



**CITY OF CORVALLIS
COUNCIL WORK SESSION**

AGENDA

June 3, 2008

5:00 pm

**Madison Meeting Room
500 SW Madison Avenue**

COUNCIL ACTION

I. ROLL CALL

II. NEW BUSINESS

A. Light Dinner and Discussion

B. Planning Commission Applicant Interviews

| | |
|---------|----------------|
| 5:30 pm | Steve Reese |
| 5:50 pm | Frank Hann |
| 6:10 pm | Jim Ridlington |

C. Historic Resources Commission Applicant Interviews

| | |
|---------|----------------|
| 6:50 pm | Ross Parkerson |
|---------|----------------|

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 TTD/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

*** * * MEMORANDUM * * ***

May 28, 2008

TO: MAYOR AND CITY COUNCIL

FROM: KATHY LOUIE, ASSISTANT TO CITY MANAGER/CITY RECORDER

**SUBJECT: PLANNING COMMISSION AND HISTORIC RESOURCES
COMMISSION APPLICANT INTERVIEWS**



By the May 23 deadline, a total of four applications was received, three for Planning Commission and one for Historic Resources Commission, to fill three vacancies on each Commission beginning in July. Planning Commissioners Frank Hann and Steve Reese and Historic Resources Commissioner Ross Parkerson have reapplied for their positions. The agenda and applications are attached for your June 3 interviews.

A light meal will be available at 4:45 pm. The work session begins at 5:00 pm and gives you 30 minutes to discuss the interview process and review the revised interview questions prepared by Councilors York and Beilstein.

The Planning Commission interviews will begin at 5:30 pm and the Historic Resources Commission interview will follow at 6:50 pm. Confirmation on using the same voting process as last year for the vacancies would be appreciated.

Selection of the Planning and Historic Resources Commissioners will be by ballot at the June 16 noon Council meeting. The ballot is not secret and your votes will be published in the minutes of the meeting. In order to vote, you must have heard the responses from all the applicants. If you cannot attend the meeting and you want to vote, please let me know on Monday and I will make arrangements to record the work session and ensure a copy of the tapes is available to you prior to voting.

Please feel free to call me at 766-6901 if you have questions.

Attachments

c: City Manager Nelson
Community Development Director Gibb

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MAY 23 2008

City Planning Division
501 SW Madison Avenue
Corvallis, OR 97333 Telephone 766-6908

Community Development
Planning Division
2008 Planning Commission Application

Interview dates: Tuesday, June 3, and Wednesday, June 4, 2008 @ 5:20 p.m.

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

Please return to the Planning Division by 5 p.m. Friday, May 23, 2008.

Name: Steve Reese Date: 5/22/08

Address (home) _____ Phone (h) _____

Address (work) _____ Phone (w) _____

E-mail (work) _____ home) _____

Occupation/Profession: Facility Director

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

Oregon State University

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

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

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

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

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

[Signature]
Candidate's Signature

5/22/08
Date

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

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

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

I would like to be on the Planning Commission for the same reason I gave a year ago: I do this out of a sense of obligation to the city and people of Corvallis. Although it is a little more time consuming than I originally thought, it still provides me with a sense of satisfaction and community involvement.

I still believe that the Planning Commission serves as a citizens review board of recommendations made by the City Planner on decisions related to building, zoning or land use planning within the city. I believe the Planning Commission should be as impartial as possible. They should balance the needs of development with the need to maintain the remarkable sense of community, environment, and cooperation that is Corvallis. When a conflict arises, the "benchmark" document to fall against should be the Corvallis 2020 Vision statement.

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

To quote, "The Comprehensive Plan of the City of Corvallis is the primary document that guides and controls land use within the City Limits and the Urban Growth Boundary." Just as important as what it does say, is to understand that it originates from the Corvallis 2020 Vision Statement, the City of Corvallis's process of developing the community's sense of priorities when it comes to land use. In short, the Corvallis 2020 Vision Statement describes the character Corvallis should exhibit and the Comprehensive Plan implements that vision. However, the Comprehensive Plan must conform to the Statewide Planning Goals promulgated by the State of Oregon Land Conservation and Development Commission. These Statewide Planning Goals are generic in nature, define such things as review frequency, requires municipalities to develop more specific land use requirements and defines the process by which these requirements are developed. Planning Commission decisions may be appealed to the City Council where the issue may be revisited anew. After that, appeals can be made to LUBA. I don't necessarily agree with the process that allows the City Council to hold a *de novo* public hearing. However, that is the process that exists and was approved by the people of Corvallis.

