hazard (frequency and severity of flooding) is not determined simply by whether the footprint of a given structure is or is not within the 100-year floodplain. A common error is to assume that structures within the 100-year floodplain are at risk of flooding while structures outside of the 100-year floodplain are not. Some importance guidance for interpreting flood hazard is given below.

A. Being in the 100-year floodplain does not mean that floods happen once every 100 years. Rather, a 100-year flood simply means that the probability of a flood to the 100-year level or greater has a 1% chance of happening every year.

B. Much flooding happens outside of the mapped 100-year floodplain. First, the 100-year flood is by no means the worst possible flood. For example, for flooding along the Willamette River in Corvallis, the 500-year flood is about three feet higher than the 100-year flood (cf. data in Table 6.3 above). Thus, floods greater than the 100-year event will flood many areas outside of the mapped 100-year floodplain. Second, many flood prone areas flood because of local storm water drainage conditions. Such flood prone areas have nothing to do with the 100-year floodplain boundaries.

C. The key determinant of flood hazard and flood risk for a structure or other facility is the relationship of the elevation of the structure or facility to the flood elevations for various flood events. Thus, homes with first floor elevations below or near the 10-year flood elevation have drastically higher levels of flood hazard and risk than other homes in the same neighborhood with first floor elevations near the 50-year or 100-year flood elevation.

The FEMA FIRM maps use a variety of nomenclature to describe different types of flood-prone area and flood plain classifications have changed over time. For reference, definitions of some important flood plain terms commonly used on FIRMs are given below.

The FEMA floodplain maps include the following types of flood-prone areas:

1. **Zone AE**, within the 100-year floodplain, with base flood elevation (100-year flood) and detailed flood hazard data. On older FIRMs, numbered A-Zones (A1 to A30) have similar flood information.

2. **Zone A**, within 100-year flood plain, but without base flood elevation or detailed flood hazard data.

3. **Zone AH**, flood depths of 1 to 3 feet (usually areas of ponding), base flood elevations determined.

4. **Zone AO**, flood depths of 1 to 3 feet (usually sheet flow on sloping terrain).

5. **Zone A99**, to be protected from 100-year flood by Federal flood protection system under construction, no base flood elevations determined.

6. **Zone X (shaded)**, areas of 500-year flood, areas of 100-year flood with average depths less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. On older FIRMS, Zone B areas have similar meaning.

7. **Zone X (unshaded)**, areas outside 500-year flood plain.

8. **Zone D**, areas in which flood hazards are undetermined.

6.3.4 Caveats for Corvallis Flood Insurance Study

The Flood Insurance Studies (FIS) for Corvallis were published in 1984. Flood hazard conditions often change with time as channels and watersheds evolve with increasing development and other changes. Over time, the accuracy of a FIS typically diminishes with time and any FIS should be redone periodically to ensure that data are accurate and up to date for flood zoning and mitigation planning purposes.

In many cases, increasing development within watersheds (which increases runoff), and gradual accumulation of sediment and debris in channels results in higher flood levels with time. In other cases, however, improvements in storm water management or channel improvements may results in lower flood levels.

Simply because an FIS is old, does not necessarily mean that a FIS is obsolete or inaccurate. However, the older a study is, the more likely it is that channel or watershed conditions have changed over time. Therefore, as time passes, care should be taken in interpreting and using data from the FIS, especially in reaches of rivers or streams where substantial channel changes are documented or flood control measures have been added.

FEMA has recognized that may FIS's are old and is in-process with a nationwide map modernization program which is intended to update all of the FIS's and FIRMs and map additional areas. However, this map modernization program will not be completed for several years at the earliest. Meanwhile, the existing FIS's and FIRMs for Corvallis are generally the best available flood data.

6.4 Flood Hazards and Flood Risk: Outside of Mapped Floodplains

The discussion above in Section 6.3 above applies only to the limited portions of Corvallis that are within the FEMA-mapped floodplains of the major rivers and portions of some of the smaller streams. For mitigation planning purposes, it is very important to recognize that flood risk for a community is not limited only to areas of mapped floodplains. Other portions of Corvallis outside of the mapped floodplains may also at relatively high risk from over bank flooding from streams too small to be mapped by FEMA or from local storm water drainage.

Some areas of Corvallis outside of mapped floodplains may also subject to repetitive, damaging floods from local storm water drainage, separate from overbank flooding from creeks too small to be mapped. In many cases, local storm water drainage flooding occurs along unnamed gullies or simply in low spots. There are probably numerous such flood prone sites in Corvallis; some of these sites may have experienced repetitive flooding over many years. Unlike FEMA-mapped floodplains for larger rivers and creeks, areas subject to storm water drainage are not systematically mapped.

The storm water management system in Corvallis includes nine storm water detention facilities, about 160 miles of storm water pipes, 4,872 catch basins and 2,499 manholes. The City also maintains about 14 miles of urban streams (open drainageways).

Most storm water drainage systems, including those in Corvallis, are designed to handle small to moderate size rainfall events. Storm water systems are sometimes designed to handle only 2-year or 5-year flood events, and are rarely designed to handle rainfall events greater than 10-year or 15-year events.

For local rainfall events that exceed the collection and conveyance capacities of the storm water drainage system, some level of flooding inevitably occurs. In many cases, local storm water drainage systems are designed to allow minor street flooding to carry off storm waters that exceed the capacity of the storm water drainage system. In larger rainfall events, flooding may extend beyond streets to include yards. In major rainfall events, local storm water drainage flooding can also flood buildings. In extreme cases, local storm water drainage flooding can sometimes result in several feet of water in buildings, with correspondingly high damage levels.

6.5 Inventory Exposed to Flood Hazards in Corvallis

Critical facilities such as emergency communications, fire stations, police stations, medical care facilities are, by definition, particularly important to a community. Similarly, key transportation and utility infrastructure are also particularly important to a community. One important action item for Corvallis Hazard Mitigation Plan is to compile an inventory of such critical facilities that are at high risk for each hazard, including floods. A list of critical facilities located within the FEMA-mapped 100-year or 500-year floodplains is given below in Table 6.4. These facilities are also shown in

Figure 6.7. Transportation routes in or near Corvallis which are subject to flooding are shown Figure 6.8 following the critical facilities map.

Table 6.4
Critical Facilities in Corvallis within 100-Year and 500-Year Floodplains

Public Buildings		
	1205 - 1245 NE 3rd St.	Public Works
	1205 - 1245 NE 3rd St	Fire Dept. Drill Tower
	365 SW Tunison Ave.	Fire Station
	1310 SW Avery Park Drive	Parks
	360 SW Avery	Benton County
	1315 SW E Ave	Corvallis School District
Utility Facilities		
	3140 SE Clearwater Dr.	Corvallis Water Treatment
	900 NE 2nd St.	AT&T Telephone
	1221 SW 15th St.	KLOO/KFAT Radio Transmitter
	Hwy 20 & Garden Ave	Northwest Natural Gas
	5 locations	Corvallis Wastewater Lift Stations
	6 locations	Fiber optics communications
Care Facilities		
	1780 SW 3rd St.	Vocational Care
	165 NE Conifer	Residential Care
	1940 SE Stone St.	Residential Care

Figure 6.7
Critical Facilities in Corvallis within 100-Year and 500-Year Floodplains

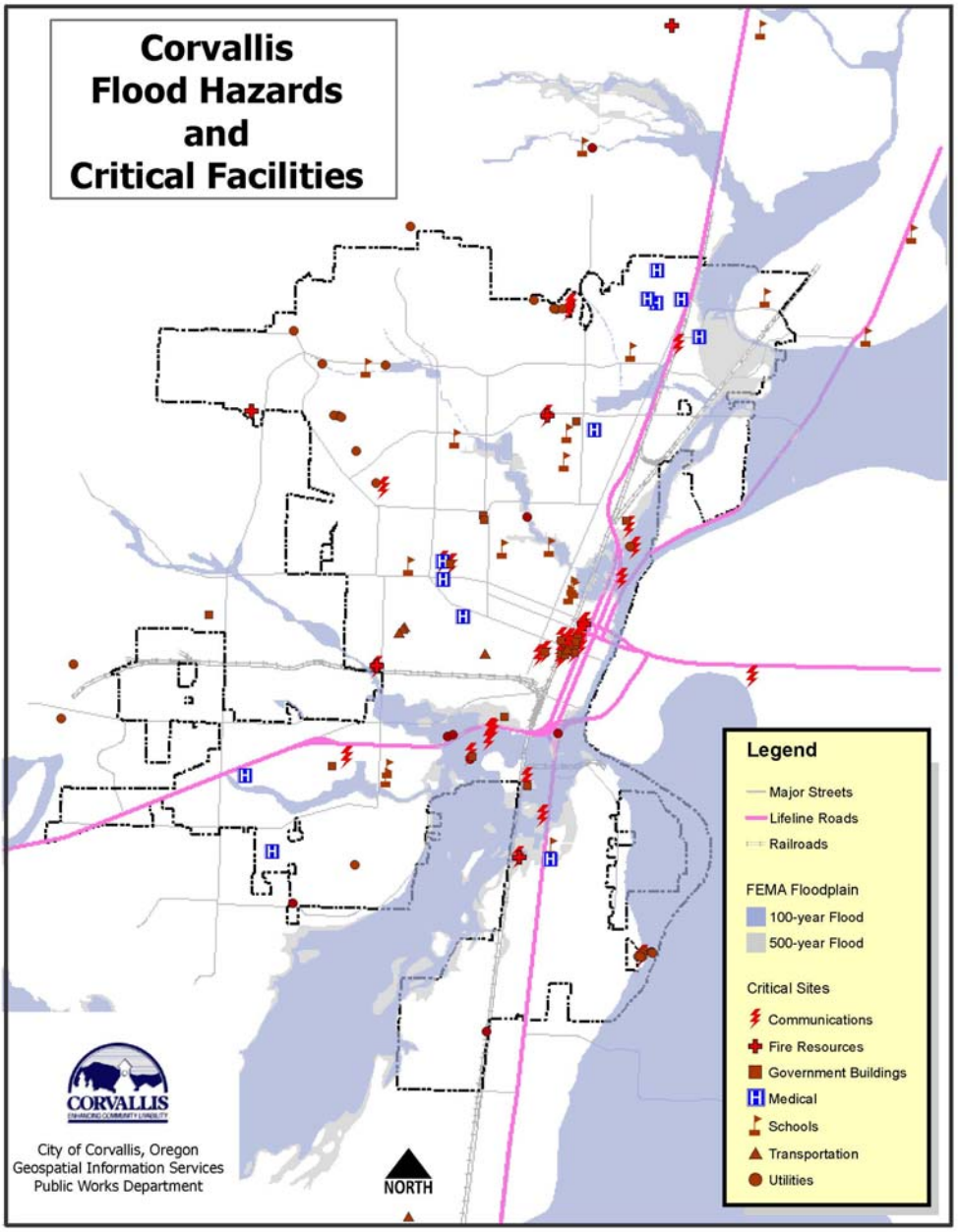
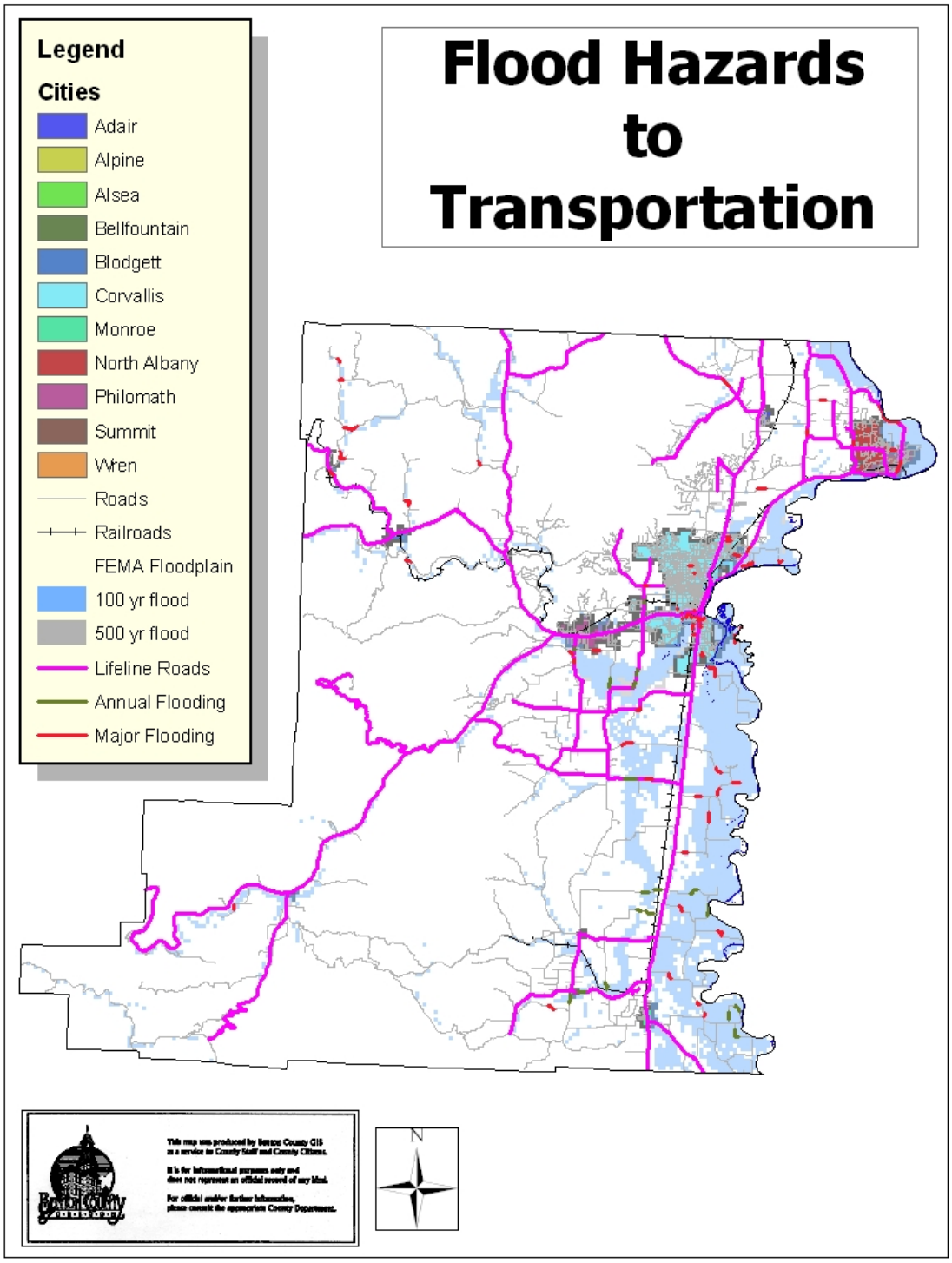


Figure 6.8
Flood Hazards to Transportation Routes



To quantify the level of flood hazard for buildings, other facilities or infrastructure, within mapped floodplains, it is necessary to determine the elevations of these structures. Only by determining the elevation of each potentially flood-prone structure, can the level of flood hazard (frequency and severity of flooding) be calculated accurately. Similarly, acquiring elevation data for additional structures within the 500-year flood plain as well as for structures in other flood-prone areas outside of mapped floodplains would greatly increase the accuracy of hazard, inventory, and vulnerability assessments for floods in Corvallis. Compiling and interpreting such elevation data, especially for critical facilities is encouraged as a high priority action item.

The best structure elevations (first floor elevations) are those determined accurately by surveying. Flood insurance certificates generally include survey elevation data. Absent survey data, however, useful estimates of elevations for structures can often be made by reference to elevations of nearby structures or public infrastructure with surveyed elevation data. In addition to elevation data, quantifying the level of risk faced by these structures requires basic data about each structure, including building data (square footage, number of stories, with or without basement), and information on the type and importance of function (residential, commercial, public).

As noted above, many localized areas of Corvallis, outside of the mapped floodplains, may also be subject to relatively high levels of flood risk. To quantify the level of flood risk posed by these areas, historical data should be systematically compiled to include documentation of the frequency and severity of flooding. Severity of flooding can include dollar estimates of past damages, if available, and/or simple narratives reporting whether the flooding in a given area is limited to minor street and yard flooding only, or whether flooding is severe enough to produce road damages, road closures, or damages to other infrastructure or buildings as well.

6.6 Flood Loss Estimates and Flood Risk

6.6.1 Flood Loss Estimates

The FEMA Q3 digital flood maps for Corvallis show the geographic areas within mapped floodplains for 100-year and 500-year flood events. The geographic extent of these mapped flood plains is tabulated below in Table 6.5.

Table 6.5
100-year and 500-year Floodplain Data for Corvallis

County	Area (sq. miles)	Area in 100-year floodplain (sq. miles)	Percentage in 100-year floodplain	Area in 500-year floodplain (sq. miles)	Percentage in 500-year floodplain[1]
Corvallis	14.19	1.62	11.42%	0.628	4.43%

[1] Areas and percentages in 500-year floodplain are areas beyond those in the 100-year floodplain.

For Corvallis, about 11.42 % and 4.43% of the total area of the city are located within the 100-year and 500-year floodplains, respectively. Thus, for Corvallis, nearly 16% of the city's area is within the FEMA-mapped floodplains.

Rough estimates of the magnitude of potential flood losses in Corvallis can be made from estimates of the number of buildings located within mapped-floodplains.

To estimate the approximate level of damages in a major flood affecting many of the flood-prone properties in Corvallis, we assume that a 100-year flood affects about 75% of the buildings within the mapped 100-year flood plain, or about 1259 buildings. We assume 75%, rather than 100% because some of these buildings are likely to be sufficiently elevated above grade that they will experience minimal or no damages in a 100-year flood event.

Estimated damages per flooded building are shown below in Table 6.6.

Table 6.6
Rough Estimate of Damage per Building for 100-Year Flood

Category	100-Year Flood
Average Building Replacement Value	$200,000
Average Contents Value	$45,000
Flood depth above first floor	2 feet
Building damage (22%)	$44,000
Contents damage (33%)	$15,000
Other damages	$4,000
Displacement costs	$4,000
Total Damages and Losses	$67,000

These estimates are based on an average building replacement value of $200,000 ($100/sf for 2,000 sf), with an average contents value of $54,000 (30% of building replacement value, a typical FEMA assumption for benefit-cost analysis of residential flood mitigation projects). For an assumed flood water depth of 2 feet above the first floor, building and contents damage percentages are estimated as 22% and 33%, of building replacement value and contents replacement value, respectively, using typical FEMA values for one-story structures without basements. Other damages, including damages to yards, vehicles, and outbuildings are estimated roughly at $4,000 per structure. Displacement costs for temporary housing are estimated roughly at $4,000 per structure. With these input data/assumptions, estimated damages and losses total about $67,000 per flooded building. The above estimates assume mostly residential buildings with some commercial buildings also experiencing first floor flooding.

For the 1259 flooded buildings, the total flood losses are estimated roughly as shown below in Table 6.7. These rough estimates, about $150,000,000 in flood damages and losses, should not be interpreted literally, but rather simply as an approximate measure of the order of magnitude of flood damages and losses that might be experienced in a major flood event in Corvallis. The estimated amounts for

infrastructure damages and economic losses are based roughly on typical amounts (vs. building damages) in past flood events. Actual damages and losses in any specific major flood may be more than or less than these estimates, depending on the severity of the specific flood event, as well as on the actual building elevations for buildings identified as being within the footprint of the 100-year floodplain.

Table 6.7
Total Flood Losses

Category	Estimate
Building and Contents per Table 6.7	$84,353,000
Infrastructure Damages[1]	$42,176,500
Economic Losses[2]	$21,088,250
Total Damages and Losses	$147,617,750

[1] Infrastructure damages estimated roughly as 50% of building and contents damages.

[2] Economic losses to the community estimated roughly as 25% of building and contents damages.

The above estimates assume that all of the 100-year floodplains in Corvallis are affected by a 100-year flood, which may or not actually occur. Finally, these estimates of potential flood damages are for the FEMA-mapped floodplains only. Although the FEMA-mapped floodplains include much of the flood-prone inventory of buildings and infrastructure in Corvallis, there may be additional flood-prone areas outside of the mapped floodplains.

For a 500-year flood, similar estimates were made, assuming that 90% of the structures in the 100-year floodplain have an average of 3 feet of water and that 75% of the structures in the 500-year floodplain have an average of 1 foot of water. The estimated total damages and economic losses are about $300,000,000. The higher damage estimate for the 500-year flood arises from more building being flooded and from higher water depths. The same caveats as noted above for the 100-year flood estimates also apply to the 500-year estimates.

Similar approximate flood damage and loss estimates can be made using loss estimation calculation tools such as FEMA's HAZUS-MH loss estimation software. However, making more accurate flood loss estimates for Corvallis would require more detailed data as discussed below in the following section.

6.6.2 Techniques for More Accurate Flood Loss Estimates

More accurate flood loss estimates for specific areas of Corvallis can be made by obtaining more detailed inventory information, including elevations of flood prone structures. Then, the economic impacts of floods can be estimated more completely using the approaches outlined below.

For most residential structures and many similar commercial and public structures, the likely amount of building damage from floods of any given depth can be estimated approximately using FEMA depth-damage tables. These depth damage tables are derived from Federal Insurance Administration flood insurance claims data for several million properties and thus represent typical damage levels for typical structures. Although actual damages will vary somewhat from structure to structure, depending also on flood conditions such as duration, velocity, and degree of contamination, these typical values represent a good starting point to estimate flood damages for typical structures and thus to help quantify the level of flood risk.

In estimating flood losses or evaluating flood risk (for a structure or a whole community) it is very important to recognize that the economic impact of floods includes not only damages to buildings and contents but other economic impacts as well, including:

1. damages to yards, vehicles, and outbuildings (not in depth damage data above),
2. displacement costs for temporary quarters while repairs are made,
3. loss of business income,
4. loss of public services.

In some cases, these economic impacts of floods can be a significant fraction of building and contents damages, or even larger, especially for critical facilities or critical infrastructure. FEMA's publication *What is a Benefit? Draft Guidance for Benefit-Cost Analysis* provides an excellent primer, along with typical values and simple economic methods, to place monetary values on the loss of function of buildings, critical facilities, roads and bridges, and utility systems.

6.7 Flood Insurance Data for Corvallis

The National Flood Insurance Program (NFIP) maintains a database of all flood insurance policies in the United States. NFIP data for Corvallis indicate 414 flood insurance policies in place as of August 31, 2007.

Three of these structures are on FEMA's national repetitive loss list, which means that they had two or more claims of $1,000 or more within a 10-year time period. However, because these claims data do not consider the severity or frequency of the flood events causing the flood loss claims, the repetitive loss list is not mathematically rigorous. For example, some properties on the list may have simply been unlucky and have experienced two flood events with low probabilities (e.g., 100-year or greater events) within a short time period. Thus, the properties on the repetitive loss list may be at relatively high flood risk or they may not.

For reference, we note that the Corvallis GIS data indicate that there are 1679 buildings with footprints within the 100-year floodplain and 1439 additional buildings with footprints within the 500-year floodplain. Overall, these data indicate over 3100 flood-prone buildings in Corvallis, of which only about 13% (414) have flood insurance. This low insurance rate probably reflects the absence of major flooding in

Corvallis in recent years. However, this low insurance rate poses risks for Corvallis because the absence of insurance will impede recovery after a major flood event.

6.8 Summary of Flood Risk for Corvallis

The flood hazard, vulnerability and risk data, estimates and analyses presented above are summarized in the following table.

Table 6.8
Summary of Flood Risk for Corvallis

Question	Commentary
What is the source and type of the flood problem?	
a. overbank flooding from Willamette and Marys Rivers and numerous smaller streams	About 15% of Corvallis is within FEMA-mapped floodplains.
b. storm water drainage flooding	Affects limited portions of Corvallis
What is the geographic area affected by the flooding?	
a. FEMA-mapped floodplains	See Floodplain maps on pages 6-5 to 6-8.
b. areas outside of FEMA-mapped floodplains	Affects limited portions of Corvallis
What inventory of buildings and infrastructure are at risk?	
a. Buildings	GIS data indicate that 1679 buildings have footprints within the 100-year floodplain with an additional 1439 buildings within the 500-year floodplain.
b. Critical facilities	See listing in Table 6.5
b. Roads and other infrastructure	As demonstrated by the 1996 flood, major highways to/from Corvallis, including Highways 20 and 34, and many secondary roads are subject to closure during flood events.
How frequent is the flooding problem?	
a. roads	Minor road closures occur frequently with major floods affecting key highways
b. buildings	Quantitative determination of frequency of flooding expected requires elevation data for buildings
How serious is the flooding problem?	
a. frequent flooding (annual or every few years)	Minor flooding affects limited portions of Corvallis
b major floods (25-year, 50-year, 100-year etc. events)	100-year and 500-year flood events could result in approximately $150,000,000 and $300,000,000 in damages and losses, respectively.

6.9 Common Flood Mitigation Projects

Potential mitigation projects to reduce the potential for future flood losses cover a wide range of possibilities.

For either major rivers or the creeks, it would be theoretically possible to reduce future flood losses by building levees or floodwalls. In practice, however, such projects are often very expensive and have a host of environmental and other regulatory hurdles.

For the smaller creeks, channel improvements to improve water conveyance capacity and removal of flow-restriction obstructions may be desirable. Another possibility for some of the smaller creeks would be to construct detention ponds upstream to temporarily store water during high rainfall periods. Detention ponds are basically leaky dams, designed to be dry during normal conditions. Detention ponds typically have restricted outlets with controlled flow rates. Thus, during periods of high inflow into the pond, water is stored temporarily and then gradually released. The effect of detention ponds is to lower peak discharge values and thus to lower peak flood elevations.

For areas of Corvallis subject to flooding from storm water drainage, various storm water drainage system improvements may be desirable. Typical improvements include upgrades to the size of drainage ditches or storm water drainage pipes and upgrades to pumping capacity (for pumped portions of drainage systems). Another possibility for some areas may be construction of local detention ponds.

For critical facilities at low elevations with high flood risk, such as the water and wastewater treatment plants, construction of berms or floodwalls to protect the facilities may be desirable.

For residential, commercial or public facilities at high flood risk, elevation of structures or, for structures at very high flood risk, acquisition and demolition are potential mitigation options. Elevation and acquisition (especially) are expensive mitigation options that are generally not cost-effective unless the levels of flood hazard and flood risk are rather high. That is, these mitigation options are most attractive for structures deep in the flood plain (i.e., with first floors below the 10-, or 20-, or 30-year flood elevations). For structures outside of mapped floodplains, elevation or acquisition would likely be cost-effective only for structures with a strong history of major, repetitive flood losses.

For structures near the fringe of the 100-year flood plain, near the 100-year flood level, or with some history of repetitive flood losses, various small-scale flood loss reduction measures such as elevation of furnaces and utilities may be desirable.

The following table contains flood mitigation action items from the master Action Item table in Chapter 4.

Table 6.11
Flood Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Flood Mitigation Action Items: Within FEMA-Mapped Floodplains								
Short-Term #1	Inventory critical facilities within mapped floodplains or other high flood risk areas, identify and implement appropriate mitigation options	Public Works, Community Development	Ongoing	X	X	X	X	
Short-Term #2	Survey elevation data for buildings within mapped floodplains, evaluate flood risk quantitatively, and explore mitigation options with property owners.	Public Works, Community Development	Ongoing	X		X	X	X
Flood Mitigation Action Items: Outside of FEMA-Mapped Floodplains								
Short-Term #1	Complete the inventory of locations in Corvallis subject to frequent storm water flooding	Public Works, Community Development	Ongoing	X	X	X	X	X
Long-Term #1	For locations with repetitive flooding and significant damages or road closures, determine and implement mitigation measures such as upsizing culverts or storm water drainage ditches	Public Works	Ongoing	X	X	X	X	X

7.0 WINTER STORMS

7.1 Overview

Winter storms affecting Corvallis are generally characterized by a combination of heavy rains and high winds, sometimes with snowfall, especially at higher elevations. Heavy rains can result in localized or widespread flooding, as well as debris slides and landslides. High winds commonly result in tree falls which primarily affect the electric power system, but which may also affect roads, buildings and vehicles. This chapter deals primarily with the rain, wind, snow and ice effects of winter storms. Larger scale flooding is addressed in Chapter 6. Debris flows and landslides are addressed in Chapter 8.

For completeness, we also briefly address other weather events in this chapter, including severe thunderstorms, hail, lightning strikes and tornadoes. The frequency, severity, and impacts of such weather events are generally minor for Corvallis, compared to winter storm effects (see Section 7.5).

Winter storms can affect the area directly, with damage within Corvallis, or indirectly, with damage outside the area but affecting transportation to/from the area and/or utility services (especially electric power). Historically, Corvallis has often been subject to both direct and indirect impacts of winter storms.

The winter storms that affect Corvallis are typically not local events affecting only small geographic areas. Rather, the winter storms are typically large cyclonic low pressure systems moving from the Pacific Ocean and that thus usually affect large areas of Oregon and/or the whole Pacific Northwest.

Historical winter storm data complied by the Portland Office of the National Weather Service (www.wrh.noaa.gov/Portland/windstorm.html) list the following major winter storm events with substantial wind damage in Oregon:

1. February 7, 2002
2. December 12, 1995
3. November 13-15, 1981
4. March 25-26, 1971
5. October 2, 1967
6. March 27, 1963
7. October 12, 1962
8. November 3, 1958
9. December 21-23, 1955
10. December 4, 1951
11. November 10-11, 1951
12. April 21-22, 1931
13. January 20, 1921
14. January 9, 1880.

The website referenced above has informative narrative summaries of each winter storm event, including wind speed data and damage reports. Similar summaries of historical wind storm data have been compiled by Wolf Read at Oregon State University

(http://oregonstate.edu/~readw/). This OSU website has a vast archive of historical winter storm data for Oregon.

The specific severity and impacts of the major historical winter storm events listed above varied significantly with geographic location within Oregon. However, in terms of sustained wind speeds and damage levels, the 1880 and 1962 storms stand out as the most severe such events for Oregon.

7.2 Rain Hazard Data

Severe winter storms in Corvallis often include heavy rainfall. The potential impact of heavy rainfall depends on both the total inches of rain and the intensity of rainfall (inches per hour or inches per day). In the context of potential flooding, "rainfall" also includes the rainfall equivalent from snow melt. Flash floods, which are produced by episodes of intense heavy rains (usually 6 hours or less) or dam breaks are rare in Corvallis (and western Oregon as a whole) but do represent a potential meteorological hazard.

Large drainage basins, such as that for the Willamette River typically have response times of several days: the total rainfall amounts (plus snow melt) over periods of several days or more are what determines the peak level of flooding along large rivers. Smaller rivers may have response times of several hours up to a day or so. Smaller, local drainage basins have even shorter response times and levels of peak flooding may be governed by rainfall totals over a period of an hour to a few hours.

However, for the Willamette River, there are numerous large multi-purpose dams and thus the usual natural correlation between rainfall events and flood levels does not completely apply. Rather, flooding along such rivers is heavily governed by water release patterns from the dams. For the major rivers, dam operating characteristics and capacities are included in the flood modeling for FEMA-mapped floodplains (see Chapter 6).

