



**CORVALLIS  
CITY COUNCIL AGENDA**

**January 4, 2010  
12:00 pm and 7:00 pm**

**Downtown Fire Station  
400 NW Harrison Boulevard**

**COUNCIL ACTION**

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**PLEDGE OF ALLEGIANCE**

**I. ROLL CALL**

**II. CONSENT AGENDA [direction]**

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 – December 21, 2009
2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
  - a. Bicycle and Pedestrian Advisory Commission – November 6, 2009
  - b. Downtown Parking Committee – October 6, 2009
  - c. Energy Strategy Ad Hoc Committee – December 15, 2009
  - d. Watershed Management Advisory Commission– October 21, 2009

**B. Acknowledgment of receipt of 2009 updated City Council policies**

**III. ITEMS REMOVED FROM CONSENT AGENDA**

**IV. UNFINISHED BUSINESS**

- A. Council goal update – Work with Cascade Pacific Resource Conservation and Development and others to seek funding for acquisition or restoration of, and improvements to, publicly owned or protected wetlands, riparian, and natural area (Kent Daniels/Karen Strohmeier) [information]

- B. Council goal update – Develop an integrated 10-year development plan for the Airport Industrial Park [direction]
- C. Remand options for Brooklane Heights Planned Development [direction]
- D. Energy Strategy Ad Hoc Committee recommendations (evening meeting) [direction]

**V. MAYOR, COUNCIL, AND STAFF REPORTS**

- A. Mayor's Reports
- B. Council Reports
- C. Staff Reports [information]
  - 1. 2009 Citizen Survey report
  - 2. Council Request Follow-up Report – December 30, 2009

**VI. VISITORS' PROPOSITIONS – 7:00 pm** *(Note that Visitors' Propositions will continue following any scheduled public hearings, if necessary and if any are scheduled)* [citizen input]

**VII. PUBLIC HEARINGS – None.**

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

- A. Human Services Committee – None.
- B. Administrative Services Committee – None.
- C. Urban Services Committee – None.
- D. Other Related Matters
  - 1. *A resolution accepting a grant from the Oregon State Library (\$100,000) to fund the Opening Day E-Book Collection for the Oregon Digital Library Consortium, and authorizing the City Manager to sign the grant agreement, to be read by the City Attorney* [direction]

**X. NEW BUSINESS**

- A. Prosperity That Fits Committee update – Elizabeth French/Curtis Wright (immediately after Consent Agenda) [information]
- B. Federal Communications Commission time frames for siting wireless telecommunication facilities [direction]
- C. Initiation of a Land Development Code Text Amendment (Martin) [direction]
- D. Sunset Park easement – PacifiCorp [direction]

**XI. ADJOURNMENT**

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

**A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 541-766-6901**

*A Community That Honors Diversity*



CITY OF CORVALLIS  
ACTIVITY CALENDAR  
JANUARY 4 - 16, 2010

MONDAY, JANUARY 4

- ▶ City Council - 12:00 pm and 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

TUESDAY, JANUARY 5

- ▶ Airport Commission - 7:00 am - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Human Services Committee - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Downtown Parking Committee - 5:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

WEDNESDAY, JANUARY 6

- ▶ Administrative Services Committee - 3:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard
- ▶ Library Board - 7:30 pm - Library Board Room, 645 NW Monroe Avenue

THURSDAY, JANUARY 7

- ▶ Urban Services Committee - 4:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Committee for Citizen Involvement - 7:15 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

FRIDAY, JANUARY 8

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

SATURDAY, JANUARY 9

- ▶ Government Comment Corner (host to be determined) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

TUESDAY, JANUARY 12

- ▶ Historic Resources Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

WEDNESDAY, JANUARY 13

- ▶ Citizens Advisory Commission on Transit - 8:20 am - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Downtown Commission - 5:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

THURSDAY, JANUARY 14

- ▶ Citizens Advisory Commission on Civic Beautification and Urban Forestry - 8:00 am - Parks and Recreation Conference Room, 1310 SW Avery Park Drive

SATURDAY, JANUARY 16

- ▶ No Government Comment Corner

**CITY OF CORVALLIS  
COUNCIL ACTION MINUTES**

**December 21, 2009**

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<b>Consent Agenda</b> Page 730			
<b>New Business</b> 1. Kitty Piercy, City of Eugene Mayor Page 731	Yes		
<b>Unfinished Business</b> 1. Laird – Findings of Fact and Order  2. Energy Strategy Ad Hoc Committee Update  3. Sustainability Work Group Location  4. SCARP White Paper  Pages 731-735		Deliberations January 4, 2010  Schedule Council/ Plng Cmsn work session	<ul style="list-style-type: none"> <li>▪ Adopt Formal Findings and Order <u>passed 8-0</u></li> <li>• Sustainability work group to remain at Public Works</li> </ul>
<b>Mayor's Report</b> 1. Ten-Year Plan Implementation Committee Appointment 2. City/OSU Vision Planning Subcommittee Appointments 3. Economic Development for Jobs (Oregon State Highway 34 Corridor) 4. December 2 Jobs Forum Page 735	Yes Yes Yes Yes		
<b>Council Reports</b> 1. Constituent Inquiries (Brauner) <ul style="list-style-type: none"> <li>• Curfews</li> <li>• Homeless Camps and Support</li> <li>• Taxes</li> </ul> 2. MLK Celebration Event (Raymond) 3. CDDC and CHSC (Raymond) Page 736	Yes  Yes Yes		
<b>Staff Reports</b> 1. Bark Mulch Distribution Program 2. City Manager's Report – November 2009 3. Council Request Follow-Up Report – December 17, 2009 Pages 736-737	Yes Yes Yes		

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<b>Items of HSC Meeting of December 8, 2009</b> 1. Chronic Nuisance Property Ordinance Review 2. Municipal Code Review of Chapter 5.03, "Offenses" (Busking)  Pages 737-740			<ul style="list-style-type: none"> <li>• ORDINANCE 2009-15 <u>passed U</u></li> <li>• Seek input from DCA and interested citizens on expanding or removing geographic restrictions <u>passed 6-3</u></li> </ul>
<b>Items of ASC Meeting of December 9, 2009</b> 1. Council Policy Review: CP 96-6.03, "Economic Development Policies" 2. First Quarter Operating Report Pages 740-743			<ul style="list-style-type: none"> <li>• Amend Policy <u>passed U</u></li> <li>• Accept Report <u>passed U</u></li> </ul>
<b>Items of USC Meeting of December 10, 2009</b> 1. Airport Lease – Hand  Page 743			<ul style="list-style-type: none"> <li>• Approve lease and authorize CM to sign lease agreement <u>passed U</u></li> </ul>
<b>Other Related Matters</b> 1. Thompson Estate/Senior Center Reserve 2. Development Review Fees Pages 743-744			<ul style="list-style-type: none"> <li>• RESOLUTION 2009-43 <u>passed U</u></li> <li>• RESOLUTION 2009-44 <u>passed U</u></li> </ul>
<b>Visitors' Propositions</b> 1. Corvallis Sustainability Coalition Update Page 744	Yes		
<b>Public Hearing</b> 1. CDBG/HOME Action Plan – FY 2010-2011 2. Martin – Continuation  Pages 744-754	Yes		<ul style="list-style-type: none"> <li>• Uphold the LDHB's and Community Development Director's decisions <u>passed U</u></li> </ul>

Glossary of Terms

ASC	Administrative Services Committee	HSC	Human Services Committee
CDBG	Community Development Block Grant	LDHB	Land Development Hearings Board
CDDC	Corvallis Daytime Drop-in Center	MLK	Martin Luther King, Jr.
CHSC	Corvallis Homeless Shelter Coalition	OSU	Oregon State University
CM	City Manager	Plng Cmsn	Planning Commission
DCA	Downtown Corvallis Association	SCARP	South Corvallis Area Refinement Plan
FY	Fiscal Year	U	Unanimous
HOME	HOME Investment Partnerships Program	USC	Urban Services Committee

**CITY OF CORVALLIS  
COUNCIL ACTION MINUTES**

**December 21, 2009**

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:01 pm on December 21, 2009, 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 Hirsch, Beilstein, Daniels, O'Brien, Hervey, Raymond, Brauner, Hamby, Brown

**II. CONSENT AGENDA**

Mayor Tomlinson noted that corrected copies of the December 1 Energy Strategy Ad Hoc Committee minutes will be provided to the Council.

Councilors Daniels and Beilstein, respectively, moved and seconded to adopt the Consent Agenda as follows:

**A. Reading of Minutes**

1. City Council Meeting – December 7, 2009
2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
  - a. Citizens Advisory Commission on Transit – October 14, 2009
  - b. Commission for Martin Luther King, Jr. – November 17, 2009
  - c. Corvallis-Benton County Public Library Board – November 4, 2009
  - d. Downtown Commission – October 14, 2009
  - e. Energy Strategy Ad Hoc Committee – November 17 and December 1, 2009
  - f. Historic Resources Commission – October 27 and November 10, 2009
  - g. Housing and Community Development Commission – November 18, 2009
  - h. Investment Council – August 6, 2009
  - i. Planning Commission – November 4, 2009
  - j. Prosperity That Fits Committee – November 30, 2009

**B. Confirmation of Appointment to Downtown Commission (Weiler)**

The motion passed unanimously.

**III. ITEMS REMOVED FROM CONSENT AGENDA – None.**

## X. NEW BUSINESS

### A. Kitty Piercy, Mayor for City of Eugene

Mayor Tomlinson introduced Eugene, Oregon, Mayor Kitty Piercy.

Mayor Piercy presented Mayor Tomlinson with a holiday card and greetings from Eugene and wished Beaver Nation well in the Las Vegas Bowl football game December 22. She said Eugene residents will be cheering for Oregon State University (OSU) during the game. She introduced the University of Oregon (UO) mascot, who joined the meeting and was greeted with applause.

Mayor Piercy explained that she and Mayor Tomlinson had a friendly wager over the recent Civil War football game: The mayor of the city whose team lost the game would wear a t-shirt from the opposing team at the next Council meeting. The mascot presented Mayor Tomlinson with a yellow-and-green tie-dyed t-shirt, and Mayor Piercy offered Council members celebration beads in the colors of the two universities. She presented Mayor Tomlinson with a copy of "Joy of Cooking," with beaver recipes marked.

Mayor Piercy said she and Mayor Tomlinson are proud of their respective cities and their home colleges. She concluded by saying, "go Beavers, go Ducks, go Oregon!"

Mayor Tomlinson thanked Mayor Piercy and her entourage for coming to Corvallis. He said he was proud that two Oregon football teams would play in bowl games this year. He noted that OSU was proud to compete for an opportunity to play in the Rose Bowl. He extended good wishes to the UO football team in the Rose Bowl, noting that OSU had "work to do" in its game against Brigham Young University December 22.

## IV. UNFINISHED BUSINESS

### A. Adoption of Findings of Fact and Order relating to an appeal of a Land Development Hearings Board decision (DDI09-00001 – Laird)

Mayor Tomlinson stated that Councilor Daniels would not participate in the Council's decision, as she had previously recused herself from the public hearing process because of a conflict of interest.

Councilors Hamby and Beilstein, respectively, moved and seconded to adopt the draft Formal Findings and Order from the December 16, 2009, memorandum from Community Development Director Gibb to the Mayor and Council in support of the City Council's decision to uphold the appeal and reverse the Land Development Hearings Board's decision. The motion passed eight to zero, with Councilor Daniels abstaining.

### B. Energy Strategy Ad Hoc Committee update

Councilor Brown referenced documents in the meeting packet that the Committee believed fulfilled the Council's directions of last July. He noted that the Committee was comprised of Councilors Daniels, Brauner, and himself and three members of the Corvallis

Sustainability Coalition Energy Action Team (Bill Byers, David Dickson, and Jim Phelps). Mayor Tomlinson's intern, Julia Michaels, provided extensive research support. Several staff members participated in meeting discussions.

Councilor Brown noted that the Committee was instructed to further the Council's goal regarding sustainability, with two areas of focus:

- Action items – These were addressed through the Strategy document and the Gap Assessment appendix.
- Policy – The compilation of existing City policies will help the present and future Councils.

Councilor Brown expressed the Committee's hope that its efforts spark advancement of the sustainability initiative in the community over the next few years. The Committee recommended postponing Council deliberations of the documents until the January 4 meeting.

Councilor Hervey said he had some difficulty correlating the December 1 meeting minutes with the Gap Assessment. Councilor Brown offered to discuss this issue with Councilor Hervey. He noted that the Committee met again December 15, when it adopted the final Gap Assessment. The December 1 and final Gap Assessment documents should be very similar.

Councilor Daniels thanked Councilor Brown for his diligent work in ensuring that meeting materials were ready and that meeting discussions proceeded.

C. Sustainability work group location

City Manager Nelson reported that the Council asked staff to investigate re-locating the City's sustainability work group from the Public Works Department to the City Manager's Office (CMO). The Council had several discussions regarding the implications of the move, including issues of supervision and costs. The Assistant City Manager's work load would need to be adjusted to accommodate supervision of three additional positions. This issue could be resolved by accelerating hiring a Human Resources Manager to free some time for the Assistant City Manager. The sustainability work group uses a City vehicle for its site visits, and this factor must be considered if the work group is located at the CMO. Staff estimated that it could cost \$140,000 to \$145,000 to re-locate the work group to the CMO, with \$77,000 to \$80,000 of the costs being allocated from property tax revenue. He asked the Council to review the information, indicate if other information is desired, and direct staff whether to prepare a budget enhancement proposal for the Budget Commission's consideration during January. He noted the Council's previous direction that the sustainability work group remain with Public Works for the remainder of the current fiscal year.

Councilor Beilstein summarized that the financial impact outlined in the staff report involved the scenario of transferring the sustainability work group to the CMO and involved freeing time the Assistant City Manager is currently spending on other issues.

Mr. Nelson clarified that the CMO Business Plan included hiring a Human Resources Manager during Fiscal Year 2011-2012.

Councilor Beilstein questioned whether the Human Resources Manager position would be needed if the sustainability work group remained under the supervision of Public Works.

Mr. Nelson responded that not preparing a budget enhancement proposal to transfer the sustainability program to the CMO would continue the program through Public Works, barring Council direction otherwise. Staff believes the current Public Works supervision of sustainability efforts for the organization is good. The CMO Business Plan includes a proposal for a Human Resources Manager to free the Assistant City Manager's time for other projects that are not receiving attention.

Councilor Beilstein said he was not insistent upon re-locating the sustainability program to the CMO and was content to leave the program at Public Works, particularly if doing so would postpone an \$80,000-per-year expenditure.

Mr. Nelson clarified for Councilor Hervey that the Council's previous decision involved continuing the current location and supervisory arrangement for the sustainability work group through the end of the current fiscal year. Additionally, the Council requested cost implications. If the Council did not take action today, the work group would remain with Public Works.

Councilor Hervey said he liked the current arrangement for the sustainability work group.

Councilor Daniels said she would not argue with the current arrangement. Her concern about transferring the sustainability program to the CMO involved visibility and a message to the community that sustainability was a concern at the top of the organization. During the Council's earlier discussions, it was made clear that sustainability is a major concern of the organization, based upon the coordinated efforts of related sustainability positions and efforts; this emphasis on sustainability is expected to continue into the future. She added that the City's financial projections indicated that, if the program is working well through Public Works, it should not be changed. She believes the Council should be prudent in its expenditures and leave budget enhancements for items that are really needed.

Councilor Brauner said he had supported re-locating the sustainability work group to the CMO. He concurred with Councilor Daniels. His main concern involved ensuring integration of the internal and external programs. He supported continuing the sustainability work group through Public Works for the time being. If the City hires a Human Resources Manager, it would be appropriate to re-consider whether the sustainability program or another program should come to the CMO.

Councilor Raymond concurred with Councilor Daniels and advocated the importance of the Council indicating its priority for the community sustainability coordinator position.

D. South Corvallis Area Refinement Plan white paper

Mr. Gibb said staff reviewed activities in South Corvallis since the South Corvallis Area Refinement Plan (SCARP) was developed ten or 12 years ago. More than 700 new housing units were constructed in South Corvallis, at a pace slightly greater than residential construction in the city at large. Some business development, mostly industrial in nature, has occurred in South Corvallis; however, job creation has not occurred to the level anticipated. There is opportunity for more job growth.

The staff report outlines implementation of many SCARP goals and discussions regarding the planned town center development. The SCARP was developed for a 20-year period. He opined that impressive progress was made over the past decade in terms of construction projects and public investments, even though the town center was not developed. He noted that the center concept was reviewed and opportunities were pursued for its development, but no development plans materialized. Staff concluded that the lack of development of a town center is based upon the market and how investors look at the market for retail activities. Many retailers have a minimum population base for their development plans, and South Corvallis is at the edge of that minimum; approximately 7,000 people live in South Corvallis. Many investment decisions are made on a national or regional level, based upon formulas. Financing of commercial projects during the past two years has been a major factor.

Mr. Gibb said the staff report outlines some options for the Council and the Planning Commission to consider regarding policies. Staff suggested a thorough discussion of options and issues during a Council meeting or work session and a briefing for the Planning Commission next month regarding successes and issues.

Councilor Hervey asked whether consultants were directly involved in staff's discussions regarding the town center development.

Mr. Gibb responded that staff conducted a series of discussions. He presented ideas to some of the consultants. The discussions were not a focus group environment.

Councilor Beilstein noted that the town center concept was not accomplished but is still very desired by South Corvallis residents. He referenced a suggestion of removing the Planned Development Overlay (PDO) designation to facilitate development by simplifying the application process. He expressed concern that without the PDO designation, the City may not achieve the desired development without a public review. He questioned whether removing the PDO designation would be helpful to development.

Mr. Gibb responded that the PDO designation may be a slight barrier. Since the PDO was established, the City adopted new neighborhood center development standards, reflecting goals and guidelines established with development of the SCARP. He noted that public process would be involved with development of a neighborhood center.

Councilor Hamby suggested that the Planning Commission participate in a Council work session, as he would like to know Commissioner's thoughts.

Mr. Gibb concurred, suggesting that staff first brief the Planning Commission.

Councilor Daniel thanked staff for the report, noting the work that was accomplished since the SCARP's adoption. She opined that the report should be shared with South Corvallis residents.

Mayor Tomlinson summarized that the report will be presented to the Planning Commission, and a joint Council/Commission work session will be scheduled.

## V. MAYOR, COUNCIL, AND STAFF REPORTS

### A. Mayor's Reports

#### 1. 10-Year Plan Implementation Committee appointment

Mayor Tomlinson announced that Housing Division Manager Weiss was appointed to the Ten-Year Plan Implementation Committee regarding Benton County's plan to address homelessness issues. He noted that Mr. Weiss and Councilor Hamby represented the City during development of the Plan.

#### 2. City/OSU Vision Planning Subcommittee appointments

Mayor Tomlinson reported that Councilors Brown, Brauner, and Daniels were appointed to the City/Oregon State University (OSU) Vision Planning Subcommittee. He noted that Councilors Brown and Daniels represent wards bordering and/or encompassing the OSU campus. The Subcommittee will meet January 25.

Mayor Tomlinson referenced material regarding economic development for jobs. He explained that mayors of communities along Oregon State Highway 34 met during the past week, at the request of Business Oregon (formerly Oregon Economic and Community Development Department). Bruce Laird, the national recruiter for Clean Energy and Renewable Energy, requested the meeting because he has a concept for a regional economic unit for the Highway 34 corridor. Mr. Laird believes that cities, particularly along the Highway 34 corridor, will not be able to compete well, primarily because of populations. However, the communities will compete better if they work together. The meetings were held to gauge interest of elected officials of communities along the Highway 34 corridor. If communities are interested, the concept would be presented to the economic development partners (Corvallis-Benton Chamber Coalition, Albany-Millersburg Economic Development Corporation, and others) with invitations to join the project. He noted that the project would be a regional marketing strategy to highlight assets of the region. He invited Council members to call him if they had questions regarding the concept and noted that another meeting will be held in January.

Mayor Tomlinson referenced the December 2 jobs forum he conducted. Materials from the forum are being assembled for submission to the White House, where staff is seriously reviewing and considering suggestions from job forums held throughout the nation.

## B. Council Reports

Councilor Brauner reported on letters he received:

- A letter from Joseph Sudyka regarding different curfews for minors and curfews in parks. He asked Mr. Nelson to follow-up on the inquiry.
- A letter from a resident of NE Jack London Street regarding homeless camps and support for homeless people. He will respond to the inquiry directly.
- A letter sent to Council members by local business owner Ron Loe regarding taxes. He will respond to the letter.

Councilor Raymond announced an event January 13 to celebrate Martin Luther King, Jr.'s work and diversity within the community.

Councilor Raymond referenced a letter from the Corvallis Daytime Drop-in Center (CDDC) and Corvallis Homeless Shelter Coalition (CHSC). She noted that the CDDC operates from First Christian Church. Cold-weather overnight shelters are open for men and for women. She commented that Corvallis residents are very supportive of local organizations. She thanked community members who volunteer with the CDDC and the shelters.

## C. Staff Reports

Mr. Nelson referenced an e-mail (Attachment A) in response to testimony December 7 regarding the City conducting retail bark mulch sales each spring from Pioneer Park. Parks and Recreation Director Emery indicated in the e-mail that the bark was available for free (rather than as a retail sales operation), and the program is no longer in operation.

### 1. City Manager's Report – November 2009

Mr. Nelson reported that the fenced dogs-off-leash park is very important. Fund raising is progressing to have a small portion of the park fenced for smaller dogs, who might need separation from larger dogs.

### 2. Council Request Follow-up Report – December 17, 2009

Mr. Nelson reviewed issues addressed in the Report:

- The cross-connection agreement with Philomath for water service is an appropriate arrangement.
- The Planning Division work program will be presented to the Planning Commission; and priorities will be determined by the Council, the Commission, and staff by early-March.

Councilor Hamby asked how Corvallis and Philomath water usage rates compare.

Public Works Director Rogers said staff can get Philomath water usage rates; however, the rates cannot be evenly compared. Corvallis' charge to Philomath covers the cost of providing water to Philomath at a nearby connection. Corvallis' user rates cover the costs of the reservoirs, pump stations, distribution system, and operational costs. Staff calculated Philomath's charge to include costs of capital

projects used to provide water to Philomath and the cost to treat and pump the water to Philomath, but not the cost of distribution. He believes the charge to Philomath covers Corvallis' costs but would not be comparable to what Corvallis customers are charged.

Councilor Beilstein referenced the annual increase in water supplied to Philomath. He noted that Philomath does not have the ability to increase its water supply, except by purchasing water from Corvallis or hauling water from another source. Philomath's main water source is the Marys River, which will not increase in volume; yet, Philomath's need for water will increase over time. The rate of annual usage increase by Philomath is low, so it does not concern him. When the agreement was made, it was not expected that Philomath would utilize the maximum water allowed under the agreement. He expects that Philomath will need to purchase water from Corvallis for many years.

Mr. Nelson concurred with most of Councilor Beilstein's comments, except the statement regarding the continuing situation of Philomath purchasing water from Corvallis. When the Council agreed to Philomath's request for water, the agreement was viewed as a "bridge" period that may last five years while Philomath developed a master plan and funded improvements needed to deal with water production needs. Corvallis and Philomath officials did not envision that Corvallis would become a major water provider to Philomath.

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

A. Human Services Committee – December 8, 2009

1. Chronic Nuisance Property Ordinance Review

Councilor Raymond reviewed that the Municipal Code chronic nuisance property legislation allows reports of three nuisance incidents in 30 days or five nuisance incidents in 90 days before a property is declared a chronic nuisance. If a property is declared a chronic nuisance, Police Department staff write to the property owner and/or occupant and attempt to resolve the situation. The legislation was enacted one year ago and has worked well. The Committee concurred with Police Department staff's request that the legislation be amended to include barking dogs as an identified nuisance.

City Attorney Fewel read an ordinance amending Corvallis Municipal Code Chapter 5.07, "Chronic Nuisance Property."

Councilor Hirsch concurred with Councilor Brown's comments during the Committee meeting that a barking dog is typically in distress. He supported amending the legislation.

ORDINANCE 2009-15 passed unanimously.

2. Municipal Code Review of Chapter 5.03, "Offenses" (Busking)

Councilor Raymond reported that the Committee extensively discussed the issue of busking and decided to seek Council direction. The Committee approved expanding the opportunity for busking, which it considered different from begging. The Committee agreed that busking has enhanced the community. Originally, busking was allowed only in Riverfront Commemorative Park (RCP) on a trial basis; the trial was deemed successful. The Committee recommended that the Council seek input from the Downtown Corvallis Association (DCA) and other interested citizens regarding the possibility of expanding or removing the geographic restrictions on busking. She noted that the City's laws regarding noise, access, and pedestrian clearance would still apply.

Councilor Beilstein stated that he discussed the busking issue with Downtown businesses and would be willing to remove the geographic restriction. He opined that the City's laws regarding access, noise, and disturbance could address issues without need for busking legislation. He referenced testimony to the Committee by Police Chief Boldizar that it would be difficult to designate a few areas where busking would be allowed, versus one general area. Busking performers told the Committee that restricting busking to RCP restricts their opportunities to gain income. He would be willing to expand the busking area if business owners did not object. He would like input from people representing Downtown businesses and other interested groups. He was inclined to remove the geographic restrictions.

Councilor Brown said he enjoys busking and believes it adds to the atmosphere of festivals. He noted that the City took a stand to regulate commercial activity. He reviewed the legislation and its history and believes the current legislation is effective. He did not expect that the public good would be considerably increased by amending the legislation or even using staff time to investigate amendments. He cautioned that there may be unintended side effects from changing the legislation that would place more demands on City staff. He did not support the Committee's recommendation.

Councilors Raymond and Daniels, respectively, moved and seconded to seek input from the Downtown Corvallis Association and any other interested citizens regarding possibly expanding or removing the geographic restrictions on busking.

Councilor Hirsch noted that buskers may not be aware of the busking restrictions, and enforcing the laws may be a complicated process. He said he did not necessarily support opening busking opportunities to the entire city. Busking could be allowed under a permit process, but this would require enforcement and could create major problems.

Councilor Daniels said she seconded the motion because she believes the issue is worth seeking input from Downtown businesses and the community. She had mixed feelings on the issue. As a long-time member of the American Civil Liberties Union, she understood Ryan Lambert's testimony to the Committee regarding freedom of expression. However, as Council Liaison to the DCA and a

Council representative of the Downtown portion of the community, she was aware of concerns of Downtown business owners and residents. She would prefer to hear more from other segments of the community before making a decision.

Councilor Hervey concurred with Councilor Daniels and would like to receive more information before making a decision. He supports busking and believes the motion represents an appropriate next step.

Councilor Hamby said he would not support the motion, noting that the issue was presented to the Committee because two buskers asked the Council to consider expanding or removing the geographic restriction on busking. He opined that the DCA had ample opportunity, since the busking legislation was enacted, to provide input whether it would like busking throughout the town. He does not expect to receive positive input from the DCA.

Councilor Raymond said she spoke with some people in the Downtown area, who did not know that busking was restricted to the RCP but thought busking was a fine activity. She opined that asking for input was a compromise for the Councilors and the Committee. Two Committee members were ready to remove the geographic restriction at the Committee meeting. The motion would allow people more time to tell the Council whether they support or oppose busking.

Councilor Hervey said he supports the motion because he considers busking to be a jobs issue. He noted that the Council is working on economic development and jobs. During a difficult economy, people seek opportunities to earn funds to support their families. He supports seeking input from businesses, as the Council does not want to harm businesses. He noted the balance between providing jobs and not obstructing businesses.

Councilor Brauner concurred with Councilor Hervey and said he would like to receive comments.

Councilor Hirsch said he could support the motion, noting that it would seek more information.

Councilor Beilstein clarified from the Committee's meeting minutes that he was not prepared to remove the geographic restrictions on busking but would like more discussion, especially with Downtown businesses. If, as Councilor Hamby suggested, the input from businesses was known ahead of time, he would also oppose pursuing the issue. However, he does not know the views of Downtown businesses; and Councilor Raymond reported that some businesses like busking. Therefore, he would support continuing discussions, particularly with Downtown businesses.

Councilor O'Brien inquired about the cost of the proposed feedback in terms of expenses and time to obtain a reasonable feedback.

Mr. Nelson responded that the DCA and other stakeholders were mentioned for possible solicitation of input. Some staff time would be needed to prepare and send letters and give people opportunity to meet with the Committee, probably during February. He did not anticipate a great investment of staff time. He referenced his statement to the Committee that staff did not have resources to dedicate to licensing, reviewing, and otherwise administering busking regulations.

Councilor O'Brien noted that busking occurs near his Downtown business outside RCP. He observed that there are few problems with current busking activities, and the legislation appears to be working properly. He did not interpret from the Committee's meeting minutes that there are extensive problems with the current legislation. Therefore, he did not find reason to change the legislation. He believes the current legislation is sufficient. He will oppose the motion.

The motion passed six to three, with Councilors Brown, O'Brien, and Hamby opposing.

B. Administrative Services Committee – December 9, 2009

1. Council Policy Review: CP 96-6.03, "Economic Development Policies"

Councilors O'Brien and Hirsch, respectively, moved and seconded to amend Council Policy CP 96-6.03, "Economic Development Policies," as follows:

- Section 6.03.031.a. – Increase economic development funding to 55 percent of transient room tax revenue.
- Section 6.03.031.c. – Change allocation percentages for transient room tax beyond dedicated amount to Corvallis Tourism to:
  - » 19 percent – other agencies requesting funding
  - » 4 percent – fairs and festivals
  - » 2 percent – City for development of metrics, standard evaluation tools, and review of contracts for use by Council to assess the efficacy of programs funded by the allocation process.
- Section 6.03.033.e. – Change to include volunteer hours, which shall be calculated at the current Corvallis living wage rate.
- Section 6.03.034 – Add item e.: Contracts shall be monitored and programs of the economic development providers evaluated.

Councilor O'Brien explained that, under the proposed amendments, the economic development funding would increase by three percent. The two-percent allocation would be a new Policy provision.

Councilor Beilstein inquired whether a two-percent allocation would be adequate for staff to conduct a reasonable review that would be meaningful to the Council.

Councilor O'Brien responded that staff proposed the two-percent allocation, based upon the Committee's request for suggested review items.

Mr. Nelson explained that the model used in proposing the allocation was based upon the United Way of Benton and Lincoln Counties' (UWBLC) contract with the City. UWBLC is paid \$20,000 to establish standards and evaluate performances of social service agencies. He believes establishing standards and conducting initial evaluations may require more time; however, staff believes the service could be provided for the specified allocation, thereby benefitting the Council and the agencies. It may be necessary to go through two allocation cycles to be sure the funding rate is adequate.

Councilor Daniels concurred with the proposal of evaluating and tracking performances. She questioned whether staff or a contractor would conduct these services.

Mr. Nelson responded that, if City staff had the expertise to do these functions, the \$20,000 could be used for a part-time or contract position to fulfill work the staff member would otherwise do. If City staff did not have the expertise, the \$20,000 would be used to hire a contractor.

Councilor Daniels surmised that Committee members would be involved in the decision to utilize City staff or a contractor. She expressed hope that the criteria development includes suggestions from people who testified to the Committee. She opined that collaboration and other sources of revenue are important criteria. During a future discussion, she will ask whether the Council wants to give preference to long-standing festivals.

Councilor Daniels noted Policy Section 6.034.033.d. regarding indicators of economic health and barriers to employment and the provision that, if indicators fall below acceptable levels, specific areas may be targeted by the City through the allocation process.

Councilor Brauner responded that the suggestions made by those who testified to the Committee prompted the recommended Policy amendment and will be considered as the criteria and metrics are developed. During each review, the ability to have a better-defined metrics standard evaluation tool is raised as an issue; however, the City does not have funding to do this work. The City relies upon the grant application process to distribute the funds. He believes the proposed work is a good step but cannot be done without funding or staffing. The Committee had options of suggesting that staff present a budget allocation or take the funding from another portion of the General Fund. The proposed action would directly tie staff resources to the funding. The Committee and staff will review the suggestions. He previously advocated for a full-time staff member to perform the work, but \$20,000 would help ensure coordinated use of City funds.

Councilor O'Brien reported that the Committee heard near-unanimous support from economic development partners for the two-percent allocation proposal; they all seemed to desire a way to evaluate programs on a fair basis. The proposal will help the Council determine the priority indicators.

Councilor Daniels opined that two percent to develop stricter, clearer standards regarding outcomes in relation to allocations was a good proposal. She generally believes the Committee's recommended amendments are good. She expressed concern regarding what was happening to the share of transient room tax (TRT) that is credited to the City's General Fund. This is an opportunity for the Council to change the allocation. For several years the City General Fund was credited with one-half of the TRT revenue. This is the second consecutive year that the City's allocation decreased. Based upon the previous year's TRT revenue, the City would receive \$40,000 less under this year's allocation proposal. She expressed concern that the City's allocation is gradually decreasing. She acknowledged the difficult economic circumstances and the City's concerns regarding economic development. As a City Councilor, she is also concerned about continuing to provide City services with decreasing revenue. She referenced from the Committee's minutes that Mr. Nelson proposed two percent for program evaluation as part of the funding process, rather than a goal.

Councilors Daniels and Brown, respectively, moved and seconded to amend the motion to accept staff's proposal except that the two percent proposed for program evaluation be discussed by the Budget Commission.

Councilor Brauner clarified that the TRT revenue was initially allocated 50 percent to the City General Fund and 50 percent to economic development. Last year the allocation was changed to 48 percent to the City, and this year's proposal would allocate 45 percent to the City. For many years the City received 35 percent of TRT revenue. During the 2003-2004 service reductions, the allocation changed to an even 50/50 split to reduce the impact of the service reductions. The Council has opportunity, through Budget Commission recommendations, to establish policy of how the TRT revenue should be allocated. The Commission can make a recommendation on this issue. He opined that the proposed amendment would be counter to the Committee's recommendation in terms of ensuring funding, via the Council policy. If future service reductions are needed, the TRT revenue allocation can be reviewed.

Councilor O'Brien suggested that the two-percent allocation could be viewed as an investment in improving economic development in the community. He believes two percent is a small price to improve a process that can reap a substantial reward in economic vitality. By understanding the benefits to the community derived from the TRT revenues, he can support a small expenditure to support the process.

Councilor Daniels clarified that she objected to the two percent being designated as part of the City's TRT revenue allocation; she would prefer that the designation be equally divided between the City's allocation and the economic development funding allocation.

Councilor Raymond said she was a member of the Committee last year, when festival representatives requested the allocation change. She understood that the allocation split would be fairer to the festivals. She supported designating two

percent to develop metrics and evaluation processes for economic development allocation.

The motion to amend failed two to seven, with Councilors Daniels and Raymond supporting.

The main motion passed unanimously.

2. First Quarter Operating Report

Councilor O'Brien reported that all revenues and expenditures are as expected.

Councilors O'Brien and Brauner, respectively, moved and seconded to accept the first quarter operating report for Fiscal Year 2009-2010. The motion passed unanimously.

C. Urban Services Committee – December 10, 2009

1. Airport Lease – Hand

Councilor Hervey reported that Richard Hand requested a lease to construct a corporate hangar in the corporate hangar section of Corvallis Municipal Airport.

Councilors Hervey and Hamby, respectively, moved and seconded to approve the corporate hangar lease with Richard Hand and authorize the City Manager to sign the lease agreement. The motion passed unanimously.

D. Other Related Matters

1. A resolution accepting a donation from the Thompson Estate, appropriating a portion of the donation, and establishing a Senior Center Reserve

Mr. Fewel read a resolution accepting a donation from the Thompson Estate, appropriating a portion of the donation, and establishing a Senior Center Reserve.

Councilors Hamby and Hirsch, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2009-43 passed unanimously.

2. A resolution rescinding Resolution 2009-42, establishing development review fees, and stating an effective date

Mayor Tomlinson explained that the Council adopted a resolution December 7 that adjusted land use application fees. Some issues regarding the resolution were later realized. The motion before the Council would rescind the previous resolution and adopt correct fees.

Mr. Fewel read a resolution rescinding Resolution 2009-42, establishing development fees and stating an effective date.

Councilors Brauner and Daniels, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2009-44 passed unanimously.

Mayor Tomlinson recessed the Council at 1:33 pm and reconvened the Council at 7:00 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

#### I. ROLL CALL

PRESENT: Mayor Tomlinson, Councilors Hirsch, Beilstein, Daniels, O'Brien, Hervey, Raymond, Brauner, Hamby, Brown

#### VI. VISITORS' PROPOSITIONS

##### A. Corvallis Sustainability Coalition update

Jim Phelps, Theresa Gibney, and Carly Lettero of the Corvallis Sustainability Coalition Energy Action Team updated the Council regarding the Team's objectives, goals, and projects. The Team urged the Council to consider the urgency of energy sustainability. Mr Phelps introduced the Team's volunteer coordinator, Ms. Lettero.

Councilors Hirsch, Hervey, Raymond, and Daniels thanked the Team for the information and its efforts, noting the benefits the community reaps from the Team's work. Councilor Daniels noted that Mr. Phelps and David Dickson (in the audience) were members of the Energy Strategy Ad Hoc Committee.

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 7:11 pm until 7:30 pm.

#### VII. PUBLIC HEARINGS

##### A. A public hearing to consider the Fiscal Year 2010-2011 Community Development Block Grant/HOME Investment Partnerships Program Action Plan

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

##### Staff Report

Housing Division Manager Weiss reported that staff is developing the Fiscal Year 2010-2011 Community Development Block Grant (CDBG)/HOME Investment Partnerships Program (HOME) Action Plan, which will outline how CDBG and HOME funds will be utilized. The City is preparing for the third year of a five-year CDBG/HOME Consolidated Plan, which was developed during Fiscal Year 2007-2008 and implemented during Fiscal

Year 2008-2009. He said CDBG and HOME allocations would not be known for another two months; however, they may be slightly more than the current year, possibly \$545,000 to \$550,000 in CDBG funds and \$450,000 to \$460,000 in HOME funds.

Mr. Weiss explained that tonight's public hearing is the first of two needed to develop the Action Plan. Tonight people may testify regarding how the City utilized CDBG and HOME funds in previous years and submit ideas regarding what the City could consider for future funding investments. Ideas presented tonight could be pursued through a future Action Plan. No Council action is required tonight, and no funding decisions will be made as a result of tonight's public hearing.

Mr. Weiss noted that not all potential funding allocation applicants would testify tonight. He clarified that testimony tonight would not affect consideration of an allocation application. He reviewed that staff would receive project applications during January, the Housing and Community Development Commission would consider applications during February, and the Commission would submit its recommendations to the Council during April with a draft Action Plan, at which time a second public hearing would be conducted.

Mr. Weiss noted that the staff report included a Fiscal Year 2008-2009 Consolidated Annual Performance Evaluation Report, which is submitted to the United States Department of Housing and Urban Development (HUD) each September; the report includes narrative information and data. The Plan was approved by HUD during November.

Mr. Weiss reviewed the Council's September 2009 direction to staff to begin discussions with homelessness experts in the community and begin narrowing a focus for actions that would assist the Council in achieving its goal to address homelessness. The discussions will continue through the next few months. The predominance of feedback suggests focusing on permanent supportive housing with strong services and possibly rent subsidies to make the program financially feasible. Projects suggested through the discussions would be eligible for funding under the Consolidated Plan. Additional information regarding proposed projects, including costs and timelines, will be compiled over the next few months.

#### Public Testimony

Barbara Ross reported that Council financial support enabled Willamette Neighborhood Housing Services (WNHS) to develop and operate low-income housing projects, including a permanent, supportive housing project for survivors of domestic violence; construction should occur soon.