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

The recent land use decision that interested me was the recent Ashwood Preserve decision and appeal. This was the first time I had seen or worked with the Minimum Assured Development Area (MADA) provisions. This struck me as an effective compromise between the needs of development and preservation of the environment. Even more impressive is that this part of the code was developed locally through a public process. Bravo Corvallis!

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

My **interests** revolve around my desire to in some way serve the city and people of Corvallis. I have enjoyed living in Corvallis over the last ten years. Now it is my turn to give back and this is how I would like to do it. My **qualifications** are limited to being a citizen of Corvallis. I was born and raised in Oregon so I can appreciate the controversies surrounding land use planning here. Perhaps best exemplified by Governor McCall (although admittedly a few years before my time), Oregon historically was interested in limiting sprawl between cities and preserving farmland. While our form of land use planning may seem controlling to some or not prescriptive enough to others, I believe it strikes a good balance because relies heavily upon input from local citizens. It seems to have served Oregon well not only in comparison to other states but also in terms of, for lack of a better word, Oregon's personality. My **philosophical attitude** toward the Planning Commission is one of citizen review. I view the commission as an appointed citizen committee to review recommendations of the City Planner. Anyone can read a regulation but regulation can not possibly anticipate the multitude of complex situations which could arise. In the end, the City Planner recommends a decision. It is the responsibility of the commission to respectfully review these decisions, weighing the needs of the petitioner with the character and needs of the community as a whole. Ultimately I am a moderate on most issues which is what I feel is the best fit for the Planning Commission and other non-political (or at least minimally political) civic review panels.

[This was submitted for my original application a year ago. I believe it still holds true.]

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

My familiarity with land use planning could still be best described as pedestrian. The complexity and depth of the land use planning codes are significant. At this point, I know enough to know just how little I know! However, the city staff does an exceptional job of pointing the Planning Commission to the applicable section of the code. In short, they make it manageable. They should be commended.

RECEIVED



MAY 23 2008

City Planning Division
501 SW Madison Avenue
Corvallis, OR 97333 Telephone 766-6908

Community Development
Planning Division
2008 Planning Commission Application

Interview dates: Tuesday, June 3, and Wednesday, June 4, 2008 @ 5:20 p.m.

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

Please return to the Planning Division by 5 p.m. Friday, May 23, 2008.

Name: Franklin Hann Date: 5-20-08
Address (home) _____ Phone (h) _____
Address (work) _____ Phone (w) _____
E-mail (work) _____ E-mail (home) _____
Occupation/Profession: PHYSICAL THERAPIST

Please list each source of income that is 10% or more of your total household income: Timberhill Physical Therapy
GOOD SAMARITAN REGIONAL Medical Center

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

Volunteer @ School Events Volunteer Fundraising Community Outreach

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

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

To fairly & impartially fulfill the responsibilities of a member of the quasi-judicial board with respect for all individuals involved in the process.

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

Past 3 years as member of Planning Commission.

Attended Commissioner Training. Participated on & Chaired LDTB

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

Franklin Hann
Candidate's Signature

5-20-08
Date

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

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

City Council Interviews
Planning Commission Vacancies
Positions 1, 6, and 9
Terms from July 1, 2008 - June 30, 2011)

Questions

Please answer the following questions and return with your application.

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

See Attached

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

See Attached

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

See Attached

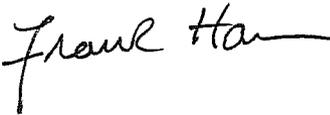
Responses to Planning Commission Application Questions.