Corvallis annual rainfall data are shown in Table 7.1 below two representative locations. As shown below, there are substantial variations in annual rainfall from year to year.

Table 7.1
Corvallis Rainfall Data

Location	Average Annual Precipitation (inches)	Lowest Annual Precipitation (inches)	Highest Annual Precipitation (inches)	Period of Record
Corvallis	40.96	23.68 (1930)	73.21 (1996)	1889-2004

Data for Corvallis (OSU) weather station from Western Regional Climate Center website: www.wrcc.dri.edu

The rainfall data shown in Table 7.1 give general overview of the potential for winter storm flooding in Corvallis, but whether or not flooding occurs at specific sites depends heavily on specific local rainfall and local drainage conditions.

Statistical rain fall data for Corvallis are shown in Table 7.2 with these data taken from the NOAA maps shown in Chapter 7 of the Benton County Hazard Mitigation Plan. Table 7.2 shows the 24-hour rainfall amounts for various return periods: 2-years, 25-years, and 100-years. The frequency of rainfall events is interpreted in the same manner as the frequency of flood events. Thus, a 2-year rainfall event simply means that such rainfalls have a 50% chance of happening in any given year. A 25-year or 100-year rainfall event mean simply that such rainfalls have a 4% or 1% chance, respectively, of happening in any given year.

Table 7.2
24-Hour Precipitation Totals for Various Return Periods

Corvallis	Map Contour Band (inches)	Approximate Value (inches)
2-Year 24-Hour Rainfall	<3	2.5
25-Year 24-Hour Rainall	<4	3.5
100-Year 24-Hour Rainall	<5	4.5

These 24-hour precipitation maps provide useful information for evaluating the potential for localized flood impacts from winter storms. The 24-hour precipitation totals are a reasonable measure of flood risk for small drainage basins. Longer duration precipitation totals govern flooding on larger rivers, but such flooding is already included in the modeling behind FEMA's floodplain mapping and covered by the discussion of flood hazards in Chapter 6.

The rainfall totals shown in Table 7.2 are high enough to generate significant potential localized flooding problems. However, whether or not localized flooding does occur depends on specific local drainage conditions. For example, 3" of rain in one area may cause no damage at all, while 3" of rain in a nearby area may cause road washouts and flooding of buildings.

For Corvallis, identification of specific sites subject to localized flooding during winter storms is based on historical occurrences of repetitive flooding events during past winter storm events. The flood-prone sites in Corvallis identified in Chapter 6 Floods are for combination of overbank flooding from streams and rivers and from local storm water drainage flooding. See Table 6.5 and the maps of Flood Hazards to Critical Facilities and Transportation in Chapter 6.

Additional sites in Corvallis with a history of repetitive flood problems are shown below in Table 7.3; this list is representative but not complete, there may other repetitive loss sites as well.

Table 7.3
Repetitive Flood Sites in Corvallis

Location	Notes
Law Enforcement Building	Police Dept, regional communications, county mainframe computer
Dixon Creek between Buchanan Ave. and Circle Blvd.	30 homes threatened
Avery Dr., south to the Mill Race	several homes and businesses threatened, lifeline blocked

7.3 Wind Hazard Data

Wind speeds associated with winter storms vary depending on meteorological conditions, but also vary spatially depending on local topography. For Corvallis, the wind hazard levels are generally lower than those experienced at higher elevations in the western part of Benton County.

A regional overview of wind hazards is shown by the wind data maps in Chapter 7 of the Benton County Hazard Mitigation Plan. Wind speed data for Corvallis are shown in Table 7.4 below for 2-year and 50-year return periods.

Table 7.4
Corvallis Wind Hazard Data

Return Period	Sustained Wind Speeds (miles/hr)	Peak Gust Wind Speeds (miles/hr)
2-year	37	48
50-year	62	81

These data are sustained wind speeds for the standard meteorological data height of 10 meters (about 39 feet) above ground level. Peak gusts are commonly 30% or so higher than the sustained wind speeds. Of course, extreme wind events, with return periods greater than 50 years will have higher wind speeds.

For Corvallis, the 2-year wind speeds are too low to cause widespread substantial wind damage. However, there may be localized wind damage, especially at sites where local wind speeds are higher or where there are especially exposed locations, such at the boundary between clear cut and forested areas.

For Corvallis, the 50-year wind speeds are high enough to cause widespread wind damage. Damage may be severe at particularly exposed sites. Thus, for most locations in Corvallis winter storms with significant direct wind damage are not likely every year or every few years, but perhaps once every decade or so, on average, with major wind storm events happening at intervals averaging every few decades.

7.4 Snow and Ice Hazard Data for Corvallis

Winter storms can also involve ice and snow, most commonly at higher elevations than Corvallis, but sometimes in the Willamette Valley as well. The most likely impact of snow and ice events on Corvallis are road closures limiting access/egress to/from some areas, especially roads to higher elevations. Winter storms with heavy wet snow or high winds and ice storms may also result in power outages from downed transmission lines and/or poles.

Average annual snowfalls in Corvallis are generally low as shown below in Table 7.5.

Table 7.5
Snowfall Data for Corvallis

Location	Average Annual Snowfall (inches)	Lowest Annual Snowfall (inches)	Highest Annual Snowfall (inches)	Period of Record
Corvallis	6.10	0.00	51.90 (1949-50)	1889-2004

Data for Corvallis (OSU) weather station from Western Regional Climate Center website: www.wrcc.dri.edu

Since 1889, there have been nine years with 20” or more of snow in Corvallis, as shown below in Table 7.6.

Table 7.6
Significant Snowfall Events for Corvallis

Corvallis			
Year	Annual Snowfall (inches)	Peak Snowfall Month	Peak Monthly Snowfall (inches)
1892-3	21.0	January	17.0
1908-9	23.0	January	23.0
1915-6	25.6	January	22.4
1919-20	20.0	December	20.0
1942-3	20.0	January	18.0
1949-50	51.9	January	51.9
1968-9	27.7	January	24.0
1970-1	27.5	January	15.3
1991-2	26.3	February	15.0

Data for Corvallis (OSU) weather station from Western Regional Climate Center website: www.wrcc.dri.edu

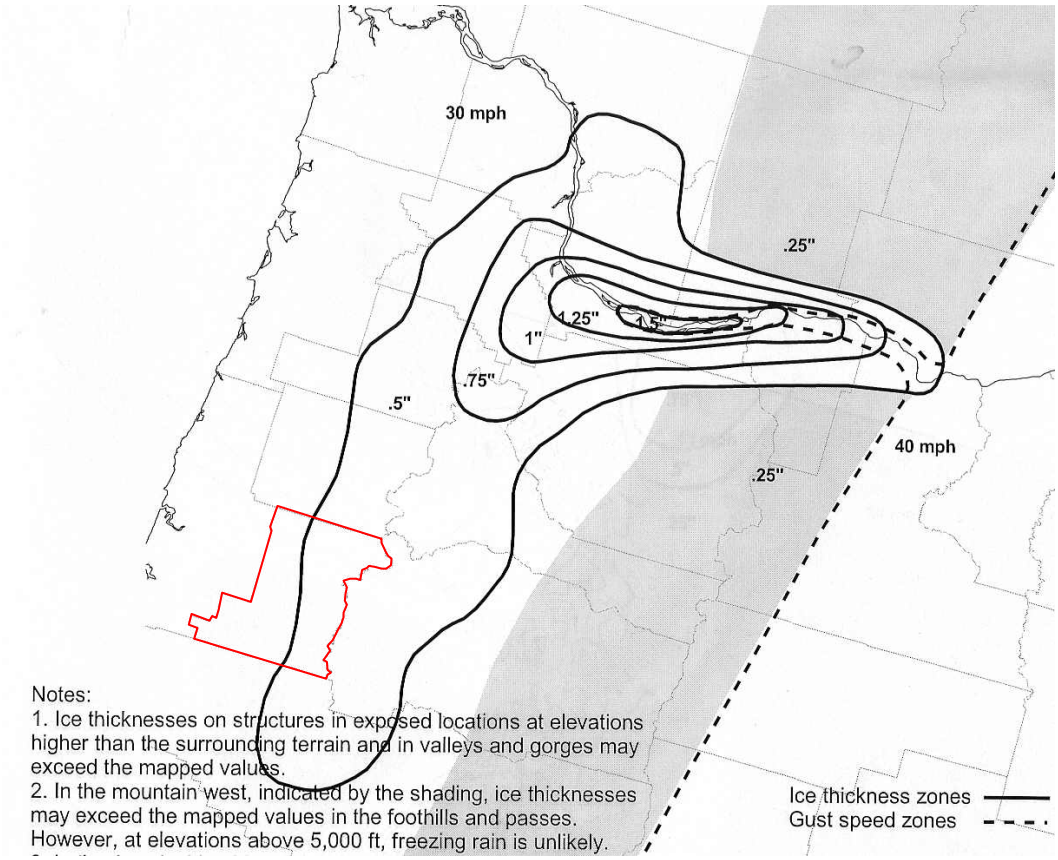
In addition to snow events, Corvallis is also subject to ice storm and freezing rain events. Ice storms and freezing rain are fairly common, especially along the Willamette River Valley when cold air near the ground coincides with warm moist air at higher altitudes.

The National Climatic Data Center (NCDC) database shows two ice storm or freezing rain events for Corvallis between 1993 and 2004. Both of these were relatively minor events with increased traffic accidents due to ice on the roads, with few other damages. Website addresses for NCDC and the state and county storm event database are: www.ncdc.noaa.gov and http://www4.ncdc.noaa.gov/cgi-win/wwcgi.dll?wwevent~storms, respectively.

Probabilistic ice storm data showing ice thicknesses with return periods from 50 years to 400 years are given in a recent report by the American Lifelines Alliance (Extreme Ice Thicknesses from Freezing Rain, 2004). The 50-year return period ice thickness map (Figure 7.1 below) shows about 0.5" of ice for Corvallis, with ice thickness decreasing westward from the Willamette River Valley. 100-year and 400-year ice thicknesses for Corvallis are about 0.75" and 1.0", respectively.

For Corvallis, ice thicknesses in 50-year or more severe events are high enough (0.5" or greater) to cause substantial damage, especially to trees and utility lines.

Figure 7.1
50-Year Ice Thickness from Freezing Rain



7.5 Other Severe Weather Events

The National Oceanic and Atmospheric Administration (NOAA), which includes the National Weather Service, also includes the National Climatic Data Center (NCDC). The NOAA and NCDC websites have a vast amount of historical information on severe weather events throughout the United States. These databases can also be searched by State and County to obtain more localized information. Website addresses are: www.noaa.gov and www.ncdc.noaa.gov, for NOAA and NCDC, respectively. The state and county storm event database can be found at: http://www4.ncdc.noaa.gov/cgi-win/wwcgi.dll?wwevent~storms. Unless otherwise referenced, all of the storm event data below for Corvallis are from the state and county storm event database referenced above.

Severe Thunderstorms and Hail Events

The NCDC database lists 6 thunderstorm and high wind events in Benton County since 1982. Damage was reported in only one thunderstorm event on May 1, 1998 in Corvallis; this event included numerous tree falls and damage to at least one building. Most thunderstorm events in Corvallis are typically too minor to be recorded as significant storm events. Nevertheless, thunderstorm events in Corvallis can occasionally cause locally high winds with tree falls which may affect roads, utility lines, and buildings.

The NCDD data base listed two hail events for Benton County : April 2, 2001 in Corvallis and Albany. No damage reports were available. Hail events certainly occur in Corvallis, generally during summer months. However, hail damage is generally minor and few practical mitigation alternatives are applicable to hail, other than taking shelter and moving vehicles to garages when possible.

Lightning

Nationwide, lightning is the number two weather related killer nationwide, second only to floods. NOAA data show that lightning causes about 90 deaths per year, with at least 230 injuries (NOAA Technical Memorandum NWS SR-193, 1997). Lightning injuries appear to be systematically underreported and thus the actual injury total is most likely significantly higher.

For Oregon, casualties from lightning are very low, with totals of only 7 deaths and 19 injuries reported over a 35 year period (NOAA). Thus, the level of risk posed by lightning strikes in Corvallis, while not zero, is very low. For Benton County, the NCDD data base does not list any major lightning events.

Public education about safe practices during electrical storms is the only available mitigation measure to reduce casualties from lightning. Lightning strike damage to buildings or infrastructure is generally relatively minor and few practical mitigation alternatives are applicable to lightning, other than installing lightning arrestors on critical facilities subject to lightning damage.

Tornadoes

Tornadoes also occasionally occur in Oregon. However, Oregon is not among the 39 states with any reported tornado deaths since 1950. A compilation of historical tornadoes in Oregon by the national weather service (http://nimbo.wrh.noaa.gov/ Portland/tornado.html) includes 64 tornadoes statewide, with only one tornado in Benton County. The NCDC data base lists a small tornado about 15 miles west of Albany on June 1, 1997 and a funnel cloud (which did not touch down) west of Corvallis on May 29, 1996.

Climate and weather conditions in Oregon and specifically in Corvallis make the occurrence of major tornadoes unlikely. The most practical mitigation actions for tornadoes are public warnings and taking shelter to minimize the potential for deaths and injuries.

7.6 Winter Storm Risk Assessment

Winter storm flooding and wind impacts may affect both infrastructure and buildings. Localized flooding from winter storms very commonly affects the transportation system, especially roads. Severe winter storms will result in numerous road closures due either to washouts or due to depth of water on road surfaces. Such localized flooding also affects buildings located in the flooded areas. Additional road closures are likely in some events from landslides/mudslides as well as from snow/ice storms.

Wind impacts from winter storms arise primarily from tree falls, which may affect vehicles and buildings, to some extent, but whose primary impact is often on utility lines, especially electric power lines. Widespread wind damages may result in widespread downing of trees or tree limbs with resulting widespread downage of utility lines. Such tree-fall induced power outages affect primarily the local electric distribution system, because transmission system cables are generally less prone to tree fall damage because of design and better tree-trimming maintenance. In severe wind storms, direct wind damage or wind driven debris impacts on buildings cause building damages, especially for more vulnerable types of construction such as mobile homes.

As discussed above in Section 7.1, both winter storm flood hazards and winter storm wind hazards have highly localized impacts. The location and severity of such impacts depend very strongly on specific local conditions. Therefore, it is difficult to make regional risk assessment or loss estimates from mapping the hazards and overlaying the inventory: such a risk assessment simply requires too much detailed data which are not yet available.

An alternative approach is to document the severity and locations of winter storm flood and wind damage from the pattern historical events. For more quantitative risk assessment of localized flooding and wind damages arising from winter storms, the best approach is to systematically gather data on sites of repetitive damages due to localized flooding or wind damages. By documenting (and mapping using GIS) the sites of repetitive damage events, along documentation of the type and cost of damages and losses, the most seriously impacted sites can be clearly identified. Clearly, such repetitive loss sites with significant damages are likely candidates for mitigation actions.

The probable impacts of winter storms on Corvallis are summarized below in Table 7.7.

Table 7.7
Probable Impacts of Winter Storms on Corvallis[1]

Inventory	Probable Impacts
Portion of Corvallis Affected	Entire city may be affected by road closures or loss of electric power; otherwise direct damages to buildings and infrastructure are likely to be localized and relatively minor
Buildings	Isolated minor damage from tree falls, some buildings affected by flood damage in major storms, especially in the storm water drainage problem areas identified in Section 6.3
Streets within communities	Minor road closures due to tree falls and flooding; limited impact because of short detour routes within communities
Roads within and to/from Corvallis	Potential closures of some roads and major highways due to snow, debris flows or landslides, localized flooding and tree falls
Electric Power	Loss of electric power may be localized due to tree falls on local distribution lines or affect larger areas if tree falls affect transmission lines
Other Utilities	Generally minor or no impacts on other utilities from winter storms
Casualties	Small potential for casualties (deaths and injuries) from tree falls, contact with downed power lines, or traffic accidents.

[1] These winter storm impacts include localized flooding and the effects of wind, snow, and ice.

7.7 Mitigation of Winter Storm Impacts

Potential mitigation projects for winter storms may address any of the aspects of such storms, including floods, winds, and landslides (see Chapter 8). See also Chapter 13 for additional discussion of the disruptions to utility and transportation systems.

For winter storm flooding, the mitigation measures discussed in Chapter 6 (Floods) for local storm water drainage flooding are exactly the mitigation measures for the flood aspects of winter storms. Common mitigation projects include: upgrading storm water drainage systems, construction of detention basins, and structure-specific mitigation measures (acquisition, elevation, flood proofing) for flood-prone buildings. For roads subject to frequent winter storm flooding, possible mitigation actions include elevation of the road surface and improved local drainage. For utilities subject to frequent winter storm flooding, possible mitigation actions include improved local drainage, elevation or relocation of the vulnerable utility elements to non-flood prone areas nearby.

For wind effects of winter storms, the most common and most effective mitigation action is to increase tree trimming effects, because a high percentage of wind damage to utilities, buildings, vehicles, and people arises from tree falls. Trimming of trees subject to falling on utilities, buildings, vehicles, and people is an effective mitigation measure. However, economic, political and esthetic realities place limits on tree trimming as a mitigation action. Future wind storm damage in Corvallis could be almost eliminated by cutting down all large

trees along roads or in populated areas. Obviously, such an extreme mitigation measure is neither practical nor desirable for many reasons.

Effective tree trimming mitigation programs focus on limited areas where tree falls have a high potential to result in major damages and economic losses. High priority areas include examples such as the following:

1) Transmission lines providing electric power to the area,
2) Major trunk lines providing the backbone of the electric power distribution system within the area
3) Distribution lines for electric power to critical facilities in the area,
4) Specific circumstances where falling of large trees poses an obvious threat to damage buildings and/or people or close major transportation arteries.

Mitigation measures for snow and ice are limited, although tree trimming efforts, discussed above under wind, also reduce the impact of snow and ice on trees, roads, and utility lines. For the most part, dealing with snow and ice storms are primarily issues of emergency planning, response and recovery.

Similarly, few mitigation measures appear practical for Corvallis for other types of severe weather, including severe thunderstorms, hail, lightning, and tornadoes. For such weather events, public education about safe practices and emergency planning, response and recover appear to be the most useful pragmatic actions.

The following table contains winter storm mitigation action items from the master Action Item table in Chapter 4.

Table 7.8
Winter Storm Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Winter Storms Mitigation Action Items								
Short-Term #1	Inventory and remove hazardous trees in City right of way	Public Works, Parks	Ongoing	X	X	X	X	
Short-Term #2	Complete an inventory of locations in Corvallis subject to frequent storm water flooding or repetitive tree fall problems from wind/ice	Public Works, Parks	Ongoing	X	X	X	X	X
Short-Term #3	Enhance tree trimming efforts especially for transmission lines and trunk distribution lines and consider tree trimming ordinance	Public Works, private utilities	Ongoing	X	X	X	X	X
Short-Term #4	Encourage property owners to trim trees near service drops to individual customers	Public Works	Ongoing	X		X	X	X
Short-Term #5	Ensure that all critical facilities in Corvallis have backup power and emergency operations plans to deal with power outages	Public Works, Benton County Emergency Management, Community Development and private owners	1-2 Years	X	X			X
Long-Term #1	For locations with repetitive flooding and significant damages or road closures, determine and implement mitigation measures such as upsizing culverts or storm water drainage ditches	Public Works	Ongoing	X	X	X	X	X
Long-Term #2	Consider upgrading electric lines and poles to improve wind/ice loading, undergrounding critical lines, and adding interconnect switches to allow alternative feed paths and disconnect switches to minimize outage areas	Private utilities	5 Years	X	X	X	X	X

8.0 LANDSLIDES

8.1 Landslide Overview and Definitions

The term “landslide” refers to a variety of slope instabilities that result in the downward and outward movement of slope-forming materials, including rocks, soils and artificial fill. Four types of landslides are distinguished based on the types of materials involved and on the mode of movement. These types of landslides are illustrated in Figures 8.1 to 8.4 and described below.

> **Rockfalls** are abrupt movements of masses of geologic materials (rocks and soils) that become detached from steep slopes or cliffs. Movement occurs by free-fall, bouncing and rolling. Falls are strongly influenced by gravity, weathering, undercutting or erosion.
>
> **Rotational Slides** are those in which the rupture surface is curved concavely upwards and the slide movement is rotational about an axis parallel to the slope. Rotational slides usually have a steep scarp at the upslope end and a bulging “toe” of the slid material at the bottom of the slide. . Rotational slides may creep slowly or move large distances suddenly.
>
> **Translational Slides** are those in which the moving material slides along a more or less planar surface. Translational slides occur on surfaces of weaknesses, such as faults and bedding planes or at the contact between firm rock and overlying loose soils. Translational slides may creep slowly or move large distances rather suddenly.
>
> **Debris Flows** (also called debris torrents) are surficial movements in which loose soils, rocks and organic matter combine with entrained water to form slurries that flow rapidly downslope or within a stream channel. They may travel hundreds to thousands of feet.

All of these types of landslides may cause road blockages by dumping debris on road surfaces or road damages if the road surface itself slides downhill. Utility lines and pipes are prone to breakage in slide areas. Buildings impacted by slides may suffer minor damage from small settlements or be completely destroyed by large ground displacements or by burial in slide debris. Also, as evidenced by 1996 winter storms in Oregon, landslides may also result in injuries or fatalities.

There are three main factors that determine susceptibility (potential) for landslides:

1) slope steepness,
2) soil/rock characteristics or landform shape, and
3) subsurface water.

Loose, weak rock or soil is more prone to landslides than is more competent rock or dense, firm soils. For landslides, the term competent rock means solid, coherent rock with good bearing strength that is less prone to landslides. Finally, water saturated soils or rock with a high water table are much more prone to landslides because the

water pore pressure decreases the shear strength of the soil and thus increases the probability of sliding.

Figures 8.1 to 8.4
Major Types of Landslides

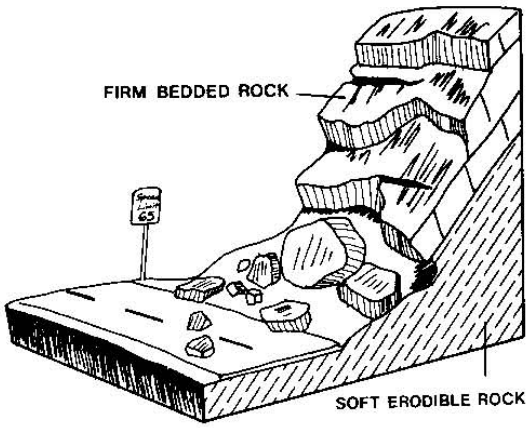


Fig. 8-1. Rockfall

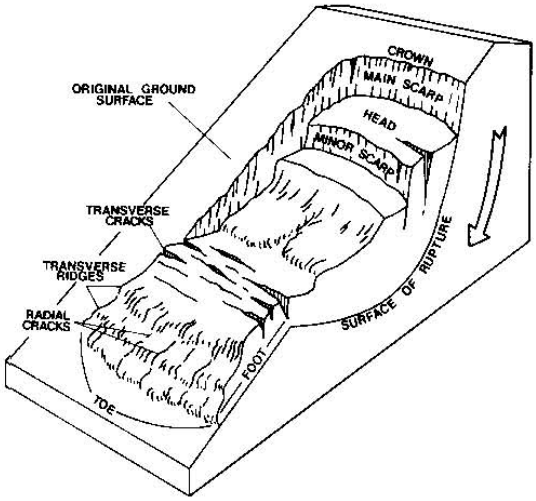


Fig. 8-2. Rotational Landslide

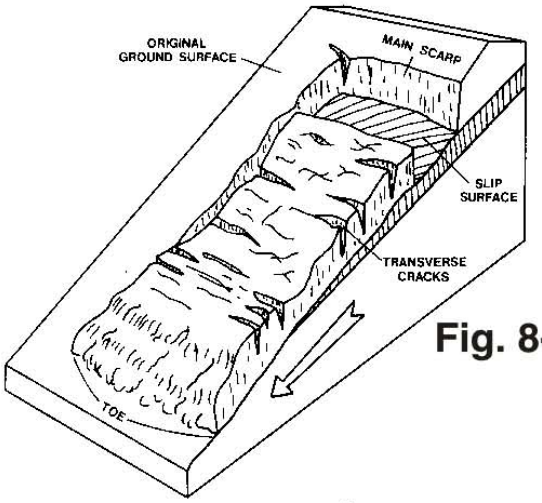


Fig. 8-3. Translational Landslide

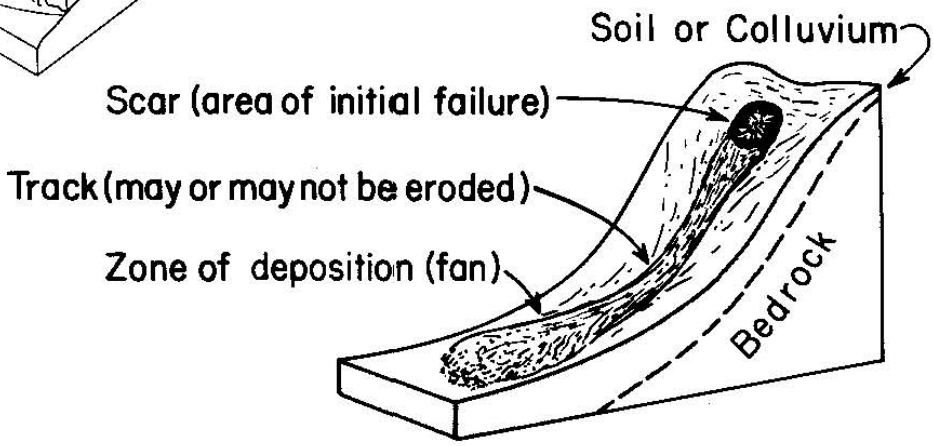


Fig. 8-4. Debris Flow

The water content of soils/rock is a major factor in determining the likelihood of sliding for any given slide-prone location. Thus, the vast majority of landslides happen during rainy months, when soils are saturated with water. However, landslides may happen at any time of the year. In addition to landslides triggered by a combination of slope stability and water content, landslides may also be triggered by earthquakes. Areas prone to seismically triggered landslides are generally similar to those prone to ordinary (i.e., non-seismic) landslides. As with ordinary landslides, seismically triggered landslides are more likely to occur when soils are saturated with water.

Debris flows and landslides are a very common occurrence in hilly areas of Oregon, and may occur in hilly portions of Corvallis. Many landslides occur in undeveloped areas and thus may go unnoticed or unreported. For example, DOGAMI conducted a statewide survey of landslides from four winter storms in 1996 and 1997 and found 9,582 documented landslides, with the actual number of landslides estimated to be many times the documented number. For the most part, landslides become a problem only when they impact developed areas and have the potential to damage buildings, roads, or utilities.

8.2 Landslide Hazard Assessment for Corvallis

Overall, the risk of landslides in Corvallis is relatively low. Areas subject to landslides are mostly limited to hilly portions of North Corvallis and a few other locations and along localized portions of river or stream channel banks. The following maps show landslide or debris flow hazard areas in or near Corvallis, prepared by various agencies. The maps use different criteria for hazard areas and thus differ somewhat in their details. All are included to give the broadest perspective on potential landslide or debris flow hazard areas in or near Corvallis.

Figures 8.5 and 8.6 are landslide hazard and landslide runout hazard maps prepared by Corvallis GIS. Landslide runout hazard areas are subject to debris flows.

Figure 8.7 shows earthquake-induced landslide hazard areas for Benton County, which indicates no mapped high- or moderate-hazard areas within Corvallis. Hazard areas for other types of landslides are generally similar to the earthquake-induced landslide hazard areas.

Figure 8.8 shows active landslide areas for the North Corvallis area, with about two dozen active slide areas outside city limits. Several of these active slide areas include developed residential areas. There is also one very small active slide area within city limits, in a developed residential area.

Figure 8.9 shows debris flow hazard areas for North Corvallis. This map is an excerpt from the map of debris flow hazards for North Corvallis, Adair and North Albany, prepared by the Oregon Department of Forestry and the Oregon Climate Service which is included in Chapter 8 of the Benton County Hazard Mitigation Plan. There are significant areas with moderate or high debris flow hazards. All of these areas are outside of the Corvallis city limits, but do impinge on developed areas north of the City.