Ms. Ross encouraged the Council to coordinate the CDBG/HOME Consolidated Plan with Benton County's Ten Year Plan to Address Issues Surrounding Housing and Homelessness. She said community volunteers are happy with the progress that is being made by working directly with homeless people. Despite many agencies and volunteers in the community, more coordination is needed. City capital investments through CDBG and HOME allocations are important in possible implementation of provisions of the County's Plan. She explained that First Christian Church and the Corvallis Daytime Drop-in Center (CDDC) will apply for funds to rehabilitate a building on SW Jefferson Avenue to serve as an assessment and service center to coordinate efforts. She emphasized the importance of

investing City funds to support facilities that serve homeless people. She is committed to providing a facility for permanent, supportive housing to help people get off the streets. The CHSC is applying for funds to acquire a housing facility. She noted the nationwide concept of "housing first," explaining that people need not be stable and sober to get housing – people can get housing and then work on issues. She acknowledged the assistance of Council funding to stabilize services through Community Outreach, Inc. She believes the Council's commitment as community leaders to helping resolve the problem is important. She submitted written testimony to the record (Attachment B).

Joan Collison spoke on behalf of people who are without homes, noting that they are individuals but are combined into a group and termed "the homeless." She is a member of the CDDC board and said First Christian Church did a good job providing a place for people to get off the streets during the day. The CDDC closes at 2:00 pm each weekday. She noted that much work remains, and she appreciated the City's funding of the CDDC thus far. She reported that the CDDC has been able to transport people to the hospital and to detoxification facilities in Eugene. If the facility Ms. Ross referenced (a burned apartment building owned by Ed Epley and located at NW 17th Street and NW Harrison Boulevard) can be retrofitted, it would be a great benefit for the community. She invited Council members to visit the CDDC and get acquainted with people.

Bob Stebbins has been involved in helping homeless people for a long time. He acknowledged that the City does a lot to help homeless people, but it does not provide long-term, permanent, residential assistance for people without jobs. He noted the situations of three people, for whom long-term housing would help them address health issues and obtain services.

Tom Garbacik is a member of First Christian Church, which has housed the CDDC for the past year. He noted that the CDDC received some CDBG funding. The CDDC is open from 9:00 am until 2:00 pm most weekdays; during cold weather, the Center is open longer. The Center provides opportunity for people to get off the streets, socialize, be in a non-threatening environment, have a point of contact, and collect personal mail. The Center is a good facility for socialization and service agencies to reach people who might otherwise be difficult to locate.

Mr. Garbacik acknowledged that it has not always been easy for First Christian Church to house the CDDC, but he was proud that the Church was able to provide the space for the Center's use. He noted that the CDDC Board has many partnerships; the CDDC operates without paid staff. The CDDC hosted a Project Service Connect resource fair at the Church, the same day the County's ten-year plan was unveiled. He explained that the fair was a cost-effective means of combining many services for a target population. He urged the Council to consider CDDC when it decides how to allocate CDBG and HOME funds.

Councilor Beilstein expressed confusion regarding the concepts of permanent, supportive housing and emergency shelter. If all homeless people were in permanent, supportive housing, he presumed that emergency shelter would not be needed. He surmised that a major need in Corvallis is an emergency shelter, which could serve as a transition point, the same as the CDDC serves as a transition point for people to access services. He questioned

the role of an emergency shelter, if the community had permanent, supportive housing and whether both types of facilities are needed.

Ms. Collison explained that sufficient space for everyone to live permanently would negate the need for an emergency shelter. She does not expect Corvallis to have sufficient permanent, supportive housing for all homeless people for some time; in the meantime, an emergency shelter is needed.

Mr. Stebbins added that the CHSC is attempting to acquire and rehabilitate Mr. Epley's apartment building to house approximately 18 homeless people on a long-term basis. The cold-weather shelter has served 30 people some nights this year. If the CHSC is successful with the apartment building project, an emergency shelter would still be needed for the rest of the homeless population.

Ed Epley became involved with many of the Corvallis volunteers during the late-1970s. Recently he spoke extensively with Aleita Haas-Holcombe. He was impressed with the amount of volunteer time invested by Ms. Ross and Ms. Haas-Holcombe in finding housing and making shelter arrangements, especially during bad weather. He sought a way to contribute. His apartment building at NW 17th Street and NW Harrison Boulevard was destroyed by fire last August. He considered turning over the building to CHSC and having it re-designed to best meet the needs of homeless people. The building will be re-designed with two five-bedroom units on the first floor and four two-bedroom units on the second floor. Ms. Ross and Ms. Haas-Holcombe provided input regarding the criteria for potential occupants of the building, who would be chronically homeless people seeking transitional housing. He was concerned about having alcohol problems in the neighborhood, but he was assured that no alcohol would be on the premises. He observed that the majority of homeless people have problems with alcohol. His proposal would contribute to the community and pay tribute to people volunteering in the community to help others.

Councilor Hervey thanked Mr. Epley and asked him to consider how the Council could support low-income housing in Corvallis and make such housing economically viable for landlords. Councilor Daniels also thanked Mr. Epley for his generous donation.

Nancy O'Mara is Executive Director of Center Against Rape and Domestic Violence (CARDV). She thanked the Council for supporting CARDV's work. She reported that CARDV opened its confidential shelter during 2003, with support from City CDBG funds; the shelter is still functioning. She also thanked the Council for supporting WNHS and its permanent, supportive housing project, which will assist survivors of domestic violence. CARDV is dedicated to providing the support services necessary for the residents of the housing project, so they can sustain safety and achieve stability and self-sufficiency after they establish homes away from violence. People who are homeless or at risk of being homeless have a variety of profiles. Victims of domestic violence will require emergency, confidential shelter for many years before they are safe enough to move to published addresses.

Ms. O'Mara said CARDV will submit an application for CDBG funds to support a walk-in advocacy center where people may obtain guidance, classes, skill-building, and access to

resources for victims of domestic violence, so homes can be established and sustained away from abusive people.

Ms. O'Mara reported that domestic violence homicides increased in Oregon and Washington, with 18 domestic violence-related homicides during the preceding 30 days; all of the people who committed the homicides committed suicide. Research indicated that connections to domestic violence advocacy centers, such as CARDV, decrease the incidence of life-threatening injuries or homicides. She thanked the Corvallis community for its forward-thinking actions years ago in establishing the CARDV program.

Jim Moorefield, Executive Director of WNHS, said people who are homeless or have extremely low incomes cannot afford affordable housing, which tends to not have capacity for rents low enough for extremely low-income people, based upon affordability standards (30 percent of income spent on rent and utilities). He said permanent housing for people who are homeless or have extremely low incomes can only be done without the cost of debt. To serve people in these situations, rent assistance is necessary to subsidize the cost of housing and upkeep. The City's HOME funds could be used to provide rent assistance. He believes the best use of HOME grants is capital investment in long-term solutions, rather than monthly rent assistance payments. If multiple agencies provided rent assistance, it might be possible to address the need. He opined that the County's ten-year plan to address homelessness could not be implemented without a source of rent assistance to serve those with the lowest incomes. He acknowledged that rent assistance is not an eligible use of HOME funds under the Consolidated Plan, without a Plan amendment.

Mr. Moorefield explained that CDBG and HOME funds would be only a part of the funding solution to developing affordable housing of more than two or three units per year. He cited, as an example, that the City provided 20 percent of the funding needed for the Alexander Court and Seavey Meadows projects. The other 80 percent of the funding will come from State, Federal, and private sources. He said the housing priorities of the City and the State are not synchronized. WNHS serves as a developer to pursue projects to benefit the community and receives City support but is denied State support because of differing priorities. He opined that the City should urge the State to support local affordable housing projects; City, State, and agencies should coordinate efforts to ensure that Federal sources are aligned so projects can be accomplished.

In response to Mayor Tomlinson's inquiry, Mr. Moorefield explained that the State established preservation projects as its top housing priority. Most of these projects are privately owned and have expiring housing restrictions and/or rent assistance. This is an important supply of housing, but Corvallis does not have many such properties. The State announced that its entire 2010 funding will be allocated in one round, with one-half dedicated to preservation projects. The City was not consulted about how this funding decision would affect its efforts.

Mr. Weiss added that Corvallis has four preservation projects. Assisting preservation projects would not require modification of the Consolidated Plan, which includes a wider array of eligible activities than the State's consolidated plan and the State's funding priorities. Preservation projects could be funded as acquisition projects with or without rehabilitation to sustain affordable housing. The City could support such projects with local

funds. The State does not include as a priority straight-forward, affordable housing projects for very-low- and extremely low-income renters. Home ownership has some priority with the State, but not at the same level as with the City. There is a need to align the priorities of the City and the State.

In response to Councilor Daniels' inquiry, Mr. Gibb explained that staff could provide an analysis of options through a Council Request Follow-up Report.

Mayor Tomlinson suggested that the issue of conflicting City and State affordable housing priorities could be forwarded to the City Legislative Committee (CLC) for discussion with legislators and investigation regarding aligning projects to include preservation.

Councilors Raymond and Hervey concurred with forwarding the issue to the CLC.

Mayor Tomlinson surmised that staff's analysis could help determine what action to take, noting that the CLC will meet during late-January, prior to the February State Legislative Session.

Councilor Beilstein inquired whether the State's emphasis on preservation projects favored a few communities in Oregon or whether other communities were in a similar situation as Corvallis in terms of not receiving State CDBG funding because of the State's priorities.

Mr. Moorefield responded that he did not believe the scenario Councilor Beilstein described was the situation. He did not know the distribution of preservation projects. He noted that much of the issue involves opportunity – Corvallis may have a project, but other factors must be in place before Corvallis agencies can apply for State funds. He does not believe that inequity was occurring.

Judy Hecht, Director of the South Corvallis Food Bank (SCFB), said SCFB received human services grants during the past six years. The City's Housing Division staff was very supportive, helping SCFB with the process. The City's allocations allowed SCFB to remain open, pay the majority of the facility's rent, and feed approximately 900 people each month. The human services funding is an important part of the SCFB, and she hopes the City can continue supporting the organization.

Ms. Hecht announced that the SCFB hopes, in two years, to apply for CDBG funding for development of a social services facility, which could be operated jointly with the South Corvallis Food Center, Benton County Health Department, Corvallis Environmental Center, Ten Rivers Food Web, and SCFB. SCFB's plan includes a meal site for South Corvallis families; a garden; cooking, gardening, and nutrition classes targeting eating habits and health; and an entrepreneurial, low-rent kitchen to help get food products to markets.

Councilor Hervey thanked Ms. Hecht for her work, noting the good work of SCFB and acknowledging the collaboration of the prospective project application, which fits well with the Corvallis Sustainability Coalition's goals of food sustainability in the community.

Joe Heaney is a member of the Samaritan Village Board of Directors. He explained that the Village offers 82 units of low-income housing for senior citizens. The Village has 90

residents. The Village previously received CDBG allocations, which funded enhancements to the Village – insulating windows, a lift to facilitate access between floors of the Village's central building, and an emergency generator. The Village is 40 years old and needs some age-related repairs. Over the years, through rents and HUD rent subsidies, the Village has been able to continue operating in fairly good condition. The Village needs new siding and roofs and is facing serious capital expenditures. The Village will seek CDBG funding this year. He invited Council members to visit Village residents.

Mayor Tomlinson closed the public hearing.

Questions of Staff

Councilor Raymond thanked staff for its work with social service agencies. She noted the increasing needs and the collaborative efforts of community members.

- B. Continuation of a public hearing to consider an appeal of a Land Development Hearings Board decision (VIO09-00141 – Martin)

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

Declaration of Ex Parte Contacts Since December 7 Public Hearing

Councilors Raymond and Hervey declared that a few people offered their opinions regarding the case, but each Councilor indicated to the citizens that they could not discuss the matter. They each declared that they could give an unbiased, fair, and impartial decision.

Rebuttals to Declarations – None.

Declaration of Site Visits

Councilors Brown and Hirsch reported having visited the site.

Questions of Staff

Councilor Daniels referenced the Council's decision options and inquired whether businesses located on the subject property could continue operating while the appellant worked with staff to bring the subject property into compliance, regardless whether the public hearing was continued to June, as the appellant requested.

Mr. Gibb responded affirmatively, adding that, if the Council upheld the Land Development Hearings Board's (LDHB) decision and the appeal process ended, staff would re-establish the 60-day period for reaching compliance. This could include land use applications, which could extend the 60-day period. Staff can adjust compliance deadlines, based upon performance in addressing compliance issues.

Councilor Daniels noted that the Council did not intend to close the businesses, as long as the property owner progresses toward compliance.

Mr. Gibb confirmed, provided the property owner progresses toward compliance.

Councilor O'Brien asked if staff spoke with the appellant regarding specific actions required to show progress toward compliance and the assurances for the Council that upholding the LDHB's and Community Development Director's decisions (Council decision Option B) would result in staff extending the 60-day deadline.

Mr. Gibb responded that staff would need to evaluate progress, but there would be no guarantees. He confirmed that staff spoke with the appellant during the past five months regarding compliance. During the public hearing, the appellant's representative presented a timeline, schedule, and options. Staff spoke with the appellant after the December 7 public hearing regarding Land Development Code (LDC) text amendments proposed and requested for the Council's direction to proceed. Today staff received a draft of the proposed LDC text amendments. Staff believes that, under Option B, submission of the proposed text amendments would be good progress toward compliance.

Councilor Hirsch noted that Option B would give staff more means of urging the appellant to proceed toward compliance. Conversely, granting the appellant's request that the Council continue the hearing until June 2010 (Council decision Option A) would give the appellant some slack toward achieving compliance. He surmised that staff preferred Option B.

Mr. Gibb responded that the staff report indicated why staff believes Option B is appropriate. Staff's recommendation is based primarily upon consistency in enforcing LDC provisions in the past. The LDC gives staff authority to enforce Code provisions. Staff seeks a consistent approach in enforcing LDC provisions.

Councilor Hamby suggested that, if Council approves Option B, the appellant could only reach compliance by filing for the planned development process to begin, unless circumstances change, such as businesses no longer operate on the property.

Mr. Gibb clarified that potential LDC text amendments could address activities not currently allowed. The planned development process could allow current uses on the property to remain through the planned development approval. Staff reviewed the application and determined that the two processes could be pursued simultaneously during the next few months.

Mr. Gibb confirmed for Councilor Brown that the Council's three decision options involve LDC amendments to achieve the appellant's desired results. The Planning Commission and the Council would need to review and approve LDC text amendments to permit all current land uses, pending planned development approval to implement the amendments.

Councilor Daniels observed that the appellant must apply for the LDC text amendments, but application is not a guarantee that the Council's decision would meet the appellant's desires.

Councilor Beilstein noted that the Council heard all the evidence presented through the public hearing. If the Council approved the appellant's request and continued the public hearing until June, the Council's decision in June would be based upon evidence submitted thus far. He opined that the evidence would not change between now and June. Therefore,

a violation existing today would probably be considered a violation in June. He did not find justification in continuing the public hearing until June. It is possible that the appellant may not achieve compliance by June, based upon the Planning Commission's and Council's decisions of the requested LDC text amendments. He considered the decisions a reasonable risk and consequence of the appellant being in violation of the LDC and developing prior to approval in an area that requires development approval. He does not consider the appellant's risk unacceptable.

Councilor O'Brien noted under Option A the City Attorney's Office indicated that, with certain declarations, the Council could make decisions on matters related to today's public hearing. He inquired whether continuing the public hearing and approving changes to the LDC could result in the appellant not being in violation of the LDC in June.

Mr. Fewel explained that the Option A provision means the Council would not all be prohibited on the basis of bias or conflict of interest from participating in a related public hearing if the current public hearing was continued until June. The Council may need to declare *ex parte* contacts. Some Council members may feel a need to declare a bias. If the entire Council felt too biased to make a fair decision, the Council would be allowed to make a decision because of necessity.

Councilor Brauner noted that, during the public hearing, he thought it might be appropriate to continue the public hearing because the appellant was pursuing actions that might be in the best interests of the community. He wanted to allow time for the appellant to pursue these actions without closing the businesses, even though the appellant should have pursued the actions five months ago. He noted that the appellant could pursue the actions without keeping open the public hearing. Despite the Council's statements regarding the appellant's ability to apply for LDC text amendments, if the hearing was continued, the Council would be subject to *ex parte* contacts and be unable to discuss the issue. Many issues related to the subject case may be presented to the Council, and he believes there may be questions about the Council discussing the matter with anyone outside the public hearing. The Council may freely discuss legislative cases. He believes it is not in the best interests of the appellant or the community to continue the public hearing and postpone the Council's deliberations, provided the Council's decision does not result in an immediate violation with a sanction and that the appellant is pursuing resolution. Therefore he would not support continuing the public hearing until June.

#### Request for Continuance

Councilor Hirsch, based upon the appellant's actions to seek compliance and the community's sentiment, moved to continue the public hearing until June 2010. The motion died for lack of a second.

Mayor Tomlinson closed the public hearing.

#### Deliberations

Mayor Tomlinson referenced the Council's decision options, as outlined in the staff report.

Councilor Daniels opined that the Council's decision was not complicated, as the Council was asked to decide whether action on the property is a violation of the LDC. She further opined that finding that the action is not a violation, while the appellant attempts to achieve compliance, seems an Orwellian use of language. She shared some of Councilor Brauner's concerns regarding potential confusions from continuing the public hearing. She considered it important to follow the requests of parties in other cases – honor the LDC.

Councilors Daniels and Beilstein, respectively, moved and seconded to uphold the Land Development Hearings Board's decision to uphold the Community Development Director's interpretation and application of Land Development Code provisions and the determination of violation for development activity at the property located at 5700 SW Reservoir Avenue, subject to the adoption of Formal Findings and Order.

Councilor Daniels said she would like staff to work with the appellant to seek compliance with the LDC. Many of the appellant's desires are shared by community members. She would like the compliance process begun as soon as possible.

Councilor Hervey thanked Mr. Martin for his efforts for the community. He appreciates the types of businesses Mr. Martin operates on his property and his spirit toward different means of conducting agriculture and using what others might not consider resources. He will support the motion because the Council is responsible for ensuring clear interpretation of the LDC. He looks forward to resolution of the situation and expressed hope that the community would continue supporting Mr. Martin's businesses through the compliance process.

Councilor Raymond concurred with Councilor Hervey, noting that many residents appreciate Mr. Martin's actions on the property. She believes Mr. Martin's desires can be achieved, while being safe for him and the community. She noted that the LDC provisions were established for valid reasons. She will support the motion.

Councilor Beilstein said he will support the motion, for reasons already stated. He noted that the case was portrayed in the media and by many people who testified in the public hearing that the Council had the option to overturn the previous decision or close the businesses. He considered this impression unfortunate. He was unsure why the situation was not resolved sooner, the appellant did not accept the violation, and the appellant did not seek compliance sooner. He believes it would have been easier if the appellant had sought compliance five months ago when the violation was reported.

Councilor Brown observed that the Council was dealing with a decision of whether a violation occurred, thereby simplifying the situation. The appellant did not present evidence that a violation did not occur. He believes issues that are important to the City can be resolved outside a *quasi judicial* process.

Councilor Hirsch noted the community support of the businesses on the property. The only negative aspect involved the process. He said he re-read Benton County's letter and tried to imagine the process, being generous with the land use, and granting some slack. He acknowledged that law does not allow leeway. He was happy that the appellant is proceeding with appropriate processes. He expressed hope that the situation will be

resolved and that Mr. Martin's vision for the property will be realized. Community members expressed strong support for the businesses on the property. He will support the motion and hope that the situation is successfully resolved.

*Final Decision*

The motion passed unanimously.

Mayor Tomlinson announced that the appeal period will not begin until the Council adopts the Formal Findings and Order.

Mr. Gibb clarified that the Formal Findings and Order will be presented at the Council's January 19 meeting. The case is not subject to a 120-day processing timeline.

Councilor Daniels thanked Mr. Gibb and his staff for their perseverance and professionalism in addressing the case and ensuring that all parties were treated fairly.

XI. ADJOURNMENT

The meeting was adjourned at 8:56 pm.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

**Louie, Kathy**

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**To:** Nelson, Jon  
**Subject:** RE: Park mulch

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**From:** Emery, Karen  
**Sent:** Tuesday, December 08, 2009 9:40 AM  
**To:** Nelson, Jon; Deghetto, Stephen  
**Cc:** Neighbor, David  
**Subject:** RE: Park mulch

Hi Jon,  
We used to have a chip pile at Pioneer that was free to the public to take away however we discontinued due to other operational issues. We didn't charge.

*Karen Emery, Director*  
Corvallis Parks and Recreation

*Friends, **FUN & Fitness!***

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**From:** Nelson, Jon  
**Sent:** Tuesday, December 08, 2009 9:37 AM  
**To:** Deghetto, Stephen; Emery, Karen  
**Subject:** Park mulch

At the public hearing last night a person testifying stated the City has a retail mulch/bark sales operation occurring every spring in a zone (Pioneer, Avery Parks) not approved for retail.

I recall we have mulch that we make available in one of the Parks. Do we sell it and is it ok/consistent with uses in the underlying Park zone?

I need to get back to the Council on it.

Thanks.

From: Barbara Ross  
Subject: **Fwd: Consolidated ten year plan**  
Date: December 21, 2009 6:01:53 PM PST  
To:

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Begin forwarded message:

**From:** Barbara Ross  
**Date:** December 21, 2009 6:00:08 PM PST  
**To:**  
**Subject:** Fwd: Consolidated ten year plan

My name is Barbara Ross. As you review your consolidated Housing plan for the city of Corvallis, I would urge you to work to make it consistent with the Ten Year Plan to Address Homelessness that has just been completed. The county commissioners have just appointed a commission to oversee the implementation of this plan.

While we have a large number of volunteers and several agencies that work to help the homeless, we still need to improve our coordination, outreach, and information and referral services. The First Christian Church and the Corvallis Daytime Drop in Center have made application for funds to remodel a building that the church owns as a service center for the homeless. The board of the Corvallis day time drop in center intends to work with other community agencies to organize a professional level assessment so that we can all do a better job of connecting the homeless with the services that can help them to improve their health and their lives.

The United Way is currently working to develop an online information and referral service to help all of us become better educated about who is doing what. I mention this to illustrate that we all have a part in creating solutions to the complex problems of homelessness.

The capital funds that the city has responsibility for allocating can be a very important component in moving us forward. Your contribution of funds for remodeling or purchasing facilities to serve homeless persons can make it possible for other private non-profits and units of county government to make a more effective contribution.

There are several references in the consolidated plan to the need for

permanent supported housing to serve the homeless, particularly those with physical disabilities or mental illness. I think this is an important need that the community needs to face in one way or another. The concept of "housing first" is being adopted by many cities across the country as an effective way to work with the chronically homeless population. Instead of requiring that they become mentally stable and give up their addiction before they are eligible for housing, the concept is to put them into housing first, and then work to help them attack their physical, mental and addiction problems.

The Corvallis Coalition will be submitting an application for Home funds to help them acquire a facility to serve the chronically homeless. Whether or not this particular request gets funded, I would recommend that you work to use a portion of the capital funds to establish permanent supported housing to serve the homeless.

I fully support the human service funds that you have given to COI.s permanent supported housing program. I also have been pleased that you have earmarked funds for the development of 10 units of supported housing for survivors of domestic violence. These units will be owned by WNHS with services being provided by The center against Rape and domestic Violence.

I recognize that there are many important and competing needs, so I wish you good luck as you review your plan to spend your federal housing funds. I thank you for your thoughtful consideration as you make these decisions.

**Bicycle and Pedestrian Advisory Commission**  
**MINUTES**  
**November 6, 2009**

**Present**

Brad Upton, Chair  
Susan Christie  
Dan Herford  
Joel Rea  
Rosie Toy  
Andy Ross  
Mike Beilstein, City Council

**Absent**

Gerry Perrone

**Staff**

Jo Morgan, Public Works  
Lisa Namba, Public Works  
Cord Wood, Corvallis Police Department  
Jason Yaich, Community Development

**Visitors**

Walter Prichard  
Laura Duncan Allen  
Dean Codo  
Elizabeth Piehl  
Eric Adams  
Richard Hervey  
Ron Georg

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order/ Introductions	X		
II. Approve October 2, 2009 Minutes			Approved
III. Visitor Comments	X		
IV. Old Business • Proposed Bike Parking Revisions			The Commission voted to recommend against the proposed revisions
V. New Business • Creekside Center Multi-Use Path	X		
VI. Information Sharing • Corvallis Crossing Project Update	X		
VII. Commission Requests and Reports	X		
VIII. Pending Items			none

**CONTENT OF DISCUSSION**

**I. Call Meeting to Order/Introductions**

The meeting was called to order at 7:03 am by Chair Upton.

**II. Approve October 2, 2009 Minutes**  
**Commissioner Christie moved to approve the minutes. Commissioner Rea seconded.**  
**The minutes were unanimously approved.**

**III. Visitor Comments**

Visitor Dean Codo reported that there has been some activity regarding the vegetation obstruction on the sidewalk on Fillmore Avenue between NW 29<sup>th</sup> and 30<sup>th</sup> Streets. He is concerned about telephone poles or other obstructions that are installed in the sidewalk, making the clear path of the walkway less than four feet wide. This is an American with Disabilities Act (ADA) issue. Councilor Beilstein stated that any ADA violations should be reported to Public Works to be added to a potential list of Capital Improvement Program (CIP) projects.

Visitor (and City Councilor) Richard Hervey reported that there were two people at the November 5 CIP meeting to discuss the intersection of SW 3<sup>rd</sup> Street and Crystal Lake Drive. He suggested contacting ODOT to stripe bike lane markings along SW 3<sup>rd</sup> Street from "C" Avenue to the ramp onto Highway 20. He is also concerned about the path that leads from Pioneer Park under the bypass to "C" Avenue. There is a transition at this intersection of the multi-use path and the sidewalk at "C" Avenue that forces northbound bicyclists onto the sidewalk.

Councilor Hervey stated that he has a constituent who is interested in extending the City's ban on bicycles and skateboards on sidewalks past the Beanery on SW 2<sup>nd</sup> Street. The constituent has seen a number of near misses, particularly with skateboards, with people coming out of the Beanery. Staff will add this issue to the Commission Requests and Reports section of a future meeting.

Visitor Walt Prichard commented on the intersection of NW 14<sup>th</sup> Street and Monroe Avenue, which the Commission has discussed several times. He has been through the intersection a number of times, has observed a number of other cyclists going through it, and sees no problems with the intersection. At their October meeting the Commission decided to postpone making a possible recommendation on this intersection until May, 2010.

Visitor Laura Duncan Allen shared a concern regarding the First Alternative Co-op on SW 3<sup>rd</sup> Street, which has installed caution signs at the entrance to their parking lot. One sign is for vehicles leaving the Co-op and two are for bicyclists and pedestrians on the multi-modal path. She believes the sign stating "Stop at Yellow Line" indicates to drivers that they have more rights than they do, as it doesn't make clear that they are required to yield to bikes and pedestrians. Chair Upton opined that this high use area deserves special attention, and staff agreed to follow up.

Visitor Elizabeth Piehl reported that her mother has gathered 150 signatures on a petition to request a marked crosswalk and/or warning light at the intersection of NW 13<sup>th</sup> Street and Walnut Boulevard. Ms. Piehl said there is a school bus stop on the south side of Walnut Boulevard and it can take 5-10 minutes to cross the street. Staff reported that a project to improve pedestrian facilities in this location is already in the current CIP. Chair Upton stated that the timing doesn't allow BPAC to do much with this at this time, but the

Commission will include it in the list of projects prioritized for the CIP next year. In response to a question, the Chair also stated that it would be appropriate for Commission members and visitors to contact the CIP Commission as individuals regarding this project. Ms. Morgan reported the School District will be observing the bus stop near this intersection to determine if it should be moved closer to another crosswalk.

#### IV. **Old Business**

##### Proposed Bike Parking Revisions

Chair Upton provided a brief overview of the topic. He reported that the subcommittee met and recommends to vote against the proposed changes in the Land Development Code (LDC). Commissioner Christie noted that the subcommittee does care about local businesses in the downtown, but doesn't think that changing the LDC to reduce bike parking is sensible. **Commissioner Rea moved to approve the subcommittee's recommendations; Commissioner Christie seconded the motion, which passed unanimously.**

#### V. **New Business**

##### Creekside Center Multi-Use Path

Eric Adams presented the proposed plan for the construction of a business and residential development on the northwest corner of NW 53<sup>rd</sup> Street and Philomath Boulevard. Dunawi Creek crosses the site and there are wetlands and many trees which the site design took into consideration. He focused on the proposed bicycle and pedestrian facilities: a 5-8 foot-wide sidewalk on the south side of the site; an east-west multi-use path through the site as identified in the City's Trails Master Plan; the realignment of the existing multi-use path on the east frontage to accommodate widening for a right turn lane; and a new bike lane along the east frontage of the site. There was considerable discussion about potential conflicts between bicyclists/pedestrians and traffic using the proposed access to 53<sup>rd</sup> Street. In response to concerns about how bikes will transition from the path southbound to the bike lane, Mr. Adams said it might be possible to add a ramp north of the driveway to allow bicyclists to enter the bike lane prior to the driveway crossing. Chair Upton stated that Benton County has plans to eventually put bike lanes on 53<sup>rd</sup> Street. Until then, the Commission is concerned about northbound bicycle traffic accessing the multi-use path.

The application is currently under review by the Community Development (CD) Department. CD Planner Jason Yaich said that many agencies have interests in the project: the City, the County, ODOT, and the Department of State Lands. Eventually the Corvallis Planning Commission will review the project.

#### VI. **Information Sharing**

##### Corvallis Crossing Project Update

Chair Upton gave an update on ODOT's project to improve the congestion in downtown Corvallis by modifying the intersection of Highway 34 and the bypass, just east of the river. The first stakeholder meeting for this project was held on Wednesday, November 4. ODOT's focus has shifted from relieving congestion at the Van Buren Street Bridge to relieving congestion at the bypass. The two options ODOT currently has on the table are the addition of a flyover for westbound Hwy 34 to bypass traffic and a slip lane for bypass to eastbound Hwy 34 traffic, or the addition of a round-about to replace the existing

intersection. Although they are committed to looking at the roundabout option, ODOT favors the other alternative. ODOT has submitted a Transportation Investment Generating Economic Recovery (TIGER) grant application for \$50,000,000. Staff will schedule Jerry Wolcott at an upcoming meeting to give a presentation to the Commission.

**VII. Commission Requests and Reports**

Chair Upton reported that he was approached by a citizen who wants BPAC to advocate for legislation making it illegal to use headphones when on multi-use paths in Corvallis. The Commission agreed they wouldn't address it unless the individual attends a BPAC meeting to present their request.

**VIII. Pending Items**

None.

Chair Upton adjourned the meeting at 8:55 am.

**NEXT MEETING: December 4, 2009, 7:00 am, Madison Avenue Meeting Room**

**DOWNTOWN PARKING COMMITTEE  
MINUTES  
October 6, 2009**

**Present**

Holly Peterson, Chair  
Brad Upton  
Kathy Corjasso  
Liz White  
Mark O'Brien, Council Liaison

**Staff**

Lisa Namba, Public Works  
Jim Mitchell, Public Works

**Visitors**

**Absent**

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order • Approve September 1, 2009 Minutes			Minutes approved
II. Visitor Comments			
III. Old Business • Shared Use Parking Lot Review			The Committee decided that the lot being considered is not a feasible option at this time.
IV. New Business • Land Development Code Text Amendments for Bike Parking • Parking Plan Update		X  X	
V. Information Sharing	X		
VI. Committee Requests and Reports	X		
VII. Pending Items			

**CONTENT OF DISCUSSION**

**I. Call Meeting to Order**

Chair Peterson called the meeting to order at 5:30 p.m.

**Committee Member Upton moved to approve the September 1, 2009 minutes; Committee Member White seconded the motion. The minutes were unanimously approved.**

**II. Visitor Comments**

None.

### **III. Old Business**

#### Shared Use Parking Lot Review

Mr. Mitchell provided a staff report to the Committee. He stated that he contacted the property owner to talk about negotiating a lease or rental of his lot. The owner stated that he would expect to receive \$60 per month per space and he would want the City to lease the entire lot. If the City rented the spaces to the public at \$35 per month, assuming 80% capacity and 3% expenses, the City could expect a net annual revenue of approximately \$17,666. For 45 spaces at \$60, the annual expense would be about \$32,000, so the net cost to the City would be approximately \$17,734 per year. Mr. Mitchell provided the Committee with a copy of the Parking Fund proforma, illustrating that current expenses and revenues are approximately equal. To proceed with this lot, additional revenues would need to be obtained. After some discussion, the Committee agreed that this is not an economically feasible course of action at this time. Staff agreed to let the property owner know that, for now, the City would not be pursuing it further.

### **IV. New Business**

#### Land Development Code Text Amendments for Bike Parking

Committee Member Upton reported that the Bicycle and Pedestrian Advisory Commission (BPAC) discussed this issue at their October 2 meeting and concluded they were not comfortable endorsing the proposed changes. BPAC decided to take some time to examine the issue and formed a sub-committee of four Commission members. The first meeting is scheduled for Wednesday, October 7. This committee will look at this issue in depth and develop recommendations to present to BPAC on November 6. Committee Member Upton will bring those recommendations back to the DPC at the December 1 meeting.

#### Parking Plan Update

Mr. Mitchell provided an overview of the current Parking Plan. The Public Works Department budgeted a \$10,000 special project in FY09-10 to update the data in the Plan, assuming that the Guiding Principles and established zones were still valid. The Committee discussed the timing and method of study to use. Options included hiring a consultant, going through temp agencies, and talking to OSU. Committee Member Upton expressed an interest in surveying bike parking as well. Chair Peterson inquired as to a previous study and was concerned that this project would be duplicating that study. Other members of the Committee and staff could not recall this study but agree to ask staff to check on it and inform the Committee at the next meeting. The Committee decided to discuss this further at the next meeting.

### **V. Information Sharing**

Ms. Namba reported that the downtown parking survey was sent to 240 businesses and residents in the downtown area, and she has received approximately 30 responses. The results should be available for the next meeting.

### **VI. Committee Requests and Reports**

Committee Member White reported on the Downtown Commission's current and upcoming projects, including work on sidewalk cafés, a downtown trolley, the sign code, alley improvements, and wayfinding signs.

### **VII. Pending Items**

None.

**The meeting was adjourned at 7:00 pm.**

**NEXT MEETING: November 3, 2009, 5:30 p.m., Madison Avenue Meeting Room (Cancelled)**

**CITY OF CORVALLIS  
ENERGY STRATEGY AD HOC COMMITTEE MINUTES**

**December 15, 2009**

Acting Mayor Hamby called the regular meeting of the Energy Strategy Ad Hoc Committee of the City of Corvallis, Oregon, to order at 2:00 pm on December 1, 2009, in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon.

I. CALL TO ORDER

PRESENT: Acting Mayor David Hamby; Councilor Patricia Daniels, Ward 2; Councilor Dan Brown, Ward 4; Councilor Hal Brauner, Ward 9; David Dickson, Corvallis Sustainability Coalition Energy Action Team; Jim Phelps, Corvallis Sustainability Coalition Energy Action Team; Julia Michaels, City Manager's Office Intern

ABSENT: Mayor Tomlinson, Bill Byers, CH2M Hill (both excused)

Also present were Corvallis Area Metropolitan Planning Organization Director Ali Bonakdar and City Manager Jon Nelson.

II. APPROVAL OF MINUTES

- A. November 17, 2009
- B. December 1, 2009

No minutes corrections were requested, and the minutes were declared approved as submitted.

III. REVIEW LATEST GAP ASSESSMENT DRAFT

- A. Revisions
- B. Letter of Transmittal

Councilor Brown distributed his notes regarding today's discussions (Attachment A). He noted that the Committee previously discussed that the *Gap Assessment* would become an appendix to the *Strategy*, in which case a letter of transmittal for the *Gap Assessment* would not be necessary.

Mr. Dickson asked whether making the *Gap Assessment* an appendix to the *Strategy* would diminish the *Gap Assessment's* visibility. Councilor Brown responded that making the *Gap Assessment* an appendix to the *Strategy* would likely give the *Gap Assessment* more "life" than if other action was taken with the document. Councilor Brauner agreed that it would be better to make the *Gap Assessment* an appendix to the *Strategy*, since the *Strategy* would probably be used the most and prompt future action. He does not believe making the *Gap Assessment* an appendix would detract

from its visibility. He supported making the *Gap Assessment* an appendix to the *Strategy*.

Councilor Brown said the Council will need to determine how to gain the most from the documents the Committee developed. He confirmed for Dr. Phelps that the *Strategy* would indicate the presence of the *Gap Assessment* as an appendix to the *Strategy*. Councilor Daniels opined that it seemed logical to combine the *Strategy* and the *Gap Assessment*, since one identifies what can be done with existing strategy and the other identifies gaps in the strategy. The Committee agreed by consensus to make the *Gap Assessment* an appendix to the *Strategy*.

Mr. Dickson asked about the similarity and difference between Energy in the Built Environment, Goal Gaps, Local Energy Production and Carbon Sequestration provisions "c" and "d" regarding greenhouse gas emissions reductions. He opined that provision "d" seemed to be a weaker version of provision "c." Councilor Brown explained that Ms. Michaels reviewed documents from International Council for Local Environmental Initiatives (ICLEI) and other organizations, seeking issues the Committee had overlooked; these issues were added to the *Gap Assessment* to create a more complete listing of policy gaps. The Committee may decide whether the provisions represent similar or different issues. Dr. Phelps observed that the provisions are the same, and Mr. Dickson noted that provision "d" presents a less-aggressive target reduction rate.

Ms. Michaels explained that the provisions were taken verbatim from documents she reviewed. She thought the Committee would want a specific reduction rate. Also the Committee's document and the document she reviewed differed in references to greenhouse gases, carbon dioxide (CO<sub>2</sub>), and automobiles. The Committee can amend or delete the provisions. Dr. Phelps suggested that the provisions be combined and the term "per capita" be replaced with "total," to capture all types of energy use and carbon emissions from travel. Provision "c" implies that emissions would be reduced to zero, which is his preferred reduction level.

Councilor Brauner asked how zero greenhouse gas emissions could be achieved. He could support reducing emissions from energy production. "Energy use" is a broad concept but does not include everything. "Total" would include everything – natural and not natural. He asked how greenhouse gases would be eliminated in the real world. Councilor Daniels acknowledged that provisions "c" and "d" conflict; however, the *Gap Assessment* is a compiled list of policy gaps derived from reviewing documents from different groups. She does not consider it odd for the *Gap Assessment* to have provisions from different source documents. The Council will need to determine an emissions reduction rate goal. She suggested that the two provisions be retained in the *Gap Assessment* and that their source documents be cited for clarification purposes.

Ms. Michaels opined that provision "c" was more vague and less realistic than provision "d." Mr. Dickson responded that it would be difficult or nearly impossible to achieve the goal of provision "c." He did not consider provision "d"

to be aggressive enough. Dr. Phelps opined that provision "d" was so unaggressive as to function as a lure. Different people would have different opinions regarding the level to which greenhouse gas emissions should be reduced for the sake of future generations. If the community stopped emitting greenhouse gases now, it would still take a long time to reach a reasonable emissions level. He said advocating zero greenhouse gas emissions might seem ridiculous, but it may be necessary.

Councilor Brown suggested that the Council designate a greenhouse gas emissions rate between 85 and zero percent. Councilor Daniels noted that President Obama proposed reducing greenhouse gas emissions by 17 percent nationally. The City of Los Angeles acknowledged that it could not achieve its proposed emissions reduction of 20 percent and is re-considering its target. She concurred that 15 percent is a small reduction rate, but she believes total elimination of emissions is an unrealistic goal. She was not concerned that total elimination was unrealistic, as it was the desired emissions level. Current and future Councils can take action regarding the identified policy gaps. She believes it would be unreasonable and untrue to say one provision is better and the other provision has no value. Acting-Mayor Hamby observed that the *Gap Assessment* represents information from different groups.

Councilor Brauner asked where the subject of greenhouse gas emissions reductions was discussed in the *Strategy*.

Mr. Dickson acknowledged that provisions "c" and "d" have subtle differences. Provision "c" indicates eliminating greenhouse gas emissions from energy use and production, which is possible and a reasonably obtainable goal. Provision "d" indicates reduction of total greenhouse gas emissions, including carbon involved in consumable products, which is beyond the City's control. He does not believe provision "c" can be amended to capture the same meaning as provision "d."

Councilor Brown suggested re-formatting the provisions by underlining "energy use and production" in provision "c" and "total" in provision "d" to highlight the differences. Dr. Phelps opined that the world is facing a slowly developing apocalypse; it does not matter when the apocalypse occurs, but actions must be taken to address it. He suggested that the provisions include a parenthetical notation that they reflect opinions from different sources with different emphases; this might provide clarification for a future reader of the *Assessment Gap*.