1. I have served on the Corvallis Planning Commission since July of 2005. During that time I have strived to be an active, fair, respectful member of the board and hope that in some small way I have contributed to the community and the integrity of the planning process. I have lived in Corvallis since 1997 and truly consider it home. My youngest daughter was a one year old when we arrived and just today celebrated her twelfth birthday. Three of my daughters will have graduated from Crescent Valley High School by the end of this school year. Since we arrived here we have made many friends, with them we have shared in the work and joy of raising children, we have celebrated weddings and birthdays and comforted each other during the loss of family members and friends. I mention these things only because they epitomize for me the essence of belonging to a community. Preserving what is good and improving where needed in its simplest form is what planning represents for me, the idea of building a better community. The Planning Commission has many roles; we may serve as both a quasi-judicial board in the implementing of land use regulations or as a legislative board in the formulation of proposals for land use initiatives and regulations. We have a responsibility to help educate the public regarding the process so that they can participate more effectively and also be confident in the fairness of the process and land use decisions.
2. The Oregon land use system grew out of an initiative almost forty years ago that established a basic program for planning throughout the state. Local governments were required to establish comprehensive plans that would guide the development of land use regulations. Oregon established additional specific goals to help guide the development of land use planning. The opportunity for citizen involvement at all phases of the planning process is at the heart of the statewide planning efforts. The preservation of agricultural land and conservation of forests was integral to local planning efforts. Open space, scenic and historic areas as well as natural resources are to be identified and preserved. Additional goals address the quality of natural resources, areas of natural disasters and hazards as well as the need for recreation. Consideration is to be given to economic, housing, transportation, energy, and public facility needs. The concept of an "Urban growth boundary" was developed to identify and plan for the need for future growth and avoid sprawl. In Corvallis our Comprehensive Plan details locally identified resources, priorities and needs in an expansive analysis of local needs consistent with state goals and the land use designations that will help achieve those goals. The Land Development Code is the implementing regulations to evaluate proposals and provide guidelines for those interested in promoting growth and development within our city. The regulations attempt to guide development consistent with the goals and needs identified in the Plan. The Land Development Code establishes the guiding regulations by which the Planning Commission can render decisions on land development proposals and requests that come before us for review.
3. There have been many interesting tasks before the Planning Commission during the last three years. An extremely time consuming and detailed undertaking of

the review of proposed rewrite to the Historic District Regulations in Section 2.9 of the LDC required numerous late night meetings in an effort to balance the concerns of historic preservation advocates, homeowners in historic neighborhoods, with staff and council priorities. I felt the process although sometimes exhausting was fair and resulted in an improved if not perfect land use code recommendation. Another interesting case was the Palazzo Development made by 7th Street Station, LLC. Originally a small portion of a larger proposal for residential development on an adjacent site, the first proposal was one of the first true mixed uses commercial projects we had reviewed. Although the application failed to gain approval the MUC or Palazzo portion won favorable comments from the planning commission. When this proposal was reintroduced it met strong neighborhood resistance because of the perception by the neighbors that the altered project was clearly intended to create higher density residential development under the guise of a mixed use project. This application was denied by the PC, appealed to the City Council and ultimately rejected there as well. I felt that the integrity of the LDC was maintained and that the state goal of honoring citizen involvement in the process was achieved.

Thank you for your consideration, I would be pleased to serve on the Corvallis Planning Commission for another term and look forward to continuing to learn.

Frank Hann

A handwritten signature in black ink that reads "Frank Hann". The signature is written in a cursive style with a long horizontal flourish at the end.



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MAY - 8 2008

City Planning Division
501 SW Madison Avenue
Corvallis, OR 97333 Telephone 766-6908

Community Development
Planning Division
2008 Planning Commission Application

Interview dates: Tuesday, June 3, and Wednesday, June 4, 2008 @ 5:20 p.m.

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

Please return to the Planning Division by 5 p.m. Friday, May 23, 2008.

Name: Jim Ridlington Date: May 8, 2008

Address (home) _____ Phone (h) _____

Address (work) _____ Phone (w) _____

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

Occupation/Profession: retired after 30+ years at Oregon State University

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

PA Davidson Co, Great Falls MT

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

Corvallis Youth Symphony - treasurer Garfield PTA president

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

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

The development of the city has long term consequences, so these decisions must be done very thoughtfully.