Figure 8.5
City of Corvallis Landslide Hazard Areas

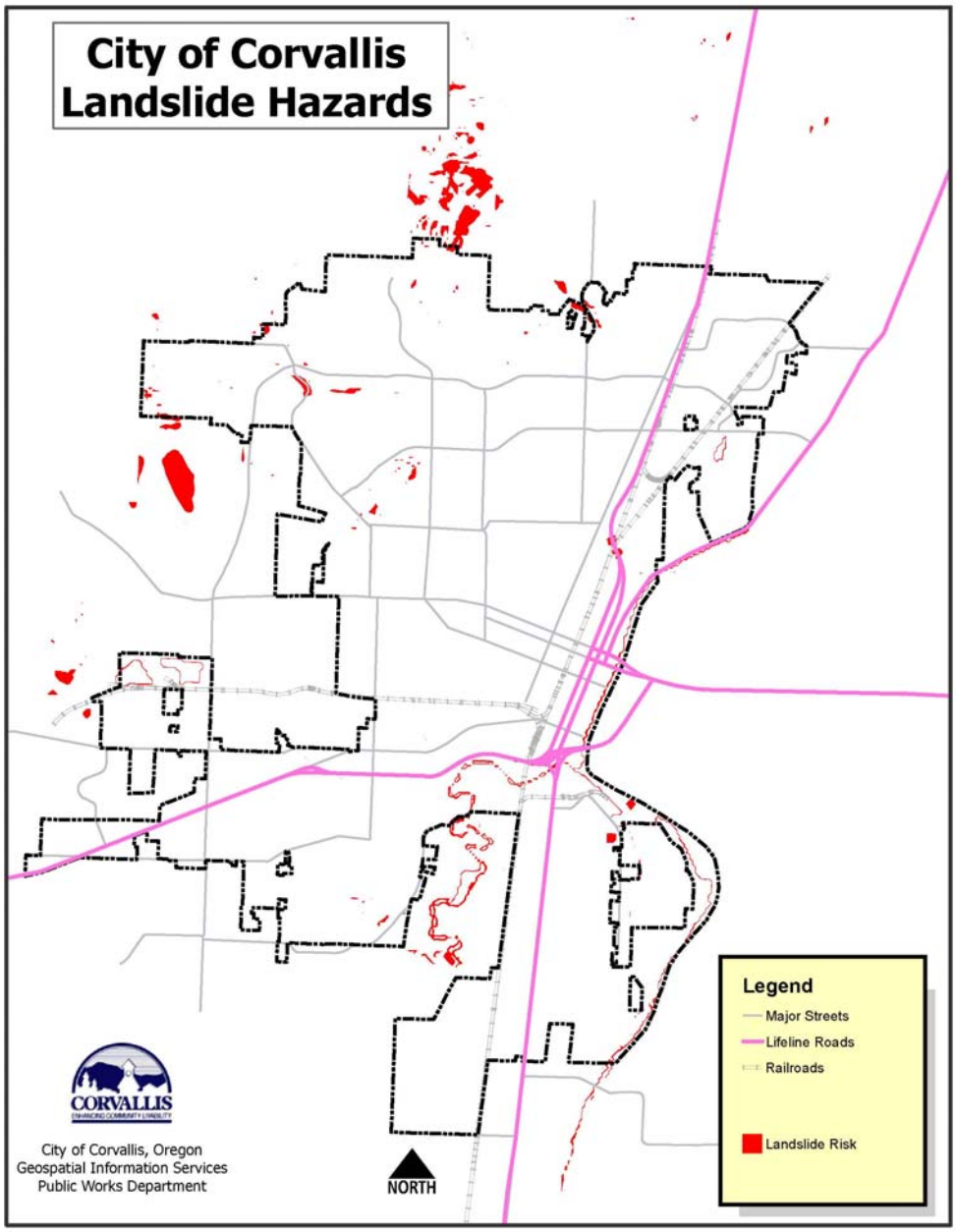


Figure 8.6
Landslide Runout Hazard Map for Corvallis

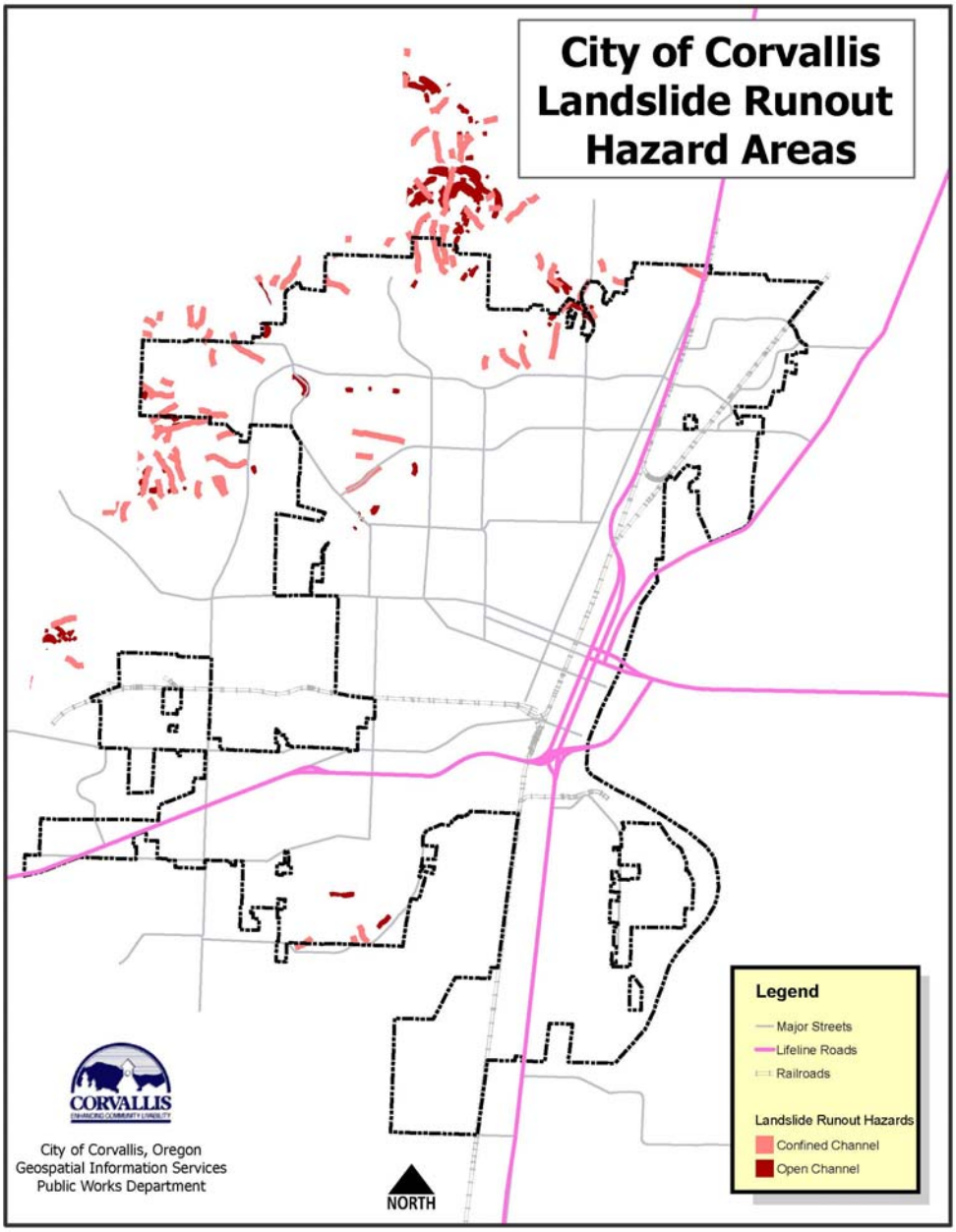
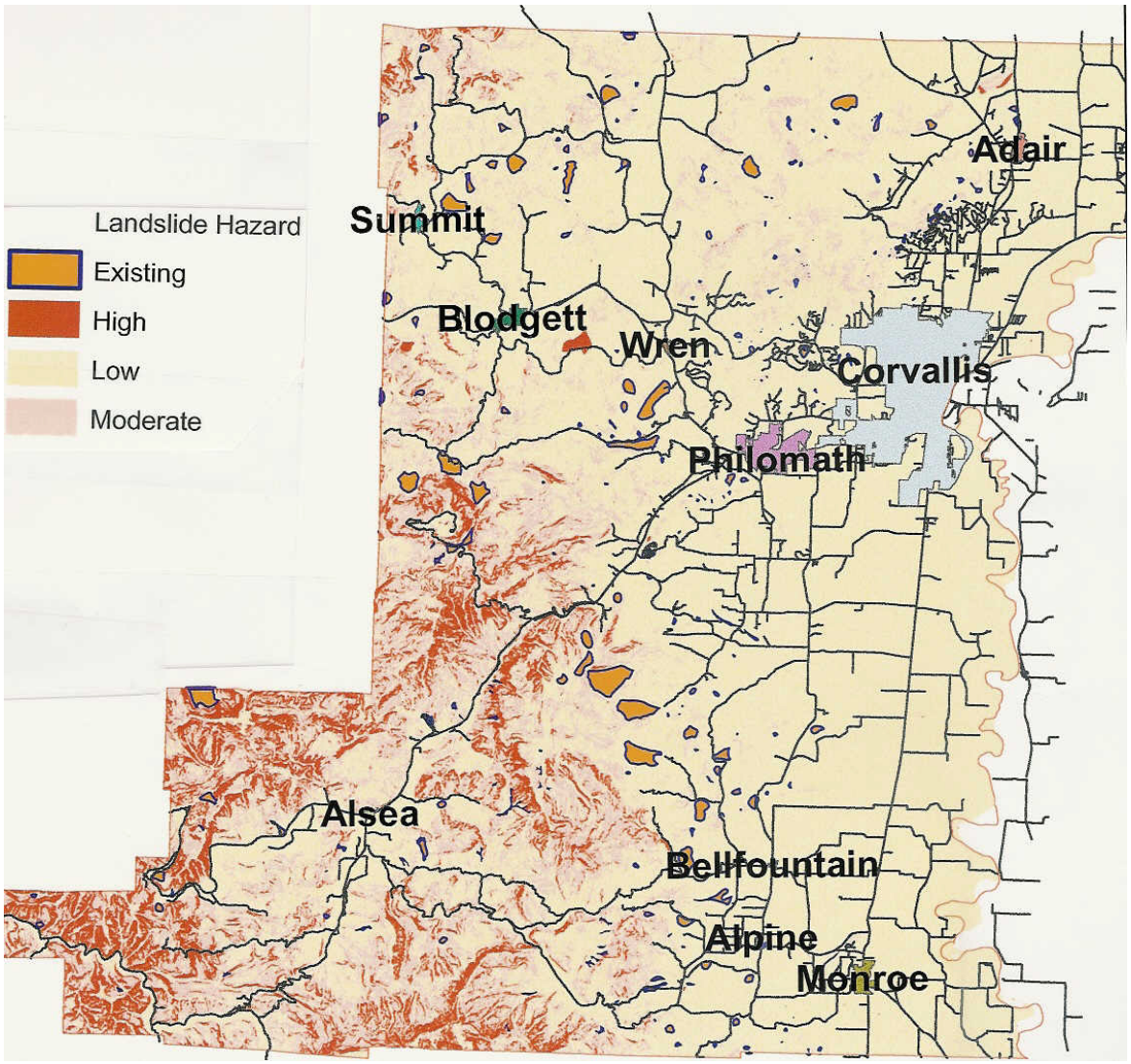
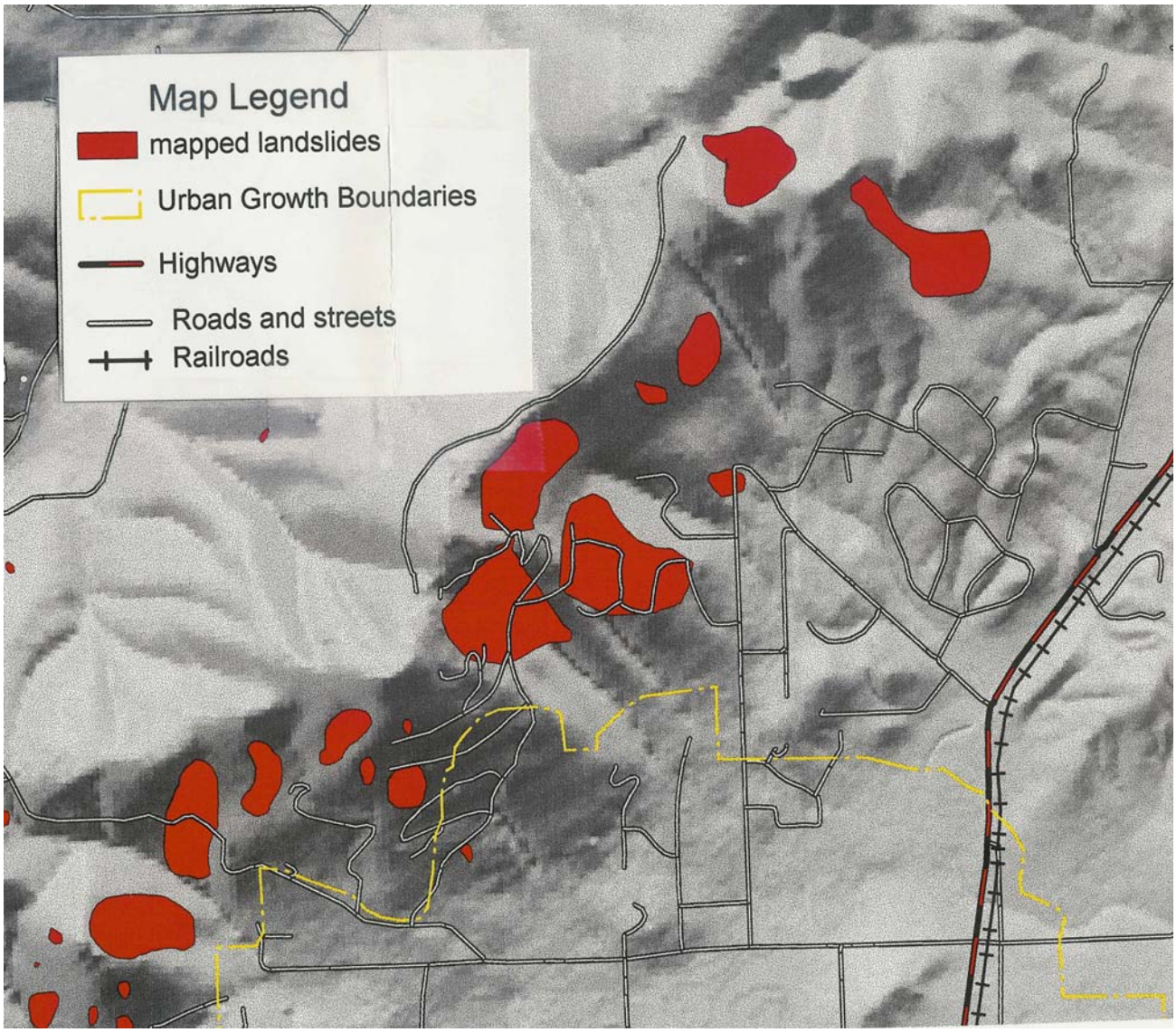


Figure 8.7
DOGAMI Earthquake-Induced Landslide Hazard Map for Benton County[1]



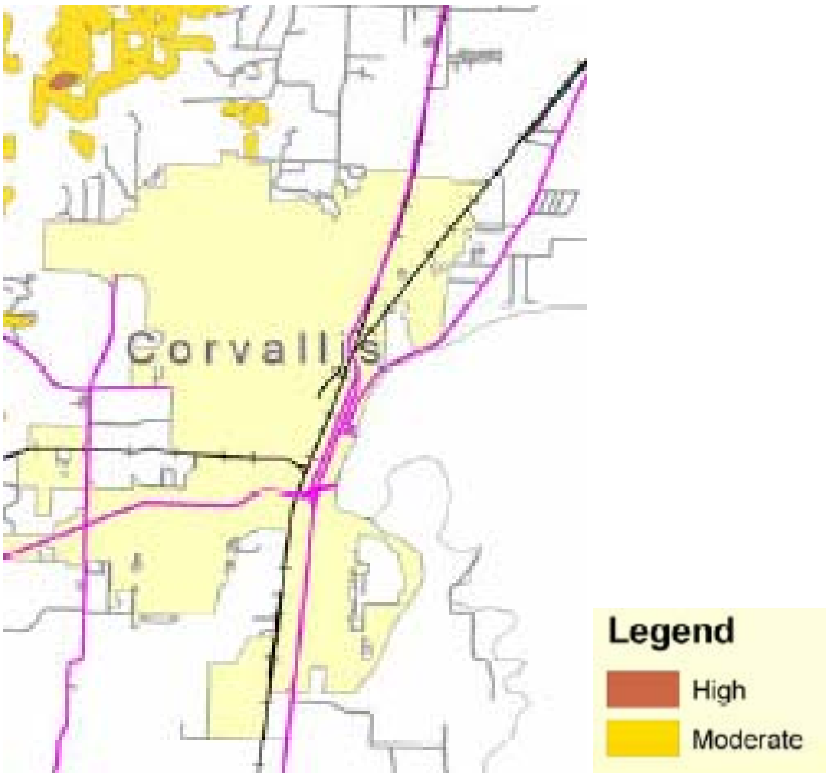
[1]Preliminary Earthquake Hazard and Risk Assessment and Water-Induced Landslide Hazard in Corvallis, Oregon. (Zhenming Wang, Gregory Graham, and Ian Madin, DOGAMI, Open File Report O-01-05, 2001)

Figure 8.8
DOGAMI Preliminary Map of Active Slide Areas in North Corvallis Area[1]



Preliminary Landslide Hazard Map of the Corvallis-Philomath Urban Areas, Corvallis, Oregon (Ian Madin, DOGAMI).

Figure 8.9
Debris Flow Hazard Areas: North Corvallis and Vicinity



8.3 Landslide Risk Assessment for Corvallis

The potential impact of debris flows and landslides on Corvallis are summarized below in Table 8.1.

Table 8.5
Potential Impacts of Debris Flows and Landslides on Corvallis

Inventory	Probable Impacts
Portion of Corvallis affected	Landslide prone areas in Corvallis include parts of North Corvallis, a few other areas, and portions of river and stream bank areas.
Buildings	Buildings subject to landslides include a few residential buildings in the North Corvallis area.
Streets within communities	Minor road closures possible from landslides; limited impact because of generally short detour routes within communities.
Roads within and to/from Corvallis	Minimal risk for highways in immediate vincinity of Corvallis. Highways through the coast range or Cascades are subject to closures from landslides.
Electric power	Very minor otential for localized loss of electric power due to landslides affecting power lines in portions of North Corvallis.
Other Utilities	Potential outages of water, wastewater and natural gas from pipe breaks from landslides. Probable impacts are very localized.
Casualties	Landslides that impact buildings or roads could result in a small number of casualties (deaths and injuries).

8.4 Mitigation of Landslide Risk

In terms of public safety there are two broad types of landslides to be concerned about: 1) those that can be sometimes be solved by engineering methods (such as road fill failures and slow moving landslides, and 2) those that can typically only be solved through prudent location of buildings, roads, and utilities (debris flows, debris torrents). It is important to make this distinction to understand that some landslide problems do not lend themselves to engineering solutions.

Mitigation of landslide risks is often quite expensive. In some cases, slope stability can be improved by addition of subsurface drainage to reduce pore water pressure, by construction of appropriate debris dams, retaining walls or by other types of geotechnical remediation. In some cases, buildings can be hardened to reduce damages. An alternative mitigation strategy for already built buildings or infrastructure with high potential for landslide losses is to relocate the facilities outside of known slide areas.

Mitigation of landslide risk can also be accomplished by effective land use planning to minimize development in slide-prone areas. Generally, such land use planning requires rather detailed geotechnical mapping of slide potential so that high hazard areas can be demarcated without unnecessarily including other areas of low slide potential.

The impacts of slide damage on road systems can also be partially addressed by identifying areas of high slide potential or of repetitive past slide damages so that alternative routes for emergency response can be pre-determined.

The following table contains landslide mitigation action items from the master Action Items table in Chapter 4.

Table 8.2
Landslide Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Landslide Mitigation Action Items								
Short-Term #1	Complete a detailed inventory of locations where critical facilities and infrastructure are subject to landslides	Public Works, Community Development	1-5 Years	X	X	X	X	X
Long-Term #1	Consider landslide mitigation actions for slides seriously threatening critical facilities, other buildings or infrastructure	Public Works, Community Development	5 Years	X	X	X	X	X
Long-Term #2	Limit future development in high landslide potential areas	Community Development	Ongoing	X	X	X	X	X

9.0 WILDLAND/URBAN INTERFACE FIRES

Fire has posed a threat to mankind since the dawn of civilization. Fires may cause significant damage to property and may also result in deaths and injuries. For the purposes of mitigation planning, we consider three types of fires: structure fires, wildland fires, and wildland/urban interface fires.

> Structure fires are fires in urban, suburban or rural areas where structures (and contents) are the primary fire fuel. Structure fires predominantly affect residential and other ordinary buildings. However, structure fires may also affect other types of structures, including bulk fuel storage or hazmat facilities. Fires affecting these types of facilities may be particularly hazardous to both firefighters and nearby residents. Fires on pipelines and transportation fires (road, rail, air) generally have similar characteristics to fires at hazmat sites or structures.
>
> Wildland fires are fires where vegetation (grass, brush, trees) is the primary fire fuel.
>
> Wildland/urban interface fires are fires where the fire fuel includes both structures and vegetation. Wildland/urban interface fires are basically wildland fires that burn into developed areas.

The emphasis of this chapter is on wildland/urban interface fires because such fires are natural disasters that may affect large developed areas and large numbers of people. Thus, wildland/urban interface fires are of special concern for mitigation planning. Most structure fires are limited to one structure. Structure fires involving bulk fuel, hazardous materials, pipelines, and transportation fires have many similarities in response strategies and impacts to the more general discussion of Hazmat Incidents, as discussed in Chapter 14. Wildland fires, by definition, affect wildlands with generally limited impacts on developed areas.

Chapter 9 of the Benton County Hazard Mitigation Plan includes useful background information on various types of fires. For conciseness, this background information is not repeated here.

9.1 Wildland/Urban Interface Fires

9.1.1 Overview

Wildland/urban interface fires are fires where the fuel load consists of both vegetation and structures. In Oregon, including Benton County and Corvallis, as elsewhere in the United States, recent patterns of development have lead to increasing numbers of homes built in areas subject to wildland fires. Development in areas subject to wildland fires may pose high levels of life safety risk for occupants as well as high levels of fire risk for homes and other structures.

Urban or suburban areas may have a significant amount of landscaping and other vegetation. However, in such areas the fuel load of flammable vegetation is not continuous, but rather is broken by paved areas, open space and areas of mowed,

often irrigated, grassy areas with low fuel loads. In these areas, the vast preponderance of all significant fires are single structure fires. The combination of separations between buildings, various types of fire breaks, and generally low total vegetative fuel loads make the risk of fire spreading much lower than in wildland areas. Furthermore, most developed areas in urban and suburban areas have water systems with good capacities to provide water for fire suppression and organized fire agencies who typically respond quickly to fires, with sufficient personnel and apparatus to control fires effectively. Thus, in such areas the risk of a single structure fire spreading to involve multiple structures is generally quite low.

Areas subject to wildland/urban interface fires have very different fire hazard characteristics. The defining characteristic of the wildland/urban interface area is that structures are built in areas with essentially continuous (and often high) vegetative fuel loads. In other words, structures are built in areas subject to wildland fires. When wildland fires occur in such areas, they tend to spread quickly and structures in these areas may, unfortunately, become little more than additional fuel sources for wildland fires. The siting of homes has also changed over time. Historically pioneering families built their homes in low lands, close to water and the fields they intended to work, while during the last 30 years or so, rural homes have increasingly been built in locations chosen because of the view or other amenities. Thus, many newer homes are in locations more difficult to defend against wildland fires.

The fire risk to structures and occupants in wildland/urban interface areas is high not only because of the high vegetative fuel loads but also because fire suppression resources are typically much lower than in urban or suburban areas. Homes in wildland/urban interface areas are most commonly on wells rather than on municipal water supplies. Thus, the availability of water for fire suppression is often severely limited. Less availability of water resources makes it more likely that a small wildland fire or a single structure fire in an urban/wildland interface area will spread before it can be extinguished.

Furthermore, because many developments in interface areas have relatively low populations and are some distance from population centers, the availability of firefighting personnel and apparatus is generally lower than in more populated areas and response times are typically much longer. The longer typical response times arise in part because of greater travel distances and, thus, greater travel times, but also because most fire agencies in lower population density areas are entirely or largely composed of volunteer staff. Response times from volunteer staff fire agencies are typically longer than response times for career staff agencies, where fire stations are commonly staffed continuously. In some cases, narrow winding roads also impede access by fire fighting apparatus. As with water supplies, the lower availability of fire fighting personnel and apparatus and the longer response times increase the probability that a small wildland fire or a single structure fire in an urban/wildland interface area will spread before it can be extinguished.

Residents in many wildland/urban interface areas also face high life safety risk. High life safety risk arises because of the high fire risk, especially from large fires that may spread quickly and block evacuation. Life safety risk in interface areas is often exacerbated by limited numbers of roads (in the worst case only one access road) that are often narrow and winding and subject to blockage by a wildland fire.

Life safety risk in interface areas is also often exacerbated by homeowners' reluctance to evacuate homes quickly. Instead, homeowners often try to protect their homes with whatever fire suppression resources are available. Such efforts generally have very little effectiveness. For example, the water flow from a garden hose is too small to meaningfully impact even a single structure fire (once the structure is significantly engulfed by flames) and is profoundly too small to have any impact on a wildland fire. Unfortunately, home owners who delay evacuation in well meant but misguided attempts to save their homes often place their lives in grave jeopardy by delaying evacuation until it may be impossible.

Major fires in the urban/wildland interface have the potential for enormous destruction and very high casualties. For example, the October 20, 1991 East Bay Fire in Oakland California burned 1,600 acres with 25 fatalities, 150 injuries, and over 3300 single-family homes and 450 apartment units destroyed. Total damages were over $1.5 billion. This fire was fueled by very high vegetative fuel loads and occurred on an unusually hot, dry, windy day. The fire spread extremely quickly, with over 800 homes engulfed by fire within the first hour, and completely overwhelmed initial fire suppression efforts.

In October 1991, rural counties near Spokane Washington experienced 92 separate fires that burned about 35,000 acres and 114 homes. Between October 25 and November 3, 1993, 21 major wildland fires broke out in California. These fires burned over 189,000 acres and destroyed over 1,100 structures with 3 fatalities and hundreds of injuries. The worst wildland/urban interface fire in United States history as far as casualties are concerned occurred in 1871 in Peshtigo, Wisconsin. This fire burned over 1.2 million acres and killed over 1,200 people. In 2003, a series of wildland/urban interface fires in southern California (San Bernardino area) burned over 750,000 acres and destroyed over 3,000 homes. These few examples dramatically illustrate the potential for disasters in the urban/wildland interface area.

9.1.2 Historical Data for Wildland Fires in Oregon

The Oregon Department of Forestry website (www.odf.state.or.us) has a table of the most important historical fires in Oregon over the past 150 years. Of the 12 major fires, the five largest fires all occurred between 1848 and 1868. The two largest fires, the 1868 Coos Bay fire and the 1849 Siletz fire consumed 988,000 and 800,000 acres of wildland, respectively. The next four largest fires occurred between 1933 and 1945, with each fire consuming between 240,000 and 180,000 acres. The most recent fire listed, the 1987 Silver Fire burned 97,000 acres. None of these major fires occurred in Benton County. More recent major fires include the 2002 Biscuit Fire that burned nearly 500,000 total acres (with about 471,000 acres in Oregon and nearly 29,000 acres in California) and the 2003 B&B Complex fire that burned 90,769 acres.

The Oregon Department of Forestry website (www.odf.state.or.us) has several categories of wildland fire data listed, including: numbers of forest fires and numbers of acres burned in Oregon forest lands. However, these ODF data are only for ODF-responsibility lands and do not include forest lands where primary fire suppression responsibility is federal or local. These data provide one measure of wildland fire data for Oregon. For ODF responsibility lands in Oregon as a whole, the 10-year average

number of wildland fires is 1,062. Since 1986, the largest number of acres burned in one year was 99,060 in 2002, while the lowest number of ODF-responsibility acres burned in one year was 1,410 in 1997. For the entire state of Oregon, both the number of fires and the acres burned are higher than these ODF data alone.

9.2 Wildland/Urban Interface Fire Risk for Corvallis

An overview perspective on wildland/urban interface fire risk for Corvallis and vicinity is provided by the vegetation map of Benton County, which is shown in Figure 9.1.

Most of the vegetated areas in Benton County are classified as Douglas Fir – Western Hemlock, with areas of Douglas Fir – Broadleaf Deciduous, and areas of Douglas Fir – Oregon White Oak and Oregon White Oak – Douglas Fir. Along the Willamette River Valley there are areas of Cottonwood-Willow Riparian, and Pasture Riparian Bottomland, and Agricultural lands with these classifications being as per the Atlas of Oregon.

Vegetation Codes for Benton County Include:

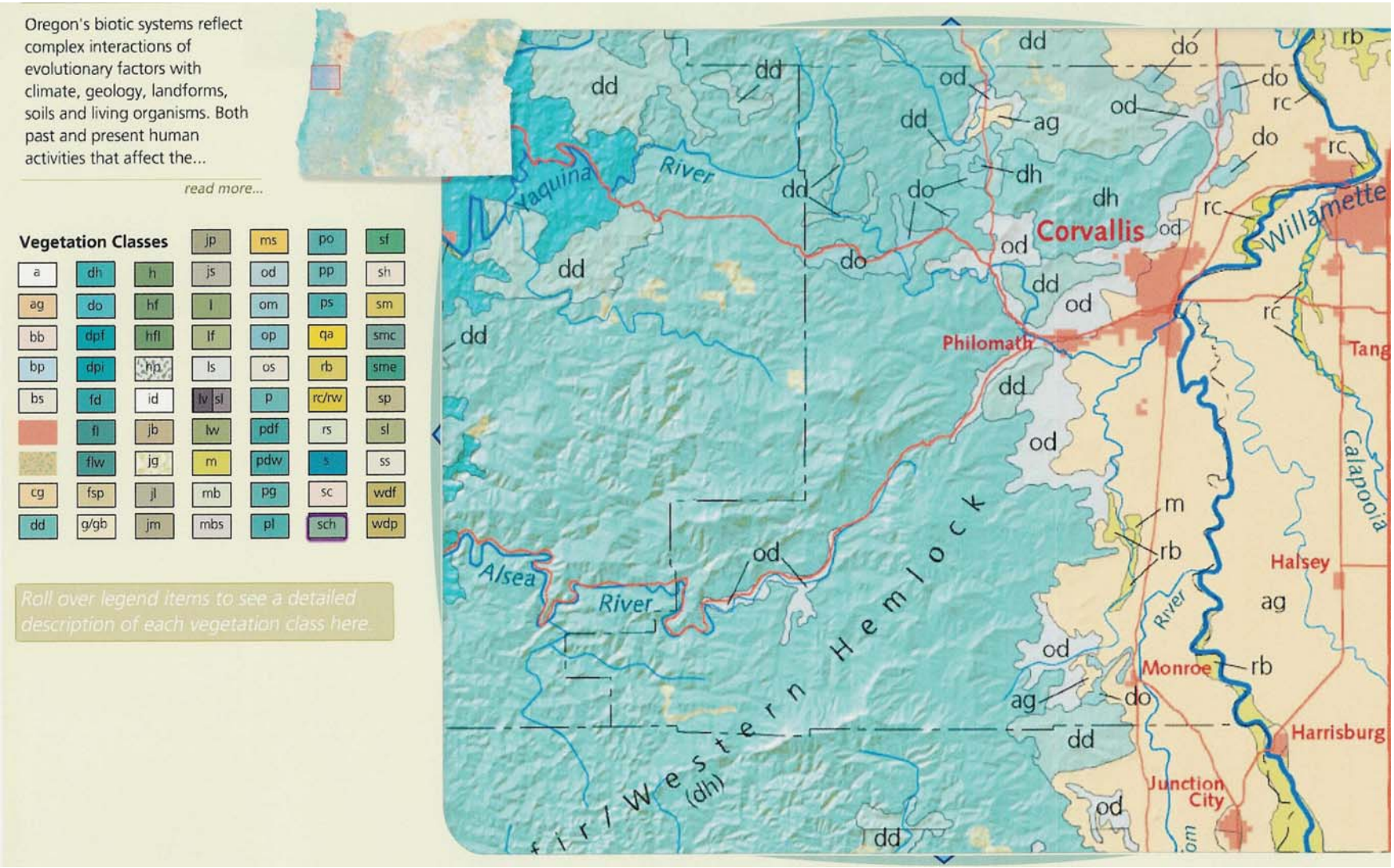
dd	Douglas fir – broadleaf deciduous,
dh	Douglas fir – western hemlock,
do	Douglas fir – Oregon white oak,
od	Oregon white oak – Douglas fir,
m	Marsh,
rc	Cottonwood – willow riparian,
rb	Pasture – riparian bottomland, and
ag	agricultural.

As shown on Figure 9.1, Corvallis is bordered on the north and northwest sides by forested areas, classified as Oregon white oak – Douglas fir (classification “od” on the map). On the east, south and southwest sides, Corvallis is bordered by agricultural lands (classification “ag” on the map) with low potential for wildland/urban interface fires.

The three primary factors governing the level of hazard for wildland fires or wildland/ urban interface fires are: fuels (type and load), weather and topography. For Corvallis, the fuel load in the nearby forested areas to the north and northwest of the city is generally high and relatively continuous across large geographic areas. Because of historical logging activities, much of the forest is composed of relatively young trees, with a high density of trees per acre. Such forests may pose a higher fire hazard than do old growth forests with fewer, larger trees.