Mr. Dickson referenced a spelling error on page 5 (Energy in the Built Environment, Policy Gaps, Local Energy Production and Carbon Sequestration – provision "b", ". . . algae and ligno-cellulosic biofuels . . .")

Acting Mayor Hamby summarized that the *Gap Assessment* will be made an appendix of the *Strategy*, and a letter of transmittal will not be needed.

Dr. Phelps referenced two instances of the term "laundry list" in the *Gap Assessment* and commented that the term is unnecessarily humble or self-

denigrating and creates the potential to minimize the importance of the document's contents. He noted that the list was a compilation that was not sorted, prioritized, or refined but is, in essence, a "raw list."

In the "Urgency Gap" section of the *Gap Assessment*, Dr. Phelps suggested inserting a statement that the Committee acknowledged that the many policies in place for 30 years did not lead to energy efficiency on the scale now needed.

#### IV. REVIEW LATEST POLICY DRAFT

- A. Revisions
- B. Letter of Transmittal

Councilor Brown noted that the *Policy* draft must reflect existing City policies. He added to the draft his definitions for "strategy" and "implementation"; however, these definitions should be deleted, as they are not included in existing policies. He noted that the terms "goal" and "policy" are defined in the *Comprehensive Plan*, but the terms "strategy" and "implementation" are not. He created "working" definitions of the terms for determining what information would be included under each term's section heading. He believes the terms should be discussed in the *Gap Assessment* document, noting that people have a variety of definitions for the terms. The Committee agreed, by consensus, with Councilor Brown's suggestion.

Councilor Brown referenced the transmittal letter for the *Policy* draft, which conveyed the Committee's recommendation that the Council adopt the *Policy* draft as a support or reference document in the *Comprehensive Plan* under Article 12, "Energy," as was done with documents from the 1970s and 1980s. He referenced the Committee's extensive discussion of his original suggestion that the *Policy* draft be included in the *Council Policy Manual*, which prompted the new recommendation.

Mr. Dickson asked Councilors Brown, Brauner, and Daniels where they thought Council members would consider it most useful to find the *Policy* draft. He noted that the *Policy* is a compilation of existing City policies, so adopting it as a Council policy would be redundant. Councilor Daniels said reference documents from the 1970s and later include strong provisions that are not in existing policies. The *Policy* indicates that these documents were reviewed in developing the compilation of policies. Statements in support documents do not mean they are policies.

Councilor Brown said the *Policy* draft offers to others the value of the Committee's research. As a new Councilor, he did not know where to find information. The *Policy* draft compiles many related policies into one document. He believes current and future Councilors can learn from the new document.

Councilor Brauner concurred that the *Policy* should not be adopted as a Council Policy, as it repeats other policies. The *Comprehensive Plan* relates only to land use, and many of the policies enumerated in the *Policy* involve issues other than land use. He believes it would be more appropriate to put the *Policy* with the

*Council Policy Manual* as a reference document, with the specific location to be determined by staff.

Councilor Brown expressed concern that, if the Committee does not specify a location for the *Policy* draft to be retained, it will disappear over time.

Councilor Brauner suggested that the Committee recommend that Council reference the *Policy* draft in the *Council Policy Manual*. Committee members, by consensus, agreed with Councilor Brauner's suggestion.

Councilor Brown noted that he will delete from the "Purpose" section of the *Policy* draft reference to Council Policy CP 04-1.08, "Organizational Sustainability."

V. REVIEW LATEST STRATEGY DRAFT

- A. Revisions
- B. Letter of Transmittal

Councilor Brown opined that the *Strategy* is the Committee's main contribution and will have the largest audience. Since the *Gap Assessment* was made an appendix to the *Strategy*, the *Strategy* will be the most important of the three documents. He suggested that the Committee recommend that the Council approve the *Strategy*, subject to staff's review of the document for accuracy and an evaluation of the budget and timeline. He also suggested that the Committee recommend that Council act quickly to achieve objectives during 2010.

Councilor Brown announced that the Council will receive the documents December 21 and deliberate regarding action January 4. He explained that two other public hearings December 21 will make it difficult for Council to have adequate time to discuss the documents. The Council meeting agenda for January 4 will provide more time for discussion. The revised schedule will also allow Council members additional time to review the documents before deliberations. The Council will conduct budget deliberations during the spring and into June which may impact follow-through. The current Council term ends next December.

In response to Councilor Daniels' inquiry, Councilor Brown confirmed that the recommendation for prompt Council action should be included in the *Policy* Executive Summary and the letter of transmittal.

Mr. Dickson referenced some spelling errors:

- Page 7 – "Significantly" (third-to-last line of last italicized paragraph) and section heading "Objectives."
- Page 8 – "Gases" (last word of second paragraph under heading "The Built Environment").
- Page 23 – "Entrepreneurs" (last word of paragraph under heading "Partners").

Ms. Michaels reported that Mayor Tomlinson submitted an e-mail from a citizen requesting a ban of T12 fluorescent bulbs; she said Mayor Tomlinson suggested that the issue be included in the *Strategy* as an action item or "next step." Committee members noted that there was insufficient time available to make major document revisions. Councilor Daniels offered to review the document for any significant issues that should be included in the *Strategy*.

Ms. Michaels acknowledged that the T12 bulb issue could be included in the *Gap Assessment*, but Mayor Tomlinson wanted it in the *Strategy*. Councilor Brown noted that the *Gap Assessment* would now be an appendix to the *Strategy*. Councilor Brauner said he could support including the T12 bulb issue in the *Gap Assessment*, since the Committee has not been able to review it sufficiently to incorporate it into the *Strategy*.

VI. DISCUSS FINALIZING COMMITTEE PLAN – NEXT STEP

- A. The three documents are what we have to offer the City Council
- B. How do we package them?

Acting Mayor Hamby reviewed that the *Gap Assessment* will be an appendix to the *Strategy*. The *Strategy* and the *Policy* will be presented to the Council. Councilor Brown, said the Committee will submit recommendations for Council action regarding both document packages.

- C. Recommendations for City Council on December 21, 2009

Councilor Brown reviewed that the Committee will recommend where the documents should be retained and that the Council adopt the documents. The Committee will also recommend that Council direct staff to review and refine the documents. The Committee will further recommend that the Council direct staff to develop a plan, including budget and timelines. He suggested reference to possible public processes.

Committee members discussed whether they should ask the Council to adopt or approve the documents, noting the differences in the actions. Dr. Phelps noted that Council members could be hesitant to adopt the documents, causing no action to occur. Noting that the *Gap Assessment* would be an appendix to the *Strategy*, Acting Mayor Hamby observed that adoption of the *Strategy* would include adoption of the *Gap Assessment*. Councilor Brauner opined that it was premature to ask the Council to adopt the *Strategy*. He would like the Council to do more than receive or accept the documents.

In response to Councilor Brauner's inquiry, City Manager Nelson said Council Leadership has not discussed the three documents. No other agenda items are scheduled for the Council's January 4 evening meeting, so that will be a good opportunity for discussion. Councilor Brown suggested that the January 4 evening meeting be a Council work session.

Councilor Daniels suggested that the Committee recommend that the Council take some form of action December 21 and refer the documents to a January 4 Council work session. In response to Councilor Daniels' inquiry, Mr. Nelson said "adoption" is a strong action in terms of directions to accomplish the goals of a document. The Committee could encourage the Council to adopt the documents, subject to appropriate budget support. The Council will ask about next step actions from the *Strategy* and associated costs.

Councilor Brauner noted that "adoption" implies that all of the next step actions will be undertaken, yet the funding and timeline implications are not known. Therefore, the documents should be adopted, subject to discussion by the Council and approval of budget and timeline implications. He does not believe the adoption should be subject to staff review, as the document was created by the Committee. Staff will have opportunity to provide input regarding the budget and timeline implications. Staff could be placed in an awkward position if Council approval is based upon staff's approval of the document contents. Staff should be asked to review the realistic potential of achieving the recommendation in terms of the budget and timeline.

Mr. Dickson suggested that the Council could approve the documents, and staff could evaluate the budget, timeline, and specific action items and present the reviewed documents for Council adoption. Councilor Daniels observed that, regardless of the action requested of the Council, the letter of transmittal would suggest that the Council have staff provide information regarding the timeline and budget. She added that this staff action would be included, regardless of whether the Council adopted or approved the documents. Therefore, she suggested that the Committee recommend that the Council adopt the policy.

Acting Mayor Hamby observed that the Council could adopt a policy but not a document. He noted that the Committee will develop priorities from the *Strategy* for staff focus. The Council could get stalled if it is asked to adopt the entire *Strategy*.

Councilors Brown and Daniels opined that asking the Council to approve the documents might be better. Councilor Brauner suggested that the Committee ask the Council to approve the *Strategy*, subject to Council approval of budget implications and an implementation timeline. Mr. Nelson offered that the Council's approval should be subject to review of staff analysis of budget implications and the timeline to accomplish the next step actions. Some of the identified next step actions are underway through other programs, and others could be budgeted for the next fiscal year. Councilor Daniels objected to conditioning the Council's approval on staff's analysis. However, the approval could be accompanied by the expectation of an analysis.

D. Priorities

Councilor Brown asked the Committee to focus on the *Strategy* and/or *Gap Assessment* in terms of priorities. A large document, without identified prioritization of issues, may not receive the Council's full attention.

Councilor Brauner observed that the "next steps" are next action items. Despite the documents' lengths, the number of "next steps" is small. He believes the Council should prioritize the "next steps," subject to existing actions and budget reviews. Committee members could submit their suggested priorities for presentation to the Council for consideration.

Acting Mayor Hamby suggested that the Committee collectively identify a few priority actions. He does not want the Council to be asked to prioritize a long list of actions. Councilor Daniels noted that the documents identify approximately 20 next steps. Three or four steps involve establishing a community energy information system, which is a *Comprehensive Plan* policy, involving work with utility companies. Eliminating duplicate actions and existing actions would reduce the list of "next steps" to be prioritized. Many of the "next steps" indicate continuation of existing actions, reducing the list of new actions to approximately nine. Mr. Dickson added that staff analysis of the feasibility of the action items may further reduce the list.

Acting Mayor Hamby suggested including in the document a list of the highest-priority "next steps." Councilor Daniels added that this could be included in the letter of transmittal. Mr. Nelson commented that the suggestion involves staff's analysis of all next step actions in terms of which actions are underway, which are new, and which need budget support. Councilor Brauner opined that this approach might be better. Councilor Brauner confirmed for Ms. Michaels that the letter of transmittal would outline Mr. Nelson's suggested process.

Dr. Phelps asked whether it would be beneficial to the Council for the Corvallis Sustainability Coalition Energy Action Team to consider and submit a brief identifying its priorities. Councilors Brown and Brauner responded affirmatively. Councilor Brauner noted that, as action items are implemented, more action items and work programs must be developed.

Mr. Nelson noted that staff analysis of next steps could not begin until after the Council's January 4 deliberations.

Councilor Daniels asked whether the transmittal letter should be changed, noting that the letter would indicate the Committee's recommendation that the Council approve the draft, would incorporate language from Councilor Brown's notes (Attachment A), and would convey the sense of urgency.

Councilor Brauner added that the Committee recommended that the Council approve the document; direct staff to analyze next step actions in terms of

feasibility, budget support, and timeline; and adopt budget support and an implementation plan.

VII. DISCUSSION

Committee members concurred with Councilor Brown's request that Ms. Michaels be given responsibility for presenting the documents and recommendations to the Council January 4.

Councilor Daniels reported that Sustainability Supervisor Lovett sent her climate and energy manuals and tool kits from several sources. She did not have time to review the materials, much of which were included in the Committee's documents from Ms. Michaels' reviews. She thanked Ms. Michaels for her extensive reviews. Mr. Dickson concurred. Committee members commended Ms. Michaels for her efforts on the Committee's documents.

Councilor Brauner said he began the Committee's work with some skepticism. He was happy with the documents the Committee developed.

VIII. ADJOURNMENT

The meeting was adjourned at 3:06 pm.

## Notes for December 15, 2009

### Gap Assessment

Gap Assessment becomes "Appendix" for Strategy

### Policy Draft

Delete definitions for "Strategy" and "Implementation"

In cover letter -  
recommend that Council adopt as a reference document (support document)  
in *Comprehensive Plan*, Article 12 "Energy" in cover letter -- pending editing by City  
staff.

### Strategy Draft

Recommend that Council approve the document --  
subject to general review by Staff as to the correctness of the document  
and evaluation in terms of overall plan, budget and timeline.  
Urge haste (i.e. get something done in 2010)

**WATERSHED MANAGEMENT ADVISORY COMMISSION  
MINUTES  
October 21, 2009**

**Present**

Matt Fehrenbacher, Chair  
Jacque Schreck, Vice-Chair  
Charlie Bruce  
Michael Campana  
Sheryl Stuart  
David Zahler  
Richard Hervey, City Council Liaison

**Staff**

Tom Penpraze, Public Works  
Ken M<sup>c</sup>Call, Public Works  
Mike Hinton, Public Works  
Jon Boyd, Public Works

**Visitors**

Frank Davis, Siuslaw National Forest  
Xan Augerot, Marys River Watersheds Council

**Absent**

Creed Eckert, Excused

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Recommendations
I Call Meeting to Order/Introductions	X		
II Review of Agenda	X		
III Approval of September 16, 2009 minutes			Approved
IV Staff reports	X		
V Visitors Propositions	X		
VI Old Business <ul style="list-style-type: none"> <li>• Benton County Habitat Conservation Plan Draft Revision</li> </ul>	X		
VII New Business <ul style="list-style-type: none"> <li>• Commission goals and plans through June 2010</li> </ul>	X		
VIII Commission Reports/Requests	X		Staff to do followup on requests
IX Adjourn			

**CONTENT OF DISCUSSION****I. Introductions**

Chair Fehrenbacher called the meeting to order at 5:30 p.m. Commissioners and staff introduced themselves.

## **II. Review of Agenda**

No changes were suggested by the Commission.

## **III. Approve September 16, 2009 Minutes**

Commissioner Schreck stated that the minutes need to be modified to indicate she discussed the watershed and the Corvallis Forest Plan at the Fisheries Society meeting she attended.

Commissioner Stuart's name was incorrectly spelled. Correction made.

**Commissioner Schreck moved to approve the minutes as amended; Commissioner Zahler seconded. The minutes were approved unanimously.**

## **IV. Staff Reports**

Mr. Penpraze reported on the watershed tour held on October 20 for the new Commission members. He asked the Commissioners to send any questions from that tour to him for follow-up. In response to a question about annual watershed tours, Mr. Penpraze reported that the action plan calls for two tours per year; these have typically been done before and after thinning harvests or other watershed enhancement projects. He also stated that staff is available to take the Commissioners or other groups to the watershed at any time with some advance notice.

Mr. McCall presented a new large format map of the watershed to the Commission. He asked the Commission for feedback on the map, which is in its second draft.

Mr. McCall reported that the logging portion of the thinning project has been completed. The City is going to do some minor road repair work on Starkers Forest haul road, which was used to get the logs out of the forest. The logs were trucked to three locations: Frank Lumber, Pacific Preserving (a pole buyer), and to Swanson Brothers for the custom cut. He estimated approximately 450,000 board feet of lumber will be milled to Forest Stewardship Council (FSC) specifications for sales on the "green" lumber market.

## **V. Visitors Propositions**

Xan Augerot, Marys River Watershed Council (MRWC) coordinator, reported that the MRWC has submitted a grant proposal to the Meyer Memorial Trust and the Bonneville Environmental Foundation (BEF) for technical assistance, landowner outreach and project development/design funds under the BEF model watershed program for the Greasy Creek basin, of which Rock Creek is a tributary. She also noted that the MRWC hopes to expand the cutthroat trout population in Greasy Creek resulting from trout population and distribution increases due to the recent fish habitat improvement projects completed on Corvallis Forest property in the Rock Creek drainage. The MRWC is looking for funding sources to reestablish the stream flow gauge on Rock Creek.

## **VI. Old Business**

### Benton County Prairie Species Habitat Conservation Plan Draft Revision

Mr. McCall provided a brief update on the Plan. The biggest difference in the current draft is that the appendices include much more content. The next step for the County is to incorporate the public comments and suggestions made during the latest comment period into the current draft and forward the final draft to the US Fish and Wildlife Service, who will review the draft and open an additional 60-day comment period if the draft meets their requirements. That comment period is expected in early 2010.

## **VII. New Business**

### Commission goals and plans through June 2010

Using the 2009/2010 Corvallis Forest Action Plan handout as a guide, Chairperson Fehrenbacher led the Commission through a discussion of the various items being worked on or planned for the

current fiscal year as a tool to inform the new commissioners on current and near term activities in the watershed.

### **VIII. Commission Reports/Requests**

Commissioner Schreck reported that the City's Capital Improvement Program Commission(CIP) will begin its review of the draft five-year plan next week. (Commissioner Schreck is the Chairperson of the CIP Commission). One of the new projects under review is the Rock Creek hydro-electric project. In the draft CIP plan, the project is scheduled for design in fiscal year 13-14 and construction in fiscal year 14-15. The majority of the funding for this project is grant-dependent. A public hearing will be held on November 5.

Commissioners had a number of questions/requests, including: opportunities to send out the Corvallis Forest annual report with the City annual Water Quality Report; get more coverage in *The City* for Forest activities/actions; make the Corvallis Forest annual report available in the Library. Corvallis Forest public tours were also discussed. The Forest Plan calls for one tour per year; however, at least two have been conducted each year in the last several years (pre- and post enhancement projects). Staff will propose some dates for the Commission's consideration so that they can be determined by February, 2010 to allow for adequate public notice. Staff will research the requests and report back to the Commission.

The Commission discussed the possibility of changing their meeting time. Commissioner Zahler agreed to collect possible times from the Commission and send them to Mr. McCall, who will then try and find a meeting location dependent on the meeting start time selected.

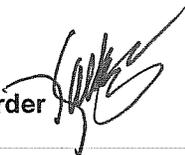
### **IX. Adjourn**

Chair Fehrenbacher adjourned the meeting at 7:05 p.m.

**NEXT MEETING: November 18, 2009, 5:30 p.m., Madison Avenue Meeting Room**

December 30, 2009

**TO:** Mayor and City Council

**FROM:** Kathy Louie, Assistant to City Manager/City Recorder 

**SUBJECT:** City Council Policies Reviewed in 2009

Consistent with the established schedule, 27 City Council Policies noted below were reviewed this year. The Sidewalk Policy (CP91-7.08) was carried over pending discussion of creating a new funding source for various activities performed out of the Street Fund. The policy is anticipated to be considered at an Urban Services Committee meeting next summer.

All City Council Policies are available on the City's Web site ([www.ci.corvallis.or.us](http://www.ci.corvallis.or.us)). Please update your Council Policy manual or give me a call if you need hard copies of the policies.

**POLICY AREA 1 - GENERAL**

CP 04-1.08	Sustainability
CP 04-1.09	Public Access Television
CP 08-1.11	Identity Theft Prevention and Red Flag Alerts

**POLICY AREA 2 - GENERAL**

CP 91-2.01	Meeting Procedures
CP 94-2.08	Council Liaison Roles
CP 94-2.09	Council Orientation
CP 98-2.10	Use of E-Mail by Mayor and City Council

**POLICY AREA 3 - PERSONNEL AND ADMINISTRATIVE MATTERS**

CP 91-3.01	Appointment of Acting City Manager
CP 91-3.02	City Compensation Policy
CP 91-3.04	Separation Policy

**POLICY AREA 4 - LEISURE AND CULTURAL ACTIVITIES**

CP 91-4.03	Senior Citizens' Center Operational Policies
CP 92-4.04	Park Utility Donations
CP 92-4.05	Library Meeting Rooms Policy
CP 92-4.06	Library Displays, Exhibits, and Bulletin Boards
CP 94-4.07	City-Owned Art Objects on Private Property
CP 95-4.08	Code of Conduct on Library Premises
CP 97-4.09	Guidelines for Free Use of Park Facilities

**POLICY AREA 5 - COMMUNITY SAFETY**

CP 92-5.04	Hate/Bias Violence
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**POLICY AREA 6 - COMMUNITY DEVELOPMENT**

CP 96-6.03	Economic Development Policies
CP 00-6.05	Social Service Funding Policy

**POLICY AREA 7 - COMMUNITY IMPROVEMENTS**

CP 91-7.04	Building Permits
CP 91-7.07	Sanitary Sewers; Responsibility for
CP 02-7.15	Fee-in-Lieu Parking Program
CP 03-7.16	Guidelines for Donations of Land and/or Improvements for Parks as an Offset to Systems Development Charges for Parks
CP 05-7.17	Utility/Transportation Facility Extensions through Public Areas

**POLICY AREA 9 - RIGHT OF WAY MATTERS**

CP 91-9.05	Street Naming and Addressing Policies and Procedures
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**POLICY AREA 10 - Financial Policies**

CP 97-10.01-10.08	Financial Policies
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December 4, 2009

TO: Mayor Tomlinson and the City Council  
City of Corvallis

CC: Jon Nelson City Manager  
Steve Rogers, Director, Public Works Dept.  
Karen Emery, Director, Parks, Natural Areas and Recreation Dept.

FROM: Karen Strohmeier, Executive Director  
Cascade Pacific Resource Conservation and Development (CPRC&D)  
Kent Daniels, Board Member (CPRC&D)

RE: CPRC&D Update and Possible Next Steps for  
Implementation of the City Council Goal

Dear Mayor and City Councilors,

One of the City Council's current goals is: "Work with CPRC&D and others to seek funding for acquisition or restoration, and improvement to publicly owned or protected wetlands, riparian and natural areas."

The CPRC&D has extensive experience working with local, regional and state level organizations and individuals regarding watershed, wetland and natural area improvement and restoration. The purpose of this document is to provide information indicating what we are considering and to make suggestions for next steps.

Over the past two to three months we have reviewed maps of city-owned properties, made some site visits, and met or communicated with city staff and staff/members of other interested organizations. We believe that there are significant opportunities for the City to work collaboratively with the CPRC&D and other local organizations to address this City Council Goal. It is important to note, however, that the success of such efforts is most likely if there is sustained City collaboration with and involvement of partner groups such as the Marys River Watershed Council, the Benton County Soil and Water Conservation District, Benton County government, the Greenbelt Land Trust, and other local, regional and state level organizations and programs.

### **Potential Sources of Funding**

City staff is already aware of some possible sources of funding for restoration or acquisition of natural areas, wetlands and riparian areas. We believe possible additional funding sources include:

- Environmental Protection Agency – Five Star Restoration Grant Program, Wetland Program Development Grants
- National Oceanographic and Atmospheric Administration – Restoration Center Programs
- US Fish & Wildlife Administration – North American Wetlands Conservation Act
- US Department of Agriculture – NEF Partnership Challenge Grants

- Oregon Dept. of Fish and Wildlife – Access and Habitat Small and Standard Grant Programs
- Oregon Dept. of Environmental Quality – 319 Grants
- National Fish and Wildlife Foundation (NF&WF) – NF&WF Challenge Grants, Migratory Bird Conservancy Grants, and National Wildlife Refuge Support Grants
- Foundation Grants too numerous to list

The CPRC&D is interested in continuing to work with and assist the City and other collaborating organizations in obtaining applicable grants or funds for natural areas, wetland and watershed restoration activities on city-owned lands.

### **City-Owned Natural Areas and Wetlands**

The City of Corvallis owns a number of significant natural areas, many of which contain significant wetlands, riparian zones or other types of lands that could potentially qualify for restoration grant funding, including:

- 1) Herbert Natural Area
- 2) Bald Hill Natural Area
- 3) Owens Farm Natural Area
- 4) Caldwell/Marys River Natural Areas
- 5) Orleans Natural Area
- 6) Berg Natural Area
- 7) Kendall Natural Area
- 8) Witham Hill Natural Area and neighboring lands
- 9) Natural Areas in Avery and Willamette Parks
- 10) The land on either side of the Marys River at the confluence with the Willamette
- 11) Lands adjacent to or near the airport and land associated with the City Public Works Dept. location
- 12) City Stormwater Master Plan: many of the drainage areas/watersheds identified in the City Stormwater Master Plan and the associated recommended actions may also qualify for grant funding.

### **Related Collaborative Efforts Already underway or Planned**

1) Willamette Wetland Restoration Project: This is a collaborative partnership started by the NRCS and the CPRC&D to assist with and promote stakeholder organizations in doing restoration work on the Willamette River and its tributaries. David Phillips of the City's Parks Dept. is attending these meetings, as are Kent Daniels and Karen Strohmeier. Restoration in the Muddy Creek Basin (a tributary of the Marys River) is a priority pilot program for this partnership.

2) The Greenbelt Land Trust, Benton County Parks and Natural Areas Dept. and the City Parks Natural Areas and Recreation Dept.: Representatives of the Advisory Boards and staff of these three organizations are planning a joint meeting in February 2010. Two of the focuses of this meeting will be wetland and riparian zone/watershed restoration efforts and the development of a regional trail plan.

3) 2010 City sponsored TMDL conference: The City's Public Works Dept. is sponsoring a public workshop regarding possible solutions to the City's Total Maximum Daily Load

temperature issue. Most of the local area organizations working on wetland and riparian/watershed restorations will be represented at that workshop. CPRC&D has committed to working with and supporting city plans to hold the workshop in the early spring of 2010 on the options and possible solutions to the TMDL issue facing the city and its waste water treatment plant.

4) The Bonneville Environmental Foundation (BEF) Model Watersheds Program: The BEF has begun implementing a 10 year model watershed program for the upper Willamette River watershed, and the Marys River Watershed Board has applied to be one of the initial participants. The Meyer Memorial Trust is one of the funding organizations for this program.

### **Recommended Next Steps**

- 1) We believe that there may be fairly short-term opportunities for funding opportunities in the Herbert Natural Area, as well as in Bald Hill and Owens Farm Natural Areas. We will continue to work with City Parks Dept. staff on those opportunities.
- 2) We will continue to be involved in the collaborative activities identified above, which may also result in funding opportunities.
- 3) We are willing to work with City staff to develop a longer-term plan that would identify potential restoration opportunities on the lands identified above, with regard to funding, scope, timing and partnering/collaborative opportunities. We suggest meeting with city staff from the Parks Dept. and the Public Works Dept. in this regard early in 2010.

We look forward to continuing to work with the Mayor, the City Council and City staff on the many potential possibilities for addressing this city goal.

Sincerely,

Karen Strohmeyer  
Executive Director, CPRC&D

Kent Daniels  
Board Member, CPRC&D

**\*\*\* MEMORANDUM \*\*\***

**DECEMBER 24, 2009**

**TO: MAYOR AND CITY COUNCIL**

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

**SUBJECT: COUNCIL GOAL UPDATE: "DEVELOP AN INTEGRATED TEN-YEAR DEVELOPMENT PLAN FOR THE AIRPORT INDUSTRIAL PARK UTILIZING SUCH TOOLS AS THE ENTERPRISE ZONE"**

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**I. DISCUSSION**

Interviews with the Mayor, Council Liaison, Airport Commission Chair, Chamber Coalition, and City staff have been conducted to discuss the Council goal and expectations. Additionally, the Airport Commission has spent several sessions on the various planning documents impacting the Airport. A briefing discussion was held with Airport Commission Chair Todd Brown and Council Liaison David Hamby, and a path for completing the goal has been identified.

The purpose of this memorandum is to check in with City Council on the proposed process.

**II. PROCESS**

Generally, to achieve the goal, the following steps need to be addressed:

1. Establish a vision for the Airport Industrial Park.
2. Develop a plan that achieves the vision while complying with multiple plans, including the Airport Master Plan, County zoning code, City development plans, including infrastructure, and shovel-ready/wetland implications.
3. Once 1 and 2 are completed, development guidelines for the Airport Industrial Park may be developed and marketed.

**III. FUNDING AND STAFF SUPPORT**

Currently, \$20,000 is budgeted in the Airport Fund to support this Council goal and would be available as carry-over for Fiscal Year 2010-2011. Given the many planning-related activities inherent in this goal, staff believes the principal support for the goal should be a planner. Using a Community Development planner takes advantage of in-house expertise but also allows the \$20,000 to be used to back-fill the planning staff time spent on the Airport Industrial Park development plan goal.

Staff will also consider this arrangement in a subsequent fiscal year in order to properly shepherd the upcoming FAA-required Airport Master Plan update.

**IV. TIMING**

Prior to July 1, 2010, stakeholder identification, process refinement, and initial outreach on visioning (step 1) would occur, so the planning-related activities could begin in earnest after July 1, 2010. Staff would like City Council to consider amending the Municipal Code establishing the Airport Commission (Section 1.16.200 attached) so that a subcommittee could be established to work with staff, the Airport Commission, and City Council on the goal.

Depending upon the Airport Industrial Park development plan outcomes, staff is optimistic that development guidelines (#3) and other plan and code changes could be accomplished by June 2011.

**V. RECOMMENDATION**

City Council reaction to the above update is requested. If Council concurs, staff will update the Airport Commission and begin work as outlined in the memorandum.

Reviewed and Concur:

  
\_\_\_\_\_  
Steve Rogers, Public Works Director

  
\_\_\_\_\_  
Ken Gibb, Community Development Director

## Memorandum

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**To:** Mayor and City Council

**From:** Ken Gibb, Community Development Director 

**Date:** December 29, 2009

**Subject:** Schedule Hearing Date on the LUBA Remand of the Brooklane Heights Planned Development Approval (PLD06-00018; SUB06-00006)

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### I. Issue

City Council Order 2009-0007, approving the Brooklane Heights Conceptual and Detailed Development Plan and Tentative Subdivision Plat, was appealed to the Oregon Land Use Board of Appeals (LUBA). On October 29, 2009, LUBA remanded the City Council decision, and on approximately December 21, 2009, the Planning Division received correspondence from the applicant, dated December 16, 2009, requesting the City Council consider the remand.

The Council is asked to schedule a public hearing on February 1, 2010, to consider the remand.

### II. Background

The subject site is a 25.88 acre property that is currently undeveloped, except for an underground sanitary sewer line that runs along the western and southwestern boundary, and a small gravel access road that enters the site near its southwest corner. The site is located northwest of Brooklane Drive, northeast of Agate Avenue, east of Fairmont Drive, and south of Whiteside Drive. The site is composed of Tax Lot 1000 from Benton County Assessor's Map 12-5-10 C. The property is owned by Stephen J. Schaberg.

- June 20, 2007 - The Planning Commission deliberated and voted to deny the application. A notice of decision was signed on June 22, 2007.
- July 5, 2007 – Applicant, Stephen Schaberg, filed an appeal of the Planning Commission's decision.
- September 4, 2007 - The City Council overturned the Planning Commission's decision, thereby approving the proposal, with conditions.
- October 9, 2007 - The City received a Notice of Intent to Appeal the City Council decision to LUBA. The decision was appealed by Anne Davies, Attorney, on behalf of Petitioners, Arthur and Barbara Boucot, et. al.
- May 30, 2008 - LUBA issued a Final Order and Opinion. LUBA determined that the City had not made adequate findings in support of the proposal with respect to two of the assignments of error raised in opposition and portions of two others.

- February 2, 2009 – City Council reviewed the remand issues and approved the application subject to adoption of Formal Findings. Formal Findings were adopted and signed on March 2, 2009.
- March 31, 2009 - The City received a notice that the decision to approve the application was appealed a second time to LUBA.
- October 29, 2009 - LUBA remanded the case after determining that the City failed to make adequate findings that the individual lot grading and stormwater treatment plans satisfied applicable review criteria in the Comprehensive Plan.
- December 16, 2009 - The applicant submitted a letter to the Planning Division asking the City to act on the remand. This correspondence was received by the Planning Division on approximately December 21, 2009.

## **II. Requested Actions**

Section 2.0.60 of the Land Development Code contains provisions regarding the City Council's actions in response to a LUBA remand. This section states:

**Section 2.0.60 - PROCEDURES FOR HEARINGS INVOLVING REMANDS FROM THE STATE LAND USE BOARD OF APPEALS (LUBA)**

**Procedures for hearings involving both voluntary and involuntary remands from the State Land Use Board of Appeals shall be as follows:**

- a. The Director shall present the remand directly to the City Council so that it can decide how to proceed. The Director shall inform the City Council of the nature of the remand, and the Council shall make a formal decision regarding procedures prior to any hearing to decide the matter. The Council may decide to do any of the following:
  1. Send the matter to another authorized hearing authority, such as the Land Development Hearings Board, Historic Resources Commission, or Planning Commission;
  2. Set a hearing date to decide the matter without re-opening the public hearing on the case; or
  3. Set a hearing date and re-open the public hearing for consideration.
- b. When considering a remand, the hearing authority may consider the case in whole or in part.
- c. Procedures for public notice and order of proceedings for remands on legislative matters shall be in accordance with Section 2.0.40.
- d. Procedures for public notice and order of proceedings for remands on quasi-judicial matters shall be in accordance with Section 2.0.50, except that in all cases, required mailing of notices shall occur a minimum of 20 days in advance of the public hearing to address the remand.

Per LDC Section 2.0.60, Council is asked to answer three questions:

1. Shall the City Council or the Planning Commission review the matter on remand?
2. Shall the public hearing on the matter be re-opened to the public or not?
3. Shall the case be heard in whole or in part?

Staff recommended decisions on each of the above questions are provided below.

### **III. Staff Recommendations**

#### **Decision 1**

- *Shall the City Council or the Planning Commission review the matter on remand?*

The City Council typically considers Land Use Cases remanded by LUBA. This is appropriate in this case as well, as the Council is the final local decision making authority and the body that made the most recent local decision on the land use case.

Staff recommend that the City Council hear the LUBA remand, not the Planning Commission.

#### **Decision 2**

- *Shall the public hearing on the matter be re-opened to the public?*

Section 2.0.60.a provides the City Council with the authority to set a hearing date with a choice of either re-opening the public hearing to public comment or not re-opening it. This decision should be based on whether or not the Council can adopt findings to address the remanded issues based solely on the information in the existing record.

In a review of LUBA's decision, and the fact that the applicant's have not submitted new information, staff have determined that Council findings can be made addressing the remanded topics based solely on information in the existing record. As such, it is not necessary to re-open the public hearing other than for the purpose of hearing rebuttal of councilor declarations. If the public hearing is not re-opened, there will be no opportunity for the applicant to present new information or for public testimony to be given.

Staff recommend that the City Council set a hearing date for the purpose of hearing rebuttal of councilor declarations, but not to hear applicant or public testimony.

#### **Decision 3**

- *Shall the case be heard in whole or in part?*

Land Development Code Section 2.0.60.b gives the Council the option to consider the case in whole or in part. LUBA remanded the case based on two aspects of the proposal: individual lot grading plans and stormwater treatment plans. Because the remand identified a limited set of errors, staff recommend that the City Council only consider the appeal items sustained by LUBA in the remand.

Staff recommend that the City Council only consider the appeal items sustained by LUBA in the remand.

**Proposed Schedule**

Staff propose the following schedule for consideration:

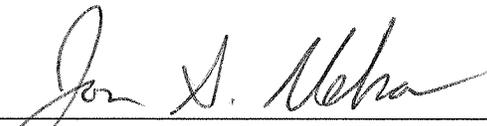
1. January 4, 2010, Council schedules a public hearing for February 1, 2010.
2. February 1, 2010, Council holds the public hearing and deliberates on the matter.
3. February 15, 2010, Council adopts formal written findings.

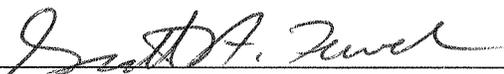
If the City Council accepts the above recommendations and hearing schedule, the following motion is suggested:

**Recommended Motion**

I move to schedule a City Council public hearing on February 1, 2010, to consider specific issues related to the LUBA remand of the City Council's approval of the Brooklane Heights Conceptual and Detailed Development Plan, and Tentative Subdivison Plat. The public hearing will not be re-opened other than for the sole purpose of hearing any rebuttal to councilor declarations.

Review and Concur:

  
\_\_\_\_\_  
Jon S. Nelson, City Manager

  
\_\_\_\_\_  
Scott Fewel, City Attorney



"Natural solutions in a changing environment"

December 16, 2009

Bob Richardson-  
City Planning  
501 SW Madison Ave.  
Corvallis, Oregon 97333

**SUBJECT: Brooklane Heights remand by the Land Use Board of Appeals (2009-042).**

Dear Mr. Richardson,

We have been seeking approval of Brooklane Heights Subdivision through the Planned Development process. The project was recently approved for the second time by the City Council and subsequently appealed to the Land Use Board of Appeals (LUBA). LUBA remanded the project for the second time in their 2009-042 Final Opinion and Order on October 29, 2009. In their opinion, there were two items that needed further public participation or clarification by the City. These items deal specifically with detailed lot grading and design of stormwater conveyance infrastructure.

It is our desire request that the City Council approve the subdivision as remanded back to the City and necessitate a separate public hearing process for the two remanded issues. This will allow for a thorough public participation process for the two remanded issues and the ability for further detail to be provided for the two topics of lot grading and stormwater. We feel this is in the best interest of all stakeholders and will provide a clear path for moving forward with ultimate approval of the project.

We are prepared to move forward with the next phase of approval and would appreciate your attention to this matter.

Respectfully,

Steve Schaberg  
Owner/Applicant

# ENERGY STRATEGY AD HOC COMMITTEE

## MEMORANDUM

December 30, 2009

**TO:** Corvallis City Council  
**FROM:** Dan Brown, Ward 4  
**SUBJECT:** Community Energy Policies and Strategies

### Background

The "Energy Crisis" of the late 1970s and early 1980s made many Americans aware, for the first time, of topics like energy security and energy conservation. In Corvallis, the City government began to plan for solutions to energy problems. However, after oil prices returned to lower levels, public concern seemed to taper off. Nonetheless, the *Vision 2020* statement completed at the end of the 1990s included many energy-related issues which were later incorporated into the revised *Comprehensive Plan* and other City policy documents.

During 2008 with financial support from the City Council, the Corvallis Sustainability Coalition created a *Community Sustainability Final Action Plan* covering twelve action areas. Early in 2009, the 2009-10 City Council established six goals, one of which was:

*"Develop community sustainability policies and implement selected actions."*

The Council further decided to emphasize the "Energy" aspect of sustainability. Also in early 2009, the federal government offered stimulus money to support job growth in energy-related projects through EECBG grants.

On July 6, 2009, Mayor Charles Tomlinson and Councilor Dan Brown presented a proposal entitled *Developing a Corvallis Energy Strategy* to the City Council and asked them to support a project to address part of the Council sustainability goal and to prepare for any new rounds of energy-related federal grants. The Council approved the proposal with minimum financial support. On July 20, 2009, Councilor Brown provided more detail to the Council about the project in a document entitled *Energy Task Force*.

Mayor Charles Tomlinson convened the Energy Strategy ad hoc Committee (ESAHC) on September 1, 2009. The Committee met five more times -- first, to discuss members' ideas and research, and later, to review the development of draft documents. The last Committee meeting was on December 15, 2009.

Minutes of the Committee meetings were included in consent agendas, and Councilor Brown made monthly progress reports to the Council. Final drafts were provided for the December 21, 2009 Council meeting; but because of the volume of other Council business, deliberation was held over until January 4, 2010.

### **Committee Composition**

The Energy Strategy ad hoc Committee consisted of six members: Bill Byers, CH2M Hill, David Dickson, Corvallis Sustainability Coalition Energy Action Team, Jim Phelps, Corvallis Sustainability Coalition Energy Action Team, Councilor Dan Brown, Councilor Hal Brauner, and Councilor Patricia Daniels. Julia Michaels, from Oregon State University, assisted as City Manager's Office Intern. City Staff arranged meeting times, channeled communications among members, and prepared minutes of the meetings.

### **Discussion**

The Committee completed three distinct documents for consideration by the Corvallis City Council:

- *Community Energy Strategy: A 2020 Framework;*
- *Gap Assessment;*
- *Compilation of Existing Community Energy Sustainability Policies*

These were submitted to the City Council in order to aid the completion of the 2009-10 community sustainability goal. The Committee hopes they will stimulate discussion about what to do further about sustainability before the end of the 2009-10 Council term.