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

I am a long term member of Greenbelt and 1000 Friends of Oregon and know the importance of these rules

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

James W Ridlington
Candidate's Signature

May 8, 2008
Date

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

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City Council Interviews
Planning Commission Vacancies
Positions 1, 6, and 9
Terms from July 1, 2008 - June 30, 2011)

Questions

Please answer the following questions and return with your application.

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

I have lived in Corvallis since 1971 and love this town and want to see that whatever development that occurs will preserve the aspects that make Corvallis, Corvallis. The planning commission will have influence on what happens to Corvallis.

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

The land use planning laws are in place to protect the environment, open space and property rights. I greatly respect these laws, but I am no expert.

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

① A family in the next block applied to have a flag lot development and all the neighbors were opposed. We went to city hall to state our opposition to the change in our neighborhood, but the development was permitted.

② The new Kelley Engineering building was built in the old Peace Park of the 70s and there was opposition to this building site. The case went to LU BA(?) who ruled in favor of the building.

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MAY 14 2008

City Planning Division
501 SW Madison Avenue
Corvallis, OR 97333 Telephone 766-6908

Community Development
Planning Division
2008 Historic Resources Commission Application

Interview dates: Tuesday, June 3rd and Wednesday, June 4th, 2008 @ 5:20 p.m.

Please answer the questions that are attached.

Please return to the Planning Division by 5 p.m. Friday, May 23, 2008

Name: E. ROSS PARKERSON Date: 5/9/08

Address (home) _____ Phone(h) _____

Address (work) _____ Phone (w) _____

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

Occupation/Profession: RETIRED

Please list each source of income that is 10% or more of your total household income: _____
NONE OTHER THAN HOUSEHOLD INCOME

Please identify your community/civic activities including business or professional organizations:
HISTORIC RESOURCES COMM CIVIC BEAUTIFICATION & URBAN FOREST
MADISON AVE TASK FORCE PUBLIC ART SELECTION COMM

Please list all financial interests in real property located in Benton County:
NONE OTHER THAN CURRENT RESIDENCE

A. Please indicate your interests, qualifications and/or philosophical attitudes toward the responsibilities of a Historic Resources Commissioner: _____
PLEASE SEE ATTACHED

B. Please indicate any familiarity you might have with historic preservation planning, Corvallis land use regulations, and/or the Oregon State Historic Preservation Office programs. _____
PLEASE SEE ATTACHED

Certification: I certify the foregoing information to be true and exact to the best of my knowledge.
E. Ross Parkerson 5/9/08
Candidate's Signature Date

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

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**City Council Interviews
Historic Resources Commission**

3 Commissioners - term expires June 30, 2011

Questions

Please answer the following questions and return with your application.

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

PLEASE SEE ATTACHED

2. Explain your understanding of Historic Preservation in Corvallis.

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

4. Describe how you meet at least one of the following criteria:

- > A demonstrated positive interest, competence, or knowledge in historic preservation;
- > Prior experience in a quasi-judicial decision-making capacity; and/or
- > A community-wide perspective on balancing multiple objectives associated with community planning.

PLEASE SEE ATTACHED

5. Indicate if you meet at least one of the criteria identified on the following pages:
(Note: It is not required that you meet one of these qualifications to be appointed):

Historic Resources Commission - E. Ross Parkerson

- A. My interests include history, architecture and community planning. As a retired city planner I am well versed on land use codes and their application to community neighborhood plans. Preservation of historic resources (buildings, literature and art, to name a few) is essential to the well being of a community and the people who live in it.
- B. From 2003 to 2006 I served on the Historic Preservation Advisory Board (HPAB) as a member of the general public. In September 2006 I was appointed to the Historic Resources Commission for a two year term. Application of the new 2.09 land use code has been the guiding reference for HRC discussion and decisions. For the most part this code has been useful in clarifying the local historic preservation process in Corvallis.
1. Members of the Historic Resources Commission have an opportunity and the responsibility to preserve the architectural resources that define the cultural and social change of Corvallis over the past 150 years. This is the primary role of HRC and I would like to continue to be part of the ongoing responsibility and challenge.