Topography contributes to fire hazard because fires spread much more quickly up steep slopes. Weather is very important in governing the level of fire hazard. Rainfall amounts and patterns contribute to the level of fuel load and also to moisture levels in vegetation. During fires, temperature, humidity and wind speed are major factors governing the rate of spread of wildland fires and thus major factors governing the ease or difficulty with which a given fire is likely to be contained.

Figure 9.1
Vegetation Cover in Benton County (Atlas of Oregon)



Developments in wildland/urban interface areas face a range of levels of fire risk, depending on a number of factors. Developments that have all of most of the following attributes are at the highest level of risk:

1) High vegetative fuel loads, with a high degree on continuity of fuel load (i.e., few significant firebreaks). Risk may be particularly high if the fuel load is grass, brush and smaller trees, subject to being at very low moisture levels in short duration drought periods.

2) Higher slopes, which cause fires to spread more rapidly than in flatter terrain.

3) Limited fire suppression capacity, including limited water supply capacity for fire suppression purposes, limited fire fighting personnel and apparatus, and typically long response times for fire alarms.

4) Limited access for fire fighting apparatus and limited evacuation routes for residents at risk.

5) Construction of structures to less than fully fire-safe practices, and

6) Lack of maintenance of firebreaks and defensible zones around structures.

Fire protection services for Corvallis and adjacent areas are provided by three local fire agencies:

Corvallis Fire Department,
Corvallis RFPD, and
Philomath Fire District.

Specific geographic areas identified by the Corvallis Fire Department and the Corvallis RFPD as being at risk for wildland/urban interface fires are summarized in Table 9.1 (from Benton County Hazard Mitigation Plan).

Table 9.1
Areas of Special Concern for Wildand/Urban Interface Fires

Corvallis								
Geographic Area of Concern	**Narrative of High Risk Situation**	**High Vegetative Fuel Loads**	**Poor Vegetation Clearance Around Structures**	**Non-Firesafe Construction Practices**	**Steep Topography**	**Limited Access/Egress**	**Limited Water Supplies**	**Distance/Time from Fire Dept**
Crescent Valley / Vineyard Mountain	Area of high value homes from 10 to 40 years old in forested area in the Corvallis RFPD	X	X	X	X	X	X	
Oak Creek	West of Corvallis along Oak Creek for about 5 miles	X	X	X	X	X	X	X
Skyline West	Northwest of Corvallis off Ponderosa Drive in forested area with areas of heavy underbrush. Many homes have brush adjacent to structure and combustible roofing.	X	X	X	X	X	X	

Wildland/urban interface fire risk for at risk neighborhoods near the city boundaries on the north and northwest sides is increased by:

1) Inadequate water supply for fire suppression in many areas,
2) Lack of defensible space around structures or fire breaks,
3) Inadequate road system with steep grades, narrow streets, lack of secondary access routes, no turnarounds or turnarounds on long dead end streets, and
4) Prevalence of non-fire rated construction with combustible roofing and exterior wall covering materials, with open decks and eves.

The Skyline West subdivision is of particular concern to the Corvallis Fire Department because this is a forested residential area with areas of heavy underbrush. Many homes have brush adjacent to structures and combustible roofing. Fire risk is compounded by the steep topography in parts of this area and by limited or nonexistent water supplies sufficient for controlling a major fire. The only access/egress to Skyline West is via NW Ponderosa Avenue. Thus, timely evacuation in the event of a major fire and restricted access for fire fighting apparatus are both problematic.

An aerial view of the Skyline West subdivision showing the heavy vegetative fuel loads in close proximity to structures is shown below in Figure 9.2.

Figure 9.2
Skyline West Subdivision

The potential impacts of wildland/urban interface fires on Corvallis are summarized below in Table 9.2.

Table 9.2
Potential Impacts of Wildland/Urban Interface Fires on Corvallis

Portion of Corvallis affected	Highest risk areas are residential areas bordering heavily vegetated wildland areas in the north and northwest parts of Corvallis along with adjacent portions of Benton County.
Buildings	Small wildland/urban interface fires could affect a few residential buildings. Larger fires could effect entire neighborhoods and extreme events (cf. Oakland Hills 1991 fire) could affect hundreds of buildings
Streets within communities	Minor road closures possible from fires; limited impact because of short detour routes within communities.
Roads within and to/from Corvallis	Potential closures of major highways due to fires, especially roads west of Corvallis.
Electric power	Potential for localized loss of electric power due to fires affecting power lines in or near Corvallis
Other Utilities	Generally minor or no impacts on other utilities from fires, except for possible loss of telephone service due to fires affecting phone poles/lines.
Casualties	Potential for deaths and injuries in major wildland/urban interface fires, especially if evacuations are not completed expeditiously.

9.3 Mitigation Strategies

This section outlines suggested strategies for reducing the level of risk to both property and life safety in wildland/urban interface development areas that may be at high risk from wildland/urban interface fires. The suggested mitigation strategy has four elements:

1) reduce the probability of fire ignitions,
2) reduce the probability that small fires will spread,
3) minimize property damage, and
4) minimize the life safety risk.

Reduce the probability of fire ignitions

Efforts to reduce the probability of fire ignitions should focus on manmade causes of ignition through a combination of fire prevention education, enforcement, and other actions. Fire prevention education actions could include efforts to heighten public awareness of fire dangers, especially during high danger time periods and better education about fire safe practices, such as careful disposal of smoking materials, and adhering to restrictions on burning of rubbish and debris. Fire prevention enforcement action could include strict enforcement of burning restrictions and vigorous investigation and prosecution of arson cases. An important physical action to reduce the probability of ignitions is to maintain or upgrade tree-trimming operations around power lines to minimize fires starting by sparking from lines to vegetative fuels.

Reduce the probability that small fires will spread.

Possible mitigation actions to reduce the probability that small fires will spread include enhancement of water supply and fire suppression capabilities for high risk areas, expansion of existing firebreaks, creation of new firebreaks and expanding defensible spaces around structures in wildland/urban interface areas. Geographical area specific pre-emergency planning by jurisdiction should also be conducted to help optimize fire response strategies.

Minimize Property Damage

The education and action items discussed above may help to reduce future property damages by reducing the number of fire ignitions and by reducing the probability that a small fire will spread. In addition, specific fire safe building practices should be implemented (if not yet implemented) or enforced vigorously (if not yet vigorously enforced). Fire safe building practices have two main elements: first, design of structures, and second, creation of defensible spaces around structures.

The USFA (www.usfa.fema.gov) and other organizations have many sources of information about fire safe practices in the wildland/urban interface. For example, the National Fire Protection Association (NFPA) has an excellent "Firewise" communities program with an excellent, highly informative website (www.firewise.org). The firewise website can also be reached from the main NFPA website (www.nfpa.org). The Firewise website has very informative publications and videos for local officials and homeowners to help understand, evaluate, and improve the fire safety of structures at risk from wildland/urban interface fires. Similar information is also available at the FireFree site by the Safeco Insurance Company:
(www.safeco.com/safeco/about/giving/firefree.asp)

The NFPA Firewise construction and firewise landscaping checklists are particularly recommended as concise summaries of the primary fire-safe designs and practices for homeowners at risk from wildland/urban interface fires.
The NFPA's Firewise Construction Checklist, makes the following main recommendations (among others):

1) site homes on as level terrain as possible, at least 30 feet back from cliffs or ridge lines,

2) build homes with fire-resistant roofing materials, such as Class-A asphalt shingles, slate or clay tiles, concrete or cement products, or metal.

3) build homes with fire-resistant exterior wall cladding, such as masonry or stucco,

4) consider the size and materials for windows; smaller panes hold up better than larger ones, double pane and tempered glass windows are more fire resistant than single pane windows; plastic skylights can melt and allow access for burning embers,

5) prevent sparks and embers from entering vents by covering vents with wire mesh no larger than 1/8", box eaves, and minimize places to trap embers on decks and other attached structures, and

6) keep roofs, eaves, and gutters free of flammable debris.

The NFPA's Firewise Landscaping Checklist includes the following main recommendations (among others), based on a four-zone planning concept around the house:

1) Zone 1 should be well irrigated area of closely mowed grass or non-flammable landscaping materials such as decorative stone, at least 30' in all directions around the home,

2) Zone 2 should be a further irrigated buffer zone with only a limited number of low-growing, fire-resistant plants,

3) Zone 3, further from the house, can include low growing plants and well-spaced, well-pruned trees, keeping the total vegetative fuel load as low as possible, and

4) Zone 4 is the natural area around the above three landscaped zones. This area should be thinned selectively, with removal of highly flammable vegetation and removal of ladder fuels that can spread a grass fire upwards into tree tops.

Minimize Life Safety Risk

The mitigation actions above may help to minimize life safety risk by helping to reduce the number of ignitions, by reducing the probability that small fires will spread, and by encouraging more fire-safe practices of building construction and fire-safe landscaping. These practices are meritorious for reducing the fire hazards to structures. However, they may also give homeowners a false sense of life safety security. A false sense of security may encourage people to stay in homes at risk during wildfires, rather than evacuating immediately at the first fire warning.

The most important action to minimize life safety risk during wildland/urban interface fires is immediate evacuation. However, evacuations must be directed by the responsible fire agencies to ensure both egress for residents and access for fire apparatus and personnel. Uncontrolled evacuations can sometimes block access and thus potentially increase fire spread. Thus, reducing life safety risk requires public education and emergency planning to encourage and expedite warnings and evacuations (voluntary or mandatory).

Life safety risk during wildland/urban interface fires is exacerbated by limited evacuation routes. Improving evacuation roads (widening, straightening) and, most importantly, providing as many alternate evacuation routes as possible can significantly reduce evacuation times and lower the probability that residents seeking to evacuate may be trapped by fire-blocked routes.

The following table contains wildland/urban interface fire mitigation action items from the master Action Item table in Chapter 4.

Table 9.3
Wildland/Urban Interface Fire Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Wildland/Urban Interface Fire Mitigation Action Items								
Short-Term #1	Identify specific parts of Corvallis at high risk for urban/wildland interface fires because of fuel loading, topography and prevailing construction practices	Fire	1-2 Years	X	X	X	X	X
Short-Term #2	Identify evacuation routes and procedures for high risk areas and educate the public	Fire	Ongoing	X	X	X		X
Short-Term #3	Develop Corvallis Wildfire Protection Plan	Fire	1-2 Years	X	X	X	X	X
Long-Term #1	Encourage fire-safe construction practices for existing and new construction in high risk areas	Fire, Community Development	Ongoing	X	X	X	X	X

10.0 EARTHQUAKES

Historically, awareness of seismic risk in Oregon has generally been low, among both the public at large and public officials. This low level of awareness reflected the low level of seismic activity in Oregon, at least in recent historical time. However, over the past several years, awareness of seismic risk in Oregon has significantly increased. Factors in this increased awareness include the 1993 Scotts Mills earthquake in Clackamas County, widespread publicity about possible large magnitude earthquakes on the Cascadia Subduction Zone, and recent changes in Seismic Zonation in the Oregon Building Code which increased seismic design levels for new construction in western Oregon.

Before reviewing the levels of seismic hazard and seismic risk in Corvallis, we first present a brief earthquake "primer" that reviews some basic earthquake concepts and terms.

10.1 Earthquake Primer

In the popular press, earthquakes are most often described by their Richter Magnitude (M). Richter Magnitude is a measure of the total energy released by an earthquake. In addition to Richter magnitude, there are several other measures of earthquake magnitude used by seismologists, but such technical details are beyond the scope of this discussion. The Scotts Mills (Oregon) earthquake was M = 5.6, while the Northridge (California) earthquake was about M = 6.7. Great earthquakes, for example, on the San Andreas Fault or on the Cascadia Subduction Zone, may have magnitudes of 8 or greater.

It is important to recognize that the Richter scale is not linear, but rather logarithmic. A M8 earthquake is not twice as powerful as a M4, but rather thousands of times more powerful. A M7 earthquake releases about 30 times more energy than a M6, while a M8 releases about 30 times more energy than a M7 and so on. Thus, great M8 earthquakes may release thousands of times as much energy as do moderate earthquakes in the M5 or M6 range.

The public often assumes that the larger the magnitude of an earthquake the "worse" the earthquake. Thus, the "big one" is the M8 earthquake and smaller earthquakes (M6 or M7) are not the "big one". However, this is true only in very general terms. Larger magnitude earthquakes affect larger geographic areas, with much more widespread damage than smaller magnitude earthquakes. However, for a given site, the magnitude of an earthquake is NOT a good measure of the severity of the earthquake at that site. Rather, the intensity of ground shaking at the site depends on the magnitude of the earthquake <u>and</u> on the distance from the site to the earthquake. An earthquake is located by its epicenter - the location on the earth's surface directly above the point of origin of the earthquake. Earthquake ground shaking diminishes (attenuates) with distance from the epicenter. Thus, any given earthquake will produce the strongest ground motions near the earthquake with the intensity of ground motions diminishing with increasing distance from the epicenter.

Thus, for a given site, a smaller earthquake (such as a M6.5) which is very close to the site could cause greater damage than a much larger earthquake (such as a M8) which is quite far away from the particular site.

However, earthquakes at or below M5 are not likely to cause significant damage, even locally very near the epicenter. Earthquakes between about M5 and M6 are likely to cause some damage very near the epicenter, with the extent of damage typically being relatively minor (e.g., the 1993 Scotts Mills earthquake). Earthquakes of about M6.5 or greater can cause major damage (e.g., the Northridge earthquake), with damage usually concentrated fairly near the epicenter. Larger earthquakes of M7+ cause damage over increasingly wider geographic areas with the potential for very high levels of damage near the epicenter. Great earthquakes with M8+ can cause major damage over wide geographic areas. For example, a M8+ on the Cascadia Subduction Zone could affect the entire Pacific Northwest from British Columbia, through Washington and Oregon, and as far south as Northern California.

The intensity of ground shaking varies not only as a function of M and distance but also depends on soil types. Soft soils may amplify ground motions and increase the level of damage. Thus, for any given earthquake there will be contours of varying intensity of ground shaking. The intensity will generally decrease with distance from the earthquake, but often in an irregular pattern, reflecting soil conditions (amplification) and possible directionality in the dispersion of earthquake energy.

There are many measures of the severity or intensity of earthquake ground motions. A very old, but commonly used, scale is the Modified Mercalli Intensity scale (MMI), which is a descriptive, qualitative scale that relates severity of ground motions to types of damage experienced. MMIs range from I to XII.

More useful, modern intensity scales use terms that can be physically measured with seismometers, such as the acceleration, velocity, or displacement (movement) of the ground. The most common physical measure, and the one used in this Mitigation Plan, is Peak Ground Acceleration or PGA. PGA is a measure of the intensity of shaking, relative to the acceleration of gravity (g). For example, 1.0 g PGA in an earthquake (an extremely strong ground motion) means that objects accelerate sideways at the same rate as if they had been dropped from the ceiling. 10% g PGA means that the ground acceleration is 10% that of gravity and so on.

Damage levels experienced in an earthquake vary with the intensity of ground shaking and with the seismic capacity of structures. Ground motions of only 1 or 2% g are widely felt by people; hanging plants and lamps swing strongly, but damage levels, if any, are usually very low. Ground motions below about 10% g usually cause only slight damage. Ground motions between about 10% g and 30% g may cause minor to moderate damage in well-designed buildings, with higher levels of damage in poorly designed buildings. At this level of ground shaking, only unusually poor buildings would be subject to potential collapse. Ground motions above about 30% g may cause significant damage in well-designed buildings and very high levels of damage (including collapse) in poorly designed buildings. Ground motions above about 50% g may cause high levels of damage in many buildings, even those designed to resist seismic forces.

10.2 Seismic Hazards for Corvallis

Earthquakes in Western Oregon, and throughout the world, occur predominantly because of plate tectonics - the relative movement of plates of oceanic and continental rocks that make up the rocky surface of the earth. Earthquakes can also occur because of volcanic activity and due to other geologic processes.

The Cascadia Subduction Zone is a geologically complex area off the Pacific Northwest coast from Northern California to British Columbia. In simple terms, several pieces of oceanic crust (the Juan de Fuca Plate, Gorda Plate and other smaller pieces) are being subducted (pushed under) the crust of North America. This subduction process is responsible for most of the earthquakes in the Pacific Northwest as well as for creating the volcanoes in the Cascades. Figure 10.1 shows the geologic (plate-tectonic) setting for Oregon.

There are three source regions for earthquakes that can affect Corvallis:

1) “interface” or “subduction zone” earthquakes on the boundary between the subducting oceanic plates and the North American plate,

2) “intraslab” or “intraplate” earthquakes within the subducting oceanic plates, which are also known as “Benioff Zone” or deep zone earthquakes, and

3) “crustal” earthquakes within the North American Plate.

The geographic and geometric relationships of these earthquake source zones are shown in Figure 10.2

The “interface” earthquakes on the Cascadia Subduction Zone may have magnitudes of 8 or greater, with probable recurrence intervals of 500 to 800 years. The last major earthquake in this source region probably occurred in the year 1700, based on current interpretations of Japanese tsunami records. Such earthquakes are the great Cascadia Subduction Zone earthquake events that have received attention in the popular press. These earthquakes typically occur about 20 to 60 kilometers (12 to 40 miles) offshore from the Pacific Ocean coastline. Ground shaking from such earthquakes would be very strong near the coast and moderately strong ground shaking would be felt throughout Corvallis.

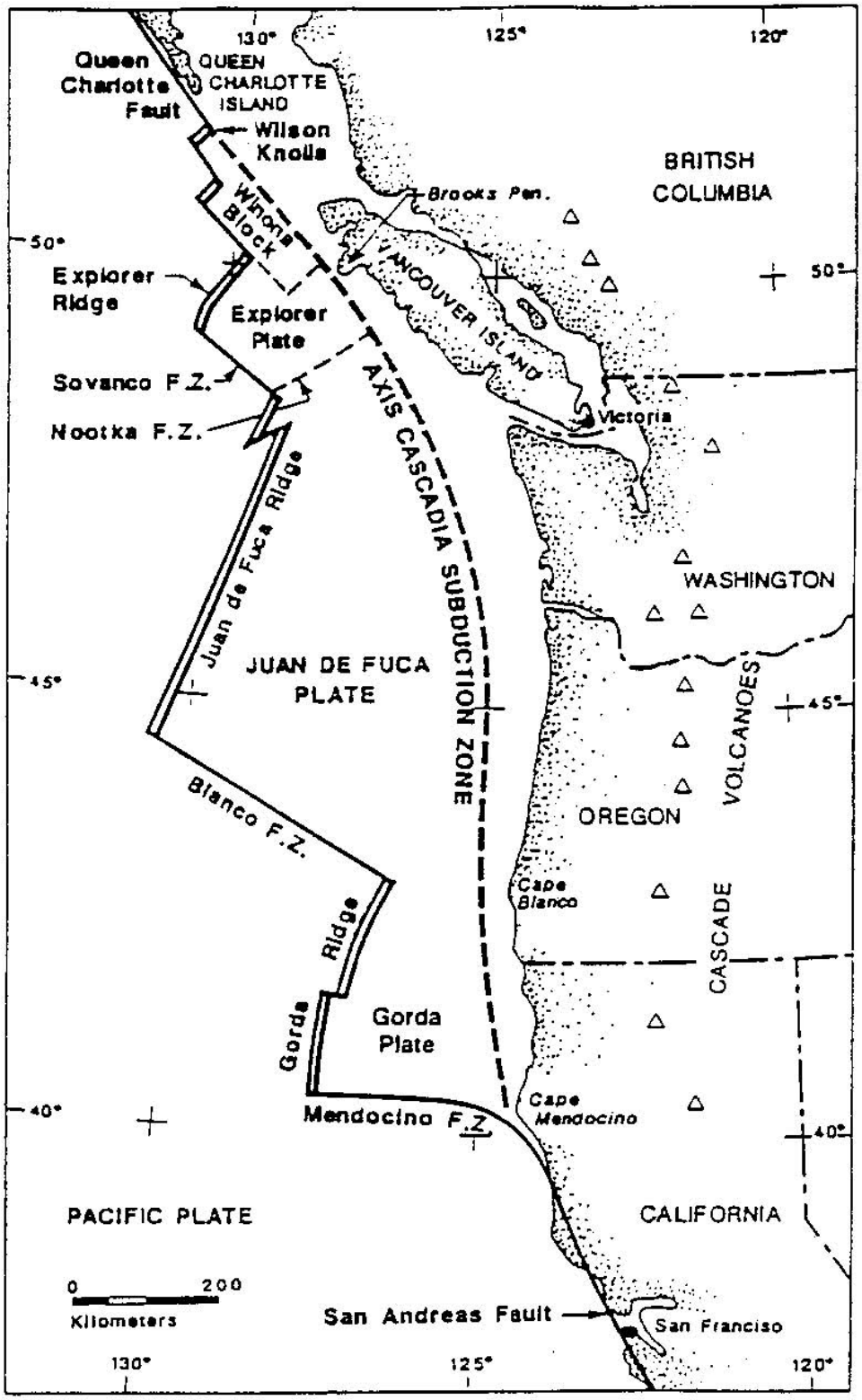


Figure 10-1. Cascadia Subduction Zone

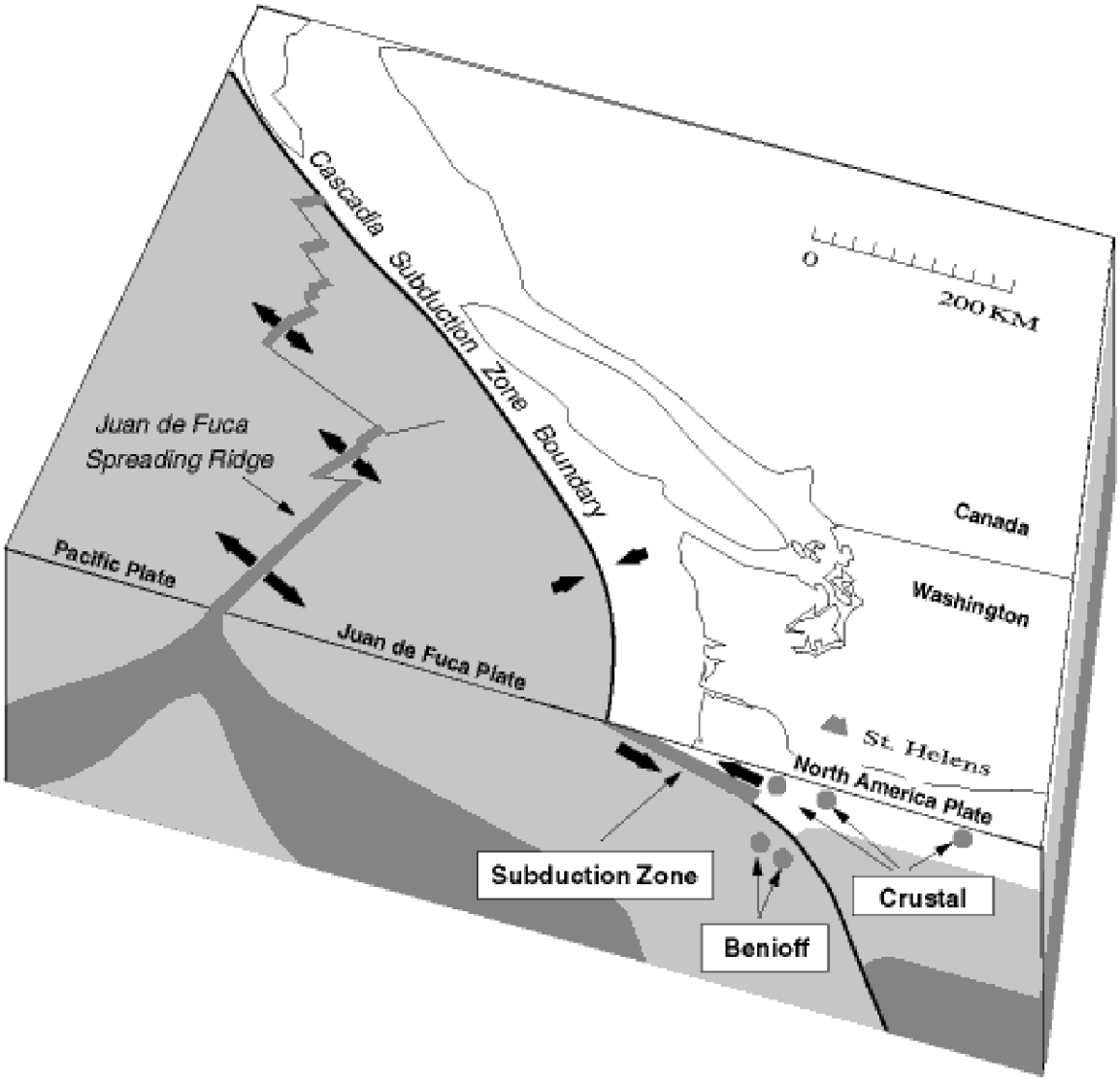


Figure 10.2
Earthquake Source Zones

The “intraslab” earthquakes, which are also called “intraplate” or “Benioff Zone” earthquakes, occur within the subducting oceanic plate. These earthquakes may have magnitudes up to about 7.5, with probable recurrence intervals of about 500 to 1000 years (recurrence intervals are poorly determined by current geologic data). These earthquakes occur quite deep in the earth, about 30 or 40 kilometers (18 to 25 miles) below the surface with epicenters that would likely range from near the Pacific Ocean coast to about 50 kilometers (30 miles) inland. Thus, epicenters from these types of earthquakes could be located in Lincoln County or western Benton County. Ground shaking from such earthquakes would be very strong near the epicenter and moderately strong ground shaking would be felt throughout all of Benton County, with the level of shaking decreasing towards eastern Benton County.

“Crustal” earthquakes within the North American plate are possible on faults mapped as active or potentially active as well as on unmapped (unknown) faults. The only mapped fault in Benton County is the Corvallis Fault, which runs in a SW to NE direction through northwest Corvallis. The Corvallis Fault and two other nearby faults, the Owl Creek Fault east of Corvallis and the Mill Creek Fault north of Albany, are shown on Figure 10.3.

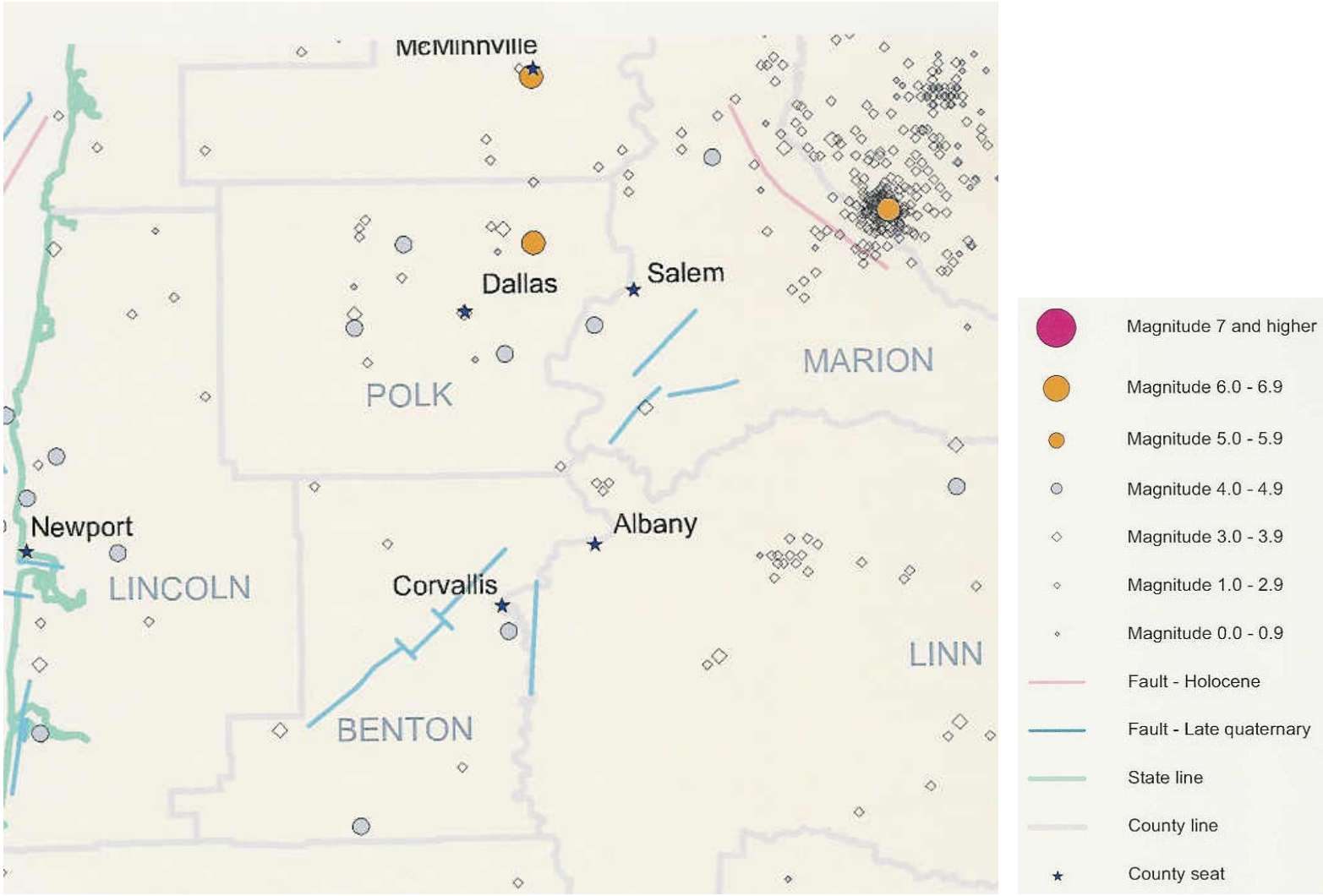
The USGS fault classifications for the above faults are Class B for the Corvallis Fault and Class A for the Owl Creek Fault and the Mill Creek Fault. For the Corvallis Fault, the classification means that the fault exists but that there is no evidence or equivocal evidence for movements during the Quaternary geologic time period (the last 1.6 million years). For the Owl Creek and Mill Creek Faults, the classification means that there has apparently been movement within the past few hundred thousand years, but not within the past 10,000 years. Thus, the risk from earthquakes on these faults appears very low.

Historically observed crustal earthquakes in Oregon from 1841 to 2002 are shown in Figure 10-3 (DOGAMI, Map of Selected Earthquakes for Oregon, 1841 through 2002, Open-File Report 03-02, 2003). During this time period, only six small earthquakes have occurred in Benton County as shown on Figure 10.3. Larger earthquakes in nearby counties are also shown.

However, based on the historical seismicity in Western Oregon and on analogies to other geologically similar areas, small to moderate earthquakes up to M5 or M5.5 are possible almost anyplace in Western Oregon, including almost anyplace in Benton County. Such earthquakes would be mostly much smaller than the Scotts Mills earthquake up to about the magnitude of that 1993 earthquake. The possibility of larger crustal earthquakes in the M6+ range cannot be ruled out. However, the probability of such events is likely to be very low.