The ***Community Energy Strategy*** outlines a potential ten-year plan to achieve community energy objectives in Corvallis. It focuses on three components: energy conservation and efficiency, renewable and/or low carbon energy sources, and local clean-energy business. Target audiences for this document include federal funding agencies (the first use of the document could be to strengthen the City's case in applying for future stimulus money) and the general Corvallis community. In order to honor the Community Sustainability Initiative, the *Prosperity that Fits* plan for community economic development, and many other public processes, care has been taken by the Committee to limit the document to actions that are supported by existing City Council policies.

The ***Gap Assessment*** was appended [Appendix C] to the *Community Energy Strategy*. It is a summary of "gaps," i.e. differences between where we are under existing Council policy and where we could be in terms of achieving community energy goals. The gaps were identified through the research of Committee members including items from the *Community Sustainability Final Action Plan* authored by the Corvallis Sustainability Coalition. The *Gap Assessment* expresses many concerns about the need for the City Council to change energy policies.

The *Compilation of Existing Community Energy Sustainability Policies* draws together Council policies related to energy sustainability in the built environment and in transportation based on a review of many sources: *Corvallis Vision 2020, Council Policy Manual, Capital Improvement Plan, Municipal Code, Comprehensive Plan, Land Development Code, Energy Comprehensive Plan Report, Stormwater Master Plan, and Transportation Master Plan*. All goals, policies and implementation items in this compilation are taken from documents which were adopted by the City Council after public discussion. The primary target audiences are current and future City Councils, attempting to save them time in studying the status of existing policies. The format of this document was designed so that additional sustainability topics, such as "Waste and Recycling," "Local Food," etc. could be added later - should future Councils choose to do so.

### **Recommendations**

**(1) The Committee recommends that the City Council approve the *Community Energy Strategy: A 2020 Framework*, subsequent to a staff analysis of the "Next Steps" sections for timeline and budget implications. We further recommend that the Council take the action necessary to adopt the strategy as an official City document, to be included in the *Corvallis Comprehensive Plan* as a "supporting document" and that an implementation plan (including timeline) accompany that adoption.**

**(2) The Committee recommends, following final verification and formatting by City Staff, that the City Council adopt *Compilation of Existing Community Energy Sustainability Policies* as a Reference Guide, i.e. attachment to the City of Corvallis *City Council Policy Manual*, upon recommendation from the City Recorder about how to do this.**

*DATE: 17 December 2009*

*TO: Mayor and City Council*

*FROM: Energy Strategy Ad Hoc Committee*

**SUBJECT: Draft Energy Strategy**

Attached to this memo is the draft Community Energy Strategy described in the proposal presented to the City Council on July 20, 2009. This is one of three documents our committee was charged to develop for your consideration.

As directed in the charge from the Council, this strategy summarizes existing policy direction in a plan format to communicate with the citizens of Corvallis and federal funding agencies. The Council's charge was clear that we were to work from existing Council-adopted documents in our development of the strategy. We have sought to adhere closely to that direction and restrict our recommendations only to those for which guidance can be found in the existing policies, which have already undergone significant public review in their formation. The committee will ask the City council to take action on January 4, 2010.

**The committee recommends City Council approval of this draft, to be followed by staff analysis of the "Next Steps" sections for timeline and budget implications.**

The committee has prepared this strategy in a context of increasing urgency and a strong sense that we need to begin acting now to increase our energy security and reduce our contribution to global climate change. We therefore further recommend:

- that the Council take the action necessary to adopt the strategy as an official City document, to be included in the *Corvallis Comprehensive Plan* as a Supporting Document, and
- that an implementation plan (including timeline) accompany that adoption.

**COMMUNITY ENERGY STRATEGY:  
A 2020 FRAMEWORK  
(Draft 12/17/09)**

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## Executive Summary

The intent of this strategy is to provide specific, publicly approved guidance to the City Council and the community about how to build a more secure, resilient Corvallis in the face of an uncertain energy future. It aims to move our town away from its total reliance on fossil fuels for its building and transportation energy needs, and towards increased self-sufficiency in meeting those needs.

This strategy is based on existing public policies that can begin to be implemented today. It has been developed in a context of increasing urgency and a strong sense that we need to begin acting now in order to decrease vulnerability to energy cost and supply fluctuations; reduce our contribution to global climate change; increase local economic vitality and diversity; achieve sustainable mobility; and accomplish other related goals.

The strategy focuses on three components:

- Energy conservation and efficiency (reducing energy use),
- Renewable and/or low-carbon energy sources,
- Local clean-energy business.

Each component contains a built-environment element and a transportation element (with the exception of the third component, local clean-energy business, which addresses only the built environment).

Each component of the strategy considers numerous aspects of the topic with regard to objectives and goals, policy direction and support, community actions already under way, examples of actions to help attain the goals and objectives, potential partners in such actions, challenges, and suggestions for ways to measure progress. A set of recommended next steps concludes every section.

This strategy is based on current policy only. In the creation of the strategy, it became apparent that numerous additional actions could be taken, or policies developed, for which no official guidance exists today. These gaps have been identified in a separate document, *Community Energy Gap Assessment* which is included as APPENDIX C.

Finally, it's important to remember that the planning horizon for this strategy is the year 2020. As the community moves forward to begin implementing this work, it will be important to continue considering possible new policies, actions, and strategic directions in the light of changing circumstances such as technological developments, new scientific information, and community will, values, and needs.

## Introduction

### Context

Consideration of energy conservation and security for its citizens is an important role for the City of Corvallis. It's also a longstanding one. Many of the ideas on which this strategy is based have been part of city policies for as long as thirty years—and went through extensive public processes before they were officially adopted. What is new is a commitment to organizing the relevant policies into **an action plan for implementation.**

An interruption in the flow of foreign oil led to city, state, and national energy planning in the 1970s and early 1980s. Today, the challenges are far larger and more serious. The ramifications of global climate change—and its relationship to human energy consumption—will have both direct and indirect consequences in our region for generations to come. Additionally, our existing energy infrastructure (power plants, transmission grids, transportation networks) cannot continue to support rampant growth in energy consumption. Cost estimates for additional energy infrastructure targets to meet that demand are so astronomically high that most national and West Coast experts believe they are unattainable.

As we prepare for an uncertain energy future, energy assurance planning is needed to guide our entire community and measure our progress. It involves rethinking the sources of energy that power our community, adjusting our consumption level, and coming to terms with the problems associated with energy consumption byproducts.

Today, Corvallis imports virtually all of our energy. By far the majority of it comes from burning fossil fuels. These facts alone indicate economic, environmental, and social vulnerabilities. Fortunately, our community is rich in the human resources needed—the scientific and engineering talent, ingenuity, and positive, can-do spirit—to take on the challenges and come up with solutions that work for all of us.

### Basis

This energy strategy is derived from numerous existing City of Corvallis documents, which have been developed, adopted, and used by the community and City Councils over the past decades. These documents include the *Corvallis 2020 Vision Statement*, the *Corvallis Comprehensive Plan*, the *Land Development Code*, various master plans and City Council policies. These all underwent extensive public processes before being adopted. Additionally, the strategy takes guidance at certain points from various State of Oregon mandates, such as land-use and transportation policies and administrative rules. References to relevant sources are contained in each section of this document.

The strategy uses the year 2020 as its target date. It does so because the *2020 Vision Statement* reflects participation by the broadest numbers of residents and sectors of our community, and because much of the material in the other documents takes guidance from that effort.

The strategy describes what is in place and can be done today to authorize and accomplish actions for our energy future. It provides examples of possible actions but does not require them. A separate “gap analysis” document pinpoints identified needs for additional policies, goals, or actions where our existing framework appears insufficient to fully achieve our objectives. If the City Council decides to proceed with the adoption of additional policies, it is expected that they will develop those through a public process that involves the community.

Finally, the strategy assumes partners, incentives, and public information efforts as the key elements for accomplishing a more secure energy future for our own local community. It does not take into consideration future regulatory approaches that may be required by state and federal mandates, as these are unknown at this time.

### **Partners**

Changing our approaches to energy use will benefit all of Corvallis, and we all can be a part of the solution in our own ways. Building partnerships can enable us to achieve more effective results than individual efforts alone can accomplish. For example, city government cooperates with state and local agencies to assist it in providing community services, such as the Corvallis Area Metropolitan Planning Organization, 509J School District, Oregon State University, and Benton County.

But we cannot rely on government alone to make the necessary changes. Our entire community—everyone who lives, works, and operates here—needs to participate. While industrial and commercial users consume the majority of our energy, households and individuals consume their fair share too. The key to success will be the extent to which partnerships can be built among all parts of the community--by families, businesses, neighborhoods, nonprofit groups of all kinds, schools, industries, professional and religious organizations, and major and minor energy suppliers. The result of such combined efforts will make Corvallis more economically secure, healthier, safer, and more livable.

## **Overview**

### **Mission**

The aim of this energy strategy is to move Corvallis away from total reliance on fossil fuels to meet the community's building and transportation energy needs, and towards increased self-reliance in meeting those needs.

*"We envision that in 2020 Corvallis will be a compact city, ...economically strong, ...environmentally aware, ...employing benchmarks to measure progress... [and] a hub in a regional transportation system." Corvallis 2020 Vision Statement*

### **Objectives**

The strategy seeks to accomplish a number of positive outcomes for the community, including but not necessarily limited to the following:

- decrease our community's vulnerability to energy cost and supply fluctuations;
- cut energy costs as percentage of household/business/community budgets;
- reduce our community's contribution to global climate change;
- improve community health through better air quality;
- increase local economic vitality and diversity.

### **Components**

To accomplish the mission and attain the objectives, the strategy focuses on three areas of activity:

- Energy conservation and efficiency
- Renewable energy
- Local clean-energy business.

A fourth component, measurement, intends to track actions and results to evaluate our progress and measure success in these areas. A recommended measurement approach is

1. Provide a starting point by establishing baseline information about activities.
2. Establish realistic, aggressive benchmarks through research of best practices and comparable experience in other communities.
3. Measure the activity indicators at intervals to track progress.
4. Evaluate progress at a mid-term point, such as 2013, to determine whether additional actions or changes are needed.
5. Implement changes as indicated by evaluation.

### **Conservation and efficiency: *reduce the amount we consume.***

#### **Introduction**

Energy specialists frequently remind the public that the single biggest source of renewable energy is reducing the amount we consume. For households and businesses alike, conservation and efficiency measures provide some of the most immediate and cost-effective, and least disruptive, reductions in transportation and structural energy consumption.

Conservation and efficiency measures focus on individual and community actions that are readily understandable, most notably changing habits and targeted investments. (Examples of habit-changing actions include turning off lights and small appliances when not in use, not idling an automobile for more than 20 seconds, etc. Examples of targeted investments would be replacing an inefficient furnace, installing storm windows or insulation, or purchasing a new fuel-efficient vehicle.) While targeted investments may face some resistance due to initial costs, a growing number of incentive and assistance programs is available to help individuals and businesses surmount those barriers. Changing our habits, on the other hand, involves each person using his or her own powers of thought, initiative, and desire to bring about reductions in our energy consumption.

*“The concept of energy conservation is not new, nor is it a question of if there is, or is not, an ‘energy crisis.’ It is simply a matter of necessary prudence and thrift in the economics of daily living—an attribute which has been deemed noble throughout the history of this country.” Prologue, Corvallis Energy Planning Framework (1979)*

*“The number of daily auto trips and the length of those trips have been significantly reduced...Public and private incentives exist which encourage employees to use mass transit. This, in turn, has reduced the reliance on the automobile as well as eased traffic congestion and air pollution... A cooperative strategy has created a cleaner, healthier environment by...reducing fossil fuel emissions and significantly reducing the amount and toxicity of emissions...Water conservation efforts decrease the amount of water residents consume...Businesses...encourage employee use of alternative modes of transportation to and from work...” Corvallis 2020 Vision Statement.*

#### **Objectives:**

1. By 2020, Corvallis will have significantly reduced its building and transportation energy consumption through energy efficiency and conservation measures, working with partners and in coordination with the state.

2. By 2020, our community will have greatly reduced its contribution to global climate change through energy conservation and efficiency.
3. By 2020, our community will have reduced its reliance on imported oil and fossil fuels through energy efficiency and conservation measures.

*Localities shall control land uses and development “so as to maximize the conservation of all forms of energy, based on sound economic principles.” **Statewide Planning Goal 13***

*“The city shall coordinate its activities with the State to establish energy efficiency goals and create incentive or rebate programs to expedite implementation of new programs.” **Corvallis Comprehensive Plan Policy 12.2.2***

### **The Built Environment**

“The built environment” in this strategy means buildings and structures that require heating, cooling, electricity, and/or other types of energy to fulfill their basic functions. This includes single-family homes, apartment buildings, commercial and industrial buildings and processes, and utility structures like power or sewage treatment plants.

The majority of electricity used in the Corvallis area comes from coal-burning power plants. Thus, when we use electricity, we are actually burning coal. Conversely, when we reduce our use of electricity in our homes and businesses, we reduce our individual and community contribution to the damages caused by coal emissions. Natural gas, while far less harmful to the environment than coal, still emits its fair share of greenhouse gases.

Additionally, according to data from local utilities, the community spends millions of dollars on energy every year. Virtually all that money leaves the local economy.

City policies direct us to ensure the conservation of existing non-renewable energy through tactics for existing buildings, new construction, and strategic land use planning. Other tactics exist as well, and the current environment makes a number of Federal, state, local, and nonprofit policies and assistance options available to support that direction.

City Policy support. The objective with regard to the built environment is supported by numerous Comprehensive Plan policies. Of particular note are:

- CP 7.2.5** “The City shall encourage the use of the most appropriate technology in all new developments and existing businesses and industries to comply with or exceed State and Federal environmental standards.”
- CP 7.3.10** “The City shall encourage citizens to modify their household actions to reduce emissions. This can include items such as alternatives for heating, transportation, and lawn equipment.”
- CP 12.2.4.E** “The City shall take a leadership role in local energy matters to ensure the conservation of existing nonrenewable energy resources by...coordinating with the local utilities to establish an energy information center within the one stop permit center which would provide the public with information on weatherization programs, loan information,

renewable energy resources, and consumer protection information related to new energy conserving and generating devices.”

Additional relevant policies include Comprehensive Plan policies 7.2.2, 7.2.3, 7.2.6, 10.3.3, 12.2.2, 12.2.3, 12.2.5, and Council Policy 4.1.08.043 (reduce energy demand first before expanding supply).

Community support. Our community is not starting from scratch to work towards reaching our objective. Many examples already exist of our awareness and support for efforts to reduce energy consumption through energy efficiency and conservation. These include, but are not limited to, the following:

- Over 800 home and business energy audits completed as part of the Corvallis Energy Challenge, an Energy Trust of Oregon pilot program promoting energy efficiency and conservation.
- Adoption in 2006 of City *Land Development Code*, containing emphasis on reducing demands for energy use by considering topography, microclimates, vegetation, and site and structure orientation.
- Benton County and School District 509J sustainability initiatives for energy conservation in their facilities.
- Lighting retrofits completed or under way at numerous city and county buildings such as the County Courthouse, Law Enforcement Building, Corvallis City Hall, and Majestic Theatre.
- City and County use of Federal stimulus and other funds to help fund major energy efficiency improvements.
- County government energy efficiency improvements ongoing since 1986.
- City of Corvallis energy efficiency efforts intensified as major part of organizational Sustainability Management System development.
- OSU President Ray’s commitment to combating climate change (2009).
- LEED certification for new construction of four large private and public structures in downtown Corvallis and OSU.
- Over \$300,000 in federal energy grant awards to local groups to encourage weatherization and other energy efficiency measures for residences, businesses, and public buildings (2009).
- Corvallis-Benton County Library’s 45% reduction in energy use through its energy management system; additional reductions in most other city buildings in 2007-08.
- City street light system set to minimize unnecessary burning through time and motion devices.
- Recognition of Corvallis as #1 City in the U.S. for green buildings per capita (*The Professional Geographer*, May 2009).

These examples demonstrate a community readiness to achieve significant changes in our energy consumption. They reflect many efforts by individuals or organizations, without community-wide coordination.

### Goals

Three goals encompass the activities necessary to reach the objective of reducing energy consumption through efficiency and conservation measures in the built environment.

1. Increase the efficiency of existing structures.
2. Require new construction to meet statewide energy efficiency standards.
3. Bring about changes in individual and organizational energy use practices.

### Partners

Homeowners, rental property owners (commercial and residential), businesses, OSU, 509J, Corvallis Boys and Girls Club, large employers, Energy Trust of Oregon, gas and electric utilities,

Energy Action Team volunteers, OSU Student Sustainability Center, Willamette Neighborhood Housing Service, Community Services Consortium, Linn Benton Community College, City of Corvallis, Corvallis Environmental Center, OSU Extension, Benton County, builders, contractors, individuals, engineers, print and electronic media outlets

### Challenges

- *Funding possibilities* include federal grants; energy financing programs through Oregon Department of Energy; Oregon Economic and Community Development Department; Oregon Housing and Community Services; private organizations focused on energy efficiency, climate change, poverty reduction, watershed issues and other related interests; partner collaborations that leverage resources; city water and sewer funds.
- *Overcoming existing habits in the community* can be tackled with a mix of public information programs that target both individuals and community groups, and financial incentives such as rebates and savings on energy bills.
- *Cost-effectiveness* is marginal in the short run.
- *High number of rental properties.* Since tenants pay energy bills, property owners may not acknowledge the need for increased efficiency.

### Measurement

Examples of measurable actions or items that can be tracked over time to indicate our progress towards reducing our energy use include:

gas and electric usage data from Pacific Power, NW Natural, and Consumers Power;  
EPA and DEQ air pollution data;  
information from Energy Trust of Oregon on energy efficiency rebates/incentives in Corvallis;  
information from City of Corvallis on energy efficient appliance rebates  
water use information from City of Corvallis  
building permits for heat pump installation?

### Actions

Examples of actions possible under current policy include:

1. Community continues Corvallis Energy Challenge efforts to follow up on 800 residential and 50 business energy audits already conducted, to encourage achievement of structure-specific recommendations for weatherization and energy efficiency improvements. (already under way)
2. City government adopts new “green building” standards currently under revision by the State (state mandate).
3. Establish an energy information center to provide public information on weatherization programs, energy improvement loans, ways to conserve energy use through common practices, consumer protection information about energy conservation devices, and other relevant matters.
4. Continue to provide incentives/rebates for energy efficient appliances.
5. Continue to promote community efforts to reduce water and wastewater usage, thus reducing the extensive energy operating requirements for the water and wastewater treatment plants.
6. Extend the energy audit program model pioneered by the Corvallis Energy Challenge to broaden its reach to a wider segment of the community, and to include followup and tracking capability.
7. Expand the energy efficiency revolving loan program capacity to benefit more participants.
8. Wage a public information campaign to encourage more conservation and less energy waste in personal, household, and organizational practices.

### Next Steps:

The community should continue to build on the groundwork already laid by the Corvallis Energy Challenge and by local government:

- A. Implement followup communications and financial incentives to promote weatherization and efficiency measures in homes and businesses throughout the community.
  - Funding: Federal Energy Efficiency Block Grants.
  - Partners: City of Corvallis, Corvallis Environmental Center, Corvallis Sustainability Coalition Energy Action Team, Community Services Consortium
  
- B. Seek ways to expand and/or extend the reach of the energy efficiency revolving loan program to benefit more participants.
  - Funding: Federal Energy Efficiency Block Grants, Oregon Department of Energy, Energy Trust of Oregon
  - Partners: City of Corvallis, state and federal governments, Energy Trust of Oregon, community lending institutions, Community Services Consortium
  
- C. Establish a Community Energy Information Center to provide the public with information on weatherization and efficiency programs, energy improvement loans, ways to conserve energy use through common practices, consumer information about energy conservation devices, and other related matters. May be augmented with targeted public information campaigns as opportunities become available.

Funding and partners could include, but need not be limited to, utility companies, Energy Trust of Oregon, city and county government, OSU Extension and other OSU entities, Linn-Benton Community College, 509J School District, Community Services Consortium, Corvallis Environmental Center, and Corvallis Sustainability Coalition Energy Action Team.
  
- D. Continue City of Corvallis programs to:
  - \* Provide incentives/rebates for energy efficient appliances, and
  - \* Promote community efforts to reduce water and wastewater usage.
  - Funding: City Water Fund, City General Fund
  - Partners: all Corvallis water users, property taxpayers
  
- E. City adopts new Green Building Standards. NOTE: This important action is on hold due to the recession-caused delay in finalizing new statewide standards (based on the Portland model). It should become a key part of the city staff work program once the new state standards become official. For more information, see:

[www.cbs.state.or.us/external/bcd/bldg\\_newsletter/documents/Green Building Update.pdf](http://www.cbs.state.or.us/external/bcd/bldg_newsletter/documents/Green_Building_Update.pdf)

### **Transportation**

Transportation, in particular the automobile, consumes a significant portion of our nation's and community's energy. Furthermore, all petroleum products used in our community are imported. Based on ODOT data for vehicle miles traveled, we estimate that \$90 million leaves the community annually to pay for fuel. Additionally, emissions from gasoline-powered vehicles are a major contributor to the aggregated greenhouse gases that are producing global climate change. Therefore, seeking ways to use

less petroleum falls under multiple energy strategy objectives. We will need to reduce our gasoline consumption if we want sustainable mobility into the future.

Commuters to and from Corvallis are the source of much of the community's transportation-related greenhouse gas emissions, according to data from the Oregon Department of Transportation and the Corvallis Area Metropolitan Planning Organization. While the actual numbers of commuters is a relatively small percentage of drivers, the number of miles they drive per capita is much larger than the average per capita daily miles driven within the city. This reflects the fact that the southern Willamette Valley region functions as a regional economy sharing a single airshed and commute-shed. Tackling the problem of commuter vehicle emissions necessarily will necessarily involve all communities in the region along with state government and regional organizations.

This transportation section focuses on how to use efficiency and conservation measures to reduce our existing appetite for petroleum. The strategy component that deals with renewable or low-carbon energy (pp.11-13) contains a transportation section focused on non-petroleum forms of transportation.

City policies direct Corvallis toward energy efficient transportation modes and land use planning tactics that reduce automobile dependency.

#### City Policy Support

*CP 11.4.6:* "New industrial and commercial development shall provide preferential car pool and van pool parking near primary building entrances."

*CP 12.2.5:* "The City shall encourage land use patterns and development that ...have ready access to transit and other energy efficient modes of transportation..."

*CP 12.2.6:* "The City shall actively promote the use of energy efficient modes of transportation."

*CP 12.2.7:* "The City shall encourage the development of high density uses that are significantly less dependent on automobile transportation."

*Vision 2020:* "Corvallis will be...a hub in a regional transportation system that connects Linn and Benton counties and provides a link to the north-south...rail system...The number of daily auto trips and the lengths of those trips have been significantly reduced..."

#### Community support

Changing our driving habits and using our cars less are two areas where it's difficult to identify success stories that show we're starting to move in the direction of breaking our petroleum dependency. Still, there are some indicators of growing community awareness that we can improve our efficient use of gasoline.

- 2006 City adoption, through extensive public process, of land use policies and codes aimed at reducing driving needs and encouraging alternative transportation modes
- City government downsizing its police fleet from 8 to 6 cylinders
- City government replacing gas cars with hybrids
- City transit system receipt of national recognition for its multiple improvements and successes, such as increased routes (e.g., link to Crescent Valley High School), improved scheduling coordination for linking routes, bus use of 20% biofuel

- Linn-Benton Loop transit system provision of important functional link in regional transportation system.
- Cascades-West Council of Governments work with regional partners to provide vanpool and ride-sharing information clearinghouse.
- OSU transit subsidies, allowing students to ride for free
- OSU student partnership with city transit and private businesses to fund Beaver Bus
- Allied Waste funding for school-age children to ride bus for free during summer
- Employee transportation coordinators group of large private and public employers
- Local government and OSU purchase of high-efficiency electric vehicles
- City allocation of funds for four public electric-vehicle charging stations
- City traffic light timing synchronized on major arterials to reduce vehicle idling and increase efficient traffic movement
- Actions under consideration by adjacent communities in both Linn and Benton Counties, supported by county officials, to develop public transit links throughout region on both east-west and north-south axes.

### Goals

1. Reduce single-occupancy vehicle trips.
2. Improve efficiency of current Corvallis vehicles.
3. Increase usage of new, more efficient vehicles.
4. Increase transit ridership.

Partners: Community members, auto dealers and mechanics, automobile and driving interest groups, ODOT-DMV, employers with parking lots, driving instructors, Allied Waste, Corvallis Transit System, OSU, LBCC, Benton County, City of Albany, Linn County, local retailers, Cascades West Council of Governments (COG), CAMPO, Lane Transit, UO, City of Salem.

### Challenges:

- *High percentage of commuters:* the mismatch among local labor force skills, housing prices, and employment opportunities. Many local residents commute to specialized jobs in larger cities, and many employees of local businesses can't afford the residential options available near Corvallis employers.
- *Funding possibilities* include use of Oregon's Business Energy Tax Credit and federal support to operate the transit system, federal and state incentives to purchase fuel-efficient vehicles, and businesses establishing electric vehicle charging stations for employees or customers. Other transit financing alternatives include paying from current general revenues at expense of other city programs; local option property tax levy; utility bill assessment; local gas tax or vehicle registration fee; local payroll or income tax.
- *Overcoming existing habits:* the single biggest challenge to reducing our existing petroleum use through conservation and efficiency is overcoming apathy and inertia—the difficulty of persuading community members to take responsibility for the problems their driving causes, the need to change their driving behavior, and the power they possess to do so.
- *High turnover of youth residency:* this poses a challenge for public information programs, because OSU students, more than 25% of the community, leave after being here a couple of years and are replaced by new students who also must be trained.

## Measurement

Examples of possible measurable actions or items that can be tracked over time to indicate our progress towards reducing our gasoline use include:

Vmt data from CAMPO

Corvallis Transit System ridership data

electric and hybrid vehicle data from ODOT and manufacturers

carpool/rideshare data from Cascades West Council of Governments (COG)

data on vanpool participation from COG and Valley Vanpool

Corvallis vehicle registration by weight/class/mpg

Gasoline purchasing data?

Employers' (OSU, Hewlett Packard, UO, State of Oregon) data on parking demand and allocation for carpools, vanpools, electric vehicles

Sales of new vehicles with higher efficiency mpg rating

## Actions

Examples of actions possible under current policy include:

1. Citizens and government continue to support local land use policies that promote compact urban development and de-emphasize autocentric development.
2. Corvallis works with regional Council of Governments, CAMPO, state, and regional partners to develop a regional transit system designed to serve commuters.
3. Large employers facilitate carpooling, ride sharing, and transit use by their employees.
4. OSU, UO, State of Oregon, and other large employers throughout region shift parking subsidies away from single-occupancy vehicle use and towards favoring energy-efficient transportation practices and modes.
5. OSU, Corvallis Transit, and Benton County collaborate to establish shuttle service to a medium- to long-term student car park facility at Fairgrounds or other remote location.
6. Establish park-and-ride location at eastern edge of city, paired with shuttle service to hospital, HP, and OSU.
7. Corvallis Transit System improves transfer connections both internally (within City) and externally (intercity).
8. Public information efforts encourage community members to increase their vehicle efficiency through improved maintenance (e.g., properly inflated tires) and operating practices (e.g., stop engine idling beyond 20 seconds).
9. Community members reduce vehicle trips through efficient trip planning.
10. Community members take advantage of state and federal incentives to purchase more efficient vehicles.
11. Corvallis Transit System increases number, frequency, and hours of routes; reduces fares.
12. Corvallis Transit System improves bus stops by
  - Adding shelters,
  - Improving bus access,
  - Increasing lighting,
  - Add bicycle tie-up facilities.
13. Businesses, city, and county government opt to provide more electric vehicle charging stations and reserved parking for electric vehicles.

## Next steps

- A. Continue to support and uphold local land use policies that promote compact urban development and de-emphasize autocentric development.

- Partners: citizens, developers and redevelopers, city staff, Planning Commission, City Council
- Funding: City Community Development Department budget

B. Provide an automotive energy conservation and efficiency component of the proposed Community Energy Information Center (see p. 7, item C). May include possible transportation audits and driving efficiency information. Augment with public information campaign as opportunities become available. (See Attachment X for public information campaign ideas)

Funding/partners could include, but are not limited to, ODOT, automobile and driving interest groups, City of Corvallis, automobile dealers and parts suppliers, driving instructors, and others.

C. Implement long-range planning for Corvallis Transit System.

- Funding: Business Energy Tax Credit, Federal Dept. of Transportation, current general revenues at expense of other city programs; OSU; local option property tax levy; utility bill assessment; local gas tax or vehicle registration fee; local payroll or income tax.
- Partners: City of Corvallis, Allied Waste, Corvallis School District 509J, OSU.

D. Work with regional partners to develop regional transportation system designed to serve commuters. Funding sources and key partners include Linn-Benton Loop, Philomath Connection, Linn and Benton Counties, Lane Transit System, Cities of Corvallis, Albany, Adair Village, Philomath, Monroe, Lebanon, Eugene, Salem, ODOT, Cascades West Council of Governments.

E. Encourage electric vehicle use.

Funding sources and partners include Federal Depts. of Transportation and Energy; State of Oregon Depts. of Transportation, Energy, Environmental Quality, and Economic and Community Development; Oregon Transportation Research Education Consortium (OTREC); Metro (Portland area regional government); Pacific Power and Consumers Power; local governments and businesses; auto manufacturers.

**Renewables/low-carbon sources:**  
*for the energy we still need, increase the proportion we obtain  
from renewable and/or low-carbon sources.*

### **Introduction**

While energy conservation and efficiency measures can and will go a long ways toward reducing our community's overall energy consumption, people are still going to need energy to heat and cool their homes and businesses; provide power for lighting and appliances; operate large equipment and drive industrial-level activities; and transport goods and people. And today, most of that energy, as previously mentioned, comes from burning fossil fuels—coal, natural gas, and fuel oil.

We need to look seriously at what alternative fuel choices are available if we really intend to decrease our dependency on coal, natural gas, and petroleum. Just as economic diversity helps insulate a community somewhat from the negative effects of economic factors beyond local control, so building a variety of energy options into our energy portfolio can help us better adapt to changes in energy markets that are beyond our control.

Local utility suppliers are key partners in our energy strategy, and particularly with regard to diversifying the Corvallis energy portfolio. They face specific federal government requirements to increase the renewables share of the energy they supply. We will need to work with them as we move to increase community consumption of electricity from renewable sources, whether generated elsewhere or locally.

*“Air pollution has been lessened, thanks to changing attitudes and actions by residents, strict environmental regulations, an increased emphasis on non-polluting forms of heating and transportation...and technological advances...[N]eighborhoods are safe, easy, and convenient to walk and bicycle in, [with]pedestrian connections between neighborhoods.” Corvallis 2020 Vision Statement*

### **Objectives:**

1. By 2020, Corvallis will obtain a significant percentage of its building, appliance and equipment, and transportation energy from renewable and/or low-carbon sources.
2. By 2020, our community will have further reduced its contribution to global climate change through increased use of renewable and/or low-carbon energy sources.
3. By 2020, our community will have reduced its reliance on imported oil and fossil fuels through increased use of renewable and/or low-carbon energy sources.

### **The built environment**

“Renewable” or “alternative” energy has consistently been considered the energy of the future, with technical and economic challenges stifling large-scale deployment. But today, multiple factors have combined to cause a quantum shift in how we view our energy sources. National security and foreign policy, hard economic truths, global climate change, and major technological developments have in the past decade created an environment wherein renewable energy is no longer an intriguing concept: it is an increasingly important part of our future.

City policies direct us to take renewable energy seriously, learn more about it, and consider how we can use naturally occurring resources around us (such as solar and wind power) and new technologies to reduce harmful emissions and increase support for renewable energy. Just like the technologies that ushered in the information revolution of the past generation, rapid technological advances and changing assumptions in the world of energy are making renewable or low-carbon alternative fuels increasingly available for mainstream use.

### City Policy Support

- CP 7.3.10** “The City shall encourage citizens to modify their household actions to reduce emissions. This can include items such as alternatives for heating, transportation, and lawn equipment.”
- CP 12.2.1:** “The City shall encourage the investigation, development, and use of renewable energy resources by both the public and private sectors in order to reduce the community’s immediate and long-range need to import energy.”
- CP 12.2.4** “The City shall take a leadership role in local energy matters ...by

- C) Investigating the retrofitting of existing municipal buildings with renewable energy space and water heating systems and retrofitting those buildings as soon as practical; ...
- E) Coordinating with the local utilities to establish an energy information center ...which would provide the public with information on ...loan information, renewable energy resources, and consumer protection information related to new energy...generating devices.”

### Community Support

- High participation rate in Pacific Power’s Blue Sky program, directing payments to support renewable energy credits.
- OSU purchase of renewable energy with student fees
- Solar generator on OSU’s Kelley Engineering Building
- Solar access standards for new development siting in Corvallis Land Development Code
- Capture of methane at city wastewater treatment plant contributing a portion of energy needed for plant operations.
- City of Corvallis authorization of solar photovoltaic facility at the water and wastewater plants (business partner awaiting financing)
- City award of \$120,000 in federal grant funds for geothermal heat pump for Corvallis Senior Center (pending federal approval)
- Proposal for mini-hydro capability of city’s Rock Creek water facility developed, now in City’s Capital Improvement Plan (funding sources not identified)
- Increased demand for solar contractors
- Pacific Power plan for 20 percent of its total energy portfolio to be from renewable energy by 2025 (federal requirement). Renewable energy credits (RECs) already in use; wind power infrastructure under construction.
- EPA recognition of Corvallis as #1 on list of Green Power Communities.

These examples reveal a seriousness, an eagerness, and a willingness for increased access to and use of renewable energy on the part of Corvallis residents and their government, OSU and its students, and the community’s major utility providers.

### Goal

This goal supports a range of activities that can help move Corvallis away from fossil fuel reliance through use of renewable and/or low-carbon alternatives in our built environment:

Work with utility providers to accomplish community compliance with federal green power mandates of approximately 17-20 percent by 2020.

Partners: Pacific Power, NW Natural, Consumers Power, Bonneville Environmental Foundation, Energy Trust of Oregon, Oregon Department of Energy, City of Corvallis, Community Services Consortium, Willamette Neighborhood Housing Services, Corvallis Environmental Center, local lending institutions, architects, engineers, electricians, solar contractors, heat pump installers, and plumbers

### Challenges:

- *Funding* can be a major barrier to a business or property owner wanting to invest in renewable energy. Possible sources for assistance include electric utility programs, federal agencies, energy advocacy groups, private alternative-energy firms seeking partnership opportunities, financial

institutions (home improvement loans), City's Housing Division programs and Community Services Consortium as sources for low-interest loans for low-income or subsidized housing.

- *Overcoming existing habits* appears to be less of a challenge than the financial one. With major utilities and institutions already moving towards more reliance on renewable/low carbon energy choices, acceptance of the concept is not the problem. A significant push from the state or federal government that features tax credits or incentives could change the picture in a major way, as it has in other jurisdictions and countries.
- *Limited local supply of sun, wind, and hydropower.*
- *Cost-effectiveness.*
- *Redevelopment*

### Measurement

Examples of possible measurable actions or items that can be tracked over time to indicate our progress towards increased use of renewable or low-carbon energy sources include:

Data from utility companies

Data from Energy Trust of Oregon

Electricity costs for City wastewater treatment plant

Information from property owners using renewable energy

Demand for services from local renewable energy businesses

City building permits for solar energy installation

### Actions

Examples of actions possible under current policy include:

1. Create mechanisms to achieve community-wide enrollment in low-carbon development programs provided through existing energy suppliers.
2. Establish public-private Energy Information Center to encourage and facilitate use of alternative energy sources and programs.
3. Seek ways to establish incentives to encourage investment in renewable energy projects.
4. Promote use of renewable energy credits (RECs) where practicable.
5. Install equipment at wastewater treatment plant to increase methane capture and use in providing power for additional buildings in Public Works complex (already in CIP).
6. Promote and encourage installation of renewable energy capability on highly visible public and private buildings.
7. Uphold solar access provisions of City Land Development Code in land use decisions.

### Next Steps

- A. Include information on renewable energy in the Community Energy Information Center (CEIC).
  - Partners include OSU Extension, City of Corvallis Sustainability Coordinator, OSU Sustainability Coordinator, Energy Trust of Oregon, and others.
  - Funding—would be within that of the CEIC.
- B. Aggressively pursue funding for equipment at wastewater treatment plant to increase methane capture and use in providing power for additional buildings in Public Works complex (already in CIP).
  - Partners include City of Corvallis and Pacific Power.
  - Possible funding sources include Federal government, city utility customers.
- C. Enroll entire community in renewable energy programs provided through existing energy suppliers.

- Partners include Pacific Power, Consumers Power, NW Natural, City of Corvallis.
- Funding possibilities include City General Fund or surcharge on utility bills.

D. Promote and encourage installation of renewable energy capability on highly visible public and private buildings

- Partners include property owners, solar and heat pump contractors, electricians, plumbers, carpenters, and other construction trades workers
- Funding possibilities include Energy Trust of Oregon, Oregon Dept. of Energy, Federal Energy Efficiency Block Grants, private investors, and corporate partners.

### **Transportation**

Renewable or low-carbon energy to power vehicles, like renewable energy generally, has lately become a topic of intense research and development focus. New products like plug-in hybrid vehicles and hydrogen-powered cars are entering the market with almost dizzying speed.

With such a profusion of new-technology products abounding, however, it's important to remember that two traditional means of transportation are extremely common and popular in Corvallis: walking and bicycling. Citizens of all ages do both, and have also worked with their government for decades to encourage more participation, investing in the infrastructure, amenities, and general environment to make Corvallis a safe, enjoyable, and excellent place for either foot or bicycle travel.

#### City Policy support:

- CP* 7.3.7      “The City...shall actively promote the use of modes of transportation that minimize impacts on air quality.”
- CP* 11.2.5      “The transportation system shall given special consideration to providing energy efficient transportation alternatives.”
- CP* 11.4.5      “The City shall continue to promote the use of other modes of transportation as an alternative to the automobile, especially in areas where there is a shortage of parking facilities.”
- CP* 12.2.6      “The City shall actively promote the use of energy efficient modes of transportation.”

Additional relevant policies include Comprehensive Plan policies 7.3.8, 11.2.3, 11.2.4, 11.2.5, 11.2.10, 11.5.1-16, 11.6.1-13, 11.7.1-7 and City Administrative Policy 99-1.03.10, which references “the citywide goal to increase use of renewable energy.”

#### Community support

- City bicycle advisory group formed in 1971; pedestrian interests added in 1990s
- Bicycle lanes and off-road paths network throughout city
- Bike/walk to school program
- Safe Routes to School, a partnership of federal, county, and city government with the school district to ensure safe routes to school
- Use of biofuels in city vehicles
- Use of solar capability to recharge electric vehicles
- Bicycle coordinator on city staff
- City police bicycle patrols
- City recognition and awards from national bicycle advocacy groups
- City policies and codes requiring pedestrian-oriented design, sidewalks, circulation networks, and multi-use paths

- Corvallis named the third greenest commuter city (people who bike or walk) by *AARP Magazine*
- Recognized by *Prevention Magazine* as one of the top 100 Best Walking Cities in America

### Goals

1. Increase the numbers of community members who regularly bike, walk, or use other non-gas-powered transportation.
2. Increase percent of vehicles operating fully or partially on non-fossil fuels.

### Partners:

City of Corvallis, Benton County Health Department, OSU, LBCC, 509J schools, other public and private local employers, bicycle shops, bicycle advocacy groups, senior and neighborhood walking groups, physical fitness businesses, sporting goods shops, public health and fitness advocates, property owners.

### Challenges:

- *Funding* Possible sources for improving bike and pedestrian amenities include federal and state funds for transportation enhancements in road construction and repair, and use of transportation utility fee to cover sidewalk repairs.
- *Overcoming existing habits in community.* The challenge is getting more people to drive less and choose to walk or bike instead. While Corvallis has a high percentage of residents who walk or bike compared to other cities, the percentage is still very small compared to residents who always drive. If public health advocates continue efforts to emphasize obesity reduction, these percentages may increase.