Historic Resources Commission - E. Ross Parkerson

2. As a member of HPAB and HRC, I learned the essential charge for historic preservation in Corvallis is to preserve the character of the historic neighborhood, enhance the individual building by careful review of period details and provide sufficient information to the homeowner to clarify the preservation process.
3. Early in the formation of HRC and use of the Chapter 2.9 code (Historic Preservation Provisions) a request to remodel the historic Whiteside Theater was considered. After many hours of citizens comment for and against the proposal to renovate the west and south walls of the theater and change the interior space, the Historic Resources Commission voted to reject the applicant's proposal. A year and a half later, after other decisions by the City Council and a state agency (LUBA) the fate of the Whiteside Theater is still very much a part of community discussions. The ongoing community discussions about the Whiteside Theater has, I think, raised awareness of the importance of historic

Historic Resources Commission - E. Rose Paterson

resources and historic preservation in
Corvallis.

4. During my three decades as a city planner employed by public agencies, I was involved in current projects, neighborhood-community specific plans and projects regarding long range planning programs. This experience has been useful for a community wide perspective on balancing objectives in the planning and preservation process.

When we lived in Petaluma, California, I served on the city planning commission for eight years dealing with citywide quasi-judicial decisions including the creation of historic districts.

5. I do not meet the criteria listed 1 thru 12. However, I do have a Bachelor of Arts degree from Southern Illinois University with an emphasis in environmental design.

1. **Archaeology:** (a) Prehistoric Archaeology - Graduate degree in Anthropology or Prehistoric Archaeology, plus 2.5 years full-time professional experience; or (b) Historic Archaeology - Graduate degree in Anthropology or Historic Archaeology, plus 2.5 years full-time professional experience;
2. **Architectural History:** (a) Graduate degree in Architectural History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Architectural History or a closely related field, plus 4 years full-time professional experience;
3. **Conservation:** (a) Graduate degree in Conservation or a closely related field, plus 3 years full-time professional experience; or (b) an undergraduate degree in Conservation or a closely related field, plus 3 years full-time apprenticeship in the field;
4. **Cultural Anthropology:** (a) Graduate degree in Anthropology with specialization in Applied Cultural Anthropology, plus 2 years full-time professional experience; or (b) an undergraduate degree in anthropology with specialization in applied cultural anthropology, plus 4 years full-time professional experience;
5. **Curation:** (a) Graduate degree in Museum Studies or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Museum Studies or a closely related field, plus 4 years full-time professional experience;
6. **Engineering:** (a) State Government-recognized license to practice Civil or Structural Engineering plus 2 years full-time professional experience; or (b) a Masters of Civil Engineering degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a Bachelor's of Civil Engineering degree with one year of graduate study in Historic Preservation or a closely related field, plus 2 years full-time professional experience;
7. **Folklore:** (a) Graduate degree in Folklore or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Folklore or a closely related field, plus 4 years full-time professional experience;
8. **Historic Architecture:** (a) State Government-recognized license to practice Architecture plus 2 years full-time professional experience; or (b) a Masters of Architecture degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a Bachelor's of Architecture with one year of graduate study in Historic Preservation or a closely related field plus 2 years full-time professional experience;
9. **Historic Landscape Architecture:** (a) a State Government-recognized license to practice Landscape Architecture plus 2 years full-time professional

experience; or (b) a Masters degree in Landscape Architecture with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © a four or five year Bachelor's degree in Landscape Architecture plus 3 years full-time professional experience;

10. **Historic Preservation Planning:** (a) State Government-recognized certification or license in Land Use Planning, plus 2 years full-time professional experience; or (b) a graduate degree in Planning with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or © an undergraduate degree in Planning with course work in Historic Preservation or a closely related field, plus 4 years full-time professional experience;
11. **Historic Preservation:** (a) Graduate degree in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Historic Preservation or a closely related field, plus 4 years full-time professional experience; or
12. **History:** (a) Graduate degree in History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in History or a closely related field, plus 4 years full-time professional experience.