Because the probability of large crustal earthquakes (M6 or greater) affecting Benton County is low and because any damage in smaller crustal earthquakes is likely to be minor and very localized, crustal earthquakes are not considered significant for hazard mitigation planning purposes. Therefore, our analysis focuses on the larger, much more damaging earthquakes arising from the Cascadia Subduction Zone.

Figure 10-3
Earthquake Epicenters from 1841 to 2002



11-18-07

The characteristics of the subduction zone earthquakes affecting Corvallis are summarized in Table 10.1 below. The maximum magnitudes are estimated from the length and width of the mapped fault plane or from similar earthquakes elsewhere in the Pacific Northwest (for the intraslab earthquakes). Recurrence intervals are based on current best estimates.

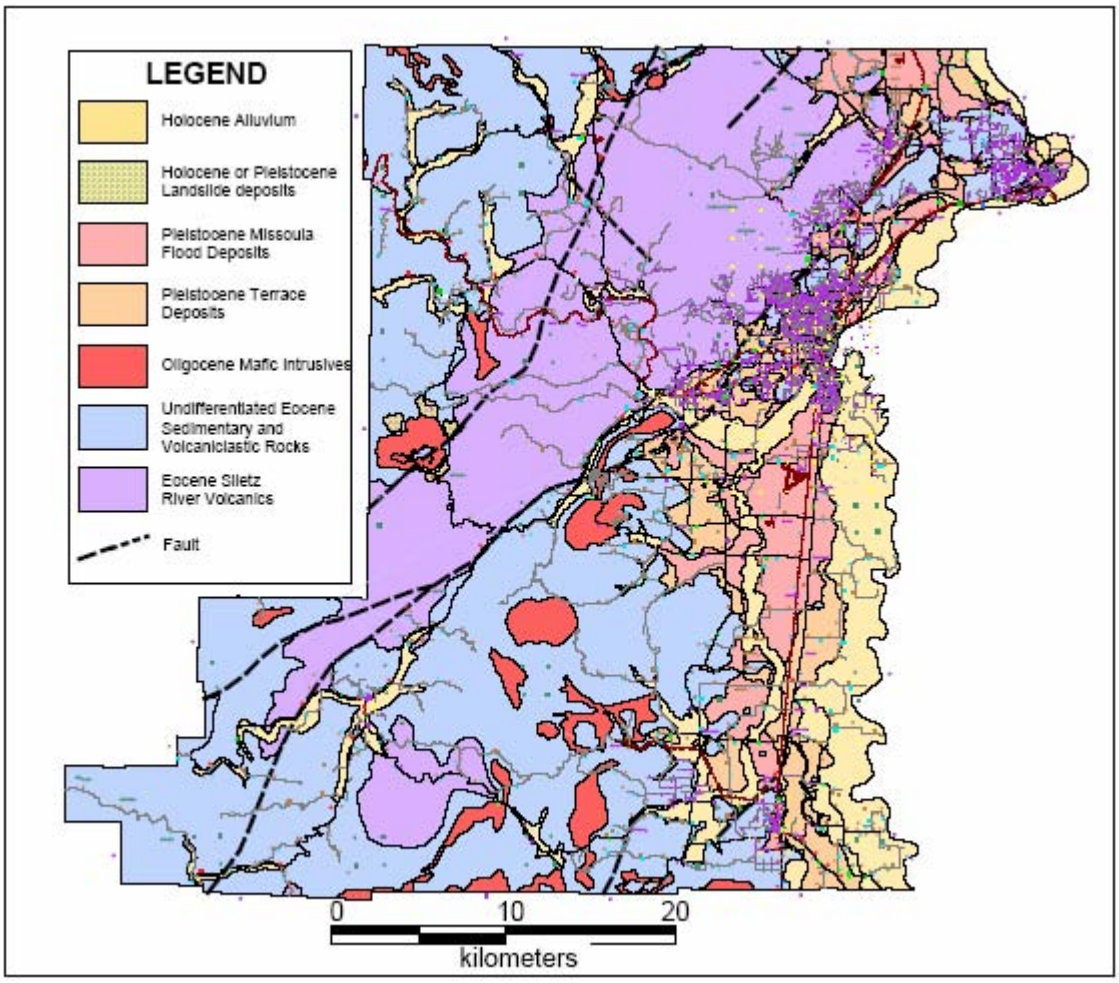
Table 10.1
Seismic Sources Affecting Corvallis

Fault	Maximum Magnitude	Probable Recurrence Interval (years)
Cascadia Subduction Zone (interface earthquake)	8.5	500 to 800
Cascadia Subduction Zone (intraslab earthquake)	7.5	500 to 1000

In addition to these large earthquakes, the Cascadia Subduction Zone also experiences smaller earthquakes such as the M6.8 Nisqually earthquake near Olympia Washington which occurred on February 28, 2001. The Nisqually earthquake was an intraslab earthquake which occurred at a depth of 52 kilometers (about 30 miles). Other relatively recent similar Cascadia Subduction Zone earthquakes include the M7.1 Olympia earthquake in 1949 and the M6.5 Seattle-Tacoma earthquake in 1965. These earthquakes killed 15 people and resulted in over $200 million in damages (1984 dollars, www.dnr.wa.gov). Similar earthquakes are possible in Western Oregon, including Benton County.

The following figure shows a generalized geologic map of Benton County and includes the Corvallis Fault and other mapped faults. The mapped faults within or near Benton County are relatively small and not very active. Thus, seismic hazard for Corvallis arises predominantly from major earthquakes on the Cascadia Subduction Zone. Smaller, crustal earthquakes in or near Benton County could be locally damaging, but would not be expected to product widespread or major damage.

Figure 10.4
Geologic Map of Benton County[1]



[1] Preliminary Earthquake Hazard and Risk Assessment and Water-Induced Landslide Hazard in Benton County, Oregon. Zehnming Wang, Gregory Graham, and Ian Madin, DOGAMI Open File Report O-01-05, 2001.

10.3 Other Aspects of Seismic Hazards in Corvallis

Most of the damage in earthquakes occurs directly because of ground shaking which affects buildings and infrastructure. However, there are several other aspects of earthquakes that can result in very high levels of damage in localized sites: liquefaction, landslides, dam failures and tsunamis.

10.3.1 Soil Effects

Liquefaction is a process where loose, wet sediments lose strength during an earthquake and behave similarly to a liquid. Once a soil liquefies, it will tend to settle and/or spread laterally. With even very slight slopes, liquefied soils tend to move sideways downhill (lateral spreading).

Settling or lateral spreading can cause major damage to buildings and to buried infrastructure such as pipes and cables.

In general, areas of high liquefaction potential largely follow river and stream drainage channels, marshy areas and areas near lakes. In addition, similar soil conditions may occur in areas where lakes or streams existed in the past but have now been filled in by natural or human-caused processes.

In earthquakes, liquefaction, settling or lateral spreading does not occur in all such areas or in all earthquakes. However, in larger earthquakes with strong ground shaking and long duration shaking, liquefaction is likely in many of these high liquefaction potential areas. Settlements of a few inches or more and lateral spreads of a few inches to several feet are possible. Even a few inches of settlement or lateral spreading is likely to cause significant to major damage to affected buildings or infrastructure.

For Benton County, DOGAMI has prepared county-wide maps of areas known or likely to be affected by these soils effect (Preliminary Earthquake Hazard and Risk Assessment and Water-Induced Landslide Hazard in Benton County Oregon, Open File Report O-01-05, 2001). This DOGAMI publication includes maps of areas subject to liquefaction, amplification of earthquake ground motions, and earthquake induced landslides.

These maps are based on available data and should not be over interpreted to represent exact locations of soils subject to liquefaction. Not all areas within given bins of liquefaction potential may be as classified: some areas may have higher potential and some areas may have lower potential. Detailed site-specific geotechnical studies are necessary to determine the level of liquefaction, settlement or lateral spread hazard at any specific location. The DOGAMI map (Open File Report O-01-05) showing areas in or near Corvallis with moderate or high liquefaction potential is shown in Figure 10.5. A more detailed Corvallis map showing areas with liquefaction potential is shown in Figure 10.6.

10.3.2 Landslides

Earthquakes can also induce landslides, especially if an earthquake occurs during the rainy season and soils are saturated with water. The areas prone to earthquake-induced landslides are largely the same as those areas prone to landslides in general. As with all landslides, areas of steep slopes with loose rock or soils are most prone to earthquake-induced landslides. Areas with steep slopes and loose rock or soils that are prone to water-induced landslides or debris flows are also subject to earthquake-induced landslides. For reference, see the landslide and debris flow hazard maps in Chapter 8 Landslides.

10.3.3 Dam Failures

Earthquakes can also cause dam failures in several ways. The most common mode of earthquake-induced dam failure is slumping or settlement of earthfill dams where the fill has not been properly compacted. If the slumping occurs when the dam is full, then overtopping of the dam, with rapid erosion leading to dam failure is possible. Dam failure is also possible if strong ground motions heavily damage concrete dams. In a few cases, earthquake-induced landslides into reservoirs have caused dam failures. Earthquake-induced dam failures are addressed in more detail in Chapter 12 which covers dam failures that could affect Corvallis.

Figure 10.5
DOGAMI Liquefaction Potential Map for Corvallis and Vicinity

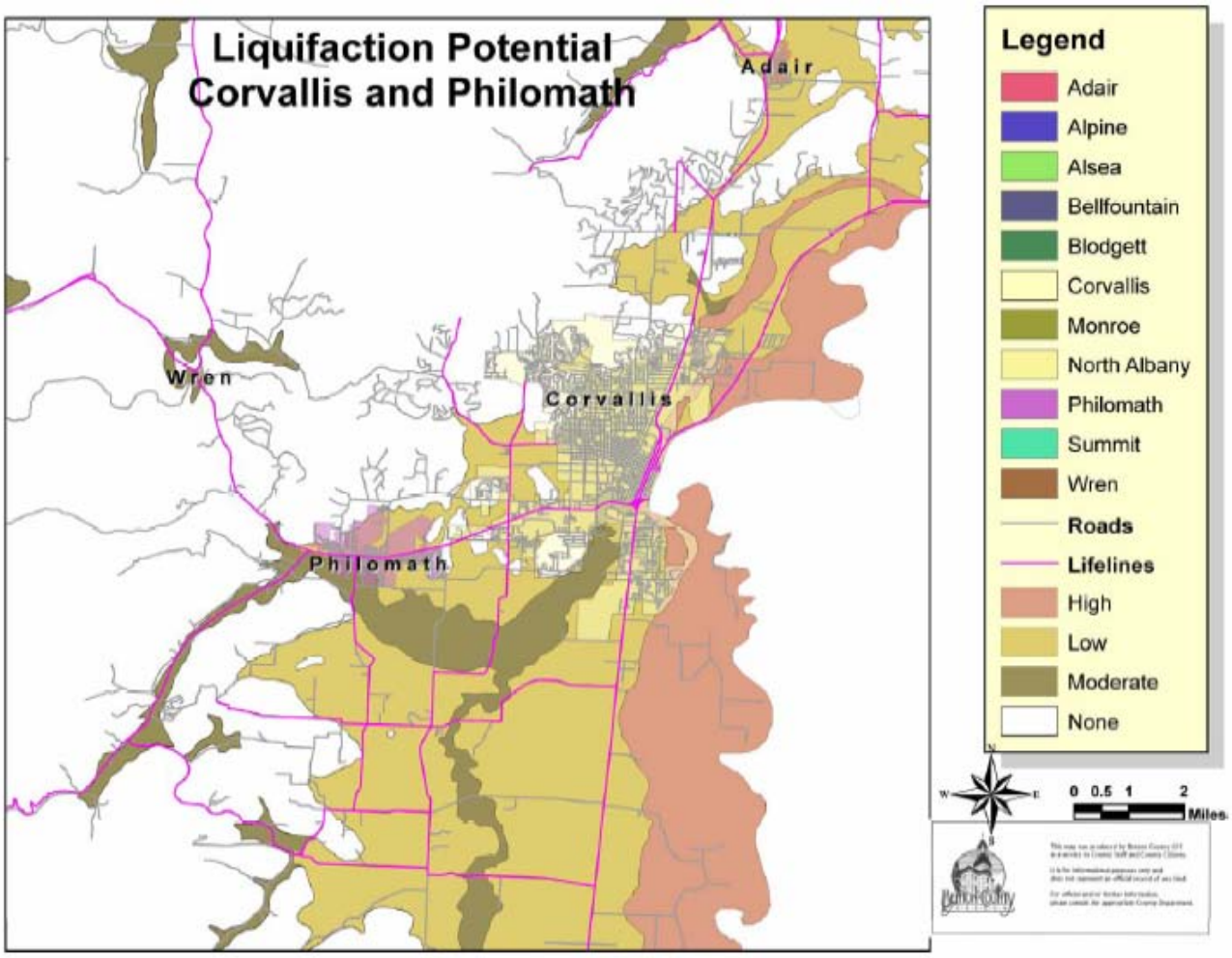
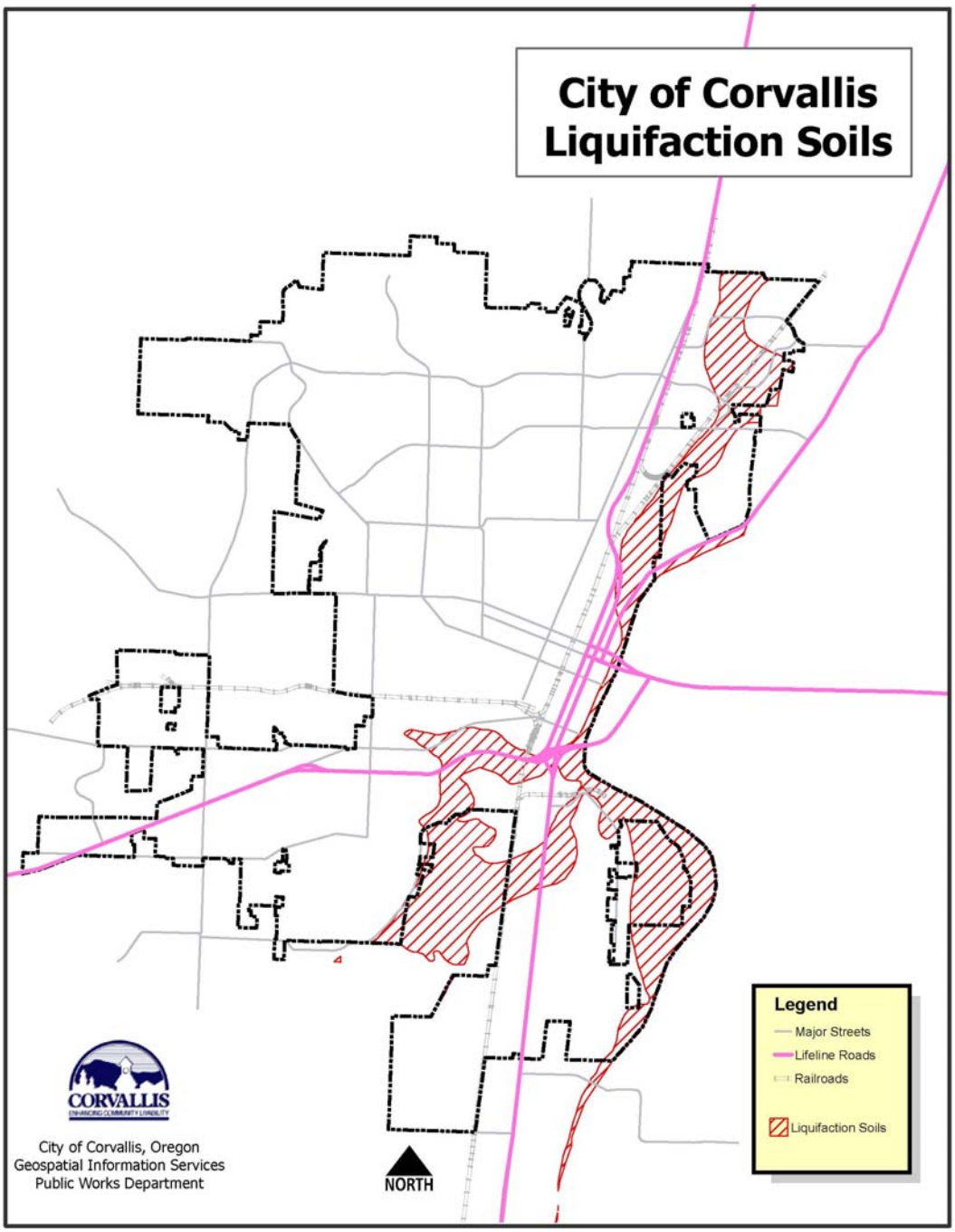


Figure 10.6
Areas within Corvallis with Soils Subject to Liquefaction



10.3.4 Tsunamis and Seiches

Tsunamis, which are often incorrectly referred to as “tidal waves,” result from earthquakes which cause a sudden rise or fall of part of the ocean floor. Such movements may produce tsunami waves, which have nothing to do with the ordinary ocean tides. In the open ocean, far from land, in deep water, tsunami waves may be only a few inches high and thus be virtually undetectable, except by special monitoring instruments. These waves travel across the ocean at speeds of several hundred miles per hour. When such waves reach shallow water near the coastline, they slow down and can gain great heights.

Tsunamis affecting the Oregon coast can be produced from very distant earthquakes off the coast of Alaska or elsewhere in the Pacific Ocean. For such tsunamis, the warning time for the Oregon coast would be at least several hours. However, interface earthquakes on the Cascadia Subduction Zone can also produce tsunamis. For such earthquakes the warning times would be very short, only a few minutes. Because of this extremely short warning time, emergency planning and public education are essential before such an event occurs.

For Corvallis, not being on the coast, there are no impacts from tsunamis.

Another earthquake related phenomenon is “seiches” which are waves from sloshing of inland bodies of waters such as lakes, reservoirs, or rivers. In some cases, seiches have caused damages to shorefront structures and to dams. However, for the Corvallis the potential for seiches of sufficient magnitude to cause significant damage to upstream dams appears low.

10.4 Risk Assessment for Scenario Earthquakes

For regional planning purposes, FEMA’s HAZUS-MH (Hazards U.S. Multi-Hazard) software can be used to make estimates of county-wide damages in Benton County from two scenario earthquakes. HAZUS is an extensively peer-reviewed nationally-applicable loss estimation methodology which draws heavily on census and other nationally-available data on buildings and infrastructure.

The two scenario earthquakes considered include: a) a M8.5 Cascadia Subduction Zone Interface Earthquake and b) a M7.5 Cascadia Subduction Zone Intraplate (Benioff Zone) Earthquake. The earthquake loss estimates shown below were calculated in 2001 for Phase Two of the Regional All Hazard Mitigation Master Plan for Benton, Lane, and Linn Counties, using a methodology very similar to HAZUS.

For each of these scenario earthquakes, building damage estimates for Benton County are approximately $400 million. Injuries were estimated to be about 600 for daytime earthquakes and about 160 to 170 for nighttime earthquakes. Deaths were estimated to be about 12 for daytime earthquakes and about 1 for nighttime earthquakes. Casualties are much lower for nighttime earthquakes, because most of the population is in mostly wood-frame residential buildings, which typically have lower casualty rates than many other types of structures. Summary results are shown below in Tables 10-2 and 10-3.

10.4.1 M8.5 Cascadia Subduction Zone Interface Earthquake

The estimated impacts of this earthquake on the building stock in Benton County are summarized below in Table 10.2. The percentage of damage in Corvallis vis-à-vis all of Benton County will be higher than Corvallis' percentage of Benton County's population because most of the larger, older, more seismically vulnerable buildings in Benton County are in Corvallis. Thus, we estimate that approximately 80% of the building damage, deaths, and injuries and other earthquake impacts in Benton County are likely to occur in Corvallis.

Table 10.2
M8.5 Cascadia Subduction Zone Interface Earthquake

Loss Estimate	Benton County	Corvallis
Building Damage	$420,000,000	$336,000,000
Percent Damage[1]	11.40%	15.00%
Daytime Deaths	12	10
Daytime Injuries	646	517
Nighttime Deaths	1	1
Nighttime Injuries	170	136
Heavily Damaged Residential Buildings[2]	1,711	1,369
Estimated number of people needing emergency shelter[3]	3,422	2,738

[1] Percent damage is relative to building replacement value.
[2] Heavily damaged buildings are those in the extensive or complete damage states.
[3] Of the total displaced people, perhaps 1/3 will need public emergency shelter, with the rest finding shelter with relatives, friends, or in commercial lodgings.

The direct loss estimates shown above are for the building stock only. Including the direct damages to contents, infrastructure and direct economic impacts from loss of function, the total direct economic impacts of these scenario earthquakes may be about double the estimates shown above

For such an earthquake, a substantial fraction of the larger buildings in the area will be damaged, including many essential service facilities, such as major medical facilities, fire and police stations, schools, and emergency shelters.

Utility systems will be significantly damaged, including damaged buildings and damage to utility infrastructure, including water and wastewater treatment plants and equipment at high voltage substations (especially 230 kV or higher which are more vulnerable than lower voltage substations). Buried pipe systems will suffer extensive damage with approximately one break per mile in soft soil areas. There would be much lower rate of pipe breaks in other areas. Restoration of utility services will require substantial mutual aid from utilities outside of the affected area. Expected outages of utility and transportation systems may include approximately:

Water:	10 days with no water to about 25% of customers in urban areas, 20 days to restore water service to 99% of customers,
Wastewater:	loss of function at treatment plant is likely, perhaps for up to several days
Natural gas:	similar to water service, in areas served by natural gas distribution systems,
Electric power:	widespread outages for 8 to 24 hours, local outages in rural areas up to 72 hours,
Phone systems:	system overload for about 72 hours, most customers have normal service after 72 hours, similar situation with cellular customers,
Highways:	about 10 days to make emergency repairs, about 3 to 5% of bridges in complete damage state.

10.4.2 M7.5 Cascadia Subduction Zone Intraplate Earthquake

The estimated impacts of this earthquake on the building stock in Benton County are summarized below in Table 10.3.

Table 10.3
M7.5 Cascadia Subduction Zone Intraplate Earthquake

Loss Estimate	Benton County	Corvallis
Building Damage	$398,000,000	$318,000,000
Percent Damage[1]	10.80%	14.00%
Daytime Deaths	11	9
Daytime Injuries	602	482
Nighttime Deaths	1	1
Nighttime Injuries	157	126
Heavily Damaged Residential Buildings[2]	1,853	1,482
Estimated number of people needing emergency shelter[3]	3,706	2,965

[1] Percent damage is relative to building replacement value.
[2] Heavily damaged buildings are those in the extensive or complete damage states.
[3] Of the total displaced people, perhaps 1/3 will need public emergency shelter, with the rest finding shelter with relatives, friends, or in commercial lodgings.

The direct loss estimates shown above are for the building stock only. Including the direct damages to contents, infrastructure and direct economic impacts from loss of function, the total direct economic impacts of these scenario earthquakes may be about double the estimates shown above

In addition to building damages, utility systems (electric power, water, wastewater, natural gas) and transportation systems (bridges, pipelines) are also likely to experience significant damage. These types of damage and economic impacts are likely to be similar to those summarized above for the M8.5 Interface earthquake.

The potential impacts of major earthquakes on Corvallis are summarized below in Table 10.4.

Table 10.4
Potential Impacts of Major Earthquakes on Corvallis

Inventory	Probable Impacts
Portion of Corvallis affected	Entire City of Corvallis and surrounding areas.
Buildings	Many buildings will have no damage or light to moderate damage, with heavy damage concentrated in vulnerable buildings (wood frame buildings with cripple walls, unreinforced masonry, etc.). Total building damage estimated to be about $300 million.
Streets within Corvallis	Minor road damage possible in areas of soft soils. Many bridges may have significant damage, 3% to 5% may be in complete damage state.
Roads to/from Corvallis	Minor road damage possible in areas of soft soils. Many bridges may have significant damage, 3% to 5% may be in complete damage state.
Electric power	Widespread outages for about 8 to 24 hours. Outlying areas may have outages up to 72 hours.
Water utilities	About 10 days with no water to about 25% of customers in urban areas, about 20 days to restore water service to 99% of customers. Failure of the major water transmission lines on the Marys River bridge crossings would result in almost complete loss of water to Corvallis, with a high likelihood of long duration water outages.
Other Utilities	Loss of function to wastewater treatment plant. Natural gas system damages and outages similar to water systems. Phone systems (land and cellular) will have system overload for about 72 hours, then most customers will have normal service.
Emergency Shelter Needs	Approximately 3,000 people may need emergency shelter.
Casualties	About 10 deaths for daytime earthquake or about 1 death for nighttime earthquake. Daytime injuries about 500; nighttime injuries about 130.

The above summary of potential impacts is for major earthquakes on the Cascadia Subduction Zone, as shown above in Tables 10.2 and 10.3. Smaller earthquakes would have substantially smaller impacts on Corvallis than shown above.

In addition, there is a low probability that a major earthquake could result in substantial damage or failure of the major dams upstream of Corvallis (cf. Chapter 12 Dams).

10.5 Earthquake Risk Assessment: Technical Guidance

For planning purposes, it is sometimes useful to consider three levels of earthquake risk assessment.

> A Level One Risk Assessment means that nationally available data are used. For example, FEMA's HAZUS loss estimation software uses national data and HAZUS risk assessments for a community are Level One. The risk assessments presented in the previous section were Level One Assessments.
>
> A Level Two Risk Assessment is a more refined evaluation using local data such as soil maps, assessor's records, local building code history and so on to more accurately reflect local conditions than when using only national data. Level Two Assessments are generally more accurate than Level One Assessments, but still rely on generalized, typical data, rather than building specific data.
>
> A Level Three Risk Assessment is building- or facility-specific, using detailed data for each facility. A Level Three Risk Assessment cannot be done for an entire community, but rather is typically done for a single building or a few buildings or other facilities that may be particularly vulnerable or for which mitigation of seismic hazards is a high priority.

10.5.1 Level Two Risk Assessment

The Level One earthquake loss estimates presented above are based on census-tract level data. For a given community, a more accurate loss estimate could be obtained by incorporating Level Two local data into the loss calculations. Such data could include:

1) better inventory data,
2) spatial distribution of inventory within census tracts,
3) overlay of soils information with inventory to identify areas subject to amplification, liquefaction, settling and displacements, and
4) refinement of building fragility curves to reflect local inventory.

Such Level Two loss estimates would be more accurate than the Level One assessments presented above. However, the Level One estimates probably provide accurate enough estimates of the approximate magnitude of losses for emergency planning purposes. Furthermore, conducting a Level Two loss estimate would require very intensive data collection and processing efforts, without providing enough detail for specific mitigation projects. Therefore, Level Two risk assessments may not be as useful for Corvallis as the Level Three Assessments suggested below.

10.5.2 Level Three Risk Assessment

The potential damages and losses from earthquakes affecting Corvallis are very high. However, the probability of such earthquakes is relatively low and many types of buildings, such as wood frame homes, are generally expected to perform reasonably well in earthquakes. Therefore, widespread mitigation of seismic hazards is probably not called for in the case of most ordinary or typical buildings. That is, seismic mitigation actions are probably necessary

only for a small percentage of the total building stock in Corvallis.

Furthermore, buildings constructed since the early 1990s generally meet current seismic design requirements and will generally perform fairly well in future earthquakes. Similarly, new buildings will be built in accordance with current Seismic Zone 3 requirements and thus the seismic capacity of the building stock in Corvallis will gradually improve over time as the existing stock is gradually replaced and/or upgraded.

However, for some types of buildings which are more vulnerable or more important than typical buildings, seismic retrofit may be highly desirable. Prime candidates for possible seismic retrofits include:

- any buildings that are substantially more vulnerable than typical buildings (e.g., unreinforced masonry buildings),
- buildings on soft soil sites subject to amplification of ground motions and/or liquefaction, and
- essential service facilities such as major medical facilities, police and fire stations, schools, emergency shelters and key governmental facilities including City Hall, Public Works shops and other government facilities important for post-earthquake response and recovery efforts.

Specific buildings may be substantially more vulnerable than typical buildings because of their structural system. Examples of vulnerable building types include: unreinforced masonry, precast concrete frame, concrete or steel frame with unreinforced masonry infill walls, concrete moment resisting frame, and precast concrete tiltup walls.

Buildings may also be substantially more vulnerable than typical buildings because of their design characteristics. Examples include buildings with soft first stories (taller than other stories and/or with large expanses of windows without shear walls) and buildings with major configurational irregularities, as well as wood frame buildings with cripple wall foundations or with sill plates not bolted to the foundation. Thus, we suggest that Level Three risk assessments focus primarily on such buildings, especially for essential service facilities.

A Level Three assessment provides a building-specific evaluation, more accurate than generic assessments based on typical buildings. Ideally, a Level Three assessment would include a site specific seismic hazard analysis, taking into account soil conditions, and a building-specific evaluation of the seismic vulnerability of each building under evaluation.

In addition to buildings, there are other critical facilities which may be vulnerable to seismic damage, including utility and transportation system infrastructure. Minimizing earthquake damage to such facilities is particularly important to a community because loss of function of critical utility or transportation system infrastructure may have a very large economic impact on the community. Facilities that should have a high priority for Level Three Risk Assessments include: electric power substations (especially high voltage substations), water and waste-water treatment plants, water reservoirs, bulk fuel storage tanks and hazmat storage tanks, dams and bridges. For utilities in general, non-structural mitigation measures are often very cost-effective and should have a high priority.

For buildings, utilities and other important facilities, the seven-step Mitigation Planning methodology outlined in Chapter 1 is appropriate. For prioritizing between mitigation projects,

the principles of benefit-cost analysis apply to mitigation projects for all hazards, including seismic hazard mitigation. FEMA has software available to conduct such analyses of prospective earthquake hazard mitigation projects.

10.6 Other Earthquake Risk Comments for Corvallis

A “windshield” survey means a quick, preliminary seismic risk evaluation of a building or other facility, based on readily observable external attributes. A windshield survey may literally be done from a vehicle, but more commonly includes a quick walk around inspection. Conclusions drawn from such preliminary evaluations must be interpreted carefully as giving only a general indication of the probable level of seismic risk posed by the building or facility.

The following comments are based on a very limited windshield type survey of Corvallis’ building stock.

Overall, a majority of the building inventory in Corvallis is residential, with most residential structures being wood frame buildings. In general, wood frame buildings perform well in earthquakes, with a few notable exceptions. Wood frame buildings with the following characteristics are generally substantially vulnerable to major seismic damage:

1) sill plates not bolted to foundation,
2) cripple wall perimeter systems, and
3) buildings on steep slopes, partially supported on “stilts.”

Cripple wall perimeter systems are short wooden walls which raise the first floor elevation above grade by typically about 2 to 4 feet. Unbolted sill plates and cripple wall construction are common in pre-WW2 construction. Visual inspection and the general vintage of building stock in Corvallis suggest that there are likely significant numbers of buildings in Corvallis with cripple wall foundations or with unbolted sill plates. About 9% of the residential building stock in Corvallis pre-dates 1940.