### Measurement

Examples of possible measurable actions or items that can be tracked over time to indicate our progress towards use of renewable or low-carbon-based transportation:

Use of biofuels by public motor pools (city, county, school district)

Miles of bicycle and pedestrian facilities

Demand for bike racks and bike training (city, OSU, businesses)

City variances requested/granted for compliance with PODS; cases exceeding standards

Sources of measurement data for bicycling or walking

### Actions

Examples of actions possible under current policy include:

1. Continue to improve bike routes.
2. Improve bike parking facilities at destinations.
3. Provide bike and pedestrian safety training, including protection, visibility, and reduced distraction.
4. Heighten emphasis on vehicle driver awareness of pedestrians and bicycles, for a safer and more encouraging walking/biking environment.
5. Promote more bike and pedestrian use through incentives and publicizing benefits.
6. Repaint crosswalks more frequently in high foot-traffic areas (e.g. near OSU, schools, shopping destinations on major arterials).
7. Collaborate with OSU and industrial and commercial partners to provide refueling station for vehicles using alternative fuels.
8. Provide electric vehicle charging stations that are powered by renewable energy.
9. Continue to promote “Get there another way” events as well as ongoing promotion of non-vehicular transportation.

10. Increase transit fuel composition to 20 percent or more renewable fuels.
11. Link destinations by pedestrian routes.
12. Increase number of pedestrian routes.
13. Maintain safe sidewalks.

#### Next Steps

- A. Promote more bicycle and pedestrian use through publicizing benefits, conducting safety training, and including comparative carbon footprint information at Community Energy Information Center.
  - Partners: City of Corvallis, bicycle shops, bike advocacy groups, OSU/ASOSU, Corvallis School District 509J, and CEIC partners.
  - Funding: A staff position dedicated to bike safety and promotion is in city budget (property tax-funded).
- B. Continue to improve bicycle and pedestrian infrastructure such as increasing bike parking facilities, more frequent crosswalk repainting, maintaining safe sidewalks, increasing number of pedestrian routes and general safety of bike routes.
  - Partners: City of Corvallis, OSU, School District 509J, Benton County, local businesses and employers.
  - Funding: grants from federal and state government and other sources, and ongoing city maintenance budgets as opportunities become available.
- C. Continue to uphold city policies and codes requiring pedestrian-oriented design standards, sidewalks, circulation networks, and multi-use paths.
  - Partners: City Community Development Department, Planning Commission, and City Council.
  - *Funding*: ongoing in city budget.

### **Local clean energy business: *support development of local renewable energy options***

#### **Introduction**

While many may question whether Corvallis could ever become totally energy self-sufficient, the fact is that energy purchases leave Corvallis every day. Any reduction in the millions of dollars annually taken out of our local economy, and replacement by local sources, improves both our local energy market and our local economy as a whole. Through collaboration among partners, even small amounts of locally generated energy can help our community become more energy secure than we would otherwise be. For example, unforeseen emergencies and disasters carry the potential for disruption of energy transmission lines and transportation corridors. In such circumstances, access to rudimentary sources of locally generated energy can contribute to the community's ability to sustain crucial activities such as water treatment and medical service.

Additionally, seeking ways to build local energy generation capacity also correlates with community economic development goals for a more diversified business environment than currently exists in Corvallis. Inherent capabilities already exist in our community, such as OSU, ONAMI, and Hewlett Packard, to further local transformation of energy markets, if the means exist to do so. Robust growth in a locally based energy sector can result in job creation in both energy generation itself and specialized energy expertise and skills.

Harnessing our local energy expertise can mean not only developing our own local energy sources but also showcasing our local energy talent and building intellectual capital that can be exported throughout our region.

*“We envision that in 2010 Corvallis will be an economically strong and well-integrated City, fostering local businesses, regional cooperation and clean industry.” Corvallis 2020 Vision Statement*

### **Objectives**

1. By 2020, a growing percentage of our renewable energy consumption will be generated locally or regionally.
2. By 2020, our community will have further reduced its contribution to global climate change through development of local renewable energy sources and initiatives.
3. By 2020, our community will have further reduced its reliance on imported oil and fossil fuels through development of local renewable energy sources and initiatives.

### **The built environment**

#### City Policy support

- CP 8.2.8** “The City shall stay responsive to emerging technologies that support local business.”
- CP 8.9.7.D** “The RTC [Research-Technology Center] district shall be used to help assure the availability and adequacy of sites for ‘high-tech,’ ‘biotech,’ and renewable resource-based businesses and industries, and to foster the transfer of academic and private research results into practical applications.”
- CP 10.4.5** “The City...shall seek opportunities to promote reliable, efficient, affordable, environmentally-sound, and equitable energy services within the community.”

Additional relevant policy support includes Comprehensive Plan policy findings 5.3.b., c, e, and f; and policies 5.3.1-5, 8.2.1, 8.2.3, 8.4.2, 8.9.8, 12.2.1, 12.2.3, 12.2.4.A, 13.2.1, 13.2.4.

#### Community support

- OSU electric co-generation plant (nat. gas powered, surplus available locally)
- City contract with SunEnergy Power corporation to build a 2Mw solar array at the wastewater treatment plant
- Creation of “green” Enterprise Zone at Airport Industrial Park
- City lease with Trillium Fiber Fuels to further OSU technology transfer from lab to industrial scale
- Consumers Power conversion of methane from Coffin Butte landfill to provide electricity to its customers
- Growth in number of qualified solar contractors
- Award of federal energy grant funds to local renewable energy contractors
- Existence of urban forest, OSU- and privately-owned forests and greenbelts, city-owned watershed forest, Benton County natural areas, which contain thousands of trees to provide carbon sequestration
- Local qualified geothermal heat pump installers

#### Goals

1. Develop and grow local pool of experienced, knowledgeable renewable energy professionals adequate to meet community need, and in demand for their expertise and services beyond the immediate community.
2. Make Corvallis a center of alternative/renewable energy research, development, and industry.

### Partners

OSU, Business Enterprise Center, Oregon Dept. of Energy, USDOE, Oregon Dept. of Community and Economic Development, Energy Trust of Oregon, Benton Chamber Coalition, Allied Waste, Benton County, Greenbelt Land Trust, City of Corvallis, local farms and forest lands, Pacific Power, Consumers Power, local entrepreneurs

### Challenges

*Technology* is in various stages of development ranging from infancy to full usability, is growing quickly and is constantly changing; thus risk is a related factor where investments are concerned.

*Financing* prospects are difficult in the current constrained venture capital market, and even more so due to the risk as described above.

*Building market capacity* is related to public understanding of the viability of various technologies; however, a local market for solar energy in particular could be expanded with aggressive marketing, increasing variety of solar options and products, and related improving costs/benefit ratios.

*Overcoming public resistance to change* will depend on future costs and availability of conventional, fossil-fuel based energy sources. Acceptance will be also depend on leadership in government, business, industry, and other partners demonstrating the viability of renewable technologies in their own facilities

### Measurement

Examples of possible measurable actions or items that can be tracked over time to indicate our progress towards development of local renewable energy capacity:

Demand for services from local renewable energy businesses

Pacific Power data

Data from Business Enterprise Center and Chamber Coalition;  
city and OSU tree planting programs,

information from OSU's technology transfer office on emerging technologies and their status,

Tracking of GHG through methods adapted from Western Climate Initiative or Portland Office of Sustainability

### Actions

Examples of actions possible under current policy include:

1. Work with Energy Trust of Oregon to publicize their local solar installation trade allies
2. Work with multiple partners to sponsor advertising campaign about benefits of local renewable energy
3. Redirect full or partial community support from utility company renewable energy programs to local renewable energy suppliers.
4. Evaluate local building codes to determine whether possible modification could help lower cost as a barrier to solar installation.
5. Community, businesses, and state and local governments work with OSU to facilitate and support conversion of renewable and/or low-carbon energy research into development of viable processes adaptable for large-scale use in the community and beyond.
6. Support increased power supply to Airport Industrial Park, adequate for photovoltaics manufacture or similar industry.
7. Expand City's wastewater treatment plant capacity for methane capture and use to provide power for additional buildings beyond Public Works complex
8. Establish local energy offsets or carbon trading capability through carbon sequestration; increase viability through work with large public and private forestland owners and nonprofit land trusts.

9. Investigate feasibility of large public-private solar array to provide solar power to businesses and residents lacking their own solar access.
10. Consider joint city-county venture to provide power to their public facilities
11. Investigate hydropower, wind, and biological sources for power production.

### Next Steps

- A. Expand City wastewater treatment plant capacity for methane capture and use, to provide power for additional buildings beyond Public Works complex.
  - Partners include Pacific Power and City of Corvallis.
  - Funding sources include Federal government and city utility customers.
- B. Redirect full or partial community support from utility company renewable energy programs to local renewable energy uses.
  - Partners include Pacific Power, other utility providers, local energy businesses, City of Corvallis, Benton County, Oregon PUC, Oregon Dept. of Energy
  - Funding sources includes renewable energy program portion of city and private utility bills, City budget, Energy Trust of Oregon.
- C. Implement Corvallis Urban Forest Plan.
  - Partners: City of Corvallis, *see Plan for more information*
  - Funding: *see Plan*
- D. Identify a site at the Airport Industrial Park that is suitable for a future electrical substation, and reserve it for that purpose.
  - Partners: City of Corvallis, Pacific Power
  - Funding: within current city budget capability

### **Transportation**

The most realistic, reliable, and widely accepted local renewable options for local transportation are bicycling, walking, and alternatively-fueled buses—all of which are already discussed in the “renewable/low carbon sources” section of this strategy.

## **Conclusion**

As stated in the introduction, this strategy is focused on what we can do today, based on existing policies. Clearly, throughout our community, many activities have already gotten under way or been completed that forward the strategy of reducing reliance on fossil fuels and improving our energy self-sufficiency. The underlying policy framework also makes it clear that Corvallis citizens and their elected leaders have been thinking about this strategy direction for decades.

Much similar work was done in the community in the 1970s and early 80s, responding to the energy crises of that era. While not all of that work was able to move forward due to circumstances beyond the community’s control, the policy direction begun at that time was carried forward in successive Comprehensive Plans and other documents over the years, and still inheres in the *2000 Comprehensive Plan* we use today. Now, with global as well as national and local security, economic, and environmental factors converging, it is time for the community to act.

This strategy is absolutely dependent on the work of many partners in our community to accomplish its mission. Individuals can do a lot; government can also help; but without working with all the relevant organizations and entities, it's doubtful that we will achieve what we envision. Indeed, many of the concepts embedded in this strategy spring from the visionary community documents created by the Corvallis Sustainability Coalition and the Economic Vitality Partnership. Both the *Community Sustainability Final Action Plan* and the *Prosperity That Fits* plan demonstrate that collaborative approaches are the way Corvallis sees itself tackling and surmounting the challenges we face.

A key example: the City of Corvallis has completed an inventory of greenhouse gas emissions for its organization's operations, which could serve as a model for a community-wide inventory—but that larger task would require resources beyond those of city government alone.

This strategy reveals that one of the biggest challenges we face is the reluctance of the public to change their energy habits and practices. Therefore, public information programs at all levels are imperative if the objectives and goals are to be accomplished—programs that raise awareness of consequences from unbridled energy consumption, dispel common misconceptions, and encourage changes on various scales.

Global environmental and economic threats loom large today and demand real urgency in our actions with regard to energy. Yet the task truly should be no more daunting to us today than it was to our predecessors 30 years ago, when Ralph A. Morrill, author of the *Corvallis Energy Planning Framework*, wrote, “We must take a hard look at our housing, transportation, services and utility needs now and in the future, and make the most energy-efficient use of all the resources available in our immediate community.” This Energy Strategy is intended to move that work forward today.

## Appendix A References

City policies that support this strategy are cited below. Most are from the *Corvallis Comprehensive Plan*. If they are from another document, the document name is given.

5.3.b, c, e, and f (findings)

5.3.1-5

7.2.2

7.2.3

7.2.5

7.2.6

7.3.7

7.3.8

7.3.10

8.2.1

8.2.3

8.2.8

8.4.2

8.9.7.D

8.9.8

10.3.3

10.4.5

11.2.3

11.2.4

11.2.5

11.2.10

11.4.5

11.4.6

11.5.1-16

11.6.1-13

11.7.1-7

12.2.1

12.2.2

12.2.3

12.2.4.A

12.2.4.C

12.2.4.E

12.2.5

12.2.6

12.2.7

13.2.1

13.2.4

City Council Policy 4.1.08.043

Statewide Planning Goal 13

City Administrative Policy 99-1.02.10

## **Appendix B**

### **Suggestions for public information campaign (transportation)**

Build emphasis on culture of popularity/trendsetting re vehicle mpg changing

PR the positive: “90 % of purchasers increase their mpg”

Mailers: where you stand relative to the community as a whole (smiley face, frown only)

Ask intent: in survey, ask if intending to increase mileage with next purchase

Offer mileage info assistance to prospective purchasers via website

Channel behavior: Provide maps to local dealers of top 10% best mileage cars

Give feedback: send letter to low-mpg buyers indicating where they are (mpg) compared to all purchases that year

Program website:

- Do what others do—publish database by neighborhood, rank neighborhoods

- Highlight biggest mpg changes, showcase truck/Prius types

- Structure choices—website groups optimum choices by mpg; gives range and position in range (color bar) for each make/model

- Cost/benefit data--\$/mile, 5-year fuel cost including inflation; GHG/mile; net costs including insurance, maintenance, cost to community re energy security goals, international impact of fossil fuel reliance

- Warning labels on low mpg models

- Promote car-share services in Corvallis/OSU

- Promote electric car use via publicizing location of charging stations

## APPENDIX C

# COMMUNITY ENERGY GAP ASSESSMENT

### I. URGENCY GAP

The Energy Strategy *ad hoc* Committee was convened by Mayor Tomlinson in the Fall of 2009, and the Committee completed their work in December. Some members of the Energy Strategy *ad hoc* Committee feel a sense of urgency for rapid change in the Corvallis community's energy-related behaviors. In contrast to the aggressive list of concerns from the Corvallis Sustainability Coalition (CSC) last year and recent legislation in other jurisdictions, our review of policies from the past 30 years indicate that the Corvallis community became generally complacent after the oil crisis was over in the 1980s. In order to address this gap, the community would need to update their sustainability goals, policies, and strategies -- perhaps as outlined below. The *Gap Assessment* is a compilation of committee members' and CSC ideas about possible actions that the community could take to achieve urgent energy goals. It has not been refined, sorted, or prioritized. Financial and political feasibility for the ideas has not been established; that is, we do not know what amount of change the community will support or how much that change will cost. What we do know is that the many policies in place for thirty years have not led to energy efficiencies on the scale that is now needed. The *Gap Assessment* may be neither complete nor comprehensive, but it represents a sample of the many possible improvements that could be initiated. The *Gap Assessment* is meant to be a starting point from which future community sustainability policies can develop.

### II. OVERALL GAPS

1. **Timeline:** With the exception of the *Vision 2020* plan, City sustainability goals do not contain deadlines by which the goal must be achieved. Members of the committee recommend that, to be operational, all goals should contain a deadline (e.g. 2020) and intermediate progress dates.
2. **Measurements:** None of the City goals contain specific, measurable levels of change. In order for the community to achieve their sustainability goals, the magnitude of proposed changes must be specified. Members of the committee recommend that all goals identify the level of change desired (e.g. to reduce total energy consumption by X% by 20XX).
3. **Standards:** Our community's energy sustainability goals adhere to federal and state standards. These standards have been found to be inadequate to meet community values in some areas (CP 7.2.d). We have the opportunity to lead other communities by stipulating more aggressive goals.
4. **Collaboration:** Many energy sustainability goals will require collaboration, cooperation, and coordination from more than one jurisdiction. As a matter of policy and execution, our community should work closely with other local governments, such as Oregon State University, 509J School District, LBCC, Benton County, Linn County, Albany, Philomath, etc.

5. **Coordination:** The *Transportation Master plan* was adopted in 1996 and the *Comprehensive Plan* in 2000. These documents made a good start at coordinating transportation and land use, but more can be done now to encourage coordination within and between systems.
6. **Incentives and Regulations:** Current approaches to changing community energy-related behavior focus on education: through school programs, energy audits, promotion, etc. To a lesser extent, various kinds of incentives are utilized. In order to get to where we want to go, monitoring and follow through will be required. Some committee members, as well as the CSC, feel that government should be prepared to provide bigger incentives or to discourage energy consumption through regulation.
7. **Funding:** Governments are currently under financial stress due to the economy, but even during good times, local funding is dependent on a property tax system which does not provide surpluses. Without diverting monies from existing services, local governments do not currently possess the funds or the staff to implement all of the desired goal, policy, and strategy changes expressed in this gap assessment. Members of the committee recommend that we continue to seek funding for incentive programs that will help achieve sustainability goals.
8. **Embedded Energy:** One of the largest gaps in existing policy is embedded energy. The committee's scope does not address the energy used in the production of consumable goods and services. This topic is discussed under "Life-Cycle Analysis" in the City's "Sustainability" policy or "Embedded Energy" in the OSU Greenhouse Gas report.
9. **Definitions:** The *Comprehensive Plan* defines "Goal" and "Policy." For the benefit of City Councilors, it would be useful to have official working definitions of two other concepts with which the Committee worked. Here are starting points:
  - "**Strategy**" – A plan of action intended to accomplish a specific goal. Strategy involves a choice of goals to pursue and a choice of an interrelated set of methods to achieve those goals. Strategy may be enhanced or constrained by policies.
  - "**Implementation**" - A tactical action, either a specific project or an ongoing activity, to put policies and strategies needed to achieve a goal, into practical effect (i.e. how to). Implementation implies that a decision has been made and provides direction (not just guidance) for the community, City staff, and the City Council to act.

### III. ENERGY IN THE BUILT ENVIRONMENT

#### Goal gaps: Where we want to be by 2020.

These are gaps between the energy goals stated or implied in existing Council-approved documents and the goals that some members of the committee or the Corvallis Sustainability Coalition would like our community to achieve. The Committee's consensus is that the goals below are aggressive, and if achieved, would be of great value; however, they exceed current City Council policy and may exceed technical, financial and political feasibility. Additionally, achieving the goals will require extensive community commitment.

A "goal gap" may mean that a goal is simply missing, or that the existing goal may not reflect sufficient urgency in terms of magnitude of change or time horizon.

1. Energy Usage, Energy Conservation, and Energy Efficiency
  - a. By 2020, the Community of Corvallis should reduce per capita consumption in buildings by 50%. Despite concerted efforts, local energy consumption is actually increasing annually.
  - b. By 2020, in order to reduce municipal water pumping and treatment, Corvallis should reduce community per capita consumption of water in buildings by 25% using water conservation.
  - c. By 2020, all energy-using devices in all public buildings should be outfitted with energy-efficient alternatives. We do not know the 2010 baseline, but it is likely much lower than 100%.
2. Renewable Energy
  - a. After achieving 1a above, by 2020 the remaining energy for buildings should be supplied using renewable energy.  
In contrast, in order to meet federal guidelines, PacificCorp plans to increase its renewable sources by about 61% by 2020 and 190% by 2025.
3. Local Energy Production and Carbon Sequestration
  - a. By 2025, Corvallis should become a net energy producer with 100% of all energy produced in the built environment being renewable energy.
  - b. By 2020, air pollution within the Corvallis city limits should be reduced, such that all 365 days each year receive a rating of "Good" on the EPA Air Quality Index.
  - c. The following greenhouse gas emissions goals reflect information from two different sources; each has a different area of emphasis:
    - i. By 2020, Corvallis should eliminate total greenhouse gas emissions from *energy use and production*. This goal is supported by the Corvallis Sustainability Coalition (CSC).
    - ii. By 2020, Corvallis should reduce total greenhouse gas emissions by 15% over 2005 levels. This goal is supported by the Western Climate Initiative (WCI).

## **Policy gaps: Changes in guidance for the community.**

In order to achieve both existing and aspired-to goals, some members of the committee or the CSC feel that the community needs to adjust existing policy or create new policies.

1. Energy Usage, Energy Conservation, and Energy Efficiency
  - a. Industrial and commercial entities (including schools, businesses, etc.) consume the majority of electrical and natural gas energy in our community. City policies and those suggested by the Corvallis Sustainability Coalition usually do not specifically address those who are responsible for most of the energy. Members of the committee recommend that government policies include guidance for industrial and commercial entities as well as individual citizens.
  - b. Most residential units and many commercial buildings in Corvallis are rented, and tenants pay utility bills. Lack of energy efficiency is not a compelling problem for landlords, i.e. those who would pay for weatherization. Because there are so many of them, the community should place high priority on weatherizing rental units.
  - c. The community should provide economic incentives for businesses and industries to conserve energy.
  - d. When allocating new building permits, the City should give preferential treatment to proposed developments that utilize energy-conserving building techniques and devices including heat pumps, geothermal and others.
  - e. The community should require all energy-consuming devices in public buildings to be energy efficient, according to federal standards of energy efficiency.
  - f. By 2020, all existing buildings, both public and private, within the Corvallis City limits should be fully weatherized. We do not know the 2010 baseline, but this goal will likely require a substantial increase in weatherization, involving many buildings and many property owners.
  - g. Starting in 2012, all new buildings should be built according to LEED standards. We do not know the 2010 baseline, but it is likely much lower than 100%.
  - h. To encourage energy efficiency, establish a market for Tradable Energy Efficiency Credits (also known as “white certificates” or “white tags” that reward energy savings.
  - i. The City of Corvallis should enact a ban on the sale of T-12 lamps and ballasts, accompanied by a tax credit or incentive program to encourage replacement of T-12s with more energy efficient T-8 lamps.
2. Renewable Energy
  - a. Starting in 2012, working with local utilities, Blue Sky contributions and any similar contributions should be applied towards local renewable energy projects which directly benefit our local community.
  - b. The community should establish quotas on imported fossil fuels for non-essential services to encourage the use of locally-produced, renewable energy.

3. Local Energy Production and Carbon Sequestration
  - a. The community should provide economic incentives to attract green industries to Corvallis and encourage local energy producers.
  - b. The community should provide incentives for the investigation, development, and use of local renewable energy, including solar, hydroelectric, thermoelectric, wind, wave, geothermal, algae and ligno-cellulosic biofuels and other sources using a system of tax credits or other devices.
  - c. The City should prohibit the removal of existing trees within the Corvallis City limits unless there is a verifiable health, safety or easement violation that necessitates the removal of a tree.

**Strategy Gaps: Changes in the community’s energy sustainability plan.**

These are gaps between the strategies articulated in existing Council-approved documents and the strategies we need in order to achieve existing and aspired-to goals. Strategic steps include:

- Consider alternative revenue sources to finance strategies to reduce gaps;
- Adopt revenue plan and implementation schedule;
- Implement plan;
- Review metrics and monitor progress on strategies;
- Adjust as necessary.

At minimum, some members of the committee or the CSC recommend implementing the following high-priority strategies:

1. Develop materials regarding energy conservation, energy efficiency, weatherization and renewable energy for the proposed Energy Information Center. These materials shall be reviewed and updated every two years.
2. Replace all energy-consuming devices in public buildings to energy efficient alternatives. Install energy efficient traffic lights and street lamps (using LED lights, compact florescent bulbs, sodium lamps, metal halide lamps, or induction lighting).
3. Seek technical or professional assessment on local and regional potential for production of renewable fuels, considering all viable (i.e. triple bottom line) state-of-the-art technologies. Investigate the possibility of hydro, wind, and wave energy production on remote sites and invest in off-site systems.
4. Make greenhouse gas sequestration more comprehensive and more affordable by coordinating with other Oregon sustainability initiatives.
5. Organize and train volunteers to assist citizens in implementing conservation recommendations from Energy Trust audits and renewable energy for buildings.
6. Establish criteria for reducing energy use and provide incentives for new or existing construction to meet these criteria.
7. Employ inspectors to ensure that required weatherization is being implemented in new buildings.
8. Establish a managed, forested greenbelt and network of high diversity native species grasslands that sequesters 100% of remaining greenhouse gas emissions from energy use and production for the community.

9. Work with utility companies to develop smart grid technology for the City's electricity network.
10. Create a policy that requires public employees to turn off desktop computers when not in use.
11. Utilize paint colors and reflective roofing materials on municipal buildings to increase energy efficiency.

Once high-priority changes have been achieved, the development of incentive programs is a logical next step. If incentive programs are unsuccessful at curbing energy consumption, regulation should be considered:

1. Create special incentive programs for weatherization that cater to low-income residents and owners of rental units, as these two groups are particularly disempowered to pursue weatherization.
2. Provide incentives to utility companies to support the development of local renewable energy sources.
3. Participate in a regional cap-and-trade program, such as the one developed by the Western Climate Initiative, to apply a market-based approach towards greenhouse gas emissions reduction.
4. Provide tax credits for citizens who switch to more energy efficient vehicles or other large energy-consuming devices (i.e. heaters or air conditioners, refrigerators, etc.)
5. Offer financial incentives to encourage photovoltaic installation on new and existing structures. Provide local installation rebates in addition to current state and federal rebates.
6. Provide economic incentives and/or disincentives to enable and encourage the use of energy efficient devices in residential, commercial and industrial facilities.
7. Establish a system of Renewable Energy Credits (RECs) to encourage the production and use of renewable energy.
8. Make greenhouse gas elimination more affordable by using Western Climate Initiatives or other cap and trade dollars to subsidize local efforts.
9. Establish Corvallis surcharges on energy utilization to pay for greenhouse gas elimination. Create a multi-tiered surcharge that progressively increases per unit cost of power as more power is used.
10. Starting in 2012, developers who ignore weatherization standards in new buildings will be required to pay a fine.
11. Establish quotas for imported fossil fuels; smaller supply of such fuels will raise prices and make renewable energy options more attractive to consumers.
12. Through regulation, implement time of use or peak demand energy pricing.

## IV. ENERGY IN TRANSPORTATION

### Goal gaps: Where we want to be by 2020

These are gaps between the energy goals stated or implied in existing Council-approved documents and the goals some members of the committee or the Corvallis Sustainability Coalition would like the community to achieve. A goal may simply be missing, or the existing goal may not reflect sufficient urgency in terms of magnitude of change or time horizon. The Committee's consensus is that the goals below are aggressive, and if achieved, would be of great value; however, they exceed current City Council policy and may exceed technical, financial and political feasibility

1. Gasoline-powered vehicles
  - a. By 2020, community members should reduce per-capita gasoline consumption by 50%.
  - b. By 2020, single occupancy vehicle trips to work should be reduced from 46% to 30%
  - c. By 2020, increase the number of electric vehicle owners by 500%, from baseline measurements.
  - d. By 2020, achieve a 50% reduction in personal automobile CO2 releases per year
2. Transit
  - a. By 2020, citizens should double the average monthly ridership on the Corvallis Transit system; by 2015 increase ridership by 50%.
  - b. By 2020, the percentage of community members who rode the bus during the last year should increase from 30% to 61%.
3. Bicycles
  - a. By 2020, increase the percentage of commuting bicyclists from existing baseline measurements of approximately 10% - 22% to at least 50%.
4. Pedestrians
  - a. By 2020, citizens increase the percentage of pedestrian trips to work from 12% to 25%.
5. Fuel technology
  - a. By 2020, Corvallis should establish itself as a regional leader in sustainable fuel technology and usage.

### Policy gaps: Changes in guidance for the community.

In order to achieve both existing and aspired-to goals, some members of the committee or the CSC feel that the community should adjust existing policy or create new policies.

1. Commuters, those driving to jobs in Corvallis from remote locations and those driving from Corvallis to jobs in other cities, account for a majority of miles traveled and gasoline consumed in the community. The behavior of these people should receive more attention from the community.
2. Many transportation energy sustainability goals will require coordination and regional agencies (such as ODOT, CAMPO, COG, etc.)

3. The community should redevelop properties toward higher densities, not just around OSU, in order to shorten travel distances from residences to local employment and shopping.
4. Regarding transit:
  - a. Alternative transportation linkages to destinations beyond Corvallis should be increased so that people have a variety of energy-efficient options for travel throughout the region.
7. Regarding gasoline-powered vehicles:
  - a. Government agencies should impose an estimated mileage tax on all registered vehicles.
  - b. The City should maintain an incentive program to encourage citizens to transition to lower MPG, hybrid, electric, or alternative vehicles.
  - c. The community should encourage the purchase of more fuel-efficient vehicles.
8. Regarding bicycles:
  - a. The City should empower the Bicycle Coordinator to facilitate incentive programs or regulations to encourage cycling and the development of safe, efficient bicycle pathways.
  - b. The City should ensure that all public roadways within the Corvallis City limits are equipped with adequate, functioning lighting systems to protect bicyclists and pedestrians after dark.
  - c. Police officers should respond to reported acts of discrimination or harassment directed at bicyclists and shall refrain from such actions themselves.
2. Regarding pedestrians:
  - a. 100% of public roadways should include well-maintained sidewalks or pedestrian pathways.

**Strategy Gaps: Changes in the community’s energy sustainability plan.**

These are gaps between the strategies articulated in existing Council-approved documents and the strategies we need in order to achieve existing and aspired-to GOALS. Strategic steps include:

- Consider alternative revenue sources to finance strategies to reduce gaps;
- Adopt revenue plan and implementation schedule;
- Implement plan;
- Review metrics and monitor progress on strategies;
- Adjust as necessary.

At minimum, some members of the committee or the CSC recommend implementing the following high-priority strategies:

1. Encourage carpools to Eugene, Salem, etc. and from Albany, Philomath, Lebanon, etc.
2. Have the City show leadership by purchasing highly efficient vehicles and labeling them prominently.
3. Develop materials about alternative fuels and alternative transportation options for the proposed Energy Information Center. These materials shall be updated every two years.
4. Bring car share programs (e.g. Zipcar, Hour Car) to Corvallis.

5. Add pedestrian activated signal lights, where missing, and improve the synchronization of traffic lights.
6. Encourage local businesses to provide price break incentives for bus and bike patrons or to subsidize such incentives. Encourage employers to cash out unused parking spaces to employees that use alternative transportation, or offer a similar reward.
7. Train public employees on fuel efficient driving techniques. Distribute information to the public about these techniques through the proposed Energy Information Center. Develop an idle-reduction education campaign to dispel myths about idling (i.e. turning your engine on and off frequently is bad for the vehicle, etc).
8. By 2020, the community should install 200 additional electric vehicle charging stations throughout the Corvallis community.
9. Expand and improve the Corvallis Transit System by implementing the following changes:
  - a. Eliminate bus fares. If bus fares cannot be eliminated, use more efficient collection methods (i.e. smart cards that can be re-charged online by the consumer).
  - b. Improve the Corvallis Transit System's website and informational materials so that they are integrated with other regional mass transit options (i.e. Linn-Benton Loop, Albany Transit, Amtrak, etc).
  - c. Increase transit linkages to destinations beyond Corvallis so that people have efficient options for travel throughout the region.
  - d. Provide public transportation to recreational areas. This may include adding scheduled stops at trail heads, increasing the use and frequency of ski buses, and increasing the Parks and Recreation outings with shared or provided transit.
  - e. Add buses to decrease wait times and improve the timing of existing connections.
  - f. Increase the frequency of Corvallis Transit System buses such that each route has a frequency of 15 minutes peak and 30 minutes off-peak, or better.
  - g. Increase the hours of operation of Corvallis Transit System buses by extending evening hours and offering Sunday service.
  - h. Provide bicycle lock-ups at transit stops.
  - i. Implement a Guaranteed Ride Home program, providing subsidized taxi vouchers to qualifying workers that enroll in the program.
10. Encourage bicycling as alternative mode of transportation by implementing the following changes:
  - a. Develop a public education campaign to encourage awareness of bicyclists and air public service announcements about the presence of bicycles on public roads. Increasing the safety of the cycling activity should lead to increased bicycle usage.
  - b. Develop a bike-sharing program.
  - c. Add bike lanes or bikeways to streets that do not already contain them, such that 100% of all public roads in Corvallis contain bike lanes or bikeways.
  - d. Re-paint street lines to give bicycles priority at intersections.
  - e. Station police officers on bicycles.
  - f.

11. Encourage walking as an alternative mode of transportation by implementing the following changes:
  - g. Add sidewalks to streets that do not already possess sidewalks.
  - h. Reduce road widths while simultaneously widening sidewalks to slow down traffic and encourage pedestrians.

Once high-priority changes have been achieved, the development of incentive programs is a logical next step. If incentive programs are unsuccessful at curbing energy consumption, regulation should be considered:

- a. Establish an organization based on the Energy Trust model to provide free audits of transportation use and help people plan to meet their transport needs more efficiently.
- b. Encourage the purchase of more fuel-efficient vehicles through a rebate program.
- c. Promote and encourage neighborhood electric vehicle use by developing a system of tax credits, priority parking, and availability of charging stations.
- d. Promote and encourage compressed natural gas (CNG) use in the public, private and commercial sectors using a system of tax credits.
- e. Subsidize Transportation Demand Management (TDM) strategies for Corvallis businesses with more than 20 employees; money to be used to offer employees incentives to participate.
- f. Fund alternative fuels research and development at OSU.
- g. Redevelop property to higher densities per current *Land Development Code* and *Comprehensive Plan*.
- h. Redevelop properties to create neighborhood centers in existing neighborhoods. Also plan to include such centers in all new neighborhood developments.
- i. Install City-wide WiFi to encourage telecommuting and to reduce the number of single occupancy vehicle trips.
- j. Put infrastructure in place to support neighborhood centers.
- k. Build a Park-n-Ride on the east side of VanBuren or Harrison St. bridge, with city-sponsored shuttles to hospital, HP, OSU – seek ODOT subsidy for same in lieu of building another bridge over the Willamette.
- l. Leverage a “new car buyers charge” based on DMV registration with the cost decreasing for every mile per gallon over 30, reaching zero at 40 miles per gallon or greater.
- m. Increase parking charges.

To fund incentive programs and transportation improvements, the City may consider the following funding strategies:

- Pay from current general revenues at the expense of other city programs;
- Special “Local Option” property tax levy;
- Utility bill assessment;
- Local gas tax or vehicle registration fee;
- Local payroll tax;
- Local income tax;

## V. MEASUREMENT GAP

These are gaps between metrics we currently have and metrics we need to obtain in order to measure progress toward goal achievement, action completion and resource requirements. For each of the aforementioned gaps, we need to establish valid and reliable metrics to keep Corvallis on track towards its sustainability goals. Additionally, we need to determine **who** will be responsible for monitoring progress towards our goals, and how that person or group will be supported. Members of the committee recommend that if measurement gaps can feasibly be filled (that is, without the excessive use of City government or community resources) they should be filled by the end of 2011.

Currently, we can obtain annual natural gas and electricity usage data, within organizationally-specified areas and broken down into residential and non-residential usage, from the local utility companies. We have access to air pollution data on a daily basis, and Vehicle Miles Traveled (VMT) data every three years. Additionally, we have access to limited survey data that provides information about citizen behavior. Unfortunately, this data may not prove to be sensitive enough to tell if we are meeting our sustainability goals.

Some of the metrics that we need in order to measure our progress towards our goals, implementation of planned actions, or application of resources suffer from availability. We do not have direct, frequently-gathered measures of gasoline consumed, miles walked, thermostat settings, energy-efficient light bulbs, etc. Other metrics, particularly from surveys such as the *Corvallis Annual Attitude Survey*, suffer from reliability and validity problems as well as estimation limits.

Car travel is measured in VMT or in gallons of gasoline consumed, and electricity is measured in kilowatt hours. To compare overall energy impacts, we need to apply the same measurement units to both the built environment and transportation. For example, the OSU *Climate Change Inventory* uses BTUs and contribution to climate change. Similar tactics could be applied in order to consistently track our own progress.

In order to measure the community's achievement of energy sustainability goals (i.e. reduced electricity usage, reduced VMT, local energy production, etc.) we need an operational definition of the "community." To date, we do not have a consistent one. The following three questions address this issue.

**What is the Corvallis community?** Three possible answers are: 1) It is a social group of people who know and interact with each other; 2) it is a political unit bound together by political control and voting blocs; 3) it is an economic market with shared supply and demand for energy.

**What is the geographic scope of the community?** Of the many potential answers to this question, the geographic scope of the community may include the following: 1) The City regulates what happens within the city limits and the urban growth boundary; 2) the 509J school district serves students and operates facilities within the City limits and in Benton County and in Linn County; 3) the Corvallis Metropolitan Planning Organization includes Adair Village and parts of Philomath.

**Who is and who is not a part of the Corvallis community?** One operational definition is those who live, operate and/or work within the chosen geographic boundary. People live at the addresses identified on the tax rolls. Businesses, government service organizations, not for profits, etc. operate within the geographic boundary; they are especially important because they use the majority of electricity and natural gas. Many commuters to jobs in Corvallis come from far away, and they are responsible for most of the petroleum fuel consumed here.

If we cannot measure progress towards our goals, we cannot begin to work towards those goals. The measurement gaps that we have addressed in this assessment need to be filled prior to taking action towards community sustainability objectives. Members of the committee recommend that current and future energy strategies give the resolution of measurement gaps a high priority.

DATE: 17 December 2009  
TO: Mayor and City Council  
FROM: Energy Strategy *ad hoc* Committee

**SUBJECT: *Compilation of Existing Community Energy Sustainability Policies - Draft***

The Energy Strategy *ad hoc* Committee is presenting a draft of a *Compilation of Existing Community Energy Sustainability Policies* to the Corvallis City Council. This is one product of the proposal presented to the Council on July 20, 2009. The purpose was to summarize information for the present Council and future Councils about the status of Council energy policy as of the beginning of 2010. The Council's charge was very clear that the Committee could not introduce anything new into the policy document; that is, we were limited to a summary from existing, Council-adopted documents. On January 4, 2010, the Committee will ask the Council to take the following action:

**The Committee recommends, following final verification and formatting by City Staff,  
that the City Council adopt this document as a reference guide,  
i.e. attachment to the City of Corvallis City Council Policy Manual.  
The City Recorder will recommend how to do this.**

In line with Council decisions during the 2009 Council goal-setting process, the Committee concentrated on the energy aspect of sustainability represented by both the built environment and transportation. This document includes: (1) community policy goals, (2) community policies, and (3) community implementation actions. The format was designed so that other sustainability topics (recycling, water, natural resources, etc.) can be added later by future Councils, should they choose to do so.

The Corvallis Sustainability Coalition's *Community Sustainability Final Action Plan* was delivered a year ago, after a series of town hall meetings. The 2009-10 Council did establish a goal concerning sustainability policy in area of energy early in 2009, but to date nothing further has been done. This review by the Committee is intended to instigate the next step forward for sustainability policy by informing the Council, in an efficient way, about where the Council stands today. Based on the companion *Strategy* and *Gap Assessment*, the Council may decide to take further policy action.

The Committee surveyed existing Council-adopted documents. Trying to be comprehensive, we identified relevant quotations; we organized them into categories (ie. built environment and transportation) and according to working definitions of "goals," "policies," and "implementation;" we attempted to eliminate redundancy; and then we wrote up the final list. We can document all quotations from the following sources:

*Capital Improvement Plan*  
*Comprehensive Plan*  
*Land Development Code*  
*Stormwater Master Plan*  
*Corvallis Vision 2020 Statement*

*Municipal Code*  
*Council Policy Manual*  
*Energy Comprehensive Plan Report*  
*Transportation Master Plan*

December 21, 2009

## COMPILATION OF EXISTING COMMUNITY ENERGY SUSTAINABILITY POLICIES

### Purpose

The community demonstrated its concern for a sustainability policy through the *Corvallis 2020 Vision Statement*. The Council has adopted numerous policies to provide leadership for the community by making City municipal operations more sustainable; these policies include **CP 04-1.08 Organizational Sustainability**. The Council also continues to identify resources, and enable activities necessary for Corvallis citizens to be successful in their sustainability efforts.