Section 1.16.235 Planning Commission.

1) Hereby is created a City Planning Commission for the City of Corvallis, Oregon. The Planning Commission is created pursuant to ORS 227.020.

2) The City Planning Commission shall consist of nine members to be appointed by Council. No more than two voting members of the Commission may be engaged principally in the buying, selling, or developing of real estate for profit as individuals or be members of any partnership or officers or employees of any corporation that engages principally in the buying, selling, or developing of real estate for profit. In the interest of ensuring a balanced, community-wide perspective on the Planning Commission, no more than two members shall be engaged in the same kind of occupation, business, trade, or profession.

3) Upon expiration of a term or vacancy, a public announcement of the opening will be announced in a newspaper of general circulation in the City. The notice shall contain the qualifications for appointment in subsection 2) and a list of the occupations of existing commissioners. After receiving applications Council may conduct interviews. If more than one application is submitted, Council shall hold a ballot vote conducted by the City Recorder. Any person receiving a majority vote shall be appointed to the Planning Commission. If no person receives a majority vote, the two receiving the most votes shall be voted upon again. The one then receiving the majority vote shall be appointed to the Planning Commission.

4) Five members of the City Planning Commission shall constitute a quorum. If a quorum cannot be obtained because five (5) or more members have a conflict of interest, the quorum requirement shall be reduced to three (3) for that issue only.

5) A member of the Planning Commission shall not participate in any Commission proceeding or action in which any of the following has a direct or substantial financial interest: the member or his or her spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which she or he is then serving or has served within the previous two (2) years, or any business with which she or he is negotiating for or has an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at the meeting of the Commission where the action is being taken. Examples of conflict of interest include:

- a) The member owns property within the area entitled to receive notice of the public hearing;
- b) The member has a direct private interest in the proposal; and
- c) For any other valid reason, the member has determined that participation in the hearing and decision cannot be in an impartial manner.

6) The Commission shall have the authority which is now or may hereafter be assigned to it by Charter, ordinances, or resolutions of the City and ORS 227.090, and other State laws.

The Planning Commission shall function primarily as a comprehensive planning body proposing policy and legislation to Council related to the coordination of the growth and development of the community. The functions of the Planning Commission shall include, but not be limited to, the following:

a) Review the Comprehensive Plan and make recommendations to Council concerning Plan amendments which it has determined are necessary based on further study or changed concepts, circumstances, or conditions.

b) Formulate and recommend legislation to implement the Comprehensive Plan.

c) Review and recommend detailed plans including functional plans which relate to public facilities and services, and subarea plans which relate to specific areas of the community to implement the Comprehensive Plan.

d) Assist in the formulation of the Capital Investment Plan [Capital Improvement Program] and submit periodic reports and recommendations relating to the integration and conformance of the plan with the Comprehensive Plan.

e) Review and make recommendations concerning any proposed annexation.

f) Conduct hearings, prepare findings of fact, and take such actions concerning specific land development proposals as required by the Land Development Code.

g) Advance cooperative and harmonious relationships with other planning commissions, public and semi-public agencies and officials, and civic and private organizations to encourage the coordination of public and private planning and development activities affecting the City and its environs.

h) Study and propose, in general, such measures regarding land development as may be advisable for promotion of the public interest, health, safety, comfort, convenience, and welfare.

(Ord. 98-45 § 3, 11/11/1998; Ord. 82-6 §§ 2, 3, 1982; Ord. 81-99 § 60, 1981)

Section 1.16.325 Historic Resources Commission

1) A Historic Resources Commission (HRC) is hereby created for the City.

2) This Commission shall consist of nine members as described in "3.a" through "3.d" below, in the context of fulfilling at least one of the following three Primary Attributes for all Commission members:

- a) A demonstrated positive interest, competence, or knowledge in historic preservation;
- b) Prior experience in a quasi-judicial decision-making capacity; and/or
- c) A community-wide perspective on balancing multiple objectives associated with community planning.