Unreinforced masonry buildings are also subject to major damage in earthquakes. Corvallis has at least several dozen masonry buildings (most commercial or industrial in the older downtown area) which may be unreinforced or reinforced masonry. Some of these buildings may be highly vulnerable to earthquake damage and thus should have a high priority for detailed evaluation, especially those buildings with high occupancies or important functions.

A detailed inventory of wood frame buildings with the above noted seismic deficiencies and inventory of unreinforced masonry buildings would be useful to further quantify the level of risk posed by such structures in Corvallis.

10.7 Earthquake Hazard Mitigation Projects: General Examples

There are a wide variety of possible hazard mitigation projects for earthquakes. The most common projects include: structural retrofit of buildings, non-structural bracing and anchoring of equipment and contents, and strengthening of bridges and other infrastructure components.

The seismic hazard (frequency and severity of earthquakes) is moderate in the Corvallis. However, the risk (potential for damages and casualties) may be fairly high because some

buildings and infrastructure may be highly vulnerable to earthquake damages. The risk assessment methodology outlined above for earthquakes provides the basis for identifying the high risk facilities that then become the primary targets for mitigation.

Structural retrofit of buildings should not focus on typical buildings, but rather on buildings that are most vulnerable to seismic damage. Priorities should include buildings on soft soil sites subject to amplification of ground motion and/or liquefaction and especially on critical service facilities such as hospitals, fire and police stations, emergency shelters, and schools.

Non-structural bracing of equipment and contents is often the most cost-effective type of seismic mitigation project. Inexpensive bracing and anchoring may protect very expensive equipment and/or equipment whose function is critical such as medical diagnostic equipment in hospitals, computers, communication equipment for police and fire services and so on. For utilities, bracing of control equipment, pumps, generators, battery racks and other critical components can be powerfully effective in reducing the impact of earthquakes on system performance. Such measures should almost always be undertaken before considering large-scale structural mitigation projects.

The strategy for strengthening bridges and other infrastructure follows the same principles as discussed above for buildings. The targets for mitigation should not be typical infrastructure but rather specific infrastructure elements that have been identified as being unusually vulnerable and/or are critical links in the lifeline system. For example, vulnerable overpasses on major highways would have a much higher priority than overpasses on lightly traveled rural routes.

For reference, a detailed analysis of a seismic retrofit project for a building (Monroe High School) is included in the Appendix to Chapter 10 of the Benton County Hazard Mitigation Plan.

The following table contains earthquake mitigation action items from the master Action Item table in Chapter 4.

Table 10.5
Earthquake Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Earthquake Mitigation Action Items								
Short-Term #1	Complete seismic retrofits for City Hall and the Marys River bridge crossings for water transmission lines, both of which are critical facilities for Corvallis, urgently requiring retrofit	Public Works	1-2 Years	X	X	X	X	
Short-Term #2	Complete seismic retrofit for North Hill 1st Level East Reservoir	Public Works	1-2 Years	X	X	X	X	
Short-Term #3	Complete evaluations and implement seismic retrofits for important City buildings, including Fire Stations #2, #3, and #4, Majestic Theater, Madison Building, Municipal Court, City Hall Annex and the Senior Center.	Public Works	2-5 years	X	X	X	X	
Short-Term #4	Complete seismic vulnerability analyses of critical facilities with significant seismic vulnerabilities, including fire, police, medical, and other emergency communication/response facilities	Public Works, community partners	1-5 Years	X	X	X	X	X
Short-Term #5	Complete seismic vulnerability analyses for lifeline utility and transportation systems, including: water, wastewater, natural gas, electric power, telecommunications and bridges	Public Works, ODOT, private utilities	1-5 Years	X	X	X	X	X
Short-Term #6	Support/steer a project using outside support/consultants to complete an inventory of public, commercial and residential buildings that may be particularly vulnerable to earthquake damage	Public Works, Community Development	2-5 years	X	X	X	X	X
Short-Term #7	Educate homeowners about structural and non-structural retrofitting of vulnerable homes and encourage retrofit	Public Works, Community Development	Ongoing	X		X	X	X
Long-Term #1	Obtain funding and retrofit critical public buildings and lifeline utility and transportation facilities with significant seismic vulnerabilities	Public Works, ODOT, private utilities	10 years	X	X	X	X	X

11.0 VOLCANIC HAZARDS

11.1 Overview

The Cascades, which run from British Columbia through Washington and Oregon into northern California, contain more than a dozen major volcanoes and hundreds of smaller volcanic features. In the past 200 years, seven of the Cascade volcanoes in the United States have erupted, including: Mt. Baker, Glacier Peak, Mt. Rainier, Mount St. Helens, Mt. Hood, Mt. Shasta, and Mt. Lassen.

Over the past 4,000 years (a geologically very short time period) there have been three eruptions of Mt. Hood, four eruptions in the Three Sisters area, and two eruptions in the Newberry Volcano area and minor eruptions near Mt. Jefferson, at Blue Lake Crater, in the Sand Mountain Field (Santiam Pass), near Mt. Washington, and near Belknap Crater. During this time period, the most active volcano in the Cascades has been Mount St. Helens with about 14 major eruptions and many smaller eruptions.

Many other volcanoes are deemed active or potentially active. The Smithsonian Institution's Global Volcanism Project lists 20 active volcanoes in Oregon and 7 in Washington. These volcanoes are listed below in Tables 11.1 and 11.2

Table 11.1
Active Volcanoes in Oregon

Volcano	Type	Last Eruption
Mt. Hood	Stratovolcano	1866
Mt. Jefferson	Stratovolcano	950 main volcano inactive for >10,000 years
Blue Lake Crater	Crater	1490 BC
Sand Mountain Field	Cinder cones	1040 BC?
Mt. Washington	Shield volcano	620 main volcano inactive
Belknap Field	Shield volcanoes	460?
North Sister Field	Complex volcano	350
South Sister	Complex volcano	50 BC?
Mt. Bachelor	Stratovolcano	5800 BC
Davis Lake	Volcanic field	2790 BC?
Newberry Volcano	Shield volcano	620 crater formation 300,000 to 500,000 years ago
Devils Garden	Volcanic field	unknown
Squaw Ridge Lava Field	Volcanic field	unknown
Four Craters Lava Field	Volcanic field	unknown
Cinnamon Butte	Cinder cones	unknown
Crater Lake	Caldera	2290 BC Crater formation about 7,700 years ago
Diamond Craters	Volcanic field	unknown
Saddle Butte	Volcanic field	unknown
Jordan Craters	Volcanic field	1250 BC
Jackies Butte	Volcanic field	unknown

Table 11.2
Active Volcanoes in Washington

Volcano	Type	Last Eruption
Mt. Baker	Stratovolcano	1880
Glacier Peak	Stratovolcano	1700 ± 100
Mt. Rainier	Stratovolcano	1825 (?)
Mt. Adams	Stratovolcano	950 AD (?)
Mount St. Helens	Stratovolcano	1991 (eruptions started in 1980)
West Crater	Volcanic field	5760 BC (?)
Indian Heaven	Shield volcanoes	6250 BC ± 100

On a longer geological time scale, volcanic activity in the Cascades has been very widespread. A DOGAMI report on prehistoric and historic volcanic eruptions in Oregon (see website below) notes that over 3,000 large and small volcanoes have erupted over the past five million years, in the Cascades as a whole. Within historical times, between 1843 and 1860 there were a series of 21 eruptions in the Cascades and there is some scientific speculation that the Northwest may be entering another period of volcanic activity.

A great deal of general background information on Oregon and Washington volcanoes and on volcanoes in general is available on several websites, including the following.

Table 11.3
Volcano Websites

Institution	Website
Smithsonian Institution (Global Volcanism Project)	www.volcano.si.edu/gvp
United States Geological Survey (USGS) - general site	www.usgs.gov
USGS Cascades Volcano Observatory (Vancouver, WA)	http://vulcan.wr.usgs.gov
DOGAMI	www.oregongeology.com

The numerous volcanoes of the Cascades differ markedly in their geological characteristics. The largest volcanoes are generally what geologists call composite or stratovolcanoes. These volcanoes may be active for tens of thousands of years to hundreds of thousands of years. In some cases, these large volcanoes may have explosive eruptions such as Mount St. Helens in 1980 or Crater Lake about 7,700 years ago. The much more numerous sites of volcanic activity are generally what geologists call mafic volcanoes. This type of volcano is typically active for much shorter time periods, up to a few hundred years, and generally forms small craters or cones. Mafic volcanoes are not subject to large explosive events.

11.2 Volcanic Hazard Types

In Oregon, awareness of the potential for volcanic eruptions was greatly increased by the May 18, 1980 eruption of nearby Mount St. Helens in Washington which killed 57 people. In this eruption, lateral blast effects covered 230 square miles and reached 17 miles northwest of the crater, pyroclastic flows covered six square miles and reached 5 miles north of the crater, and landslides covered 23 square miles. Ash accumulations were about 10 inches at 10 miles downwind, 1 inch at 60 miles downwind, and ½ inch at 300 miles downwind. Lahars (mudflows) affected the North and South Forks of the Toutle River, the Green River, and ultimately the Columbia River as far as 70 miles from the volcano. Damage and reconstruction costs exceeded $1 billion.

Volcanic eruptions often involve several distinct types of hazards to people and property, as well evidenced by the Mount St. Helens eruption. Major volcanic hazards include: lava flows, blast effects, pyroclastic flows, ash flows, lahars, and landslides or debris flows. Some of these hazards (e.g., lava flows) only affect areas very near the volcano. Other hazards may affect areas 10 or 20 miles away from the volcano, while ash falls may affect areas many miles downwind of the eruption site.

Lava flows are eruptions of molten rock. Lava flows for the major Cascades volcanoes tend to be thick and viscous, forming cones and thus typically affecting areas only very near the eruption vent. However, flows from the smaller mafic volcanoes may be less viscous flows that spread out over wider areas. Lava flows obviously destroy everything in their path.

Blast effects may occur with violent eruptions, such as Mount St. Helens in 1980. Most volcanic blasts are largely upwards. However, the Mount St. Helens blast was lateral, with impacts 17 miles from the volcano. Similar or larger blast zones are possible in future eruptions of any of the major Cascades volcanoes.

Pyroclastic flows are high-speed avalanches of hot ash, rock fragments and gases. Pyroclastic flows can be as hot as 1500 ^{o}F and move downslope at 100 to 150 miles per hour. Pyroclastic flows are extremely deadly for anyone caught in their path.

Ash falls result when explosive eruptions blast rock fragments into the air. Such blasts may include tephra (solid and molten rock fragments). The largest rock fragments (sometimes called “bombs”) generally fall within two miles of the eruption vent. Smaller ash fragments (less than about 0.1”) typically rise into the area forming a huge eruption column. In very large eruptions, ash falls may total many feet in depth near the vent and extent for hundreds or even thousands of miles downwind.

Lahars or mudflows are common during eruptions of volcanoes with heavy loading of ice and snow. These flows of mud, rock and water can rush down channels at 20 to 40 miles an hour and can extend for more than 50 miles. For some volcanoes, lahars are a major hazard because highly populated areas are built on lahar flows from previous eruptions.

Landslides or debris flows are the rapid downslope movement of rocky material, snow and/or ice. Volcano landslides can range from small movements of loose debris to massive collapses of the entire summit or sides of a volcano. Landslides on volcanic slopes may be triggered by eruptions or by earthquakes or simply by heavy rainfall.

11.3 Volcanic Hazards for Corvallis

Several of the active volcanoes in Oregon and Washington (See Tables 11.1 and 11.2) are located relatively near Corvallis, including Mount St. Helens and Mt. Hood. Approximate distances from Corvallis to three relatively nearby volcanoes are shown below in Table 11.4.

Table 11.4
Distances from Corvallis

Volcano	Distance (miles)
Mount St. Helens	112
Mt. Hood	92
Three Sisters	80

Among these relatively nearby volcanoes, Mount St. Helens is the most active. Mt. Hood and the Three Sisters are definitely active.

Corvallis is approximately 80 miles from the Three Sisters, and further away from the other volcanoes. We review the volcanic hazards posed by the Three Sisters the nearest active volcano that may affect Corvallis.

Awareness of potential volcanic activity at the Three Sisters has been raised because of the recent discovery of an uplift (bulge) on the west side of South Sister. In May 2001, the USGS announced that it had detected a slight swelling or uplift of the west side of South Sister. This bulge, which occurred between 1996 and 2000, covers an area about 9 to 12 miles in diameter, with a maximum bulge in the center of about 4 inches. The cause of this uplift (bulge) is most likely intrusion of a small amount of magma (molten rock) deep under the surface, probably at a depth of about 4 miles.

This observation confirms that South Sister is still an active volcano, but needs to be interpreted cautiously. For comparison, a bulge was also observed on the north side of Mount St. Helens in the months prior to the May 18, 1980 eruption. However, the Mount St. Helens bulge was 450 feet high and growing at a rate of 5 feet per day prior to the eruption. Thus, the South Sister bulge of 4 inches is certainly <u>not</u> an indication of an imminent eruption.

The UGSG analysis of Volcano Hazards in the Three Sisters Region, Oregon was published in 1999 (Open-File Report 99-437). The main conclusions are summarized in the following paragraphs.

The Three Sisters area includes two large composite volcanoes (Middle and South Sister). Large composite volcanoes in the Cascades (e.g., Mt. Hood, Mt. Jefferson, Newberry Volcano, Crater Lake) are often active for hundreds of thousands of years and are subject to sometimes explosive eruptions (e.g., Mount St. Helens in 1980). Hazards from eruptions of composite volcanoes include all of the hazards listed above in Section 11.2.

Between the major composite volcanoes, the crest of the Cascades is built up of hundreds of "mafic" volcanoes. Mafic volcanoes typically erupt for a few weeks to a few centuries, although some can be nearly as large as the composite volcanoes. Prominent mafic volcanoes in the Three Sisters area include North Sister, Mount Bachelor, Belknap Cater, Black Butte, and Mount Washington. Mafic volcanoes often form broad fields of volcanic vents such as in the Sand Mountain Field near the Santiam Pass, north of the Three Sisters.

Mafic volcanoes typically erupt less explosively than do composite volcanoes, so that impacts of eruptions are less widespread. Most mafic eruptions in the Three Sisters areas have produced tephra deposits and lava flows that typically traveled 3 to 9 miles from the vents and rarely 9 to 12 miles from the vents. Tephra deposits rarely exceed 4 inches in thickness at distances 6 miles from the vent.

Belknap Crater, about 1,500 years old, is one of the youngest mafic volcanoes in the Cascades. The Sand Mountain field, a cluster of cones and lava flows west of Santiam Pass, was formed during three eruptive periods between about 2,000 and 4,000 years ago.

The USGS study of Volcano Hazards in the Three Sisters Region includes three hazard zones: proximal hazards, distal hazards, and a regional lava flow hazard zone.

> **The proximal hazard zone** is limited to the immediate area around the Three Sisters and is an oval area about 8 miles (east-west) by 10 miles (north-south). The proximal hazard area is the area subject to the most intense volcanic hazards including lava flows, tephra flows, pyroclastic flows, landslides and debris flows and lahars. Fortunately, this area is predominantly wilderness with very low population.
>
> **The distal hazard zones** are river valleys extending away from the proximal hazard zone that are subject to landslides, debris flows and lahars. The distal hazard zone has three levels for areas subjected to lahars (and other flows) of varying sizes. Areas subjected to lahars include Squaw Creek into Sisters, Tumalo Creek into Bend, the valley between Sparks Lake and Crane Prairie Reservoir, and the McKenzie River (and tributaries) west of the Three Sisters.
>
> **The regional lava flow hazard** zone includes a band about 30 to 40 miles wide covering the entire crest of the Cascades. Locations throughout this zone, which includes Sisters, Bend, and the Santiam Pass, are subject to lava flows from mafic volcanism could occur anywhere in this entire zone.

None of these Three Sisters volcanic hazard zones impact Corvallis directly.

Thus, the extent of volcanic hazards for Corvallis appears largely limited to the possibility of minor ash falls from eruptions at Three Sisters or at other locations in the Cascades (e.g., Mount St. Helens). In all but the most extreme events, ash falls in Corvallis are likely to be minor with an inch or less of ash likely. Volcanic events in the Three Sisters area or in the Santiam Pass area (Sand Mountain volcanic field) could also close eastbound Highway 20 and thus affect transportation to/from Corvallis, at least to a very limited extent.

However, to a much lower extent, volcanic activity at Three Sisters could affect Corvallis in several ways:

1) Depending on the volume of volcanic ash ejected by an eruption and on prevailing wind directions at the time of eruption, various thicknesses of ash falls may affect Corvallis. Possible impacts of ash falls include:

a) Clean-up and debris removal,

b) Possible respiratory problems for at-risk population such as elderly, young children or others with respiratory problems,

c) Possible impacts on public water supplies drawn from surface waters, including degradation of water quality (high turbidity) and possible increased maintenance requirements at water treatment plants, and

d) Possible electric power outages from ash-induced short circuits in distribution lines, transmission lines, and substations.

2) Debris flows, landslides, and lahars into the river valleys near the Three Sisters may affect the McKenzie River and the Willamette River downstream and thus also affect public water supplies downstream.

The following maps show probabilistic data on ash fall in western Oregon, taking into account all of the active volcanoes (USGS Open File Report 9-437, Plate 1, 1999). Interpolating between the map contours of Figure 11.5, the annual probability of 1 centimeter (about 0.4 inch) or more of volcanic ash is about 1/5000 in Corvallis. In other words the return period for such ash falls are about 5,000 years for Corvallis.

Interpolating between the map contours of Figure 11.6, the annual probability of 10 centimeters (about 4 inches) or more of volcanic ash is less than 1/10,000. In other words the return period for such ash falls are greater than 10,000 years for Corvallis.

Figure 11.5
Annual Probability of 1 Centimeter (about 0.4 inch) or More of Volcanic Ash

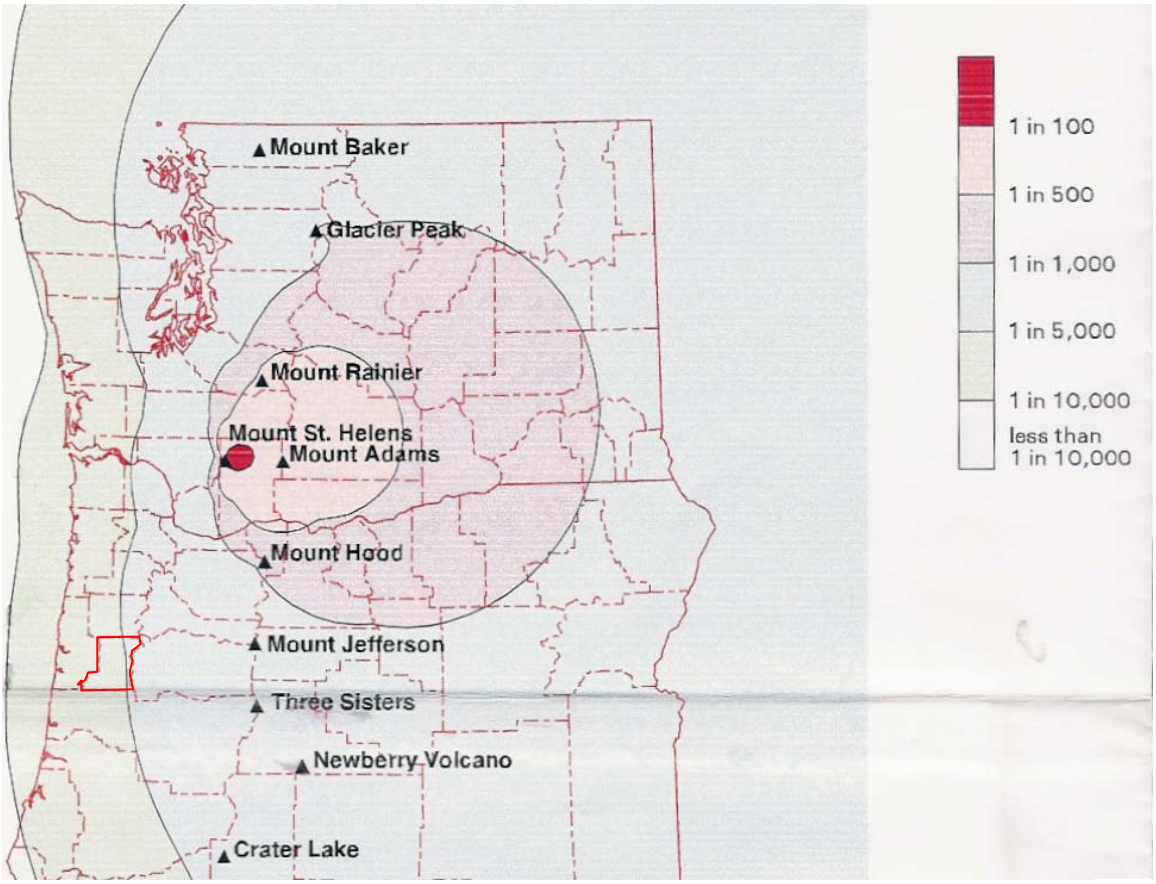
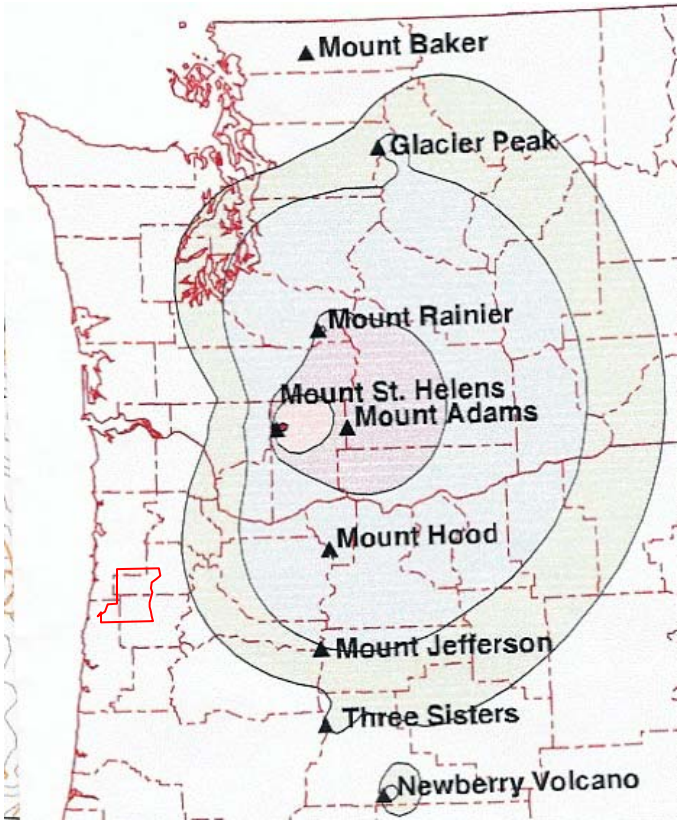


Figure 11.6
Annual Probability of 10 Centimeters (about 4 inches) or More of Volcanic Ash
(same scale as Figure 11.5 above)



The low probabilities of significant ash falls (i.e., long return periods) arise because ash falls in Corvallis require volcanic eruptions producing ash <u>and</u> wind directions that deposit ash westward from the volcanoes.

For the 2004 eruptions of Mount St. Helens (and presumably for future eruptions of Mount St. Helens and other volcanoes in the Cascades), NOAA has real time volcanic ash forecasts, taking into account eruption locations and wind directions. These forecasts are available at: http://www.arl.noaa.gov/ready/vaftadmenu

To see specific ash forecasts for Mount St. Helens, click on “Hypothetical Eruptions” and then select St. Helens and the desired forecast time frame to view the projections.

The probable impacts of potential volcanic eruptions on Corvallis are summarized below in Table 11.7.

Table 11.7
Probable Impacts of Potential Volcanic Eruptions on Corvallis

Inventory	Probable Impacts
Portion of Corvallis Affected	Entire City of Corvallis and surrounding region may be affected by ash falls from some eruptions.
Buildings	Negligible impact, other than minor cleanup required
Streets within Corvallis	Negligible impact, other than minor cleanup required
Roads to/from Corvallis	Negligible impact, other than minor cleanup required
Electric Power	Temporary power outages possible from short circuits caused by ash falls
Other Utilities	Negligible impact, other than minor cleanup required for most utilities. Potential to impact water treatment plants which may require additional maintenance to deal with high turbidity water
Casualties	Some potential for health impacts, especially for frail people with respiratory problems.

11.4 Mitigation of Volcanic Hazards

Mitigation of volcanic hazards is predominantly in the areas of monitoring volcanic activity, warnings and evacuation, and emergency response. That is, there are few, if any, practical physical measures to mitigate the direct impacts of volcanic activity.

The USGS actively monitors volcanic activity in the Cascades via networks of seismic sensors (which can detect earthquakes related to magma movements) as well as very accurate ground surface measurements, such as that which has detected the very small bulge on South Sister. The USGS also has a volcanic warning system with several levels of alert as a potential eruption becomes more likely and more imminent.

For the Cascades, the USGS volcano warning system (www.usgs.gov) has three levels. Level One (Volcanic Unrest) means anomalous conditions that could be indicative of an eventual volcanic eruption. Level Two (Volcanic Advisory) means that processes are underway that have a significant likelihood of culminating in hazardous volcanic activity, but when the evidence does not indicate that a life- or property-threatening event is imminent. Level Three (Volcano Alert) means that monitoring or evaluation indicate that precursory events have escalated to the point where a volcanic event with attendant volcanologic or hydrologic hazards threatening to life and property appears imminent or is underway.

For Corvallis, which is located well outside of any of the likely direct hazard zones for any Cascades volcanic events, mitigation for volcanic activity is likely a low priority. In the event of a minor ash fall, public warnings directing people (especially those with respiratory problems) to remain indoors, and minor cleanup are most likely the only necessary responses for most volcanic effects impacting Corvallis. In addition, water treatment plants should be evaluated to ensure that they can handle possible high turbidity events from volcanic ash falls into water supplies.

The following table includes the volcanic hazards mitigation action items from the master Action Items table in Chapter 4.

Table 11.8
Volcanic Hazards Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Volcanic Hazards Mitigation Action Items								
Short-Term #1	Update public emergency notification procedures for ash fall events	Public Works, Fire, Police, City Manager's Office	1-2 Years	X	X			X
Short-Term #2	Update emergency response planning for ash fall events	Public Works, Fire, Police	1-2 Years	X	X			X
Short-Term #3	Evaluate capability of water treatment plants to deal with high turbidity from ash falls and upgrade treatment facilities and emergency response plans to deal with ash falls	Public Works	1-2 Years	X	X	X	X	X
Short-Term #4	Prepare/pre-script public messages about protection from and disposing of volcanic ash	Public Works, Fire, Police						X

12.0 DAM SAFETY

12.1 Overview of Dams

Dams are manmade structures built to impound water. Dams are built for many purposes including water storage for potable water supply, livestock water supply, irrigation, or fire suppression. Other dams are built for flood control, recreation, navigation, hydroelectric power or to contain mine tailings. Dams may also be multifunction, serving two or more of these purposes.

The National Inventory of Dams, NID, which is maintained by the United States Army Corps of Engineers, is a database of approximately 76,000 dams in the United States. The NID does not include all dams in the United States. Rather, the NID includes dams that are deemed to have a high or significant hazard potential and dams deemed to pose a low hazard if they meet inclusion criteria based on dam height and storage volume. Low hazard potential dams are included only if they meet either of the following selection criteria: 1) exceeds 25 feet in height and 15 acre-feet of storage, or 2) exceeds 6 feet in height and 50-acre feet of storage. There are many thousands of dams too small to meet the NID selection criteria. However, these small dams are generally too small to have significant impacts if they fail and thus are generally not considered for purposes of risk assessment or mitigation planning.

This NID potential hazard classification is solely a measure of the probable impacts <u>if</u> a dam fails. Thus, a dam classified as High Potential Hazard does <u>not</u> mean that the dam is unsafe or likely to fail. The level of risk (probability of failure) of a given dam is not even considered in this classification scheme. Rather, the High Potential Hazard classification simply means that there are people at risk downstream from the dam in the inundation area, if the dam were to fail. The NID potential hazard classification system for dams is as summarized below in Table 12.1.

Table 12.1
NID Hazard Potential Classification for Dams[1]

Hazard Potential Classification	Loss of Human Life	Economic, Environmental, or Lifeline Losses
Low	None expected	Low and generally limited to dam owner
Significant	None expected	Yes
High	Probable, one or more expected	Yes, but not necessary for this classification.

Dams assigned the low hazard potential classification are those where failure or mis-operation results in no probable loss of human life and low economic and/or environmental losses. Losses are principally limited to the dam owner's property.

Dams assigned to the significant hazard potential classification are those where failure or mis-operation results in no probable loss of human life but can cause economic loss, environmental damage, or disruption of lifeline facilities. Significant hazard potential dams are often located in predominantly rural or agricultural areas.
Dams assigned to the high hazard potential classification are those where failure or

mis-operation will probably cause loss of human life. Failure of dams in the high classification will generally also result in economic, environmental or lifeline losses, but the classification is based solely on probable loss of life.

Of the dams in the NID, nearly 60% are privately owned. In addition to the dams in the NID, there are many thousands of dams too small to meet the selection criteria for the NID. Most of these small dams are also privately owned.

The NID is available online through several links at FEMA and the United States Army Corps of Engineers. However, since September 11, 2001, access is somewhat restricted. Basic NID information and links to the database are available at http://crunch.tec.army.mil/nid/webpages/nid.cfm

12.2 Dam Primer

In the simplest terms, dams are impervious structures that block the flow of water in a river or stream and thereby impound water behind the dam. Dams have been built for thousands of years from a wide range of materials, including earth, stone, masonry, wood, and concrete. Large modern dams are almost always embankment dams (built primarily from soil, rock, or mixtures) or concrete dams.

Large modern dams almost always have control mechanisms such as gated spillways or outlet pipes for releasing water in a controlled fashion. Typically, dams are operated to smooth natural variations in water flow. During high water flow periods, water is stored behind a dam, while in low water flow periods, water is released to increase flows. Controlled releases typically result in lower peak (flood) flows and higher minimum flows than in uncontrolled streams. The specific patterns of water storage and release vary from dam to dam, depending on the primary purpose(s) of the dam and on a wide variety of economic, regulatory and environmental considerations.

12.2.1 Dam Nomenclature and Types of Dams

Modern dams, whether embankment dams or concrete dams, are typically constructed on a foundation, which may be concrete, natural rock or soils, or compacted soils. Dams are usually constructed along a constricted part of a river valley to minimize cost. Dams are also connected to the surrounding natural valley walls, which become the abutments of the dam structure itself.

Embankment dams are commonly termed earthfill or rockfill dams, depending on the primary material used in their construction. Historically, a wide range of earth and rock materials have been used to construct embankment dams, with various construction techniques including hydraulic fill and compaction. Embankment dams are broad flat structures, typically at least twice as wide at the base as their height. In cross section, embankment dams are typically trapezoidal, with a wide flat base, sloping slides and a narrower flat top.