The City Council believes the Corvallis community desires to achieve the following overall sustainability objectives:

- protect the quality of local air and water, according to high standards;
- minimize community impacts on local and worldwide ecosystems;
- conserve water, land, and other natural resources, including fossil fuels;
- reduce the community's reliance on vehicles that use fossil fuels in order to achieve environmental, economic and social benefits;
- improve the community's energy security, stability and diversity;
- equitably distribute the costs of improving sustainability;
- continue to be a model of sustainable activities for other communities.

Further, the City Council believes the Corvallis community will benefit from the following process-oriented objectives:

- develop practices that achieve a more sustainable community through plans and programs that promote a balance of environmental values with economic and social equity values;
- utilize planned, proactive community solutions to sustainability problems;
- consider long-term and cumulative consequences when making sustainability decisions.

## Goals

The sustainability of the Corvallis community depends on the innumerable decisions and actions of thousands of individuals. The Corvallis City Council would like to see individuals, households, businesses, not-for-profit organizations, franchise utilities, governments, and the Corvallis community as a whole adopt practices which:

Conserve natural resources, especially energy:

- a. Since pumping and processing water requires more energy than any other municipal activity, save energy by reducing community demand for water flow through municipal systems;
- b. Create a compact, densely-populated city to stem urban sprawl;
- c. Moderate temperatures in the community through vegetation and natural features;
- d. Increase energy efficiency in buildings and transportation;

Protect local air, water, and other natural resources quality and minimize impacts on worldwide ecosystems:

- a. Reduce street-related water quality problems;
- b. Sequester carbon with the urban forest and natural resources;
- c. Reduce greenhouse emissions and local contribution to ozone depletion and global climate change;

Reduce community reliance on petroleum-powered automobiles:

- a. Encourage development of a regional transportation plan;
- b. Provide safe and convenient access for bicyclists, and pedestrians;
- c. Encourage transit ridership;
- d. Decrease use of automobiles;

Increase the community's energy security:

- a. Reduce the need to import energy, keeping local money in the community;
- b. To engage in a comprehensive economic development program which is consistent with our desire to protect and enhance the environment and natural resources;
- c. Develop increased supply of renewable and locally produced energy;
- d. Maintain solar access for all buildings;

## Policy

This policy statement includes the areas of *Energy* and *Transportation*, relying heavily on the Corvallis *Comprehensive Plan* and other previously adopted City documents. Other sustainability-related topic areas may be added to this *Community Sustainability Policy* in the future.

In community sustainability activities:

- a. The City shall measure and monitor progress toward the goals in 1.XX.;
- b. The City shall use the “triple-bottom-line” framework in approaching community sustainability as well as organizational sustainability;
- c. The City shall cooperate with the state and federal governments to achieve the community’s energy and transportation goals;
- d. The City shall coordinate land use with transportation planning in the City;
- e. The City shall provide leadership to the community by improving the sustainability of City municipal operations as outlined in;
- f. The City Council will include sustainability criteria in the City’s Economic Development Allocation processes;

### **Sustainable Energy in the Built Environment**

- a. The City Council shall encourage more energy efficient development through the *Comprehensive Plan*, *Land Development Code*, and *Building Code*;
- b. The City shall promote energy conservation in building operations, rather than increasing the supply of energy;
- c. The City shall encourage the investigation, development, and use of local, renewable energy, including solar, hydroelectric, thermoelectric, wind, wave, heat pumps, and other sources;
- d. Pumping and processing water requires more energy than any other municipal activity. Water and wastewater treatment plants and pump stations provide the City with the opportunity to lead by example by reducing the total energy consumed in daily operations;
- e. The City shall take a leadership role in local energy matters to ensure the conservation of existing nonrenewable energy resources by encouraging and coordinating the location, design, and operation of **future public facilities** so as to ensure that they are of a construction which is energy efficient, maximize the use of solar energy, and allow for multi-purpose use;
- f. The City will consider strategies, such as incentives, to encourage the use of **green building construction methods** and materials in private construction;
- g. Policies: establish goals and set timeline for achievement through voluntary and incentive programs for cost-effective weatherization of existing residential, rental, commercial and public buildings. If these measures do not achieve the goals, cost-effective weatherization will be required;
- h. The City regulates **access to the sun** and protects that access so that it is available for the life of the structure. Areas taken into consideration for solar access protection include rooftops, south walls, and south lot lines;

- i. **Trees** have been planted throughout the community to take advantage of their aesthetic qualities, to provide cooling during the summer, and for their ability to help cleanse the air we breathe;
- j. The City shall work to acquire abandoned **railroad rights-of-way** for multi-use paths to serve bicycle, pedestrian, and equestrian uses;
- k. The City shall encourage land use patterns and **development** that promote clustering and multiple stories, take advantage of energy efficient designs;
- l. The City shall encourage the development of **high density** uses that are significantly less dependent on automobiles;
- m. Arterial and collector **street designs** shall include evaluation for **transit** facilities such as bus stops, pullouts, shelters, optimum road design, and on-street parking restrictions as appropriate to facilitate transit service;
- n. **Acquisition of land and/or easements** for **bikeways** and trails shall be evaluated along with the need of land for parks and open space;
- o. Safe and convenient **bicycle facilities** that minimize travel distance shall be provided within and between new subdivisions, planned developments, shopping centers, industrial parks, residential areas, transit stops, and neighborhood activity centers such as schools, parks, and shopping;
- p. All new **collector and arterial streets** shall be designed to accommodate bicycle facilities;
- q. **Bikeways** shall be **conveniently located**, be adequately constructed, have minimal stops and obstructions, and have safe crossings on major streets;
- r. The **Pedestrian Oriented Design** standards in this chapter are established to do the following: promote pedestrian oriented buildings, pedestrian amenities, and landscaping that contribute to an appealing streetscape; promote pedestrian safety by increasing the visibility and vitality of pedestrian areas; ensure direct and convenient access and connections for pedestrians and bicyclists; augment the sidewalk and multi-use path system for pedestrians; provide a connected network of sidewalks and multiuse paths;
- s. Major neighborhood centers shall be sited at transit nodes on arterial streets and shall incorporate pedestrian-scale features such as building orientation to the street and limiting the maximum block perimeter. As the *Land Development Code* is updated, districts shall be developed that address all of the community's desired commercial needs;
- t. The vision for the **pedestrian network** in Corvallis is to provide safe, convenient access to all parts of the city by foot. The pedestrian network should enable people to get to locations of business, work or play by a reasonably direct route or to take a less direct but more scenic routes if that is their desire. Achieving this vision will result in less reliance on the automobile and preserve the environment by reducing air pollution;
- u. The City will encourage **new development** to be sensitive to the environment by having the development avoid significant negative impacts on . . . air and water quality;
- v. All new and redeveloped institutional, commercial, and multi-family **development** shall provide bicycle parking facilities that include covered parking;
- w. New **development and redevelopment** projects shall encourage pedestrian access by providing convenient, useful, and direct pedestrian facilities;

- x. New commercial and residential **development** shall generally provide for a maximum block perimeter of 1,500 feet, except where it would negatively impact significant natural features;
- y. **New or redeveloped** residential, retail, office, and other commercial, civic, recreation, and other institutional facilities at or near existing or planned transit stops shall provide preferential access to **transit** facilities;
- z. **New commercial development** shall be concentrated in designated mixed use districts, which are located to maximize access by transit and pedestrians;
- aa. **Mixed use development** is a State growth management objective: to support walking, bicycling, and access to transit; to conserve energy; and to foster affordable housing;
- bb. **Comprehensive neighborhoods** have a neighborhood center to provide services within walking distance of homes. Locations of comprehensive neighborhood centers are determined by proximity to major streets, transit corridors, and higher density housing. Comprehensive neighborhoods use topography, open space, or major streets to form their edges;
- cc. **Comprehensive neighborhoods** support effective transit and neighborhood services and have a wide range of densities. Higher densities generally are located close to the focus of essential services and transit;
- dd. **Comprehensive neighborhoods** have a variety of types and sizes of public parks and open spaces to give structure and form to the neighborhood and compensate for smaller lot sizes and increased densities;
- ee. **Neighborhoods** have an interconnecting street network with small blocks to help disperse traffic and provide convenient and direct routes for pedestrians and cyclists;
- ff. In neighborhoods where full street connections cannot be made, access and connectivity are provided with pedestrian and bicycle ways. These pedestrian and bicycle ways have the same considerations as public streets, including building orientation, security-enhancing design, enclosure, and street trees;
- gg. **Neighborhoods** have a layout that makes it easy for people to understand where they are and how to get to where they want to go. Public, civic, and cultural buildings are prominently sited. The street pattern is roughly rectilinear. The use and enhancement of views and natural features reinforces the neighborhood connection to the immediate and larger landscape;
- hh. **Neighborhoods** have buildings (residential, commercial, and institutional) that are close to the street, with their main entrances oriented to the public areas;
- ii. **Neighborhoods** have automobile parking and storage that does not adversely affect the pedestrian environment. Domestic garages are behind houses or otherwise minimized (e.g., by setting them back from the front facade of the residential structure.) Parking lots and structures are located at the rear or side of buildings. On-street parking may be an appropriate location for a portion of commercial, institutional, and domestic capacity. Curb cuts for driveways are limited, and alleys are encouraged;
- jj. **Neighborhoods** incorporate a narrow street standard for internal streets which slows and diffuses traffic;
- kk. The **neighborhood center zone** also serves these purposes: locates a range of businesses within convenient walking and cycling distance of residential areas; supports the use of alternative modes of transportation, including walking, riding transit and bicycling;

- ll. The City shall implement the following relative to a **Research-Technology district**: ensure that buildings are located near the street with direct pedestrian connections that maximize access to transit stops;
- mm. The City shall develop standards for General and Intensive **Industrial Districts** intended to reduce **traffic** impacts. These standards shall include direct pedestrian connections from building entrances to sidewalks and transit stops, location of building entrances within ¼ mile of potential transit routes for uses with more than 50 employees, and consideration of requiring transportation demand management strategies by new uses with more than 50 employees;
- nn. The *Comprehensive Plan's* general findings and policies establish the community's overriding desire to develop **land use regulations** which encourage energy efficiency;
- oo. The [Annexation ] application shall demonstrate compatibility in the following areas: effects on air and water quality;
- pp. Procedures and review criteria for **plan compatibility review** are established for the following purposes: promote and encourage energy conservation;
- qq. This [Nonresidential Planned Development Overlay] is intended to: promote efficient use of land and energy and promote and encourage energy conservation;
- rr. The **Natural Resources Overlay** and these standards are intended to: conserve energy by providing solar benefits and temperature moderation;
- ss. The purpose of the [building] code is to establish minimum uniform performance standards providing reasonable safeguards for public health, safety, welfare, comfort and security of the residents of this jurisdiction through . . . energy conservation;

### **Sustainable Transportation System**

- a. **The transportation system** shall give special consideration to providing energy efficient transportation alternatives;
- b. The City shall attempt to mitigate the environmental effects of the community's energy and fuel use through storm water treatment and carbon sequestration techniques;
- c. The City shall actively promote the use of energy efficient modes of transportation;
- d. The City shall encourage citizens to modify their household actions to reduce emissions. This can include items such as alternatives for . . . **transportation**, and lawn equipment;
- e. Corvallis boasts a vibrant, healthy economy that draws its strength from [an] active and convenient **regional transportation** system which makes it easy to walk, cycle or ride mass transit;
- f. **Bikeways** shall be developed to provide access to all areas of the community;
- g. **Bikeways** shall provide safe, efficient corridors which encourage bicycle use;
- h. On-street [automobile] parking should be managed where it conflicts with **bicycle corridors**;
- i. The City shall work with local businesses to accommodate the conversion of adjacent on-street automobile parking to **bicycle parking** where appropriate;
- j. When economically feasible, **bicycle facilities** shall be physically separated from pedestrian facilities;
- k. Where **bicycle and pedestrian facilities** are combined, adequate width for the combined uses shall be provided;

- l. The City shall encourage timely installation of **pedestrian facilities** to ensure continuity and reduce hazards to pedestrians throughout the community;
- m. Maintenance policy decisions shall consider and encourage **pedestrian** facility use;
- n. Flexibility in pedestrian facility standards may be allowed for retrofitting of local streets in substandard locations when the deviation from standards can be shown to better **pedestrian** accessibility;
- o. Public and private incentives exist which encourage employees to use **mass transit**. This, in turn, has reduced the reliance on the automobile as well as eased traffic congestion and air pollution;
- p. The mission of the Corvallis **Transit** system (CTS) is to: preserve the environment by reducing air pollution and reducing energy consumption;
- q. The Marys and Willamette **Rivers** should be considered as potential resources in future transportation planning;
- r. **Rail** service should be considered as an alternative for future transportation planning;
- s. The City shall work with government, passenger rail service providers, and other agencies to obtain passenger **rail** service for Corvallis;
- t. The City shall continue to develop regulations and programs to manage both point and non-point pollutants, in order to reduce street-related water quality problems;

### **Measurement**

- a. Corvallis is a community where all **pollution** types (including noise, visual, air, water, odor, and chemical pollution) are carefully monitored, and standards are maintained that meet or exceed the highest standards in the valley.”
- b. The City has adopted EPA and DEQ standards as minimum acceptable criteria for environmental compliance. The City shall continue to comply with or exceed all applicable environmental standards and shall cooperate with State and federal regulatory agencies in the identification and abatement of local environmental quality problems;

### **Triple Bottom Line**

The City Council uses a triple-bottom-line framework to enhance sustainability in all aspects of the community’s activities. Citizens, through changes in daily activities, ongoing programs and long-range planning are able to simultaneously have a significant positive impact on the environment, the economic efficiency and the social character of the community. The Corvallis community and the City promote actions which are environmentally and socially beneficial while also being economically intelligent, and endeavor to assure that future generations have the resources needed to sustainably maintain healthy and productive societies. To the extent possible, sustainable initiatives will meet more than one of the triple-bottom-line components. For example, increased use on solar energy to heat residential water conserves scarce environmental resources, makes the community more economically self-sufficient, and improves citizens’ health through reduced air pollution.

## Environmental sustainability

The City Council values actions that are beneficial for the natural environment as well as for the health and safety of the public, and that go beyond regulatory compliance to minimize the Community's environmental impacts. The City Council seeks to enhance environmental sustainability through practices that promote clean air and water and reduce:

- solid and hazardous waste;
- use of toxic substances;
- emissions of greenhouse gases and other pollutants; and
- consumption of energy, water and natural resources.

Community decisions also take into consideration protection of open space, habitat protection and restoration, and preservation of natural biodiversity.

## Economic sustainability

Economic sustainability in a community requires stability and equilibrium; supply and demand, buying and selling, prices and income, imports and exports, debt and credit, etc. There are significant desires in the community to achieve economic sustainability: prosperity that fits, economic self-sufficiency, diversification, and measured growth of the local economy. In Corvallis citizens are concerned about employment opportunities, housing, and shopping opportunities for the goods and services they need. The City Council is concerned about the economy because it generates the tax base needed to continue supporting city operations on behalf of the citizens. The following policy elaborates on the City Council's view of economic sustainability: CP 96-6-03 *Economic Development Policies*.

## Social sustainability

The City Council values an open and friendly community that is free from bigotry and intimidation. The services provided to citizens do not burden or unfairly impact any one sector of the community. The community seeks to enhance social sustainability through a respectful culture that includes:

- equal access to opportunity, recognition and reward;
- engagement in community goals;
- lifelong learning and adaptability to change; and
- overall physical, emotional and financial health, fostered through a positive work/life balance, public safety, recreation, and the arts.

## Definitions

- a. **Sustainable** means able to be maintained or continued indefinitely LCD;
- b. **Sustainability** means using natural, financial and human resources in a responsible manner that meets existing needs without compromising the ability of future generations to meet their own needs;
- c. **'Triple bottom line'** is a framework for measuring and reporting organizational performance against environmental, economic, and social parameters. The term is used to capture the set of values, issues and processes that organizations must address to minimize harm and create environmental, economic, and social value;
- d. **Greenhouse gas** emissions include carbon dioxide, methane, nitrous oxide, ozone and chlorofluorocarbons (CFCs). Motor vehicles that use gasoline or diesel fuel release large amounts of carbon dioxide into the atmosphere;
- e. **Solar access** involves line-of-sight path to the sun during hours that provide beneficial use of solar energy;
- f. **Comprehensive Neighborhood** - Primarily residential area that offers a range of uses to provide for the daily needs and activities of residents within easy walking distance of residences. Comprehensive Neighborhoods contain a variety of housing opportunities, at overall densities that can support appropriately scaled commercial development and viable public transportation. The core of a Comprehensive Neighborhood contains a Major Neighborhood Center that serves community-wide shopping and office needs. The design of a Comprehensive Neighborhood fosters a sense of community with safe, vital public areas, while working to ensure compatibility and effective transitions between diverse uses;
- g. **Pedestrian friendly** - Built environment or development pattern that provides direct and convenient access for handicapped persons and persons on foot (pedestrians) within a development and from a development to adjacent public transportation facilities, Such as sidewalks, bus routes, and bus shelters. A pedestrian-friendly environment also provides amenities such as window space for visual relief along sidewalks (rather than parking areas), doorways adjacent to public sidewalks for ease of access, awnings and other weather protection, benches, plazas, etc., which help to make walking an efficient and desirable method of transportation;
- h. **Density of Use** - The average number of a given thing per unit of area. Generally applied to a residential development in terms of dwelling units per acre;
- i. **Efficiency** - The measure of energy, time, and money with limited waste;
- j. **Multi-use Path** - A paved path entirely separated from the roadway and used by pedestrians, roller bladers, joggers, and cyclists;
- k. **Life-cycle cost analysis** examines the full life of a product and its impact on the environment including the resources used to acquire the raw material and to manufacture, process, transport and install the material; the accrued life-time maintenance costs; and the final disposal (including recycle or reuse) of the product;
- l. **Goal** – A statement of intention expressing community values intended to provide a guide for action by the Community.”
- m. **Policy** – A decision-making guideline for actions to be taken in achieving goals and the community’s vision.”

## Implementation

Achieving environmental, economic, and social sustainability in the Corvallis community will require directed action by all citizens and leadership by many groups. The City Council intends that the City government will be a partner in this effort.

- a. The Council approved budget funding to support Community Sustainability position staffing;
- b. The City shall take a leadership role in local energy matters to ensure the conservation of existing nonrenewable energy resources by coordinating with the local utilities to establish an energy information center within the one stop permit center which would provide the public with information on weatherization programs, loan information, renewable energy resources, and consumer protection information related to new energy conserving and generating devices;
- c. Land division review procedures are established to promote energy efficiency;
- d. This [Residential Planned Development Overlay] is intended to promote efficient use of land and energy and promote and encourage energy conservation;
- e. The City shall require all new buildings to be constructed in accordance with energy conserving building standards identified in the *Uniform Building Code* (UBC);
- f. The Natural Resources Overlay and these standards are intended to: enhance the tree canopy throughout the Urban Growth Boundary;
- g. This ordinance will provide the framework to create a healthy, sustainable urban forest that contributes to the environmental well being of Corvallis residents;
- h. All owners of land adjoining any public street in the City shall construct, reconstruct, repair and maintain in good condition the sidewalks within the public right of way;
- i. The City shall establish a Capital Improvement Program for the transportation system which . . . provides for the needs of all modes of transportation within the rights-of-way;
- j. Transportation corridor plans ensure that multi-modal transportation infrastructure is provided in accordance with the Corvallis Transportation Plan and the Comprehensive Plan;
- k. All arterial and collector streets shall have sidewalks constructed at the time of initial street improvement to encourage pedestrian use;
- l. Land division review procedures are established to ensure economical, safe and efficient routes for pedestrians and bicyclists;
- m. The planned development review procedures are established to promote efficient use of energy;
- n. Sidewalks, park strips, multi use paths, crosswalks, pedestrian islands, shelters, benches, street lighting, etc. facilitate walking as a means of travel. Some of these “right of way matters” are discussed in Chapters 7 and 9 of the Council Policy Manual;
- o. Where minimizing travel distance has potential for increasing pedestrian use, direct and dedicated pedestrian paths shall be provided by new development;
- p. The City Council approved budget funding to support the Bicycle Coordinator position whose job includes promoting the use of bicycles and bicycle safety;
- q. The City Council approved a CIP project to create Electric Vehicle Charging Stations. This project provides five electric vehicle charging stations at strategic locations in Corvallis. The CIP states: “Charging stations support the City’s

sustainability policies by promoting the use of non-polluting vehicles within the community.” Depending on demand for these facilities and availability of appropriate installation locations, additional installations in future phases may be appropriate;

- r. All new and redeveloped institutional, commercial, and multi-family development shall provide bicycle parking facilities that include covered parking;
- s. The City shall continue cleaning public parking lots and catch basins;
- t. A three square-mile area within the City limits has a combined sanitary and stormwater collection system that conveys stormwater runoff to the wastewater treatment plant. The combined system serves some of the more densely developed and impervious areas of the City, including the downtown area. The stormwater collected in this area is treated to remove oils, grease;
- u. These [Riparian Corridor and Wetland] provisions are also intended to: provide a pollutant filtering zone for surface runoff;
- v. To reduce the need for and costs associated with in stream water quality monitoring, the City shall develop a program to monitor whether the stormwater policies are being implemented;
- w. The city shall develop a program to minimize the conveyance of detrimental sediments and pollutants from public streets into streams and drainageways;

# **Economic Gardening and the Creative Class:**

## **Place Matters**

**Charlie Tomlinson**

# The Players

- The Creative
  - Business Owner
- The Wizard
  - Business Analyst
- The Garden
  - A Place called Corvallis



Powered by Orange

# The Wizard and the Well-Gardened Tomato Plant

- Inputs
  - The Creative and The Wizard
  - Proper nutrients
  - Well-tended
- Outputs
  - Great produce
  - Locally sourced



# Economic Gardening

## Wizard driven Economic Gardening:

- is place-based, strengthening local businesses in our midst
- retention strategy that tends our own
- assists traded sector and retail clients



# Economic Gardening

## Wizard driven Economic Gardening:

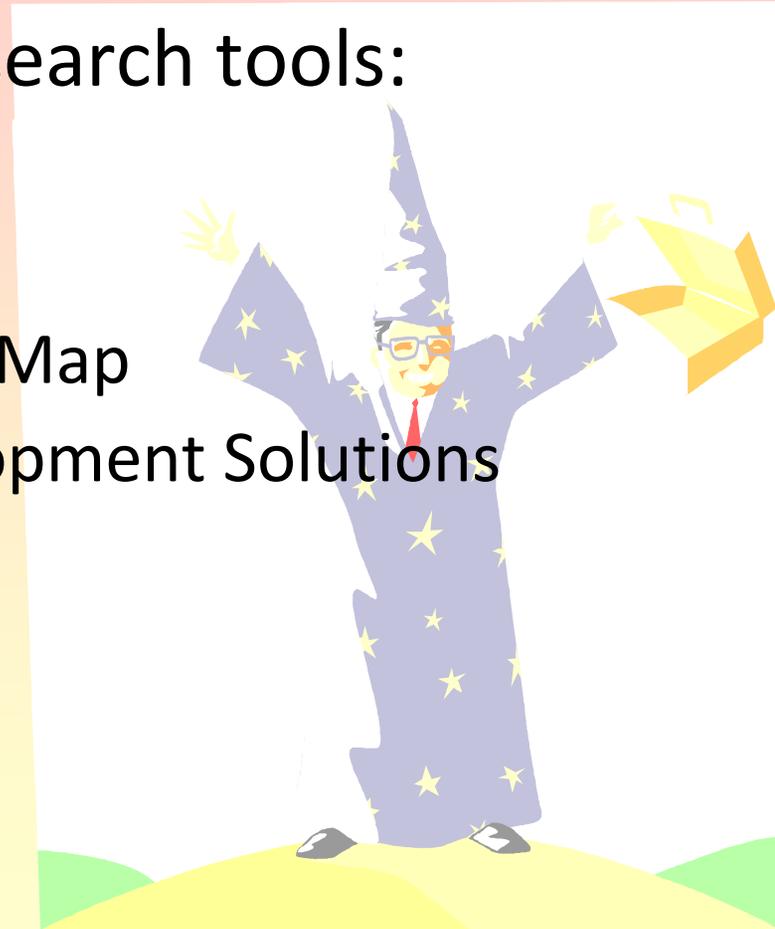
- provides vital market information for businesses that could not otherwise afford it
  - Customer Information: identify and locate best customers
  - Competitive Intelligence: who and where is the competition



# Economic Gardening

The Wizard uses Business Research tools:

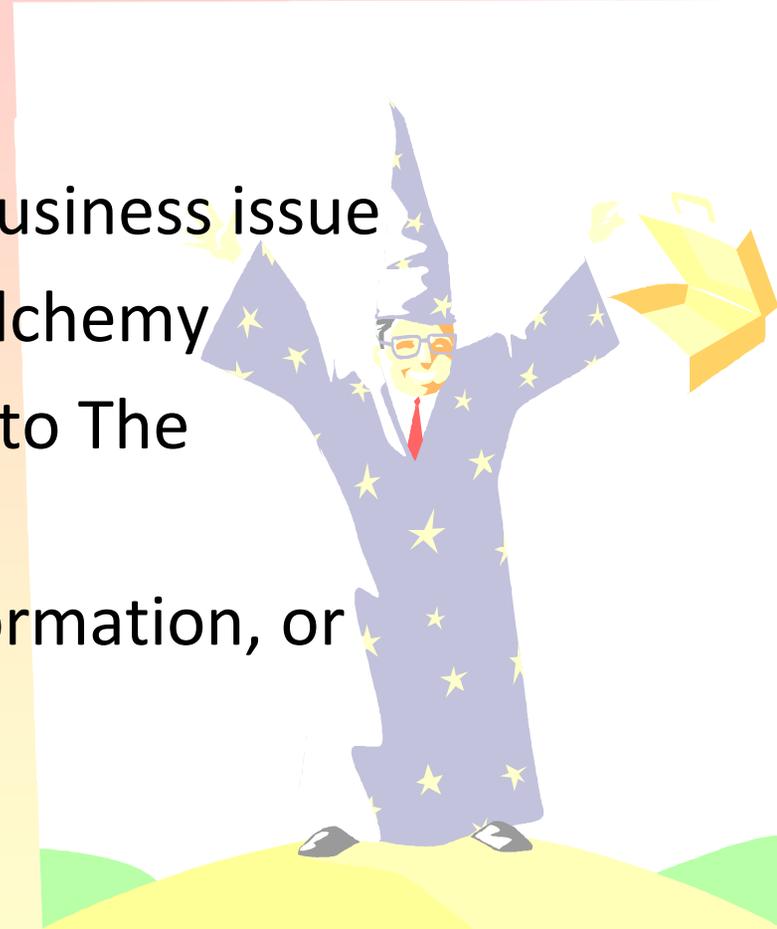
- D & B Marketplace Gold
- ESRI Business Analyst Online
- Geographic Research SimplyMap
- Lexis-Nexis Customer Development Solutions



# Economic Gardening

## How it Works:

- The Creative describes the business issue
- Wizard performs database alchemy
- Wizard delivers information to The Creative
- The Creative acts on the information, or not



# Economic Gardening

- Delivery Models
  - Local Government
  - Corvallis-Benton Chamber Coalition
- Cost to Deliver
  - Business Analyst
  - Database Licenses



# The Wizard and the Well-Gardened Business

- Inputs
  - The Creative
  - The Wizard
  - Business Issue
  - Economic Gardening Process
- Outputs
  - Owner/Employee Satisfaction
  - Profitability
  - Solid Future



# Meanwhile The Creative Has a LIFE!

- The Creative pursues worldly adventure outside of the biz
- What matters to The Creative\*?

# PLACE!

\*According to author Richard Florida and this Igniter

# The Creative and Place

- Clustering of People
  - Cascadia Region
- Portland uses Florida's work to say:
  - Place is crucial
  - Portland is The Place
  - This Place has Talent, Technology and Tolerance



Courtesy: Greenlight Greater Portland

# The Creative and Place

- The Role of Place
  - Mobile vs. Rooted
  - Where the Brains Are
  - Superstar Cities



Courtesy: Greenlight Greater Portland

# The Creative and Place

- Place matters to The Creative
  - Community entrepreneurial spirit
  - City amenities
  - Great education system
  - Cultural venues
  - Natural beauty



# The Creative and Corvallis

What do we have going for ourselves?

- Corvallis Ranks 15<sup>th</sup> in Florida's Creativity Index
  - Technology
  - Talent
  - Tolerance\*
- Corvallis highly awarded



\*Ethnic, Racial, Bohemian and Gay/Lesbian Sub Indexes

# The Creative and Corvallis

- The Psychology of Place
  - Open to Experience People
  - Extroverted People
  - Agreeable People
  - Neurotic People
  - Conscientious People



# The Creative and Corvallis

## Florida's Conclusions

- Clustering of *Open to Experience People* is a driving factor in regional innovation and economic growth.
- The interplay between place psychology and place is key to our economic future.



# The Creative and Corvallis

## Possible Corvallis Investments

- A youth oriented OMSI-like science center
- Our cultural assets
- Public education system
- Safe bicycle boulevards through Corvallis

# The Creative and Corvallis

What does this mean for City leadership?

Leaders must be aware of how a place's psychology shapes economic activities and the kinds of people a city can attract, satisfy and retain.

# The Creative and Corvallis

What does this mean for Corvallis?

A European solar panel manufacturer, when visiting Corvallis, remarked:

“We like this place, it’s reminds us of home.”

Place Matters. Be deliberate about its creation.

# Acknowledgements

- For demonstrating a way forward
  - City of Littleton, Colorado
  - City of Beaverton, Oregon
  - Greenlight Greater Portland
- For inspiration and vision
  - Richard Florida's books *The Rise of the Creative Class* and *Who's Your City*
- For fear and reality
  - Thomas Friedman's *The World is Flat and Hot, Flat and Crowded*

**\* \* \* M E M O R A N D U M \* \* \***

**DECEMBER 29, 2009**

**TO: MAYOR AND CITY COUNCIL**

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



**SUBJECT: 2009 CITIZEN ATTITUDE SURVEY**

Included in the packet are the 2009 Citizen Attitude Survey results. As you know, the survey is a tool used by staff, board members, and elected officials for multiple purposes. The survey is a good indicator of citizen perceptions of City services. It is valuable in benchmarking our services against other communities. And, it may be used as one of many factors when deciding on the expansion or reduction of City services.

In this year's survey, the City utilized the methodology of comparator city participants (random household selection versus voter registration). While the response rate is comparatively low (33 percent) to our past experiences, it is within the range of typical National Citizen Survey responses. The ability to compare City services to approximately 500 jurisdictions and a smaller subset of 35,000 to 70,000 population cities is a valuable tool and enhancement to our previous approach of comparing current results to past Corvallis-only results.

Survey results are self-explanatory and staff has not in past years "interpreted" results, as the results have different meanings based upon the readers values and priorities.

As the organization's Chief Executive, several responses deserve highlighting:

- Ninety-one percent of respondents rate the City's overall quality of life as excellent or good.
- Of the 36 community characteristics compared to other jurisdictions, 24 were above the benchmark, 6 were similar to the benchmark, and only 1 was below the benchmark.
- Economic development related actions and investments merit further attention.
- Public trust rankings were all above national and 35,000 to 70,000 population comparators.
- City employees knowledge, responsiveness, courteousness, and overall impression were all above national and 35,000 to 70,000 population comparators.

Please call if you have questions or want to share observations concerning the survey. The survey will also be discussed during the upcoming budget process.



# CITY OF CORVALLIS, OR 2009



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**C O N T E N T S**

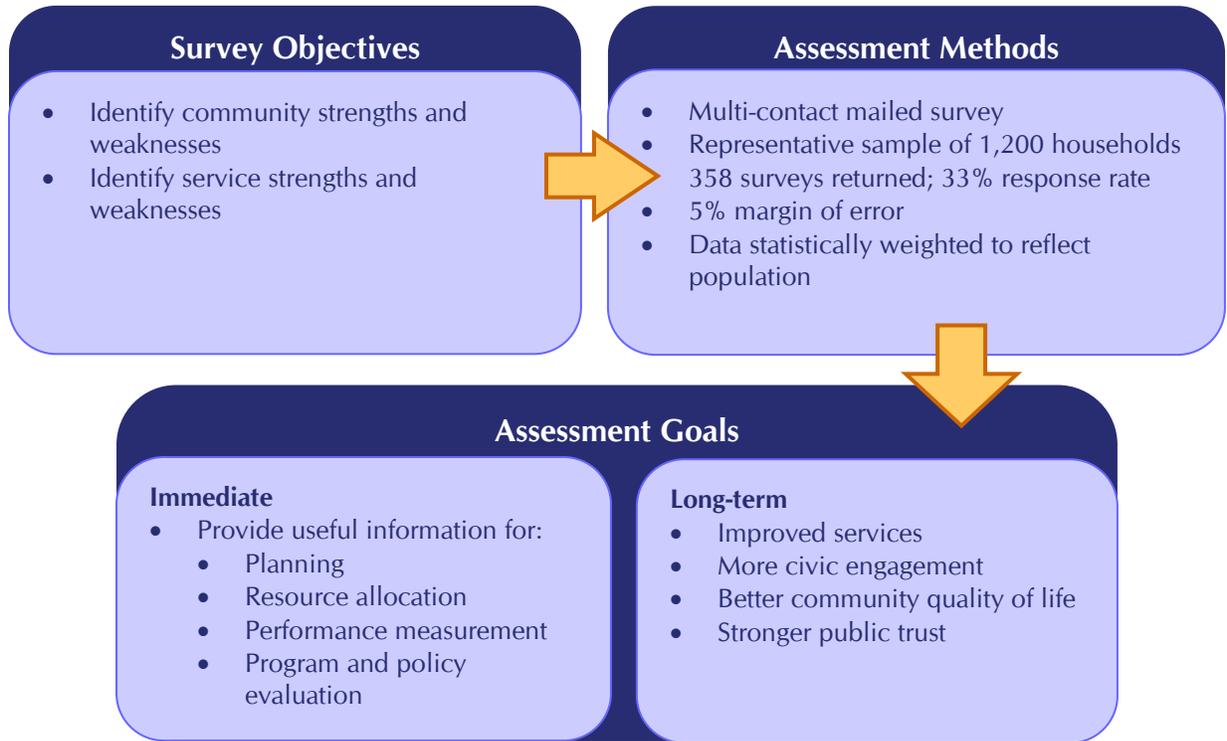
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# SURVEY BACKGROUND

## ABOUT THE NATIONAL CITIZEN SURVEY™

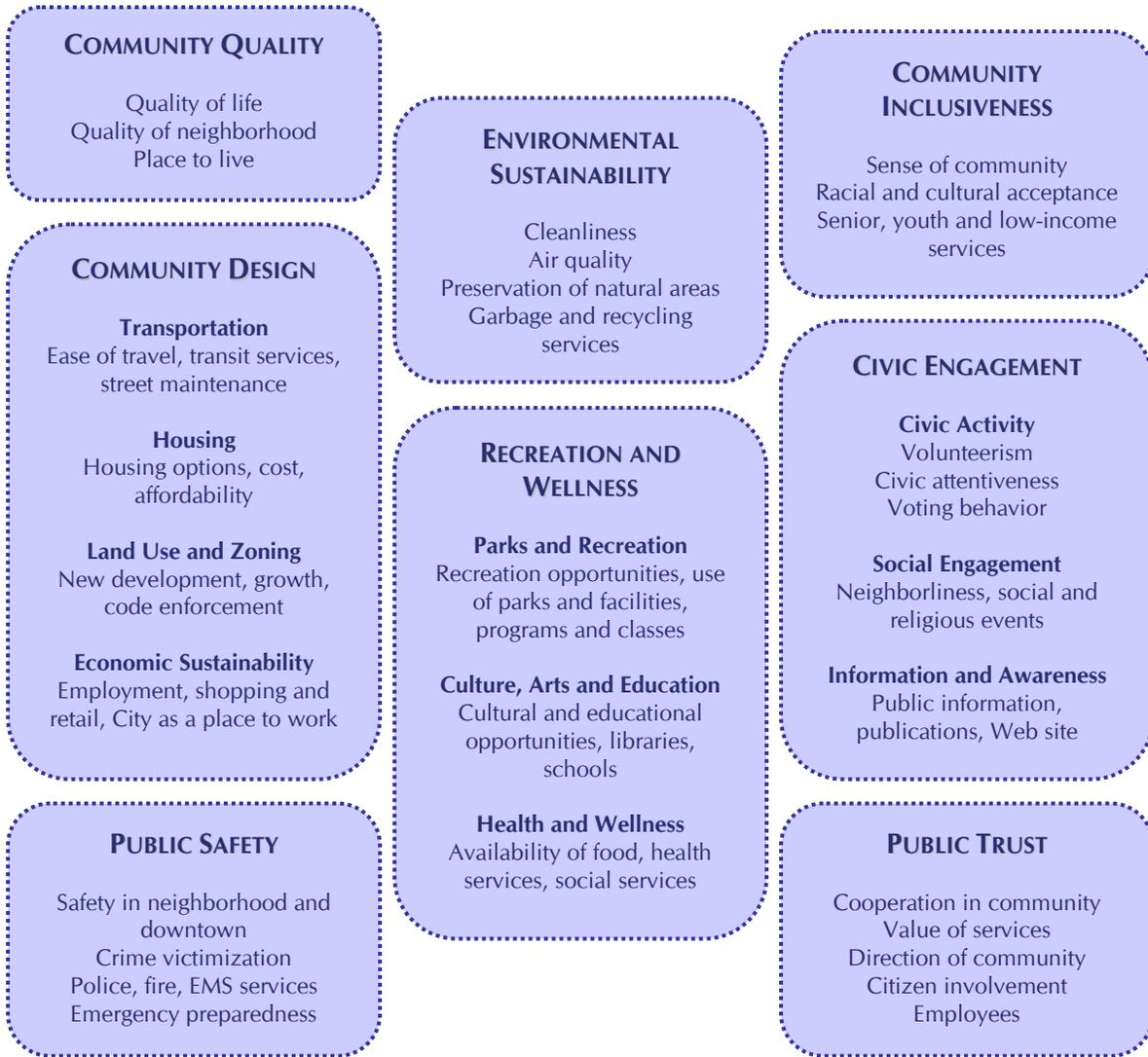
The National Citizen Survey™ (The NCS) is a collaborative effort between National Research Center, Inc. (NRC) and the International City/County Management Association (ICMA). The NCS was developed by NRC to provide a statistically valid survey of resident opinions about community and services provided by local government. The survey results may be used by staff, elected officials and other stakeholders for community planning and resource allocation, program improvement and policy making.

FIGURE 1: THE NATIONAL CITIZEN SURVEY™ METHODS AND GOALS



The NCS focuses on a series of community characteristics and local government services, as well as issues of public trust. Resident behaviors related to civic engagement in the community also were measured in the survey.

FIGURE 2: THE NATIONAL CITIZEN SURVEY™ FOCUS AREAS



The survey and its administration are standardized to assure high quality research methods and directly comparable results across The National Citizen Survey™ jurisdictions. Participating households are selected at random and the household member who responds is selected without bias. Multiple mailings give each household more than one chance to participate with self-addressed and postage-paid envelopes. Results are statistically weighted to reflect the proper demographic composition of the entire community. A total of 358 completed surveys were obtained, providing an overall response rate of 33%. Typically, response rates obtained on citizen surveys range from 25% to 40%.

The National Citizen Survey™ customized for the City of Corvallis was developed in close cooperation with local jurisdiction staff. Corvallis staff selected items from a menu of questions about services and community problems and provided the appropriate letterhead and signatures for mailings. City of Corvallis staff also augmented The National Citizen Survey™ basic service through a variety of options including a custom set of benchmark comparisons, crosstabulation of results, the option to complete the survey on the Web, an open-ended question and several policy questions.

## UNDERSTANDING THE RESULTS

As shown in Figure 2, this report is based around respondents' reports about eight larger categories: community quality, community design, public safety, environmental sustainability, recreation and wellness, community inclusiveness, civic engagement and public trust. Each section begins with residents' ratings of community characteristics and is followed by residents' ratings of service quality. For all evaluative questions, the percent of residents rating the service or community feature as "excellent" or "good" is presented. To see the full set of responses for each question on the survey, please see Appendix A: Complete Survey Frequencies.