3) An individual appointed to the Commission may represent both "a" and up to one of the other categories in "b" through "d" below. However, an individual appointed to the Board may not be counted to satisfy representation for both "d" below and either "b" or "c." In addition, a member of the Planning Commission shall serve as an ex officio member of the Commission with all the rights and privileges attendant thereto except the right to vote.

a) To the extent that they are available in the community and fulfill at least one of the Primary Attributes outlined in "2" above, at least five members fulfilling one or more of the Federal Historic Preservation Professional Qualification Standards listed in 1-12 below. If a reasonable effort has been made to fill these five positions, the positions may be filled by persons fulfilling the qualifications in "b" through "d" below.

1) Archaeology: (a) Prehistoric Archaeology - Graduate degree in Anthropology or Prehistoric Archaeology, plus 2.5 years full-time professional experience; or (b) Historic Archaeology - Graduate degree in Anthropology or Historic Archaeology, plus 2.5 years full-time professional experience;

2) Architectural History: (a) Graduate degree in Architectural History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Architectural History or a closely related field, plus 4 years full-time professional experience;

3) Conservation: (a) Graduate degree in Conservation or a closely related field, plus 3 years full-time professional experience; or (b) an undergraduate degree in Conservation or a closely related field, plus 3 years full-time apprenticeship in the field;

4) Cultural Anthropology: (a) Graduate degree in Anthropology with specialization in Applied Cultural Anthropology, plus 2 years full-time professional experience; or (b) an undergraduate degree in anthropology with specialization in applied cultural anthropology, plus 4 years full-time professional experience;

5) Curation: (a) Graduate degree in Museum Studies or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Museum Studies or a closely related field, plus 4 years full-time professional experience;

6) Engineering: (a) State Government-recognized license to practice Civil or Structural Engineering plus 2 years full-time professional experience; or (b) a Masters of Civil Engineering degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) a Bachelor's of Civil Engineering degree with one year of graduate study in Historic Preservation or a closely related field, plus 2 years full-time professional experience;

7) Folklore: (a) Graduate degree in Folklore or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Folklore or a closely related field, plus 4 years

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full-time professional experience;

8) Historic Architecture: (a) State Government-recognized license to practice Architecture plus 2 years full-time professional experience; or (b) a Masters of Architecture degree with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) a Bachelor's of Architecture with one year of graduate study in Historic Preservation or a closely related field plus 2 years full-time professional experience;

9) Historic Landscape Architecture: (a) a State Government-recognized license to practice Landscape Architecture plus 2 years full-time professional experience; or (b) a Masters degree in Landscape Architecture with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) a four or five year Bachelor's degree in Landscape Architecture plus 3 years full-time professional experience;

10) Historic Preservation Planning: (a) State Government-recognized certification or license in Land Use Planning, plus 2 years full-time professional experience; or (b) a graduate degree in Planning with course work in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (c) an undergraduate degree in Planning with course work in Historic Preservation or a closely related field, plus 4 years full-time professional experience;

11) Historic Preservation: (a) Graduate degree in Historic Preservation or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in Historic Preservation or a closely related field, plus 4 years full-time professional experience; or

12) History: (a) Graduate degree in History or a closely related field, plus 2 years full-time professional experience; or (b) an undergraduate degree in History or a closely related field, plus 4 years full-time professional experience.

b) To the extent that they are available in the community and fulfill at least one of the Primary Attributes outlined in "2" above, at least one member from each established Historic District. These Historic District representatives must be property owners and residents of the Historic District that they represent;

c) To the extent that they are available in the community and fulfill at least one of the Primary Attributes outlined in "2" above, at least one member that is a representative of Oregon State University. If an Oregon State University Historic District is eventually established, this member requirement will no longer be needed, as an OSU representative would already exist through "b" above; and

d) To the extent that they fulfill at least one of the Primary Attributes outlined in "2" above, additional members representing the general public, as needed, to fill the Commission's nine positions.

4) The Commission shall be a quasi-judicial decision-maker for matters that include the following:

a) District Change decisions regarding the application or removal of a Historic Preservation Overlay in cases where a public hearing is required by Land Development Code Chapter 2.2 - Development District Changes;

b) HRC-level Historic Preservation Permit decisions; and

c) Appeals of Director-level Historic Preservation Permit decisions.