Depending on the permeability of the materials used in an embankment dam, impervious layers may be added to the upstream side of the structure or in the center

core of the structure. Embankment dams are subject to erosion by running water. Thus, modern embankment dams always have erosion-resistant materials used in the water release and control mechanisms of the dam. Typically, concrete spillways with concrete or steel gates are used to control releases. Many dams also have outlet pipe systems with concrete or steel pipes as part of the water release control system.

Modern concrete dams fall into two major classes: gravity dams and arch dams. Concrete gravity dams are designed on principles similar to embankment dams. Concrete gravity dams are broad structures, generally triangular in shape with a flat base, a narrow top, a flat upstream side and a broad sloping downstream side. Much of these dams' capacity to impound water arises from the weight of the dam. Typically, gravity dams are keyed into bedrock foundations and abutments to increase the stability of the dam.

Concrete arch dams rely primarily on the strength of concrete to impound water. Concrete arch dams are much thinner in cross section than concrete gravity dams and are always convex on the upstream side and concave on the downstream side because concrete is much stronger in compression than in tension. With this arch design, the pressure of impounded water compresses the concrete and makes the dam stronger. Like concrete gravity dams, concrete arch dams are also keyed into bedrock foundations and abutments to provide stability. A less common variation of a concrete arch dam is a concrete buttress dam. Buttress dams are arched or straight dams with additional strength provided by buttresses perpendicular to the long axis of the dam.

An excellent introduction to dam nomenclature and descriptions of types of dams is given in the FEMA publication: Dam Safety: An Owner's Guidance Manual.[3] For further details, the reader is referred to this publication and the references therein.

12.2.2 Dam Failure Modes

Dam failures can occur at any time in a dam's life; however, failures are most common when water storage for the dam is at or near design capacity. At high water levels, the water force on the dam is higher and several of the most common failure modes are more likely to occur. Correspondingly, for any dam, the probability of failure is much lower when water levels are substantially below the design capacity for the reservoir.

For embankment dams, the most common failure mode is erosion of the dam during prolonged periods of rainfall and flooding. When dams are full and water inflow rates exceed the capacity of the controlled release mechanisms (spillways and outlet pipes), overtopping may occur. When overtopping occurs, scour and erosion of either the dam itself and/or of the abutments may lead to partial or complete failure of the dam. Especially for embankment dams, internal erosion, piping or seepage through the dam, foundation, or abutments can also lead to failure. For smaller dams, erosion and weakening of dam structures by growth of vegetation and burrowing animals is a common cause of failure.

For embankment dams, earthquake ground motions may cause dams to settle or spread laterally. Such settlement does not generally lead, by itself, to immediate failure. However, if the dam is full, relatively minor amounts of settling may cause

overtopping to occur, with resulting scour and erosion that may progress to failure. For any dam, improper design or construction or inadequate preparation of foundations and abutments can also cause failures. Improper operation of a dam, such as failure to open gates or valves during high flow periods can also trigger dam failure. For any dam, unusual hydrodynamic (water) forces can also initiate failure. Landslides into the reservoir, which may occur on their own or be triggered by earthquakes, may lead to surge waves which overtop dams or hydrodynamic forces which cause dams to fail under the unexpected load. Earthquakes can also cause seiches (waves) in reservoirs that may overtop or overload dam structures. In rare cases, high winds may also cause waves that overtop or overload dam structures.

Concrete dams are also subject to failure due to seepage of water through foundations or abutments. Dams of any construction type are also subject to deliberate damage via sabotage or terrorism. For waterways with a series of dams, downstream dams are also subject to failure induced by the failure of an upstream dam. If an upstream dam fails, then downstream dams also fail due to overtopping or due to hydrodynamic forces.

An excellent review of the common mechanisms for dam failures is given in the FEMA publication: Dam Safety: An Owner's Guidance Manual.[3] For further details, the reader is referred to this publication and the references therein.

A National Research Council study[4] of dam failures in the United States and Western Europe from 1900 to 1969 compiled historical data on the observed probability of failure as a function of type of dam. Dam failures are quite common in the United States. For example, FEMA data from Tropical Storm Alberto (1994) show 230 dam failures in the State of Georgia from this single event.[5] Fortunately, most dam failures are of small dams where the failure poses little or no risk to life safety and only minor, localized property damage. Most failures are of dams that are too small to be included in the NID database or dams in the NID Low Hazard Potential Category.

However, in the United States between 1960 and 1997 there were 23 dam failures that caused at least one death, with total fatalities from these 23 failures estimated at 318 people.[5] Since 1874, there have been six dam failures in the United States which killed over 100 people.[2] The worst dam failure, in terms of casualties, was the 1889 Johnstown Pennsylvania dam failure which killed over 2,200 people. Three of the high fatality dam failures occurred in the 1970s: Black Hills, South Dakota, Big Thompson River, Colorado, and Buffalo Creek, West Virginia. These three failures alone resulted in an estimated 514 deaths.[2] (Note: the published death statistics in this paragraph from these two FEMA sources are inconsistent, but these differences are not significant for the present purposes).

12.3 Oregon Dam Data

The National Inventory of Dams (NID) lists 812 dams in Oregon. Of these NID dams, 9 are in Benton County. The statistical breakdown of these dams by NID Potential Hazard Categories is shown below in Table 12.2. For Oregon, there are 128 dams in the High Potential Hazard Category.

Table 12.2
Numbers of Dams by NID Potential Hazard Categories

NID Hazard	Oregon	Benton County
High	128	1
Significant	151	1
Low	521	4
Undetermined	12	3
Total	812	9

There is only one dam in Benton County in the High Potential Hazard Category, the North Fork Dam in Philomath which is the reservoir for Corvallis' Rock Creek Water Treatment plant and is owned by the City of Corvallis. Information on this dam is shown below in Table 12.3.

Table 12.3
NID High Potential Hazard Dams in Benton County

County	Dam Name	River	City	NID Height (feet)	NID Storage (acre feet)
Benton	North Fork Dam	North Fork Rock Creek	Philomath	83	305

However, Corvallis is also potentially at risk from dams upstream along the Willamette River and its tributaries, including 9 dams in Lane County which are in the High Potential Hazard Category. These 9 dams, all of which are federally owned and operated are listed individually in Table 12.4 below.

Table 12.4
NID High Potential Hazard Dams
Affecting Benton County

County	Dam Name	River	City	NID Height (feet)	NID Storage (acre feet)
Lane	Cottage Grove	Coast Fork Willamette River	COTTAGE GROVE	103	50,000
Lane	Dexter	Middle Fork Willamette River	EUGENE	117	29,900
Lane	Fall Creek	Fall Creek	SPRINGFIELD	205	125,000
Lane	Dorena	Row River	COTTAGE GROVE	154	131,000
Lane	Lookout Point	Middle Fork Willamette River	EUGENE	276	477,700
Lane	Blue River Dam	Blue River	SPRINGFIELD	312	89,000
Lane	Hills Creek	Middle Fork Willamette River	OAKRIDGE	341	356,000
Lane	Cougar	South Fork McKenzie River	SPRINGFIELD	519	219,000
Lane	Fern Ridge	Long Tom River	EUGENE	49	121,000

All of these NID High Potential Hazard dams are upstream Corvallis and thus have a

potential impact on the city.

12.4 Dam Failure Hazard Assessment: Corvallis

A 1987 report[6] on Dam/Levee Failure by the Oregon Emergency Management Division lists 51 historical dam failures in Oregon from 1896 through the 1980s. As of the time of this report, no dam failure fatalities had been recorded in Oregon. However, the potential for dam failure fatalities certainly exists in Oregon and in Corvallis, albeit with a low probability of occurrence.

To evaluate the level of risk posed by dams in Corvallis, we consider primarily dams in the NID high potential hazard classification. Dams in the significant and low potential hazard categories do not pose a life safety threat and the risk of property damage is minimal or low.

Additional data on the ten NID high potential hazard dams potentially affecting Corvallis are given below in Tables 12.5 and 12.6. As shown below, the North Fork Dam and all of the Corps dams do have EAPs.

Table 12.5
Additional Data on NID High Potential Dam in Benton County

County	Dam Name	River	NID Storage (acre feet)	Date Built	Dam Type	EAP	Owner
Benton	North Fork Dam	North Fork Rock Creek	305	1960	RE	Yes	Corvallis

Table 12.6
Additional Data on NID High Hazard Potential Dams Affecting Benton County

County	Dam Name	River	Storage (acre feet)	Date Built	Dam Type	EAP	Owner
Lane	Cottage Grove	Coast Fork Willamette	50,000	1942	RE	Y	Corps
Lane	Dexter	Middle Fork Willamette	29,900	1955	RE	Y	Corps
Lane	Fall Creek	Fall Creek	125,000	1965	ER	Y	Corps
Lane	Dorena	Row River	131,000	1949	RE	Y	Corps
Lane	Lookout Point	Middle Fork Willamette	477,700	1953	RE	Y	Corps
Lane	Blue River Dam	Blue River	89,000	1968	RE	Y	Corps
Lane	Hills Creek	Middle Fork Willamette	356,000	1962	RE	Y	Corps
Lane	Cougar	South Fork McKenzie	219,000	1964	ER	Y	Corps
Lane	Fern Ridge	Long Tom	121,000	1941	RE	Y	Corps

The NID dam type classification includes the following types of dams:

RE rockfill/earthfill embankment dams, primarily rockfill (fill >3” size)
ER rockfill/earthfill embankment dams, primarily earthfill (fill <3” size)

These dams were completed between 1941 and 1968. All dams are rockfill/earthfill

embankment dams. All dams are operated by the US Army Corps of Engineers and all have emergency operations plans in place. All Corps dams are maintained on a regular schedule and undergo regular inspections, with major re-inspections every five years. Furthermore, the Corps is highly experienced in the construction, operation, and maintenance of dams.

As noted previously, the NID classification as High Potential Hazard means only that there is probable loss of life if one of these dams fails. The NID classification contains no information whatsoever about the safety or lack of safety of a given dam and no information about the probability of failure.

For embankment dams, as discussed above**,** the most common failure modes are overtopping, foundation failures, and seepage through the dam. For concrete dams, the most common failure modes are overtopping and foundation failures. Under normal or flood conditions, failure of the Corps operated dams appears highly unlikely. Failure is perhaps possible, however, in extreme flood events well above the design basis, especially if the reservoirs were close to full at the onset of flooding. The spillway capacities could be exceeded with a potential for overtopping failures.

There are, however, two other circumstances that may pose significant threats to any of these dams: landslides and earthquakes.

> A major landslide into a reservoir, whether triggered by seismic activity or not, could result in a large surge wave that could result in dam failure from a combination of overtopping and hydrodynamic forces.
>
> A major earthquake, either a Cascadia Subduction Zone earthquake, or a smaller, interplate or intraplate earthquake in Western Oregon, could cause sufficient damage to these dams to pose a risk of failure.

12.5 Dam Risk Assessment

Each of these major dams which pose a potential life safety hazard for Benton County are operated by the United States Army Corps of Engineers. The Portland District of the Corps, Geotechnical Engineer Branch, Concrete and Dam Safety Section has safety responsibilities for these dams. A variety of dam safety related information is also available on the Portland District's web site at www.nwp.usace.army.mil. Under the Corps normal dam operating practices, dams are inspected annually, with a more complete evaluation every five years on a rotating schedule.

12.5.1 Flood Damage to Dams

All of the Corps dams were designed and built with specific flood capacities. Current dam designs are based on Standard Project Floods. Standard Project Floods, as defined in the Corps Engineer Manual 1110-2-1411 (March 1, 1965) are floods resulting from the Standard Project Storm. In turn, the Standard Project Storm is defined, somewhat imprecisely, as the most severe flood-producing rainfall-snowmelt, depth-area-duration event that is considered "reasonably characteristic" of the

drainage basin. Discussions with Corps staff in the Portland District Office indicated that the Standard Project Flood is approximately a 500-year flood event.
The Corp dams' discharge design levels include the combination of spillway discharge capacity and reservoir outlet pipe discharge capacity. As an example, for the Hills Creek Dam, the Standard Project Flood is 64,500 cubic feet per second. The maximum controlled discharge capacity of the dam is 151,760 cubic feet per second, or nearly two and one-half times the Standard Project Flood discharge. These data are included on the Hills Creek Project, Emergency Response Flowchart[7]. At discharges beyond the maximum controlled discharge capacity of the dam, the dam would be overtopped, discharges would be uncontrolled, and there would be a high probability of damage to the dam, with some potential for dam failure. The large margin of safety in the discharge capacity of the dam suggests that the Hills Creek Dam likely has the capacity to withstand floods at least as large as a 1,000 year flood event without expected damage.

12.5.2 Earthquake Damage to Dams

All of these dams were designed and built in the 1940s to 1960s. Seismic design considerations were thus significantly lower than current seismic design considerations. A summary tabulation of the seismic design basis and inspection history of these dams is given below in Table 12.7 (Corps of Engineers, Portland District Office, March, 2001).

Table 12.7
Seismic Design, Evaluation and Inspection Data
Corps of Engineers Dams

Dam	Date of Last Seismic Evaluation	Seismic Design Basis		Date of Last Periodic Inspection
		Original	Current	
Cottage Grove	1981	None	0.21 g	1997
Dexter	1981	0.10 g	0.21 g	1996
Fall Creek	1981	0.10 g	0.21 g	1999
Dorena	1981	none	0.21 g	1997
Lookout Point	1981	0.10 g	0.21 g	1999
Blue River	1994	0.10 g	0.24 g	1996
Hills Creek	2000	0.10 g	0.22 g	1999
Cougar	1994	0.10 g	0.24 g	1997
Fern Ridge	2001	none	0.35 g	2000

As shown in Table 12.7, the Corps has conducted at least preliminary seismic evaluations of all of these dams. However, some of these evaluations were conducted in the 1980s and thus do not reflect current understanding of the seismic hazard in Oregon or current state-of-the-art seismic evaluation engineering principles. The Corps has an ongoing regular inspection program and an ongoing seismic evaluation program. Presumably, updated seismic evaluations of these dams will be completed over the next few years.

Seismic considerations were completely absent in the design of two of these dams:

Dorena and Fern Ridge. The others were explicitly designed or probably designed to ground shaking levels of 0.10 g, which is the maximum seismic design level for any of the Corps dams in western Oregon. In contrast, the current Corps seismic design levels for dams at these sites (i.e., if new dams were to be built today) would be 0.21 g to 0.24g for the dams in eastern Lane County and 0.35 g for Fern Ridge . Thus, current seismic design requirements are for levels of ground shaking about two times higher than the probable design levels for most of these dams and about three times higher for Fern Ridge.

Seismic evaluations of dam safety are a highly technical, highly specialized art. Separate evaluations must be done for each dam. The evaluation requires a detailed analysis of the design and construction of the dam, an analysis of the current condition of materials and components, geotechnical analysis of the foundation and site, and a site-specific seismic hazard analysis. For emergency planning purposes, a seismic evaluation should include the probabilities of failure for a scenario earthquake such as a large magnitude event on the Cascadia Subduction Zone.

12.5.3 Loss Estimates (Preliminary)

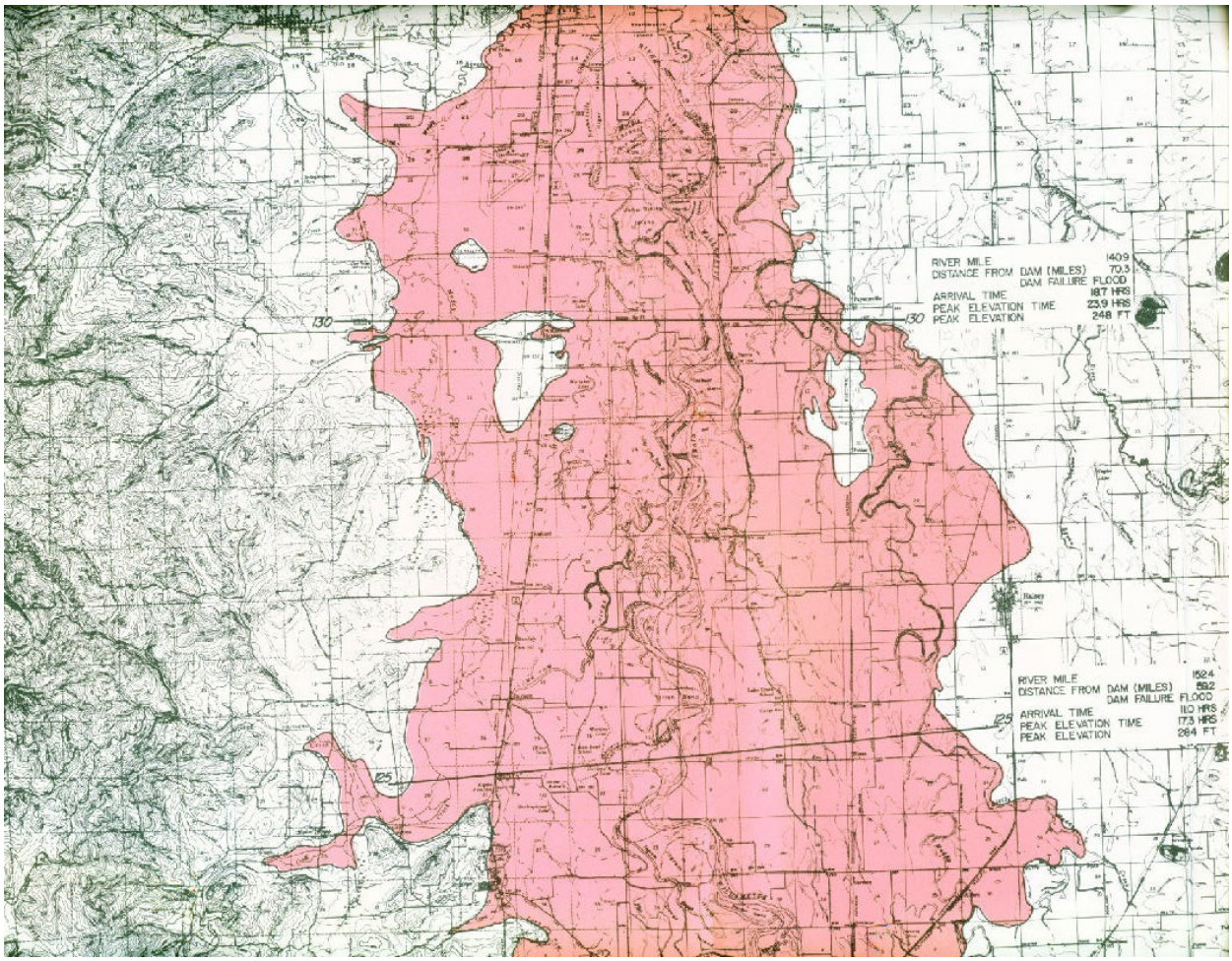
Detailed loss estimates for possible failures of these dams are beyond the scope of this mitigation plan. However, we note that in 1987 the Oregon Emergency Management Division[6], estimated that a completely catastrophic failure of the Hills Creek Dam, an extremely unlikely event, could require the evacuation of over 250,000 people with damages in excess of $10 billion. Adjusting these 1987 estimates for inflation and for population growth suggests that damages could easily exceed $20 billion. Detailed casualty estimates have not been made for catastrophic dam failures affecting Corvallis. However, given the large inundation areas, high water depths, and the logistical difficulties in evacuating thousands of people to safe ground, it is not difficult to imagine that a truly catastrophic dam failure could potentially result in several hundred deaths, in the worst case scenario.

An important aspect of potential dam failures upstream from Corvallis is that warning times from dam failure to flood arrival times in Corvallis are generally quite long, 12 hours or more.

The probability of catastrophic failure of these dams is impossible to estimate with any accuracy, from present data. Almost certainly, the probability is less than 0.1% per year (less than once in 1,000 years, on average) and perhaps substantially less. However, the consequences of failure are so high that careful evaluation is certainly warranted.

Each of the Corps dams upstream from Corvallis has studies showing inundation areas if dams were to fail catastrophically. Generally, these inundation maps show inundation flood boundaries for dam failures under extreme flood conditions and are thus an upper bound for inundation areas under other conditions (e.g., earthquake induced dam failure under non-flood conditions). As an example, a portion of the inundation area mapped along the Willamette River is shown below in Figure 12.1.

Figure 12.1
Sample Dam Inundation Area Map



The probable impacts of potential dam failures on Corvallis are summarized below in Table 12.8.

Table 12.8
Probable Impacts of Potential Dam Failures on Corvallis

Inventory	Probable Impacts
Portion of Corvallis affected	Direct impacts limited to mapped inundation areas for very unlikely complete dam failures at the same time as extreme flood events. More likely dam failure events would have significantly smaller inundation areas.
Buildings	Heavy damage in inundation areas, if dam failure occurs.
Streets within Corvallis	Damage and closures in inundation areas, if dam failure occurs.
Roads to/from Corvallis	Damage and closures in inundation areas, if dam failure occurs.
Electric power	Damage and loss of service in inundation areas, if dam failure occurs.
Other Utilities	Damage and loss of service in inundation areas, if dam failure occurs.. Potential for major damage to water and wastewater treatment plants in extreme events.
Casualties	Potential for casualties (deaths and injuries) in extremely unlikely major dam failures, depending on warning time available and effectiveness of evacuations.

12.6 Mitigation Strategies

Possible dam failures affecting Corvallis are very low probability events, but the potential casualties and economic impacts are high. The combination of low probability but large impacts makes analysis of such situations difficult from both a technical and a public policy perspective. The evaluation is difficult technically because it requires detailed engineering analysis of each dam and careful probabilistic risk analysis. As always, communication with the public must be non-alarmist, but factual, realistic and informative.

Recommendations

1. The first step in mitigation planning for dam safety is emergency planning. Emergency planners in Benton County should obtain copies of the inundation maps for each of the major dams to familiarize themselves with the areas of potential flooding. Inundation maps which are available from the USACE only as paper copies should be scanned or otherwise entered into the Corvallis GIS mapping system. For emergency planning, the estimated flood depths and the time periods from dam failure are particularly important. Flood depths and flood times both vary markedly with distance downstream from the dam locations. For emergency planning, key elements include community emergency notification procedures and evacuation planning (routes and traffic control). Because of the very large numbers of potential evacuees, training seminars and scenario exercises are strongly recommended.

2. All major dams have Emergency Action Plans. These plans should be reviewed to ensure that they are complete and up to date. Emergency planning officials in each county should be fully informed of the detailed consequences of the potential failure of each dam. Public notification and evacuation plans should be updated and tested. For some types of dam failures, for example, those due to extreme floods, there may be some warning time. Decision making procedures, protocols, and procedures for issuing watches, warnings, and evacuation notices should be reviewed and updated and coordinated among all responsible federal, state, and local agencies.

3. Because of the age of these dams, the seismic design basis is significantly below current seismic design requirements. Preliminary seismic evaluations have been done but without sufficient detail to evaluate the probabilities of dam failures. Because of the extreme consequences of potential failure of one or more of these dams, we recommend that detailed seismic evaluations be conducted for all of these dams.

References

1. FEMA, Federal Guidelines for Dam Safety: Hazard Potential Classification Systems for Dams, FEMA 333, October 1998.

2. FEMA, Multihazard Identification and Risk Assessment, A Cornerstone of the National Mitigation Strategy, Chapter 20, Dam Failures, 1997.

3. FEMA, Dam Safety: An Owner's Guidance Manual, FEMA 145, August 1987.

4. National Research Council, Safety of Existing Dams, Evaluation and Improvement, National Academy Press, 1983.

5. FEMA website (www.fema.gov), National Dam Safety Program webpage.

6. Oregon Emergency Management Division, Dam/Levee Failure, Statewide Hazard Analysis, March, 1987.

7. Hills Creek Lake Project, Emergency Response Flowchart, Distributed January 2000, United States Army Corps of Engineers, Portland District, 5 pages.

The table on the following page contains dam safety mitigation action items from the master Action Items table in Chapter 4.

Table 12.9
Dam Safety Mitigation Action Items

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Dam Safety Mitigation Action Items								
Short-Term #1	Prepare high resolution maps of the dam failure inundation areas and update emergency response plans, including public notification and evacuation routes.	Public Works, City Manager's Office, Benton County Emergency Management	1-2 Years	X	X			X
Short-Term #2	Encourage the Corps of Engineers to undertake a though seismic risk evaluations for dams upstream of Corvallis and to make seismic and/or flood improvements as necessary	Benton County Emergency Management	Ongoing	X	X	X	X	X

13.0 DISRUPTION OF UTILITY AND TRANSPORTATION SYSTEMS

The previous chapters dealt with each of the major natural hazards impacting Corvallis including floods, severe weather events, landslides, wildland/ urban interface fires, earthquakes and volcanic hazards. These chapters evaluated each of the hazards and the risk arising from the hazards as they impact the buildings, infrastructure and people of Corvallis.

Each of these hazards may result in not only damage to buildings but also damage to and disruption of utility and transportation systems. Mitigation projects may be implemented to reduce or avoid such damage and disruptions and a few examples were discussed in the previous chapters. Evaluating the potential damage and disruption of utility and transportation systems from each natural hazard is an important part of the risk assessment for each locality affected by a natural hazard.

However, disruption of utility and transportation systems may have impacts on the affected community which are far broader than the direct damage and corresponding direct loss of service. In this sense, disruption of utility and transportation systems may be viewed almost as a hazard. As for other hazards, the probability, duration, and extent of such outages can be assessed and the impacts (risk) associated with such outages can be quantified. Among the major utilities, loss of electric power generally has the most widespread impact on other utilities and on the community as a whole. Therefore, this chapter deals with electric power outages in somewhat more detail than for the other utility and transportation systems.

13.1 Transportation Systems

Streets, roads, and highways are subject to closure during flood events because of high water levels on road surfaces. This type of closure may occur during either a major flood event on the larger rivers and streams in Corvallis and surrounding areas or during severe weather events as a result of localized flooding on smaller drainage systems. In major floods or major winter storms, such road closures may be widespread. If flow velocities are low, then such closures are usually due primarily to water depth and there is generally little damage to the road system; reopening the road simply requires waiting for the water level to drop and then cleaning up mud and debris on the road surface.

However, if flow velocities are higher then erosion of the road surface or undermining of the road may occur. This type of damage is most common in hilly areas with relatively steep slopes and occurs most often on smaller roads rather than on major highways. Reopening such roads often requires repair of the damaged road surface.

The flood of February 1996 provided ample evidence of the impact of flooding on roads. For example, in Corvallis, there were many flood-caused road closures. These closures included most of the major highways east and south of the city and numerous secondary roads.

For Corvallis, Chapter 7 (Winter Storms) identified some of the most problematic areas where major arteries and other roads have been repeatedly affected by winter storms (primarily localized flooding).

Some sites of road closures are difficult to mitigate without large scale flood control projects. However, mitigation is possible at many locations with high potential for road closures. Common measures include raising the road surface to reduce the probability of water overtopping the road or improving local drainage (e.g., culvert upsizings).

Risk assessments for road closures must include a measure of the importance of the road for transportation as well as an evaluation of the direct physical damages to the road. In many cases, the disruption of transportation has a larger economic impact that the direct physical damages.

To evaluate and prioritize hazard mitigation projects for roads, we suggest three measures of the relative importance of a road:

1) number of vehicle trips per day,
2) detour time around a road closure, and
3) road use as primary access/egress, including emergency vehicles.

The number of vehicle trips per day is an obvious measure of the importance of a road. All other factors being equal, a road with 500 trips per day is more important than a road with 50 trips per day and thus should have a higher priority for mitigation projects. However, a better measure of the importance of a road is obtained if the detour time is also considered. If traffic loads were equal, a mitigation project on a road where a closure required a one hour detour would have a higher priority than a road where a closure only required a five minute detour. More accurately, it is the combination of traffic load and detour time that provides a measure of the impact of road closure. The product of number of trips per day and the detour time gives a measure of the number of vehicle-hours of delay that result from a closure. Consider the following example:

Table 13.1
Calculation of Vehicle-Hours of Delay from Road Closures

Road	Trips per Day	Detour Time (hours)	Vehicle-Hours of Delay per day of Closure
A	500	0.10	50
B	100	1.00	100

In this example, Road A has fives times the traffic of Road B, but because the detour time is much longer for a closure on B than on A, the number of vehicle-hours of delay is greater on Road B than on Road A. On this basis, mitigation of the hazard causing the closure would have a higher priority on Road B than on Road A.

The number of vehicle hours of delay is a proxy for the economic impact of the closure. The current FEMA value (for benefit-cost analysis purposes) for the economic impact of lost time due to road closures is $32.23 per vehicle hour of delay (What is a Benefit?, FEMA 2001). This value is based on national average wage and benefits level and national average vehicle occupancy data, along with the assumption that an hour of leisure time is worth the same to a person as an hour of work (a common economic assumption). Then, for example, 100 vehicle hours of delay per day has an estimated economic impact of $3,223 and so on. For the vast majority of roads, with "typical" traffic loads, using an economic value of $32.23 per vehicle per hour of delay provides a reasonable measure of the economic impact of road closures. Although FEMA has not yet updated the 2001 value for road closures to the equivalent current value, the corresponding 2007 value would be about $37.67, taking into account inflation over the past six years.

Everything else being more or less equal, roads which serve as primary access/egress routes and/or serve many emergency vehicles may be given a higher priority for mitigation.

For completeness, we note that roads are networked systems and a more accurate analysis of the relative priority of mitigation projects to reduce road closures should consider the network characteristics of a local road system. However, network analysis is complex, requires specialized expertise and is expensive. Network analysis may be justified for very expensive projects, such as a multi-million dollar relocation of a bridge to reduce the potential for flood washouts. However, the simple three parameter prioritization methodology suggested above is probably sufficient for evaluation of most small to medium sized mitigation projects.

Other transportation systems (rail, air, ports, ferry) are also subject to disruption due to the impacts of hazards. The analysis of such systems is roughly similar to that discussed above, but mitigation projects for such systems are encountered far less frequently than are mitigation projects for roads. Moreover, most such projects are not directly applicable to or a low priority for Corvallis and are thus not considered further.

13.2 Utility Systems - Overview

Evaluation of hazard mitigation projects for utility systems have some commonalities between systems that we briefly review before addressing each major utility system in turn.

Utility systems such as potable water, wastewater, natural gas, telecommunications, and electric power are all networked systems. That is, they consist of nodes and links. Nodes are centers where something happens - such as a pumping plant, a treatment plant, a substation, a switching office and the like. Links are the connections (pipes or lines) between nodes.

Risk assessments for utility systems are similar to risk assessments for buildings, in that the inventory of utility components is overlaid on the hazard map and the

vulnerability of utility components is evaluated for the hazards impacting the utility. A major difference arises, however, because of the networked nature of utilities. As a simple example, consider an electric utility which suffers damage to 10% of its transmission lines. The extent of service outage might be essentially zero if there are redundant lines with sufficient capacity to handle the demand for electric power. Or, the extent of service outage might be 100% if the damaged lines provide the sole power feed for a community. Thus, the operating characteristics and network characteristics (especially the amount of redundancy) must be considered.