### Margin of Error

It is customary to describe the precision of estimates made from surveys by a "level of confidence" and accompanying "confidence interval" (or margin of error). A traditional confidence level, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the estimates made from the survey results. The confidence interval for the City of Corvallis survey is no greater than plus or minus five percentage points around any given percent reported for the entire sample (358 completed surveys). A 95% confidence interval indicates that for every 100 random samples of this many residents, the population response to that question would be within the stated interval 95 times. For example, if 75% of residents rate a service as "excellent" or "good," then the 5% margin of error (for the 95% confidence interval) indicates that the range of likely responses for the entire jurisdiction is between 70% and 80%.

### Comparing Survey Results

Certain kinds of services tend to be thought better of by residents in many communities across the country. For example, public safety services tend to be received better than transportation services by residents of most American communities. Where possible, the better comparison is not from one service to another in the City of Corvallis, but from City of Corvallis services to services like them provided by other jurisdictions.

### Interpreting Comparisons to Previous Years

This report contains comparisons with prior years' results. In this report, we are comparing this year's data with existing data in the graphs. Differences between years can be considered "statistically significant" if they are greater than five percentage points. Trend data for your jurisdiction represent important comparison data and should be examined for improvements or declines. Deviations from stable trends over time, especially represent opportunities for understanding how local policies, programs or public information may have affected residents' opinions.

### Benchmark Comparisons

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in citizen surveys from approximately 500 jurisdictions whose residents evaluated local government services and gave their opinion about the quality of community life. The City of Corvallis chose to have comparisons made to the entire database and a subset of similar jurisdictions from the database (populations 35,000 to 70,000). A benchmark comparison (the average rating from all the comparison jurisdictions where a similar question was asked) has been provided when a similar question on the City of Corvallis Survey was included in NRC's database and there were at least five jurisdictions in which the question was asked. For most questions compared to the entire dataset, there were more than 100 jurisdictions included in the benchmark comparison.

Where comparisons were available, the City of Corvallis results were noted as being “above” the benchmark, “below” the benchmark or “similar to” the benchmark. This evaluation of “above,” “below” or “similar to” comes from a statistical comparison of the City of Corvallis’ rating to the benchmark.

### **“Don’t Know” Responses and Rounding**

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in Appendix A. However, these responses have been removed from the analyses presented in the body of the report. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

For some questions, respondents were permitted to select more than one answer. When the total exceeds 100% in a table for a multiple response question, it is because some respondents did select more than one response. When a table for a question that only permitted a single response does not total to exactly 100%, it is due to the customary practice of percentages being rounded to the nearest whole number.

For more information on understanding The NCS report, please see Appendix B: Survey Methodology.

## EXECUTIVE SUMMARY

This report of the City of Corvallis survey provides the opinions of a representative sample of residents about community quality of life, service delivery, civic participation and unique issues of local interest. A periodic sounding of resident opinion offers staff, elected officials and other stakeholders an opportunity to identify challenges and to plan for and evaluate improvements and to sustain services and amenities for long-term success.

Most residents experience a good quality of life in the City of Corvallis and believe the City is a good place to live. The overall quality of life in the City of Corvallis was rated as “excellent” or “good” by 91% of respondents. About three quarters report they plan on staying in the City of Corvallis for the next five years.

A variety of characteristics of the community was evaluated by those participating in the study. Among the characteristics receiving the most favorable ratings were educational opportunities, ease of walking and ease of bicycle travel in Corvallis. The characteristics receiving the least positive ratings were employment opportunities, shopping opportunities and the availability of affordable quality child care and housing.

Ratings of community characteristics were compared to the benchmark database. Of the 31 characteristics for which comparisons were available, 24 were above the benchmark comparison, six were similar to the benchmark comparison and one was below.

Residents in the City of Corvallis were civically engaged. While only 25% had attended a meeting of local elected public officials or other public meeting. A majority had volunteered their time to some group or activity in the City of Corvallis, which was higher than the benchmark.

In general, survey respondents demonstrated strong in local government. About seven in ten respondents rated the overall direction being taken by the City of Corvallis as “good” or “excellent.” This was higher than the benchmark. Those residents who had interacted with an employee of the City of Corvallis in the previous 12 months gave high marks to those employees. Most rated their overall impression of employees as “excellent” or “good.”

On average, residents gave favorable ratings to almost all local government services. City services rated were able to be compared to the benchmark database. Of the 36 services for which comparisons were available, 30 were above the benchmark comparison, four were similar to the benchmark comparison and two were below.

A Key Driver Analysis was conducted for the City of Corvallis which examined the relationships between ratings of each service and ratings of the City of Corvallis' services overall. Those key driver services that correlated most strongly with residents' perceptions about overall City service quality have been identified. By targeting improvements in key services, the City of Corvallis can focus on the services that have the greatest likelihood of influencing residents' opinions about overall service quality. Services found to be influential in ratings of overall service quality from the Key Driver Analysis were:

- Street cleaning
- Preservation of natural areas
- Code enforcement

## COMMUNITY RATINGS

### OVERALL COMMUNITY QUALITY

Overall quality of community life may be the single best indicator of success in providing the natural ambience, services and amenities that make for an attractive community. The National Citizen Survey™ contained many questions related to quality of community life in the City of Corvallis – not only direct questions about quality of life overall and in neighborhoods, but questions to measure residents’ commitment to the City of Corvallis. Residents were asked whether they planned to move soon or if they would recommend the City of Corvallis to others. Intentions to stay and willingness to make recommendations provide evidence that the City of Corvallis offers services and amenities that work.

Most of the City of Corvallis’ residents gave high ratings to their neighborhoods and the community as a place to live. Further, most reported they would recommend the community to others and plan to stay for the next five years.

FIGURE 3: RATINGS OF OVERALL COMMUNITY QUALITY BY YEAR

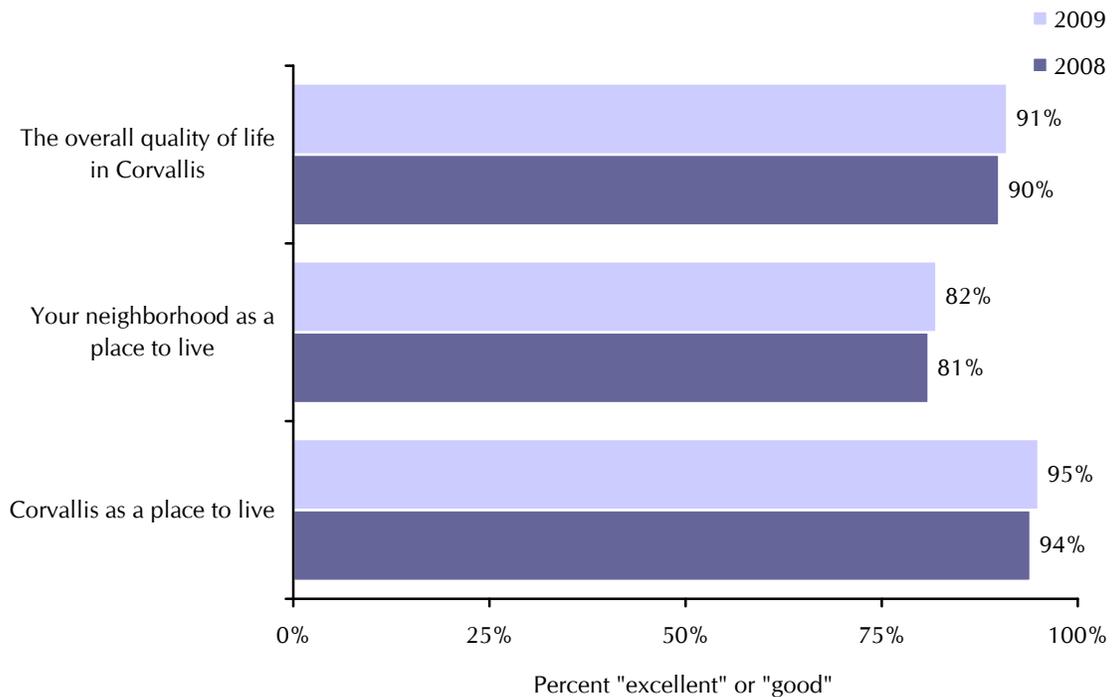


FIGURE 4: LIKELIHOOD OF REMAINING IN COMMUNITY AND RECOMMENDING COMMUNITY BY YEAR

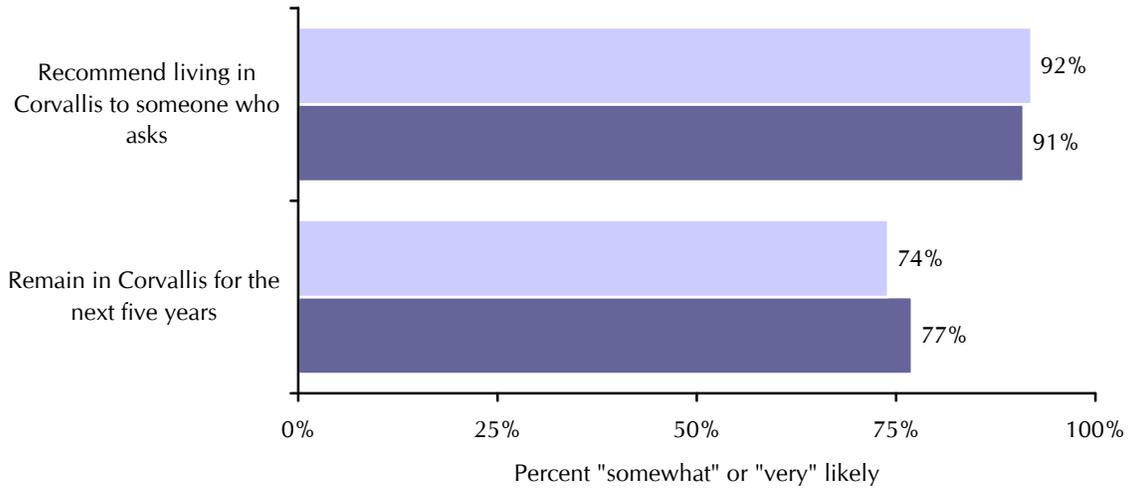


FIGURE 5: OVERALL COMMUNITY QUALITY BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Overall quality of life in Corvallis	Above	Above
Your neighborhood as place to live	Similar	Above
Corvallis as a place to live	Above	Above
Remain in Corvallis for the next five years	Below	Similar
Recommend living in Corvallis to someone who asks	Above	Above

## COMMUNITY DESIGN

### Transportation

The ability to move easily throughout a community can greatly affect the quality of life of residents by diminishing time wasted in traffic congestion and by providing opportunities to travel quickly and safely by modes other than the automobile. High quality options for resident mobility not only require local government to remove barriers to flow but they require government programs and policies that create quality opportunities for all modes of travel.

Residents responding to the survey were given a list of six aspects of mobility to rate on a scale of "excellent," "good," "fair" and "poor." Ease of walking in Corvallis was given the most positive rating, followed by ease of bicycle travel. These ratings tended to be higher than the benchmarks and similar to the past survey.

FIGURE 6: RATINGS OF TRANSPORTATION IN COMMUNITY BY YEAR

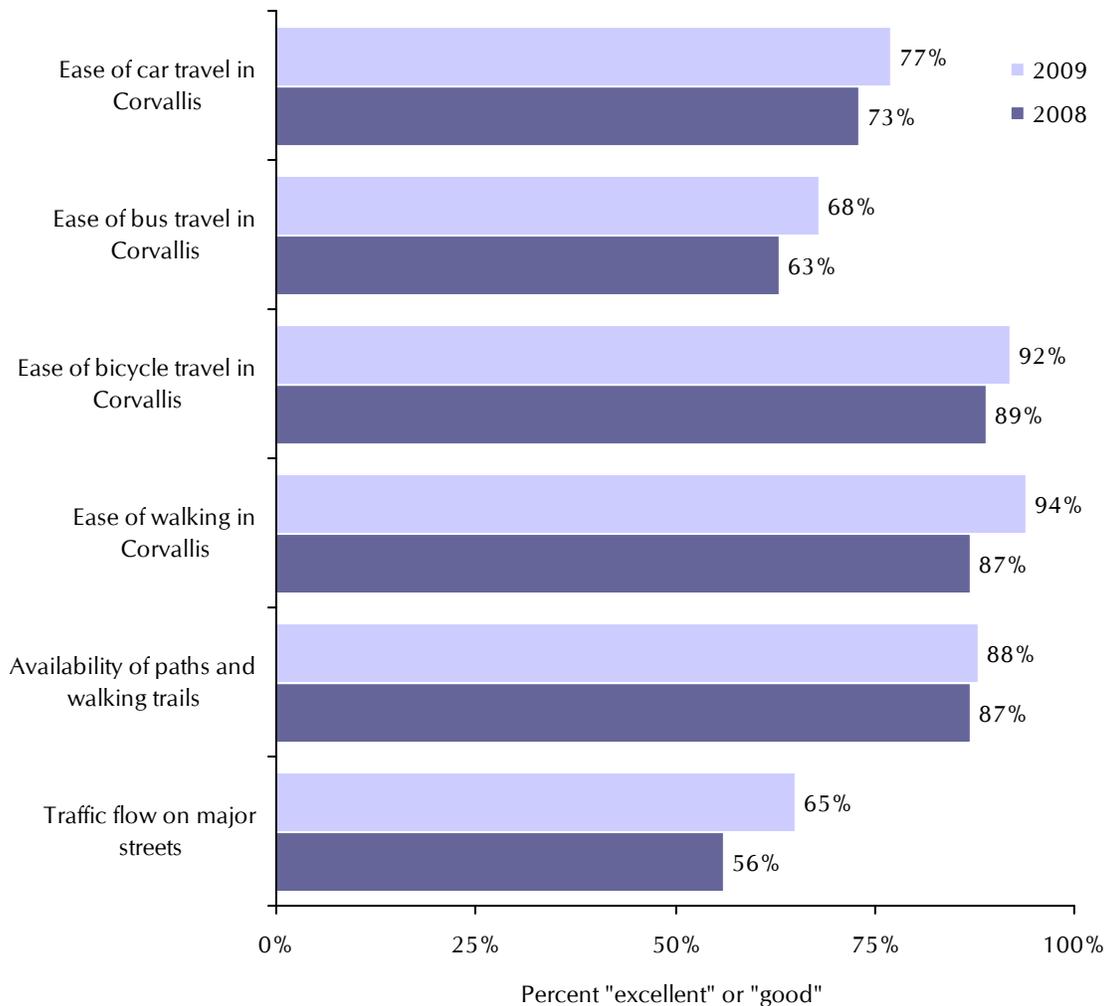


FIGURE 7: COMMUNITY TRANSPORTATION BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Ease of bus travel in Corvallis	Above	Above
Ease of car travel in Corvallis	Above	Above
Ease of walking in Corvallis	Above	Above
Ease of bicycle travel in Corvallis	Above	Above
Availability of paths and walking trails	Above	Above
Traffic flow on major streets	Above	Above

Eight transportation services were rated in Corvallis. As compared to most communities across America, ratings tended to be a mix of positive and negative. Six were above the benchmarks, one was below the benchmarks and one was similar to the benchmarks.

FIGURE 8: RATINGS OF TRANSPORTATION AND PARKING SERVICES BY YEAR

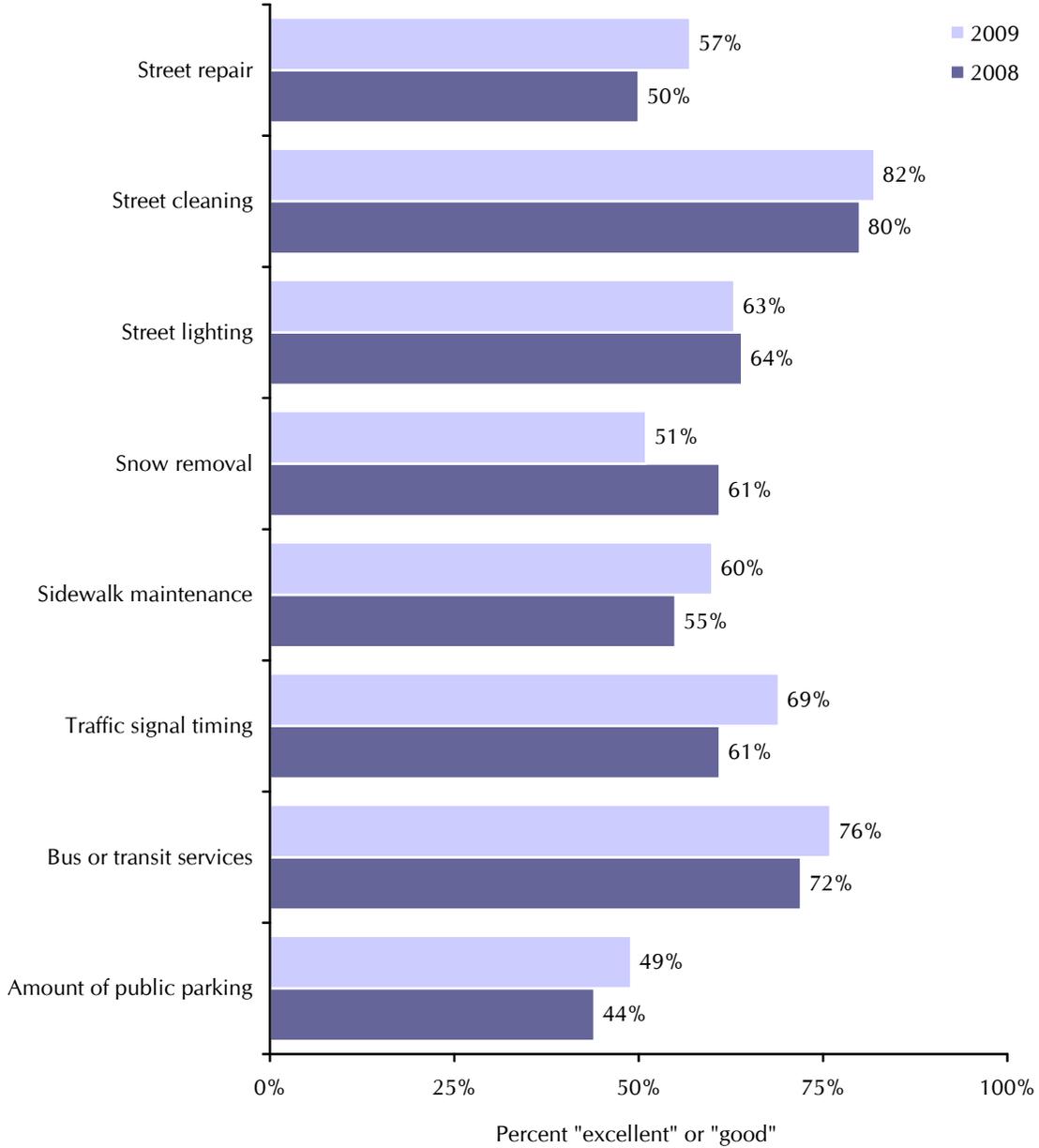


FIGURE 9: TRANSPORTATION AND PARKING SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Street repair /maintenance	Above	Above
Street cleaning	Above	Above
Street lighting	Similar	Similar
Snow removal	Below	Below
Sidewalk maintenance	Above	Above
Light timing	Above	Above
Bus or transit services	Above	Above
Amount of public parking	Above	Above

By measuring choice of travel mode over time, communities can monitor their success in providing attractive alternatives to the traditional mode of travel, the single-occupied automobile. When asked how they typically traveled to work, single-occupancy (SOV) travel was the overwhelming mode of use. However, 3% of work commute trips were made by transit, 18% by bicycle and 13% by foot.

FIGURE 10: FREQUENCY OF BUS USE IN LAST 12 MONTHS BY YEAR

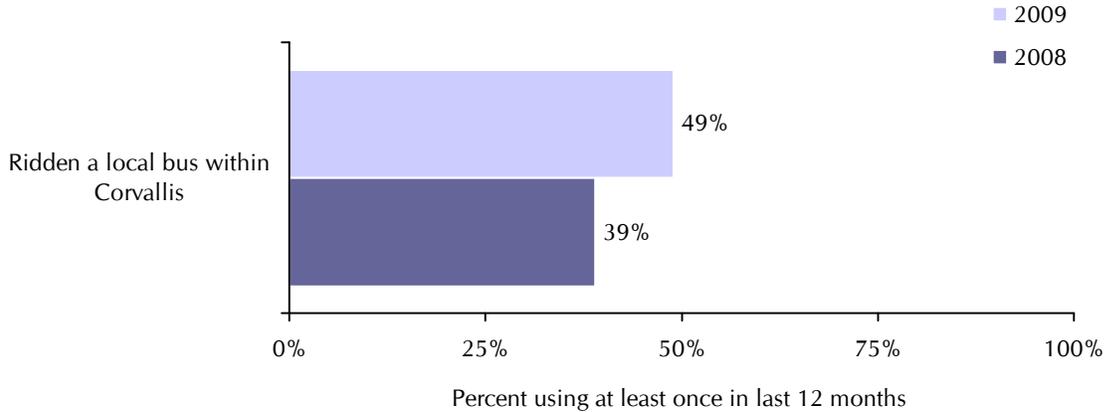
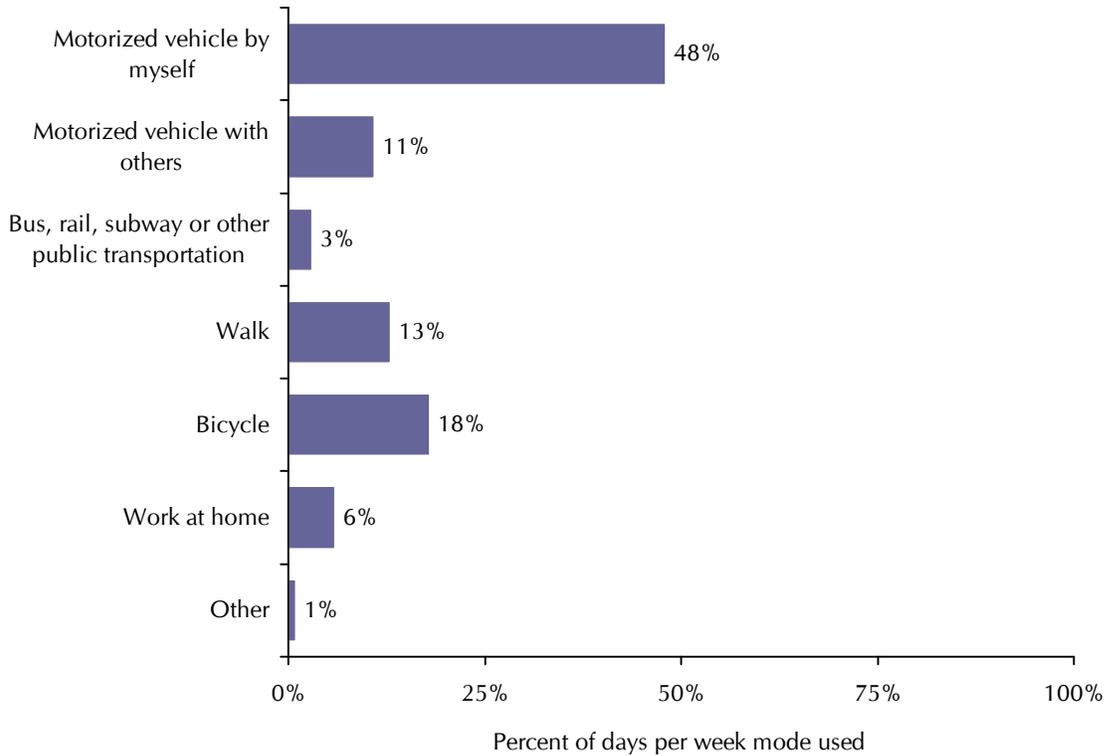


FIGURE 11: FREQUENCY OF BUS USE BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Ridden a local bus within Corvallis	More	More

FIGURE 12: MODE OF TRAVEL USED FOR WORK COMMUTE



## Housing

Housing variety and affordability are not luxuries for any community. When there are too few options for housing style and affordability, the characteristics of a community tilt toward a single group, often of well-off residents. While this may seem attractive to a community, the absence of affordable townhomes, condominiums, mobile homes, single family detached homes and apartments means that in addition to losing the vibrancy of diverse thoughts and lifestyles, the community loses the service workers that sustain all communities – police officers, school teachers, house painters and electricians. These workers must live elsewhere and commute in at great personal cost and to the detriment of traffic flow and air quality. Furthermore lower income residents pay so much of their income to rent or mortgage that little remains to bolster their own quality of life or local business.

The survey of the City of Corvallis residents asked respondents to reflect on the availability of affordable housing as well as the variety of housing options. The availability of affordable housing was rated as “excellent” or “good” by 35% of respondents, while the variety of housing options was rated as “excellent” or “good” by 50% of respondents. The rating of perceived affordable housing availability was similar in the City of Corvallis than the ratings, on average, in comparison jurisdictions.

FIGURE 13: RATINGS OF HOUSING IN COMMUNITY BY YEAR

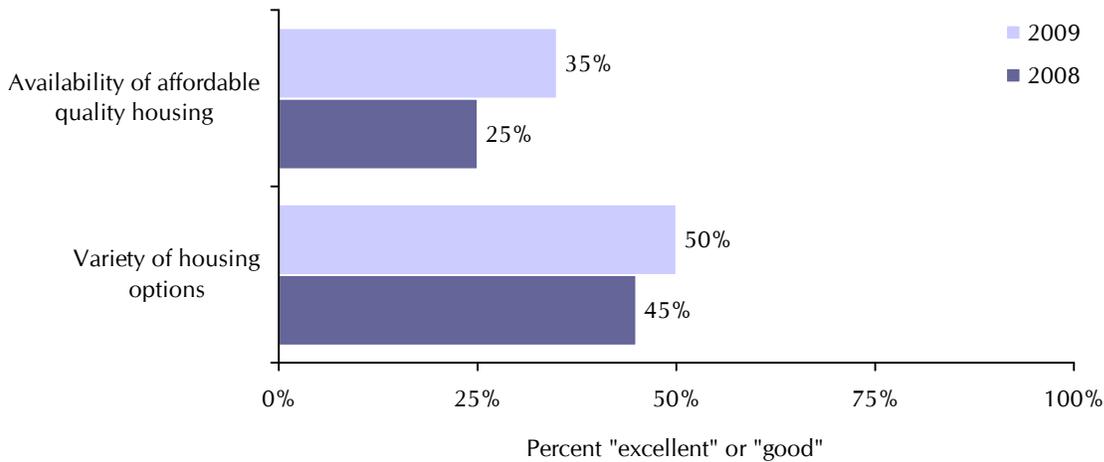


FIGURE 14: HOUSING CHARACTERISTICS BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Availability of affordable quality housing	Similar	Similar
Variety of housing options	Similar	Similar

To augment the perceptions of affordable housing in Corvallis, the cost of housing as reported in the survey was compared to residents' reported monthly income to create a rough estimate of the proportion of residents of the City of Corvallis experiencing housing cost stress. About 58% of survey participants were found to pay housing costs of more than 30% of their monthly household income.

FIGURE 15: PROPORTION OF RESPONDENTS WHOSE HOUSING COSTS ARE "AFFORDABLE" BY YEAR

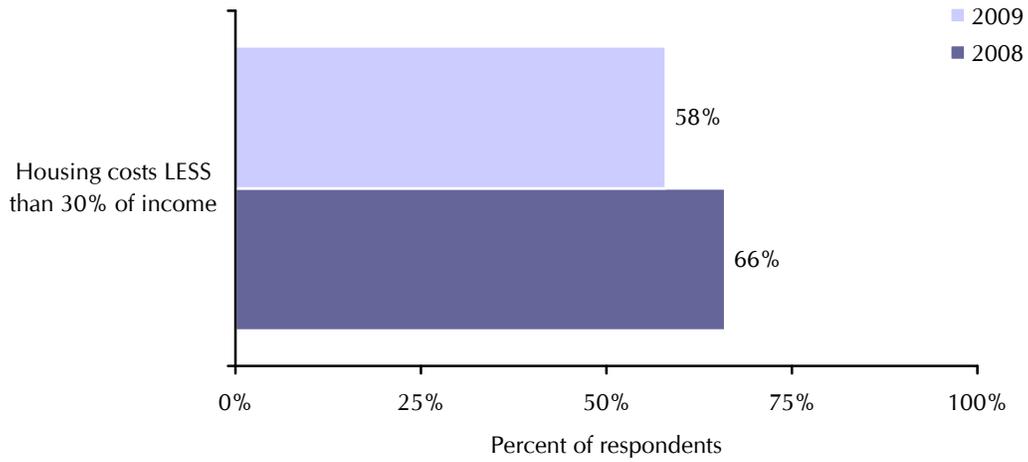


FIGURE 16: HOUSING COSTS BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Experiencing housing costs stress (housing costs 30% or more of income)	More	More

## Land Use and Zoning

Community development contributes to a feeling among residents and even visitors of the attention given to the speed of growth, the location of residences and businesses, the kind of housing that is appropriate for the community and the ease of access to commerce, green space and residences. Even the community's overall appearance often is attributed to the planning and enforcement functions of the local jurisdiction. Residents will appreciate an attractive, well-planned community. The NCS questionnaire asked residents to evaluate the quality of new development, the appearance of the City of Corvallis and the speed of population growth. Problems with the appearance of property were rated, and the quality of land use planning, zoning and code enforcement services were evaluated.

The overall quality of new development in the City of Corvallis was rated as "excellent" or "good" by 56% of respondents. The overall appearance of Corvallis was rated as "excellent" or "good" by 89% of respondents and was higher than the benchmark. When rating to what extent run down buildings, weed lots or junk vehicles were a problem in the City of Corvallis, 4% thought they were a "major" or "moderate" problem. The services of land use, planning and zoning, code enforcement and animal control were rated above the benchmark.

FIGURE 17: RATINGS OF THE COMMUNITY'S "BUILT ENVIRONMENT" BY YEAR

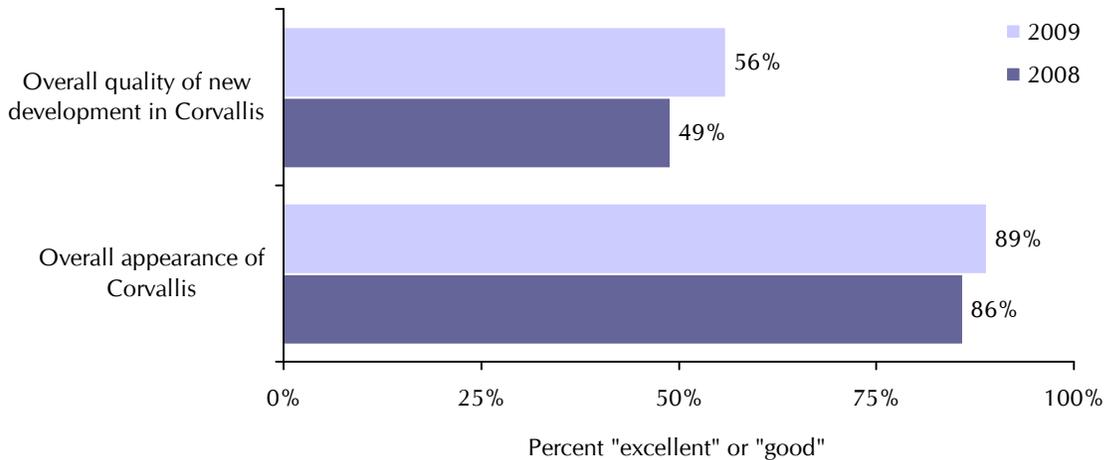


FIGURE 18: BUILT ENVIRONMENT BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Quality of new development in city	Similar	Above
Overall appearance of Corvallis	Above	Above

FIGURE 19: RATINGS OF POPULATION GROWTH BY YEAR

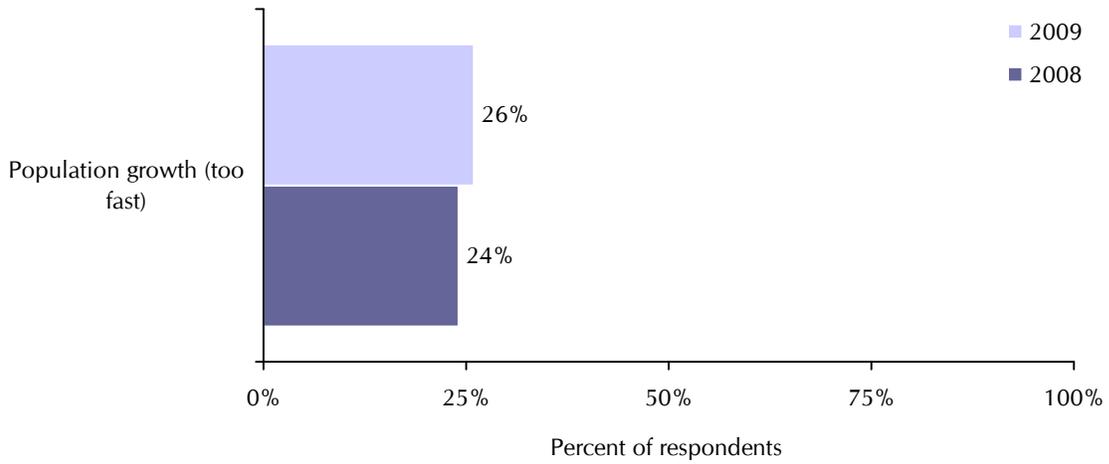


FIGURE 20: POPULATION GROWTH BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Population growth seen as too fast	Less	Less

FIGURE 21: RATINGS OF NUISANCE PROBLEMS BY YEAR

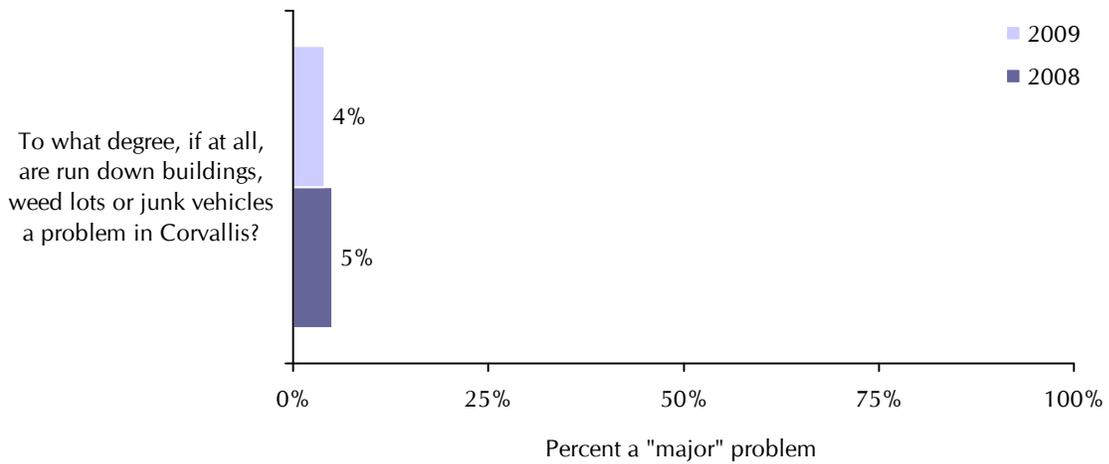


FIGURE 22: NUISANCE PROBLEMS BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Run down buildings, weed lots and junk vehicles are a "major" problem	Less	Less

FIGURE 23: RATINGS OF PLANNING AND COMMUNITY CODE ENFORCEMENT SERVICES BY YEAR

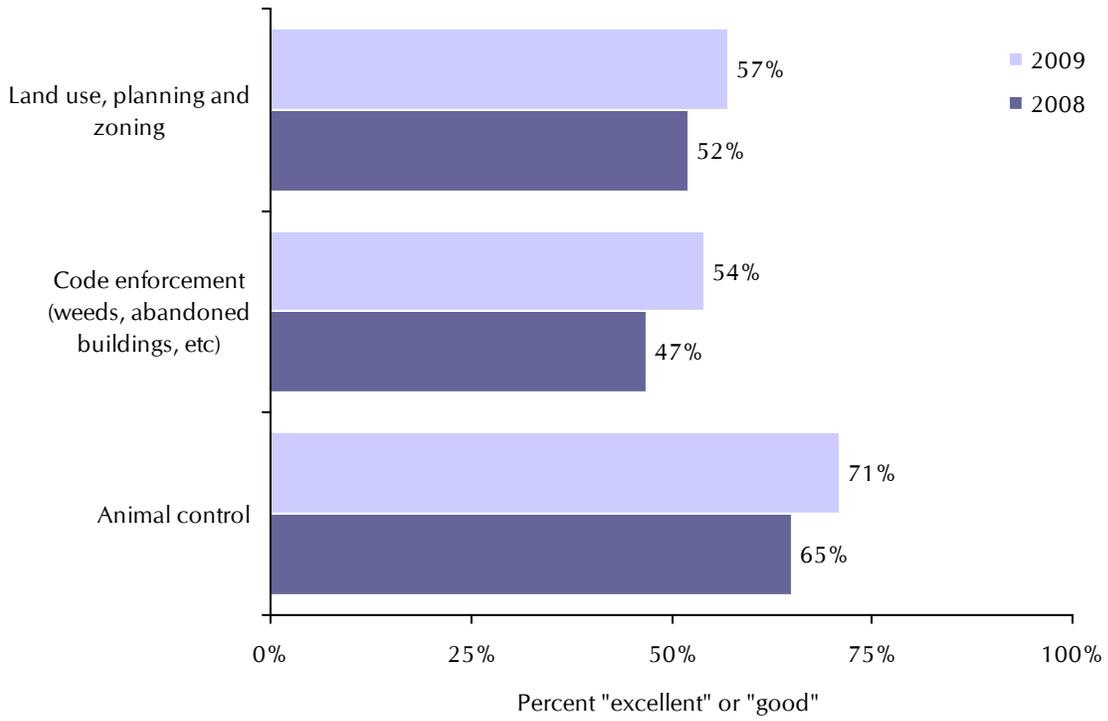


FIGURE 24: PLANNING AND COMMUNITY CODE ENFORCEMENT SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Land use, planning and zoning	Above	Above
Code enforcement (weeds, abandoned buildings, etc)	Above	Above
Animal control	Above	Above

## ECONOMIC SUSTAINABILITY

The health of the economy may color how residents perceive their environment and all the services that local government delivers. In particular, a strong or weak local economy will shape what residents think about job and shopping opportunities. Just as residents have an idea about the speed of local population growth, they have a sense of how fast job and shopping opportunities are growing.

Survey respondents were asked to rate a number of community features related to economic opportunity and growth. The most positively rated features were Corvallis as a place to work and overall quality of business and service establishments in Corvallis. Receiving the lowest rating was employment opportunities.