5) The Commission shall advise and assist Council, the Planning Commission, and the Community Development Director in matters pertaining to historic and cultural resource preservation. Such matters shall include:

a) Recommendations concerning amendments to sections of the Land Development Code pertaining to historic preservation.

b) Recommendations concerning the nominations of sites or structures for the National Register of Historic Places.

c) Recommendations concerning additional inventories and/or surveys of Corvallis' historic sites and structures.

d) Coordination of public information or educational programs pertaining to historic and cultural resources.

6) Upon expiration of a term or vacancy, a public announcement of the opening will be announced in a newspaper of general circulation in the City. The notice shall contain the qualifications for

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appointment in subsections 2) and 3) and a list of the qualifications of existing Commissioners. After receiving applications, Council shall conduct interviews. If more than one application is submitted, Council shall hold a ballot vote conducted by the City Recorder. Any person receiving a majority vote shall be appointed to the Historic Resources Commission. If no person receives a majority vote, the two receiving the most votes shall be voted upon again. The one then receiving the majority vote shall be appointed to the Historic Resources Commission.
(Ord. 2006-15 §2, 06/05/2006)

PLANNING COMMISSIONOriginally

| <u>Appointed</u> | <u>Name</u> | <u>Pos.</u> | <u>Term Exp.</u> | <u>Status</u> |
|---------------------|--------------------------------|------------------------|---------------------|---------------|
| 05-06-02 | David Graetz, Chair | sm business | 06-30-08 | in |
| | | owner | | |
| 06-06-05 | Franklin Hann | phys therapy | 06-30-08 | in |
| 06-18-07 | Steve Reese | facility dir | 06-30-08 | in |
| 07-05-06 | Jennifer Gervais | wildlife | 06-30-09 | in |
| | | ecologist | | |
| 07-01-03 | Tony Howell | program | 06-30-09 | in |
| | | manager | | |
| 08-01-05 | Brandon Trelstad | sustainability | 06-30-09 | in |
| | | coordinator | | |
| 07-01-04 | Karyn Bird, Vice-Chair | professor - | 06-30-10 | in |
| | | vet medicine | | |
| 08-01-05 | Denise Saunders | attorney | 06-30-10 | in |
| 07-01-04 | Patricia Weber | electrical | 06-30-10 | in |
| | | engineer | | |
| 01-02-07 | Stewart Wershow | Council | 12-31-08 | |

First and Third Wednesdays, 7:00 pm

HISTORIC RESOURCES COMMISSION
(Sunset Review June 2010)

Originally

| <u>Appointed</u> | <u>Name</u> | <u>Pos.</u> | <u>Term Exp.</u> | <u>Status</u> |
|---------------------|------------------------|------------------|---------------------|----------------|
| 09-05-06 | Lori Fulton | 14, 8 | 06-30-08 | out |
| 09-05-06 | Chick Gerke | 8 | 06-30-08 | in |
| 09-05-06 | E. Ross Parkerson | 10 | 06-30-08 | in |
| 09-05-06 | Bruce Osen | 8, 13 | 06-30-09 | in |
| 09-05-06 | Michael Pope | 13 | 06-30-09 | in |
| 09-05-06 | Cynthia Solie | 10 | 06-30-09 | in |
| 09-05-06 | Deb Kadas | 13 | 06-30-10 | in |
| 09-05-06 | Scott McClure | 15 | 06-30-10 | in |
| 09-05-06 | Robert J. Morris | 12 | 06-30-10 | in |
| 08-02-06 | Karyn Bird | Plng Cmsn | 06-30-07 | in |
| 01-02-07 | Dan Brown | Council | 12-31-08 | |

(1) Archeology, (2) Architectural History, (3) Conservation, (4) Cultural Anthropology, (5) Curation, (6) Engineering, (7) Folklore, (8) Historic Architecture, (9) Historic Landscape Architecture, (10) Historic Preservation Planning, (11) Historic Preservation, (12) History, (13) Historic District, (14) Oregon State University, (15) General Public

Second Tuesday, 7:00 pm