> **In conducting risk assessments or evaluating hazard mitigation projects for utility systems, the networked nature of such systems must be considered. The extent or lack of redundancy for particular elements in a system profoundly affects the extent to which a given level of damage results in system outages.**

The general procedure for conducting a risk assessment or evaluating a hazard mitigation project for a networked utility system is outlined below in six steps.

1) Overlay utility system components with hazard maps,

2) Estimate the vulnerability of each component to impacts from each hazard,

3) From the estimated amount of damage to the system and the system's network operating characteristics, estimate the extent and duration of service outage,

4) From the damage estimates and the resources available, estimate the restoration time,

5) From the service outage (number of customers and duration) estimate the economic impacts of such loss of service, and

6) If a mitigation project is being evaluated estimate the reduction in direct damages and the reduction in service interruption attributable to mitigation project.

An important caveat for conducting risk assessments or evaluation of hazard mitigation projects for networked utility systems is that specialized expertise is often required. The analyst must thoroughly understand the operating characteristics of utility system components and their vulnerability to each hazard as well as thoroughly understand the network operating characteristics of the system as a whole. In the absence of sufficient experience and expertise risk assessments or evaluation of hazard mitigation projects may produce inaccurate and misleading results.

> **CAVEAT: conducting risk assessments or evaluation of hazard mitigation projects of networked utility systems often requires specialized expertise to produce meaningful results.**

For reference, a detailed discussion of how to evaluate seismic hazard mitigation projects for water systems is given in the American Society of Civil Engineers monograph "***Guidelines for the Seismic Upgrade of Existing Water Transmission Facilities***," (J. M. Eidinger, editor, 1999; chapter by K. A. Goettel "Seismic Upgrades of Water Transmission Systems: When Is It Worth It?"). Very similar principles apply to evaluating hazard mitigation projects for other utility systems for any type of hazard.

The following sections briefly review utility systems with emphasis on identifying the system components which are most vulnerable to damage and loss of service from hazards covered in this Mitigation Plan: flooding, winter storms, landslides and earthquakes. Such components are thus logical targets for high priority mitigation projects whenever important components are subject to the hazards.

13.3 Potable Water Systems

Water treatment plants are often located in flood prone areas and are subject to inundation when raw water enters the filters, sedimentation or flocculation basins, resulting in loss of capability to treat incoming raw water properly. Water system control buildings and pump stations may also be subject to flood damages. Public or private water systems with wells as the water source are subject to outages when flood waters contaminate well heads; this is a common problem for smaller water systems.

For Corvallis, neither the Taylor nor Rock Creek Water Treatment Plants are within the mapped 100-year floodplains, although they could experience flooding in events significantly larger than a 100-year flood.

Water transmission or distribution pipes are rarely damaged by flood waters, unless there are soil settlements or major erosion, because the lines are sufficiently pressurized (for water quality) to prevent intrusion of flood waters. Water transmission or distribution pipes are, however, subject to breakage when they cross landslide areas or in earthquakes. Water treatment plants are also subject to earthquake damages to the building and to process and control equipment.

Water systems, including Corvallis's water systems, are also highly vulnerable to electric power outages. Many water systems include pumped storage systems where water is pumped to storage tanks which are typically located 60 to 200 feet above the elevation of water system customers. Such tanks generally contain no more than 1 or 2 days of storage beyond typical daily usage (for reasons of water quality). Thus, electric power outages of more than 1 or 2 days may result in loss of potable water due to the inability of pumping plants to pump water. The most logical mitigation projects to minimize such outages are to provide back-up generators at key pumping plants or to provide quick connects so that portable generators (if available) can be quickly installed. Water treatment plants are also subject to outages due to loss of electric power.

For Corvallis, both water treatment plants have one commercial power source (CPI or PP&L). The Rock Creek plant has sufficient generator capacity to operate without

commercial power. However, the generator at the Taylor plant provides only minimal backup power and the facility cannot operate without commercial power. This limitation poses significant risk to Corvallis for any events which result in prolonged power outages. Four of the critical booster stations have on-site generators with enough capacity to operate the pumps. All of the other booster stations are pre-wired for quick connection of portable generators in the event of loss of commercial power.

For the Corvallis water system, seismic upgrades have been done for both water treatment plants and most of the reservoirs. Water pipes almost inevitably suffer damage in earthquakes regardless of their materials, although older cast-iron pipes typically have higher failure rates than ductile iron, welded steel or PVC pipes. Upgrades of pipes are rarely feasible from an economic perspective for seismic reasons alone, except for critical locations for transmission pipes where failure may result in prolonged outages for many customers. Critical locations include bridge crossings, liquefaction areas, and landslide areas and any other areas where the probability of failure is high.

Common mitigation projects for water systems include flood protection for treatment plants, providing back-up power, seismic upgrades for treatment plants and critical transmission lines and moving pipes from active landslide areas.

The most critical mitigation projects for the Corvallis water system are:

1) Seismic upgrades for the critical water transmission lines at the Marys River 3rth Street and 15th Avenue bridge crossings,
2) Seismic retrofit for the North Hills 1st Level East 5 million gallon reservoir, and
3) Adequate backup power at the Taylor Water Treatment Plant.

13.4 Wastewater Systems

Wastewater systems are often highly vulnerable to flood impacts. Rising water may cause collection pipes to backup and overflow. Intrusion of storm water into collection systems may result in flows that exceed treatment plant capacities, resulting in release of untreated or only partially treated flows. Treatment plants are often located in flood plains, at low elevations, to facilitate gravity flow. However, such locations also facilitate flood damages. Wastewater treatment plans may be inundated, resulting in full or partial plant shutdown or plant bypass with corresponding release of untreated or only partially treated flows.

Lift stations and treatment plants are also subject to loss of function due to electric power outages, with resulting overflows or releases. Collection pipes are also subject to breakage due to landslides. However, such impacts are not particularly common, since most wastewater collection systems are in more urbanized areas with only selected areas subject to slides. Wastewater pipes are, however, subject to breakage in earthquakes. Wastewater treatment plants are also subject to earthquake damages to the building and to process and control equipment.

The Corvallis Wastewater Reclamation Plant is located within the 100-year floodplain. A seismic evaluation and retrofit have been completed. The plant's electric power is

provided by two PP&L feeds, which provides some redundancy. There are two very small generators at the plant, which provide only minimal power. The plant cannot operate without commercial power. All but one of the wastewater lift stations have on-site backup generators with enough capacity to operate the pumps.

Common mitigation projects for wastewater systems include flood protection for wastewater treatment plants, providing back-up power for nodes such as lift stations, moving collection pipes from active landslide areas, and seismic upgrades for treatment plants.

The most critical mitigation projects for the Corvallis wastewater system are:

1) Improved flood protection for the Wastewater Reclamation Plant, and
2) Adequate backup power at the Wastewater Reclamation Plant

13.5 Natural Gas Systems

Natural gas transmission and distribution pipes are not usually affected by flooding, because the pipes are pressurized. However, compressor stations may be subject to inundation damage or loss of electrical power to run electrical and mechanical equipment.

Transmission and distribution pipes are also subject to rupture in slide areas and in earthquakes. Buried utility pipes are very subject to failure in small ground movements. Movements as small as an inch or two are often sufficient to break the pipes, especially for older cast-iron pipe which is more brittle than welded steel or polyethylene pipe. Possible mitigation actions include pipe upgrades for a few critical locations and nonstructural seismic mitigation for control equipment.

13.6 Telecommunications Systems

Telephone (land lines and cellular) systems, broadcast radio and TV systems, and cable TV systems may all be vulnerable to damages and services outages from hazards. However, in general, such systems have proved to be somewhat less vulnerable to service outages than other utility systems. System nodes (broadcast studios, switching offices and such) are subject to flooding if located in flood-prone areas. However, because of the importance of such facilities, few are located in highly flood-prone sites.

Similarly, few such facilities are likely to be located in landslide prone areas. Cellular towers in hilly areas, however, may be more subject to landslide hazards.

Buried communications (copper and fiber optic) and cable television cables are usually flexible enough to accommodate several feet of ground movement before failure. Thus, while major landslides may rupture such cables, minor settlements or small slides are not nearly as likely to impact such cables as they are to break buried gas or water pipes. Thus, such lines typically perform relatively well in earthquakes.

Above ground communications and cable television cables are subject to wind-induced failures from tree falls and pole failures. However, such failures are a less common than failures of electric power lines. The better performance of communications cables arises in part because the electrical cables are always highest on the poles, thus a falling branch is usually first resisted by the power cables. Also, because the voltage levels in communications cables are much lower than those in power cables, the communication cables are not subject to “burn down” or shorting if wind-swayed cables touch each other or get too close.

Some telecommunications facilities are subject to failure as a result of loss of electric power. However, key facilities almost always have backup battery power and/or generators. Therefore, telecommunications facilities are generally much less vulnerable to outages from loss of electric power than are water or wastewater systems.

Possible mitigation projects for telecommunications systems include flood proofing of important nodes, adding back-up power, relocating facilities out of active slide areas and seismic retrofits.

For Corvallis, the most critical telecommunications element is probably the telephone central office (switching facility) serving the city. If the telephone central office has not had recent seismic evaluations for both the building’s structural and nonstructural components, then such an evaluation and retrofit (if necessary) would be a high priority.

13.7 Electric Power Systems

Overview

The electric power system is central to the functioning of a modern society. The impacts of loss of electric power are large: residential, commercial and public customers are all heavily dependent on electric power for normal functioning. Furthermore, as discussed above, other utility systems, especially water and wastewater systems, are heavily dependent on electric power for normal operations. Loss of electric power, therefore, may have large impacts on affected communities, especially if outages are prolonged.

Electric power for Corvallis is provided by Pacific Power and by Consumers Power. Electric power systems have somewhat complex operating characteristics, which are briefly summarized here. Electric power systems have three main parts: generation, transmission, and distribution.

Generation is the production of electric power. Generating plans can be hydroelectric, fossil fuel (oil, gas, or coal), nuclear, or various renewable fuels (wind, solar, biomass, etc.). Most of the electric power consumed within Corvallis is produced elsewhere and transmitted via high-voltage transmission lines into the county. The Bonneville Power Administration (BPA) is the primary source of power for Corvallis. BPA’s power comes from hydroelectric facilities (57%) operated by the Corps of Engineers or the

Bureau of Reclamation, from a nuclear plant (3%), from interchanges and wheeling (37%) of power transmitted by BPA but not owned by BPA and from other sources (3%). Through the Pacific Interties (high voltage AC or DC transmission lines) power is moved back and forth between California, the Pacific Northwest and western Canada.

The transmission system is a network of high voltage lines (500 kV and 230 kV) and substations which transmit power between generation plants and the local distribution system. The distribution system is a network of lower voltage lines and substations which carries power from transmission system substations to neighborhoods and eventually to individual customers.

Power Outages in Corvallis: Wind and Ice Storm Events

Power outages in Corvallis are may result from disruption of the transmission lines carrying power from outside Corvallis or from damage to the local distribution lines within Corvallis. The generating plant system has sufficient redundancy so that failures of one or more plants do not usually lead to significant power outages. However, because of the absence of generating capacity within Corvallis, major disruptions in the transmission system would result in substantial curtailment of available power. A major ice storm in the Columbia River area could conceivably results in failure of most of the 500 kV transmission lines feeding Corvallis.

Furthermore, a severe ice storm with 2” to 4" of ice over much of Corvallis could result in failure of most 500 kV and 230 kV transmission lines to and within Corvallis. Such a failure, which is unlikely, but certainly not impossible (see Chapter 7), would probably entail widespread power outages in Corvallis for at least 2 to 5 days.

The most frequent power outages, however, are due to failure of the local subtransmission or distribution system lines. Winter storms are the most frequent cause of significant electric power outages, with wind being the primary culprit. Electric distribution lines, the low voltage lines that deliver power to neighborhoods, are the most vulnerable electric system component in winter storms. Failures most commonly result from tree falls or from “burn downs” when wind-swayed cables touch or get too close to each other and short circuit. Distribution system failures may also be due to utility pole failures. Distribution lines may also fail due to ice loading in excess of design specifications or from landslides or debris flows or flooding which knock out utility poles.

Once a portion of a power distribution circuit fails, all customers in all or part of the circuit lose power, pending on the circuits design. The duration of the power outage depends on the number of outages and the number of repair crews available for repairs. A typical power utility repair crew (2 or 3 people with a cherry picker) can restore power to a distribution circuit with common types of damage in 1 or 2 hours after arriving at the damage site.

Electric transmission lines (110 kV and higher) are less vulnerable to winter storm damage because of more robust design specifications. These lines are usually higher above the ground and much less prone to tree branches falling on lines. Furthermore,

because of the higher voltage (compared to distribution lines), power utilities must diligently pursue tree trimming programs to avoid flashovers from lines being too close to trees. Nevertheless, transmission lines do sometimes fail due to large tree falls, rapid growth of trees near lines, unusually high winds or heavy ice loads.

Corvallis is subject to outages of electric power primarily due to line failures. One possible failure mode would be the transmission lines that feed Corvallis from the north. More common failure modes would be failures of the trunk distribution lines within Corvallis and failures of distribution circuits or service drops from distribution lines to individual buildings. The local failures are most likely due to tree falls during wind storm events.

Mitigation projects to reduce the frequency and duration of electric power systems include: augmenting tree trimming programs and hardening lines and poles in locations where ice loading or wind effects result in repeated outages. In some cases, adding connections to improve redundancy of power feed paths and adding disconnect switches to minimize areas affected by any given failure are also worthwhile. In addition to such “hard” mitigation possibilities, there are also “soft” or planning mitigation projects. For example, enhancing mutual aid agreements with nearby utilities can reduce the duration of major outages by increasing the number of crews and equipment for making repairs. Other planning/logistics measures such as ensuring that adequate supplies of parts and equipment are available may also reduce the duration of future outages.

For Corvallis, augmenting tree trimming programs, especially for the transmission lines and the trunk distribution lines is probably the most effective mitigation measure. In selected locations upgrading lines and poles to better withstand loads from trees, wind and ice may also be appropriate. If there are key links in the systems that are highly prone to repetitive failures, undergrounding of limited portions of such links may also be appropriate.

Power Outages in Corvallis: Earthquakes

Electric power systems are also subject to outages in earthquakes, primarily from damage to substation equipment and distribution system transformers, rather than from failures of lines and poles.

The seismic vulnerability of the Bonneville Power System, which supplies much of the power for Corvallis is currently undergoing detailed study. More locally, the seismic vulnerability of the CPI and PP&L substations and other components supplying power to Corvallis is largely unknown. CPI has indicated that the distribution system has been evaluated throughout their six county service area, with upgrades budgeted and prioritized. Upgrades made in the Corvallis area include substations, transformers, control systems, distribution lines and transmission lines. However, detailed information about specific upgrades is not available. The extent to which PP&L has made similar evaluations and upgrades is unknown.

13.8 Impacts on Corvallis and Mitigation Action Items

The probable impacts of disruption of transportation and utility systems on Corvallis, which were summarized above, are also covered in each of the other hazard Chapters (6 -12, 14 and 5). Each of these chapters includes an impacts table which summarizes probable impacts on roads, bridges, and utility systems. A generalized summary of the probable impacts of utility disruptions and road closures on Benton Count is given in Table 13.2 below.

Table 13.2
Probable Impacts of Utility Disruptions and Road Closures

Inventory	Probable Impacts
Portion of Corvallis affected	Impacts may be localized for damage to local utility distribution systems or street closures, or effect the entire city for damage to transmission lines or closures of major highways to/from Corvallis
Buildings	Negligible impacts to buildings, but loss of utilities may substantially affect function of buildings
Streets within Corvallis	Some incidents may include temporary street closures
Roads to/from Corvallis	Some incidents may include temporary road closures
Electric power	Some incidents may include temporary loss of electric power in localized parts of Corvallis or for the entire County. Duration of disruptions can range from an hour to up to a probable maximum outage of 1 or 2 days for most wind/ice events. Longer outages are possible for extreme wind/ice events or for major earthquakes.
Water	Failure of the major water transmission lines on the Marys River bridge crossings would result in almost complete loss of water to Corvallis, with a high likelihood of long duration water outages. Prolonged power outages would also result in widespread water outages.
Wastewater	Power outages affecting the treatment plant would result in nearly complete loss of treatment capability.
Natural Gas	Localized loss of service from pipe breaks in earthquakes is expected.
Telecommunications	Prolonged power outages would likely affect some modes. Seismic damage to the Corvallis telephone central office might impact nearly all telephone communications.
Casualties	Low potential for direct casualties, but some incidents such as loss of electric power during cold weather may require evacuations and displacement of people (especially fragile or special needs population) to temporary shelters.

The following table contains action items for mitigation of disruptions of utility and transportation systems, from the master Action Items table in Chapter 4. See also the mitigation action items for Winter Storms (Chapter 7) which includes action items related to tree trimming efforts to reduce storm effects on the electrical distribution systems within Corvallis.

Table 13.3
Mitigation Action Items for Disruption of Utility and Transportation Systems

Hazard	Action Item	Coordinating Organizations	Timeline	Mitigation Plan Goals Addressed				
				Life Safety	Critical Facilities and Emergency Services	Protect Property	Disaster Resilient Economy	Public Education, Outreach, Partnerships
Utility and Transportation System Disruption Mitigation Action Items								
Short-Term #1	Educate and encourage residents to maintain several days of emergency supplies for power outages or road closures	Public Works, Fire, Police, Benton County Emergency Management	Ongoing	X	X			X
Short-Term #2	Review and update emergency response plans for disruptions of utilities or roads	Public Works, Fire, Police	1-2 Years	X	X			X
Short-Term #3	Ensure that all critical facilities in Corvallis have backup power and emergency operations plans to deal with power outages	Public Works, Fire, Police	1-2 Years	X	X			X
Short-Term #4	Write procedures for maintaining water supply during extended power outages	Public Works	1-2 years		X		X	

Appendix 1
Principles of Benefit-Cost Analysis

Benefit-cost analysis is the tool that provides answers to a central question for hazard mitigation projects: **"Is it worth it?"** If hazard mitigation were free, individuals and communities would undertake mitigation with robust enthusiasm and the risks from hazards would soon be greatly reduced. Unfortunately, mitigation is not free, but often rather expensive. For a given situation, is the investment in mitigation justified? Is the owner (public or private) better off economically to accept the risk or invest now in mitigation to reduce future damages? These are hard questions to answer! Benefit-cost analysis can help a community answer these difficult questions.

In the complicated real world of mitigation projects, there are many factors which determine whether or not a mitigation project is worth doing or which of two or more mitigation projects should have the highest priority. Consider a town which has two flood prone neighborhoods and each neighborhood desires a mitigation project. The two neighborhoods have different numbers of houses, different value of houses, different frequencies and severity of flooding. The first neighborhood proposes storm water drainage improvements at a cost of $3.0 million. The second neighborhood wants to elevate houses at a cost of $3.0 million. Which of these projects should be completed? Both? One or the Other? Neither? Which project should be completed first if there is only funding for one? Are there alternative mitigation projects which are more sensible or more cost-effective than the proposed projects?

Such complex socio-political-economic-engineering questions are nearly impossible to answer without completing the type of quantitative flood risk assessment and benefit-cost analysis discussed below.

In determining whether or not a given mitigation project is worth doing, the level of risk exposure without mitigation is critical. Consider a hypothetical $1,000,000 mitigation project. Whether or not the project is worth doing depends on the level of risk before mitigation and on the effectiveness of the project in reducing risk. For example, if the before mitigation risk is low (a subdivision street has a few inches of water on the street every couple of years or a soccer field in a city park floods every five years or so) the answer is different than if the before mitigation risk is high (100 or more houses are expected to have flooding above the first floor every 10 years or a critical facility is expected to be shut down because of flood damages once every five years).

All well-designed mitigation projects reduce risk (badly designed projects can increase risk or simply transfer risk from one community to another). However, just because a mitigation project reduces risk does not make it a good project. A $1,000,000 project that avoids an average of $100 per year in flood damages <u>is not</u> worth doing, while the same project that avoids an average of $200,000 per year in flood damages <u>is</u> worth doing.

The principles of benefit-cost analysis are briefly summarized here. The benefits of a hazard mitigation project are the reduction in future damages and losses, that is, the avoided damages and losses that are attributable to a mitigation project. To conduct benefit-cost analysis of a specific mitigation project the risk of damages and losses

must be evaluated twice: before mitigation and after mitigation, with the benefits being the difference.

The benefits of a hazard mitigation project are thus simply future damages and losses which are avoided because a mitigation action was implemented.

Because the benefits of a hazard mitigation project accrue in the future, it is impossible to know exactly what they will be. For example, we do not know when future floods or other natural hazards will occur or how severe they will be. We do know, however, the probability of future floods or other natural hazards (if we have appropriate hazard data). Therefore, the benefits of mitigation projects must be evaluated probabilistically and expressed as the difference between annualized damages before and after mitigation. The following simplified example illustrates the principles of benefit-cost analysis; more details are given in the examples in the Appendices.

To illustrate the principles of benefit-cost analysis, we consider a hypothetical single family home in the town of Acorn, with the home located on the banks of Squirrel Creek. The home is a one story building, about 1500 square feet on a post foundation, with a replacement value of $60/square foot (total $90,000). We have flood hazard data for Squirrel Creek (stream discharge and flood elevation data) and elevation data for the first floor of the house. Therefore, we can calculate the annual probability of flooding in one-foot increments, as shown below.

Table A1.1
Damages Before Mitigation

Flood Depth (feet)	Annual Probability of Flooding	Scenario Damages and Losses Per Flood Event	Annualized Flood Damages and Losses
0	0.2050	$6,400	$1,312
1	0.1234	$14,300	$1,765
2	0.0867	$24,500	$2,124
3	0.0223	$28,900	$673
4	0.0098	$32,100	$315
5	0.0036	$36,300	$123
Total Expected Annual (Annualized) Damages and Losses			**$6,312**

Flood depths shown above in Table A1.1 are in one foot increments of water depth above the lowest floor elevation. Thus, a “3" foot flood means all floods between 2.5 feet and 3.5 feet of water depth above the floor. We note that a “0" foot flood has, on average, damages because this flood depth means water plus or minus 6" of the floor; even if the flood level is a few inches below the first floor, there may be damage to flooring and other building elements because of wicking of water.

The Scenario (per flood event) damages and losses include expected damages to the building, content, and displacement costs if occupants have to move to temporary quarters while flood damage is repaired.

The Annualized (expected annual) damages and losses are calculated as the product of the flood probability times the scenario damages. For example, a 4 foot flood has slightly less than a 1% chance per year of occurring. If it does occur, we expect about $32,100 in damages and losses. Averaged over a long time, 4 foot floods are thus expected to cause an average of about $315 per year in flood damages. Note that the smaller floods, which cause less damage per flood event, actually cause higher average annual damages because the probability of smaller floods is so much higher than that for larger floods. With these data, the house is expected to average $6312 per year in flood damages. This expected annual or "annualized" damage estimate does not mean that the house has this much damage every year. Rather, in most years there will be no floods, but over time the cumulative damages and losses from a mix of relatively frequent smaller floods and less frequent larger floods is calculated to average $6312 per year.

The calculated results in Table 1.10 are the flood risk assessment for this house for the as-is, before mitigation situation. The table shows the expected levels of damages and losses for scenario floods of various depths and also the annualized damages and losses.

The risk assessment shown in Table A1.2 shows a high flood risk, with frequent severe flooding which the owner deems unacceptable. Therefore he explores mitigation alternatives to reduce the risk: the example below is to elevate the house 4 feet.

Table 1.11
Damages After Mitigation

Flood Depth (feet)	Annual Probability of Flooding	Scenario Damages and Losses Per Flood Event	Annualized Flood Damages and Losses
0	0.2050	$0	$0
1	0.1234	$0	$0
2	0.0867	$0	$0
3	0.0223	$0	$0
4	0.0098	$6,400	$63
5	0.0036	$14,300	$49
			$112

By elevating the house 4 feet, the owner has reduced his expected annual (annualized) damages from $6312 to $112 (98% reduction) and greatly reduced the probability or frequency of flooding affecting his house. The annualized benefits are the difference in the annualized damages and losses before and after mitigation or $6312 - $112 = $6200.

Is this mitigation project worth doing? Common sense says yes, because the flood risk appears high: the annualized damages before mitigation are high ($6,312). To answer this question more quantitatively, we complete our benefit-cost analysis of this project. One key factor is the cost of mitigation. A mitigation project that is worth doing at one cost may not be worth doing at a higher cost. Let's assume that the elevation costs $20,000. This $20,000 cost occurs once, up front, in the year that the elevation project is completed.

The benefits, however, accrue statistically over the lifetime of the mitigation project. Following FEMA convention, we assume that a residential mitigation project has a useful lifetime of 30 years. Money (benefits) received in the future has less value than money received today because of the time value of money. To take the time value of money into account, we need to do what is known as a "present value calculation." We compare the present value of the anticipated stream of benefits over 30 years in the future to the up-front out-of-pocket cost of the mitigation project.

A present value calculation depends on the lifetime of the mitigation project and on what is known as the discount rate. The discount rate may be viewed simply as the interest rate you might earn on the cost of the project if you didn't spend the money on the mitigation project. Let's assume that this mitigation project is to be funded by FEMA, which uses a 7% discount rate to evaluate hazard mitigation projects. With a 30-year lifetime and a 7% discount rate, the "present value coefficient" which is the value today of $1.00 per year in benefits over the lifetime of the mitigation project is 12.41. That is, each $1.00 per year in benefits over 30 years is worth $12.41 now. The benefit-cost results are now as follows.

Table A1.3
Benefit-Cost Results

Annualized Benefits	$6,200
Present Value Coefficient	12.41
Net Present Value of Future Benefits	$76,942
Mitigation Project Cost	$20,000
Benefit-Cost Ratio	3.85

These results indicate a benefit-cost ratio of 3.85. Thus, in FEMA's terms the mitigation project is cost-effective and eligible for FEMA funding. Taking into account the time value of money, which is essential for a correct economic calculation, results in lower benefits than if we simply multiplied the annual benefits times the 30 year project useful lifetime. Economically, simply multiplying the annual benefits times the lifetime would ignore the time value of money and thus gives an incorrect, spurious result.

The above discussion of benefit-cost analysis of a flood hazard mitigation project is intended to illustrate the basic concepts. Very similar principles apply to mitigation

projects for earthquakes or any other natural hazards. The role of benefit-cost analysis in prioritizing and implementing mitigation projects in Corvallis is addressed in Chapter 4 (Plan Goals, Mitigation Strategies and Action Items) and in Chapter 5 (Plan Adoption, Maintenance and Implementation).

Louie, Kathy

From: Towne, Fred
Sent: Friday, January 18, 2008 4:36 PM
To: Louie, Kathy
Cc: Gibb, Ken; Nelson, Jon
Subject: FW: [Fwd: <web>7th Street Station]

Kathy:

Included within the e-mail from Ms. Bishop are responses to her questions.

Fred

Fred Towne
Planning Division Manager
City of Corvallis
Community Development Department
501 SW Madison Avenue
Corvallis, OR 97333

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-----Original Message-----
From: Charles C. Tomlinson [mailto:mayor@council.ci.corvallis.or.us]
Sent: Thursday, January 17, 2008 9:52 AM
To: Louie, Kathy; Towne, Fred
Subject: [Fwd: <web>7th Street Station]

---------- Original Message ----------
Subject: <web>7th Street Station
From: "Leslie Bishop" <bishopl41@comcast.net>
Date: Wed, January 16, 2008 7:07 pm
To: mayor@council.ci.corvallis.or.us

This is an inquiry e-mail via %s from: Leslie Bishop
(bishopl41@comcast.net) Members of the Corvallis City Council and Mayor Tomlinson

I commend Council for its action with regard to "7th Street Station" during the Public Hearing meeting of January 7th, 2008. The residents of Avery Addition and surrounding neighborhoods have been silenced due to the removal of the PDOverlay; thus, we rely and depend on Council to be our voice. You have honored that request by the introduction of Councilman Hanby's motion to rezone this difficult property to GI.

As a consequence of that motion, more procedural questions have surfaced:

1) If Council approves the rezoning motion at its Jan. 22nd meeting, what will the status of this property be during the rezoning process and proposed Comprehensive Plan amendment change?

The property will have a Medium High Density Residential Comprehensive Plan Designation and the zoning will be RS-12

Ken Gibb suggested the rezoning process might take up to 90 days which puts us at May 1st. Can the developers file for building permits during this 90 day period?

A building permit application can be submitted. The City will be required to review it based on the Land Development Code (LDC) provisions in place at the time of the submittal. If this is prior to a final approval by the City Council of a change to a different Comprehensive Plan Map designation and Zone, it would be reviewed based on the RS-12 Zone standards and applicable other provisions of the LDC.

2) If it is possible for the developers to file for building permits during this approximate 90 day period, is it within the City Council's authority to request a moratorium on issuing building permits while the rezoning is in process?

There are very limited opportunities for the City to institute a moratorium on building. One way is a circumstance where the City is unable to serve a property or properties with public services such as water and sewer. A second is where the City Council can determine that applying the existing development ordinances would cause irrevocable public harm. Adoption of any such moritorium must follow a process that includes sending a notice to DLCD 45 days prior to the final public hearing at which specific findings addressing the need for the moratorium are adopted.

3) How can the rezoning process be monitored by Council and by the citizens? Is there a procedural time line that is available to the public?

Staff will be presenting a status report to Council on February 4, 2008, at which time staffs' intitial approach to the Comprehensive Plan Amendment/District Change (CPA/ZDC) will be presented with a schedule. Staff will also identify, as we would with any development proposal, potential issues associated with the CPA/ZDC.

How can this information be accessed?

The information will be available on the web in the Council packets as well as from the Planning Division at City Hall. The proposed schedule will be placed on www.corvallispermits.com under the CPA/ZDC case number once established.

As you are well aware, the neighbors, the developers and the city have tried to work together for 6 years. Further, as we have shown with previous letters and testimony, the new LDC will not protect us on issues such as unwanted traffic, overflow parking, set backs and the intersection of 7th and Western. When we look at monsters like "10th and A" or its nameless twin at 14th and "A," we realize that the "needed housing" mandate serves only to allow developers to run away with every foot of empty land in our neighborhood.

As a point of reference, the properties at 10th and "A" and 14th and "A" are zoned RS-20, which requires higher density (at least 20 units per acre and no absolute maximum) than the RS-12 Zone (12-20 units). Building height standards (65 feet in RS-20 as opposed to 35 feet in RS-12) and other standards differ between the zones as well.

Our voice must be heard through you; thus, I offer the questions above. We appreciate your carrying the banner forward and applaud your motion to rezone this difficult property back to GI. Our brightest dreams would look for an extension of the bike path through Pioneer Park and south, a low impact technology industry, a low density family housing development possibly with an inner city park or maybe even a functioning railroad station.

It should be noted that some of the preferred uses identified above (parks, low-density housing) are not permitted in the GI Zone. A low-impact technology type of industry may be a permitted GI use, but the new Limited Industrial-Office Zone was designed to accommodate smaller scale manufacturing, technological production, and office uses.

Don't Bend Corvallis

Thank you for your time and attention and for listening once again.