FIGURE 25: RATINGS OF ECONOMIC SUSTAINABILITY AND OPPORTUNITIES BY YEAR

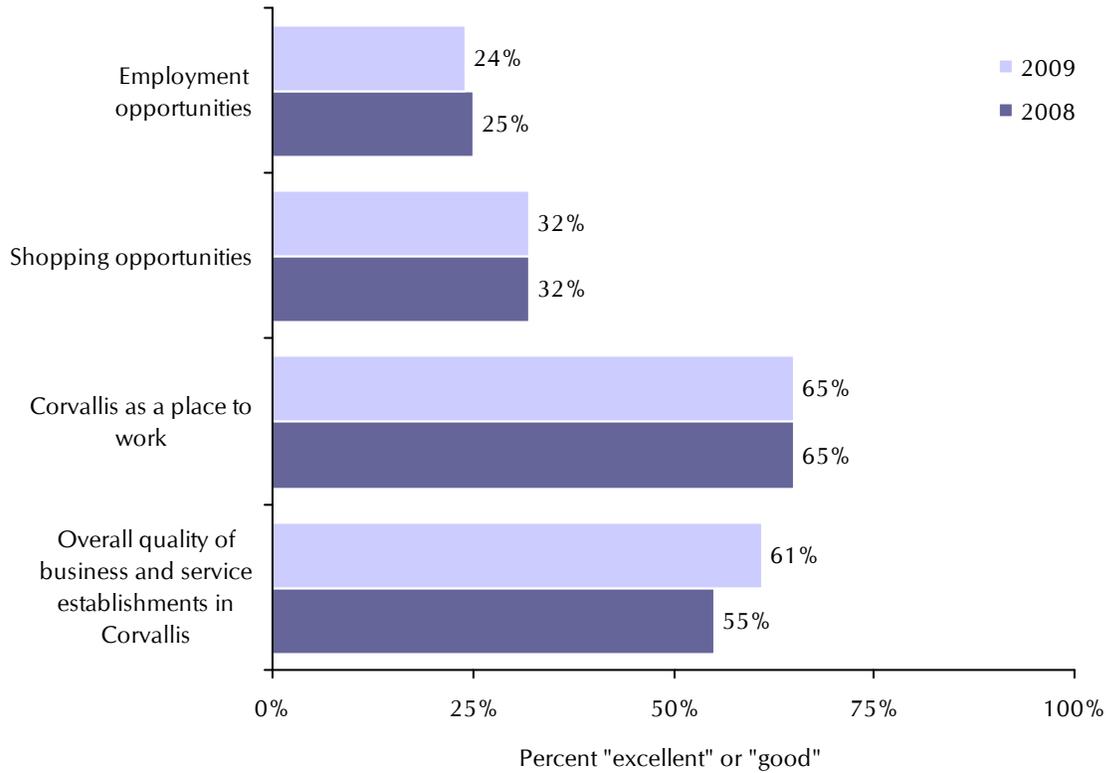


FIGURE 26: ECONOMIC SUSTAINABILITY AND OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Employment opportunities	Similar	Below
Shopping opportunities	Below	Below
Place to work	Above	Above
Overall quality of business and service establishments in Corvallis	Similar	Similar

Residents were asked to evaluate the speed of jobs growth and retail growth on scale from “much too slow” to “much too fast.” When asked about the rate of job growth in Corvallis, 86% responded that it was “too slow,” while 40% reported retail growth as “too slow.” More residents in Corvallis compared to other jurisdictions believed that retail growth was too slow and more residents believed that job growth was too slow.

FIGURE 27: RATINGS OF RETAIL AND JOB GROWTH BY YEAR

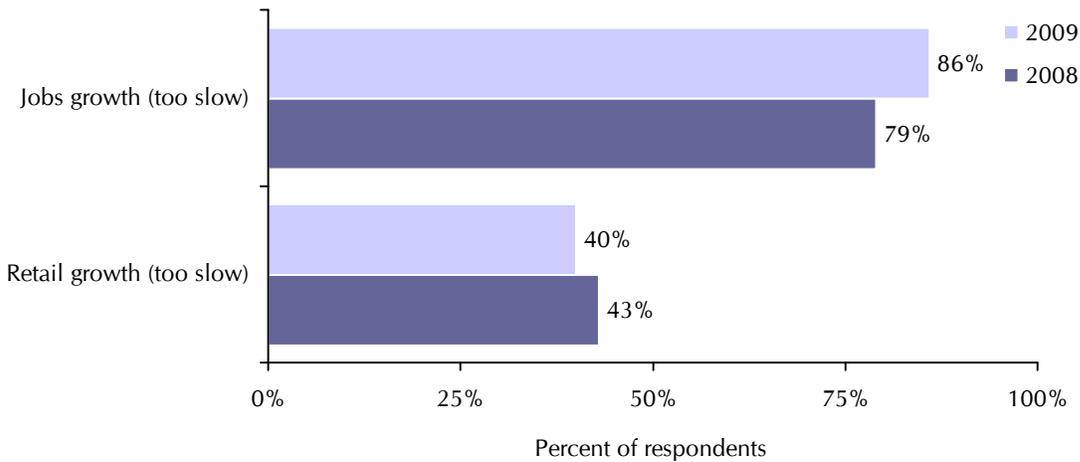


FIGURE 28: RETAIL AND JOB GROWTH BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Retail growth seen as too slow	More	More
Jobs growth seen as too slow	More	More

FIGURE 29: RATINGS OF ECONOMIC DEVELOPMENT SERVICES BY YEAR

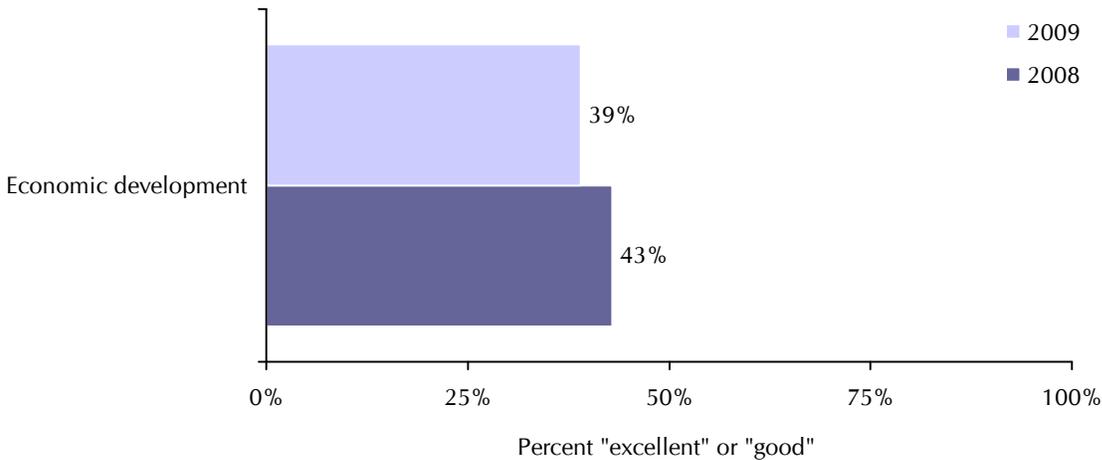


FIGURE 30: ECONOMIC DEVELOPMENT SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Economic development	Similar	Similar

Residents were asked to reflect on their economic prospects in the near term. Ten percent of the City of Corvallis residents expected that the coming six months would have a “somewhat” or “very” positive impact on their family. The percent of residents with an optimistic outlook on their household income was less than comparison jurisdictions.

FIGURE 31: RATINGS OF PERSONAL ECONOMIC FUTURE BY YEAR

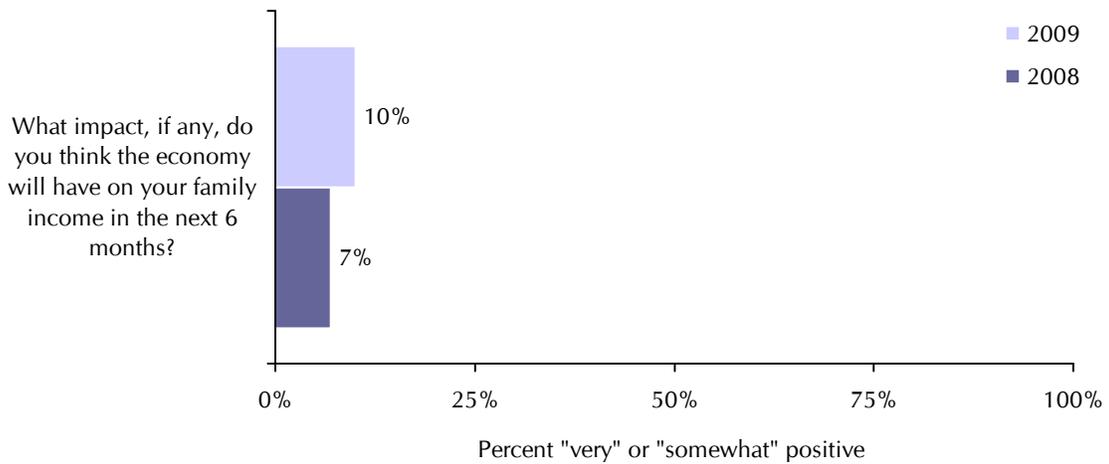


FIGURE 32: PERSONAL ECONOMIC FUTURE BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Positive impact of economy on household income	Below	Below

## PUBLIC SAFETY

Safety from violent or property crimes creates the cornerstone of an attractive community. No one wants to live in fear of crime, fire or natural hazards, and communities in which residents feel protected or unthreatened are communities that are more likely to show growth in population, commerce and property value.

Residents were asked to rate their feelings of safety from violent crimes, property crimes, fire and environmental dangers and to evaluate the local agencies whose main charge is to provide protection from these dangers. Many gave positive ratings of safety in the City Corvallis. About 89% percent of those completing the questionnaire said they felt “very” or “somewhat” safe from violent crimes and 85% felt “very” or “somewhat” safe from environmental hazards. Daytime sense of safety was better than nighttime safety.

FIGURE 33: RATINGS OF COMMUNITY AND PERSONAL PUBLIC SAFETY BY YEAR

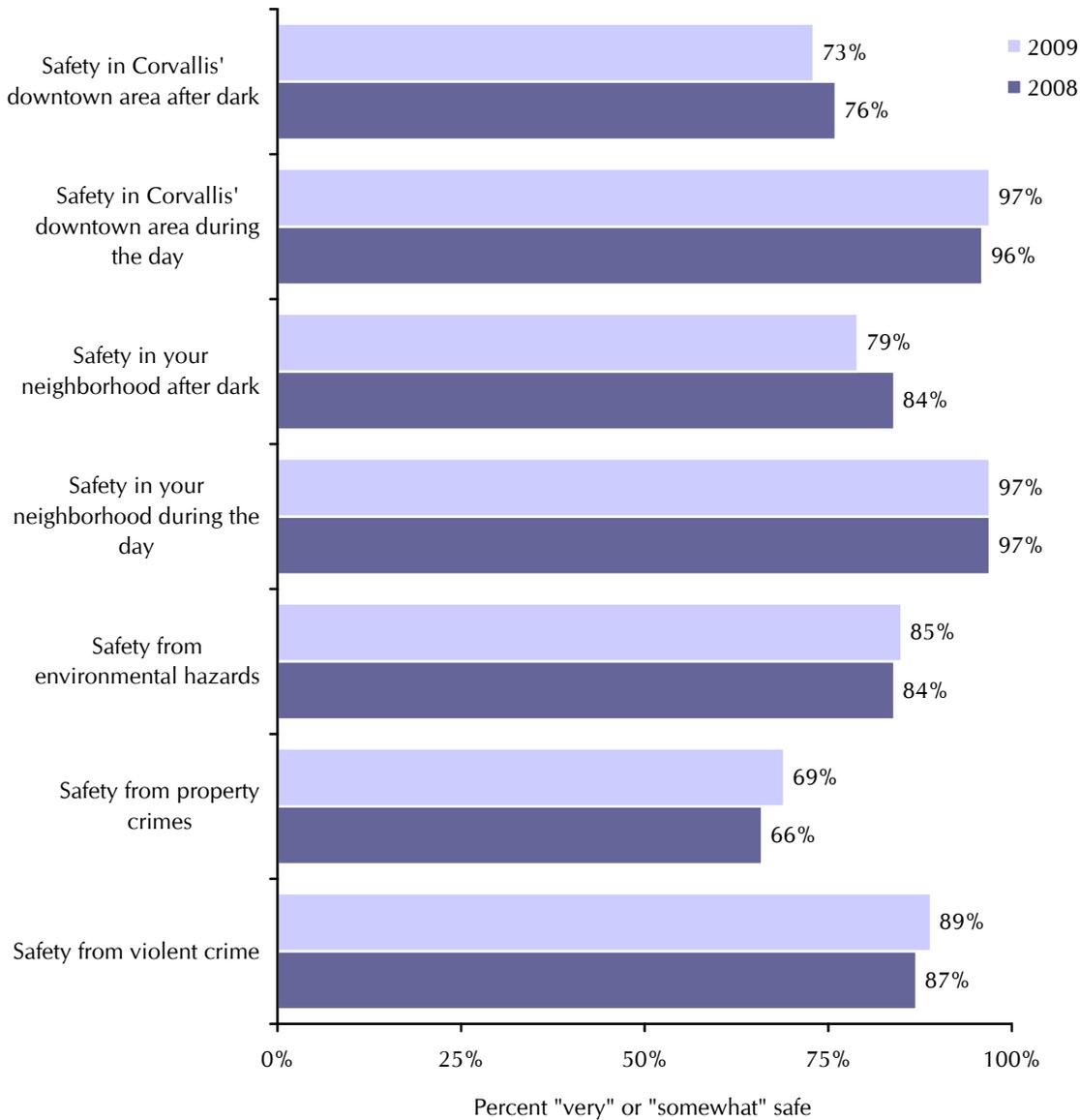


FIGURE 34: COMMUNITY AND PERSONAL PUBLIC SAFETY BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Safety in your neighborhood during the day	Above	Above
Safety in your neighborhood after dark	Above	Above
Safety in Corvallis' downtown area during the day	Above	Above
Safety in Corvallis' downtown area after dark	Above	Above
Safety from violent crime (e.g., rape, assault, robbery)	Above	Above
Safety from property crimes (e.g., burglary, theft)	Above	Above
Toxic waste or other environmental hazard(s)	Above	Above

As assessed by the survey, 14% of respondents reported that someone in the household had been the victim of one or more crimes in the past year. Of those who had been the victim of a crime, 58% had reported it to police. Compared to other jurisdictions about the same percent of Corvallis residents had been victims of crime in the 12 months preceding the survey and fewer Corvallis residents had reported their most recent crime victimization to the police.

FIGURE 35: CRIME VICTIMIZATION AND REPORTING BY YEAR

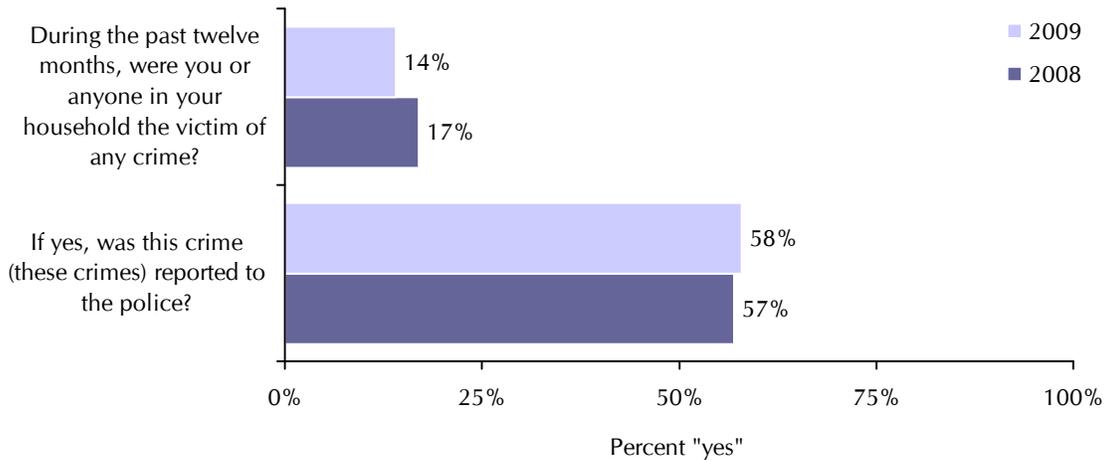


FIGURE 36: CRIME VICTIMIZATION AND REPORTING BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Victim of crime	Similar	Similar
Reported crimes	Less	Less

Residents rated eight City public safety services; five services were above the national comparison. Emergency services were rated below both of the benchmark comparisons. Fire services and ambulance or emergency medical services received the highest ratings, while traffic enforcement and emergency services received the lowest ratings.

FIGURE 37: RATINGS OF PUBLIC SAFETY SERVICES BY YEAR

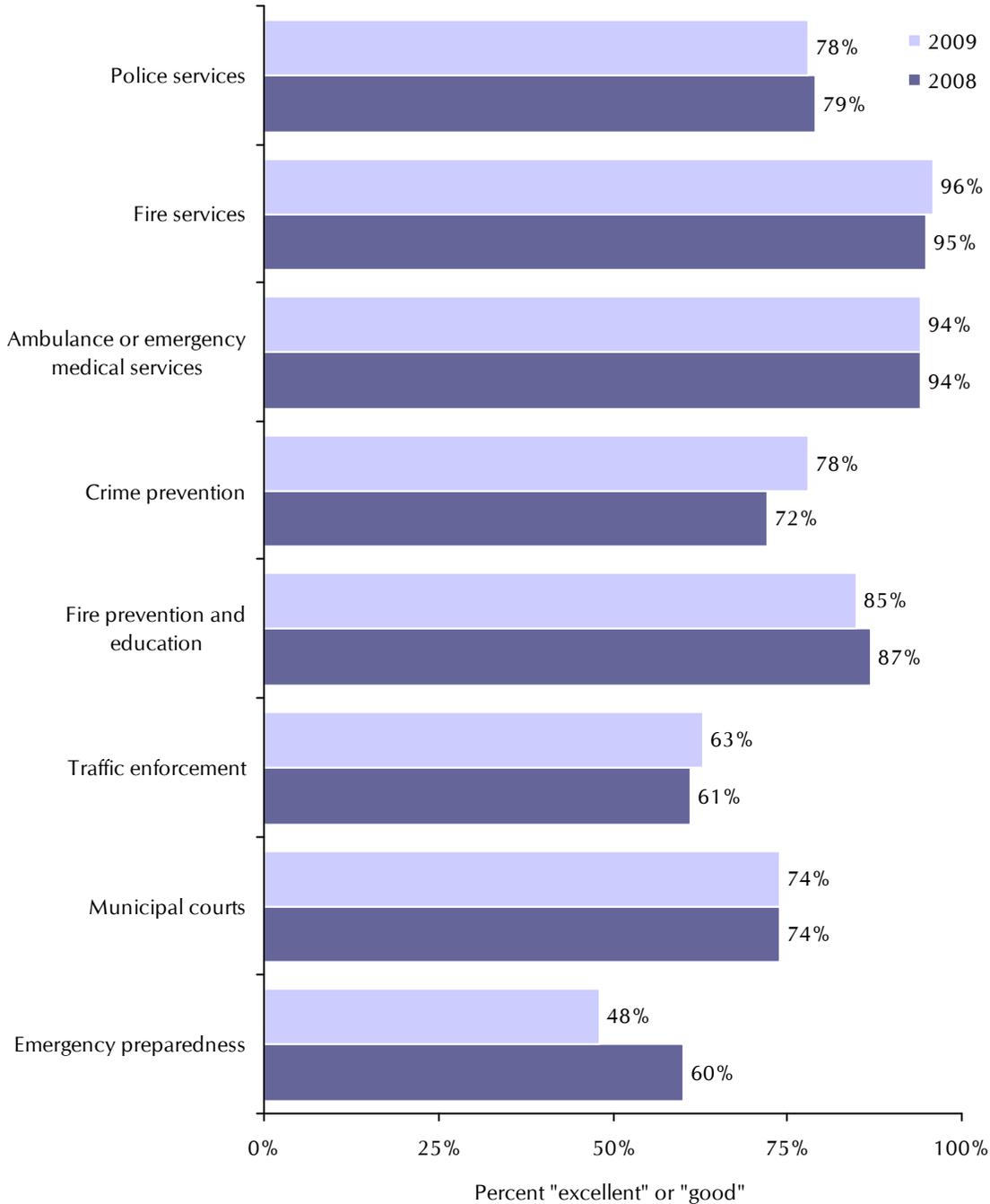


FIGURE 38: PUBLIC SAFETY SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Police services	Similar	Similar
Fire services	Above	Similar
EMS/ambulance	Above	Above
Crime prevention	Above	Above
Fire prevention and education	Above	Above
Traffic enforcement	Similar	Similar
Courts	Above	Above
Emergency preparedness	Below	Below

## ENVIRONMENTAL SUSTAINABILITY

Residents value the aesthetic qualities of their hometowns and appreciate features such as overall cleanliness and landscaping. In addition, the appearance and smell or taste of the air and water do not go unnoticed. These days, increasing attention is paid to proper treatment of the environment. At the same time that they are attending to community appearance and cleanliness, cities, counties, states and the nation are going “Green”. These strengthening environmental concerns extend to trash haul, recycling, sewer services, the delivery of power and water and preservation of open spaces. Treatment of the environment affects air and water quality and, generally, how habitable and inviting a place appears

Residents of the City of Corvallis were asked to evaluate their local environment and the services provided to ensure its quality. The overall quality of the natural environment was rated as “excellent” or “good” by 88% of survey respondents. The overall quality of the natural environment received the highest rating, and was above the benchmarks.

FIGURE 39: RATINGS OF THE COMMUNITY'S NATURAL ENVIRONMENT BY YEAR

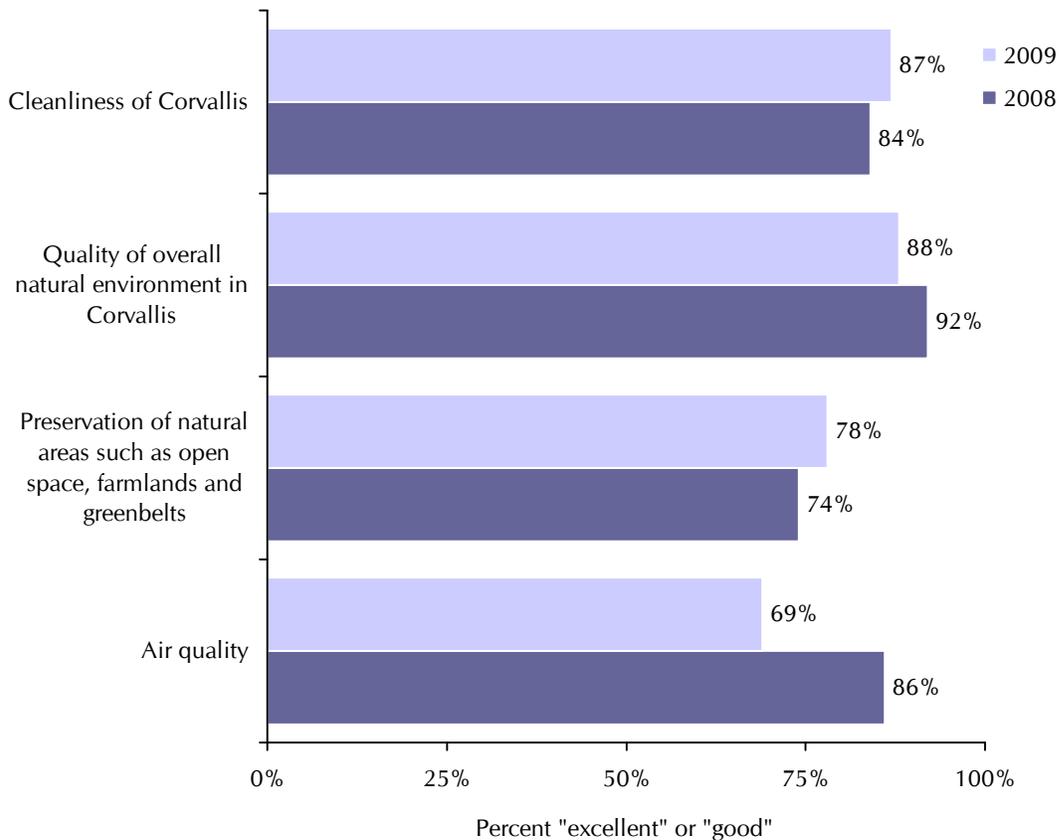


FIGURE 40: COMMUNITY ENVIRONMENT BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Cleanliness of Corvallis	Above	Above
Quality of overall natural environment in Corvallis	Above	Above
Preservation of natural areas such as open space, farmlands and greenbelts	Above	Above
Air quality	Above	Above

Resident recycling was greater than recycling reported in comparison communities.

FIGURE 41: FREQUENCY OF RECYCLING IN LAST 12 MONTHS

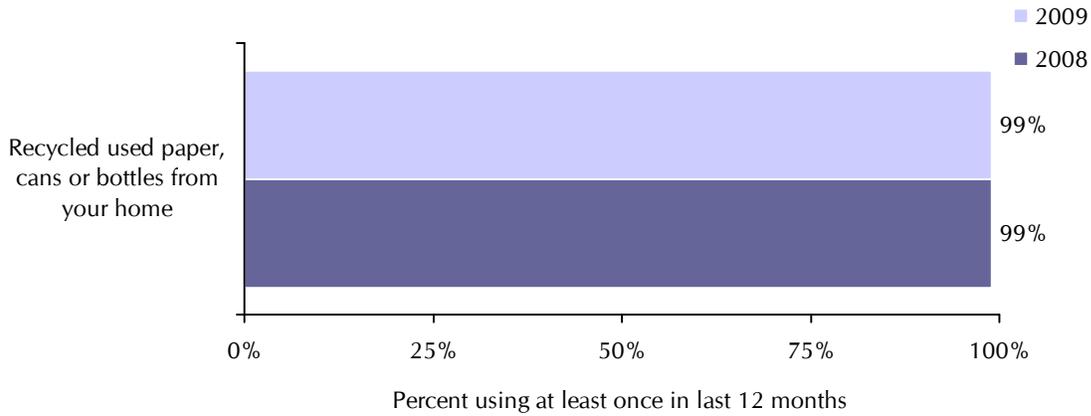


FIGURE 42: FREQUENCY OF RECYCLING BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Recycled used paper, cans or bottles from your home	More	More

Of the six utility services rated by those completing the questionnaire, all were higher than the benchmark comparisons.

FIGURE 43: RATINGS OF UTILITY SERVICES BY YEAR

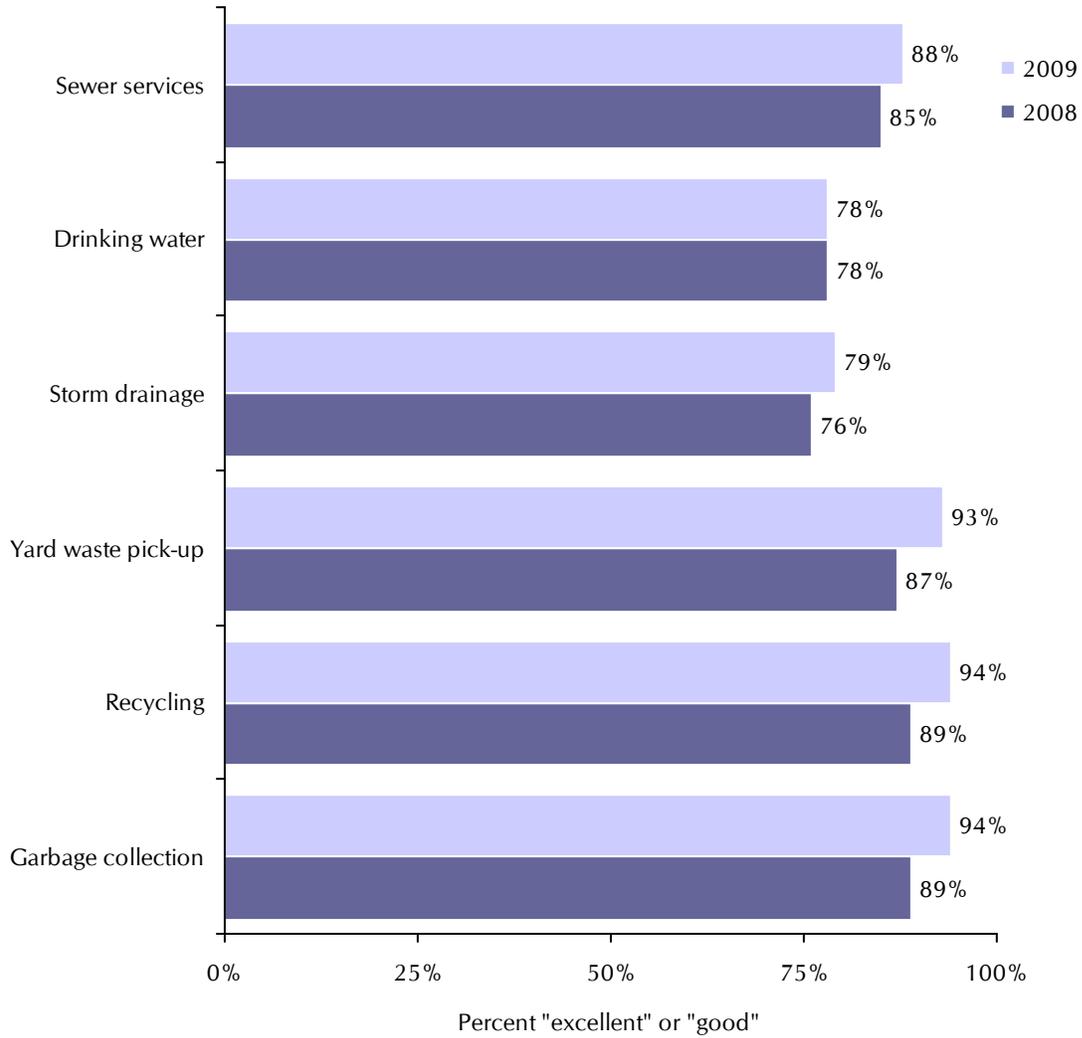


FIGURE 44: UTILITY SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Sewer services	Above	Above
Drinking water	Above	Above
Storm drainage	Above	Above
Yard waste pick-up	Above	Above
Recycling	Above	Above
Garbage collection	Above	Above

## RECREATION AND WELLNESS

### Parks and Recreation

Quality parks and recreation opportunities help to define a community as more than the grind of its business, traffic and hard work. Leisure activities vastly can improve the quality of life of residents, serving both to entertain and mobilize good health. The survey contained questions seeking residents' perspectives about opportunities and services related to the community's parks and recreation services.

Recreation opportunities in the City of Corvallis were rated positively as were services related to parks and recreation. City parks and recreation programs or classes were rated higher than the benchmarks. Recreation opportunities received the lowest rating and were higher than the national benchmark. Parks and recreation ratings have stayed constant over time.

Resident use of Corvallis parks and recreation facilities tells its own story about the attractiveness and accessibility of those services. The percent of residents that used Corvallis recreation centers was greater than the percent of users in comparison jurisdictions. Recreation program use in Corvallis was similar when compared to the nation and higher when compared to the custom benchmark.

FIGURE 45: RATINGS OF COMMUNITY RECREATIONAL OPPORTUNITIES BY YEAR

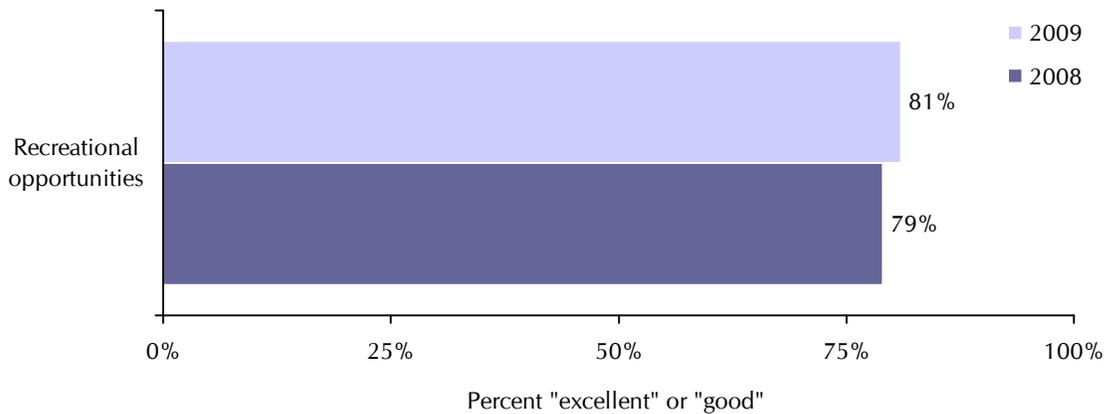


FIGURE 46: COMMUNITY RECREATIONAL OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Recreation opportunities	Above	Above

FIGURE 47: PARTICIPATION IN PARKS AND RECREATION OPPORTUNITIES BY YEAR

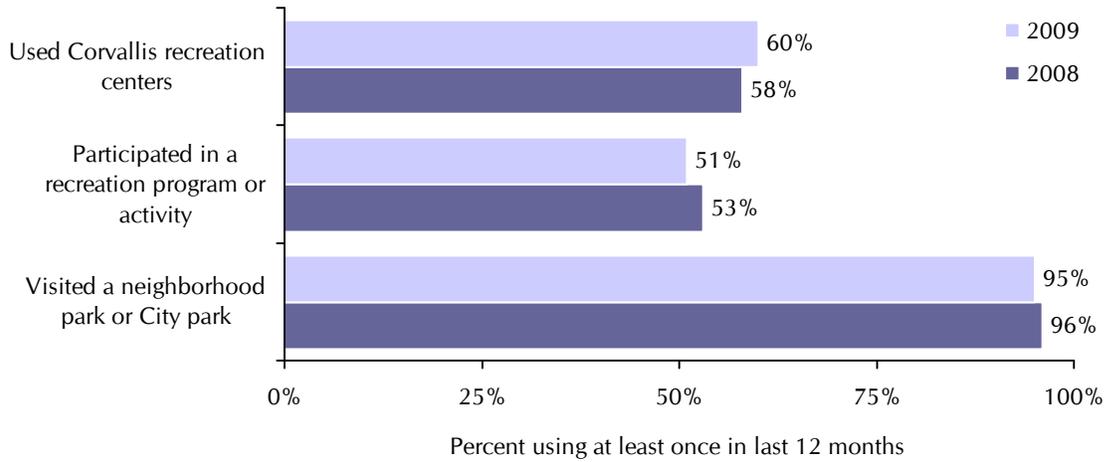


FIGURE 48: PARTICIPATION IN PARKS AND RECREATION OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Used Corvallis recreation centers	More	More
Participated in a recreation program or activity	Similar	More
Visited a neighborhood park or City park	More	More

FIGURE 49: RATINGS OF PARKS AND RECREATION SERVICES BY YEAR

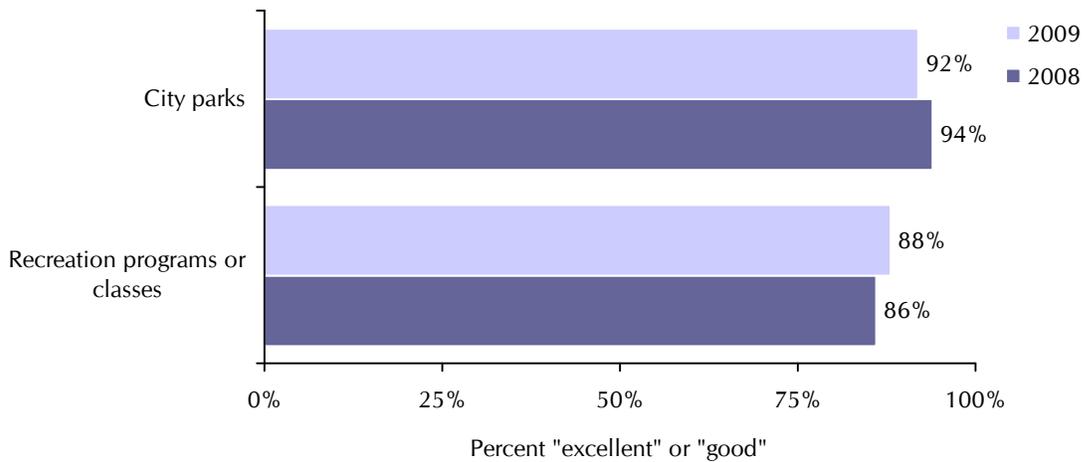


FIGURE 50: PARKS AND RECREATION SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
City parks	Above	Above
Recreation programs or classes	Above	Above

## Culture, Arts and Education

A full service community does not address only the life and safety of its residents. Like an individual who simply goes to the office and returns home, a community that pays attention only to the life sustaining basics becomes insular, dreary and uninspiring to business and individuals. In the case of communities without thriving culture, arts and education opportunities, the magnet that attracts those who might consider relocating there is vastly weakened. Cultural, artistic, social and educational services elevate the opportunities for personal growth among residents. In the survey, residents were asked about the quality of opportunities to participate in cultural and educational activities.

Opportunities to attend cultural activities were rated as “excellent” or “good” by 78% of respondents. Educational opportunities were rated as “excellent” or “good” by 96% of respondents. Compared to the benchmark data, educational opportunities were above the average of comparison jurisdictions, as was cultural activity opportunities.

About 81% of Corvallis residents used a City library at least once in the twelve months preceding the survey. This participation rate for library use was above comparison jurisdictions.

FIGURE 51: RATINGS OF CULTURAL AND EDUCATIONAL OPPORTUNITIES BY YEAR

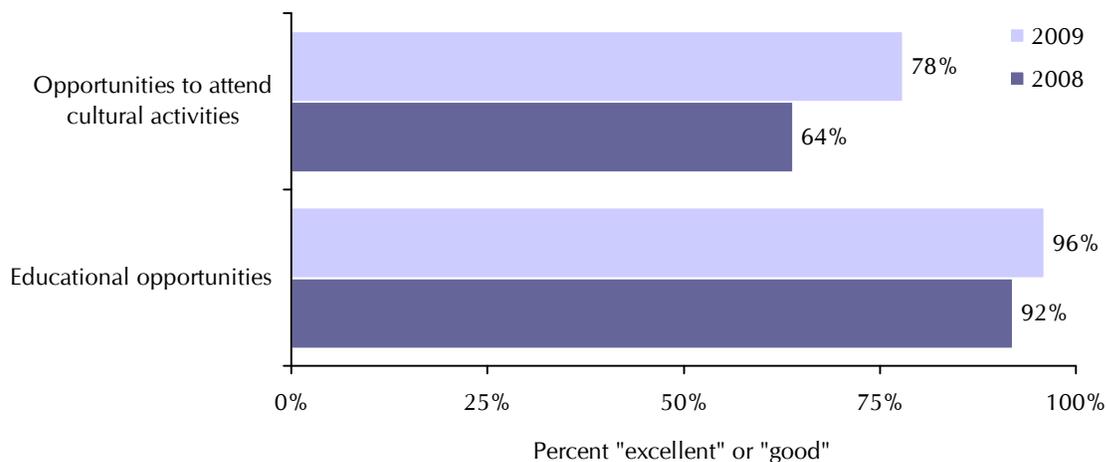


FIGURE 52: CULTURAL AND EDUCATIONAL OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Opportunities to attend cultural activities	Above	Above
Educational opportunities	Above	Above

FIGURE 53: PARTICIPATION IN CULTURAL AND EDUCATIONAL OPPORTUNITIES BY YEAR

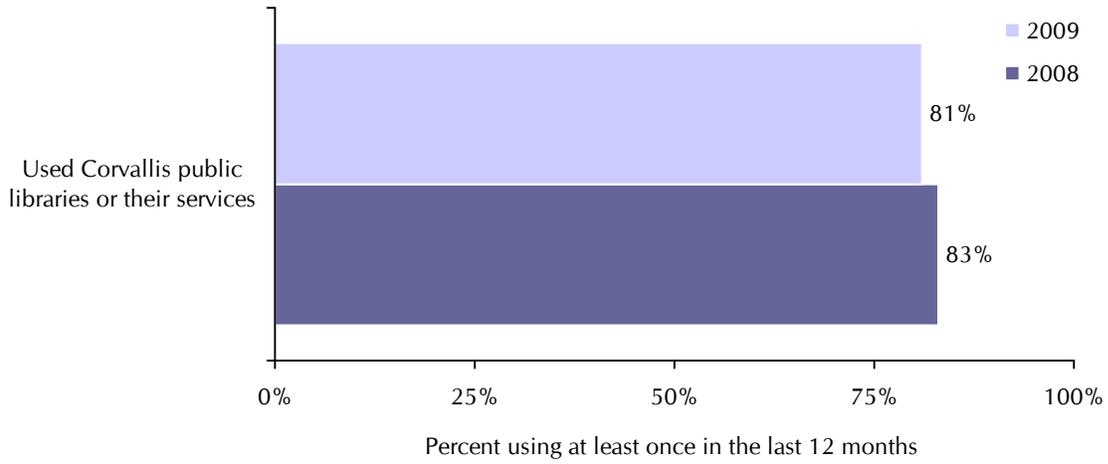


FIGURE 54: PARTICIPATION IN CULTURAL AND EDUCATIONAL OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Used Corvallis public libraries or their services	More	More

FIGURE 55: PERCEPTION OF CULTURAL AND EDUCATIONAL SERVICES BY YEAR

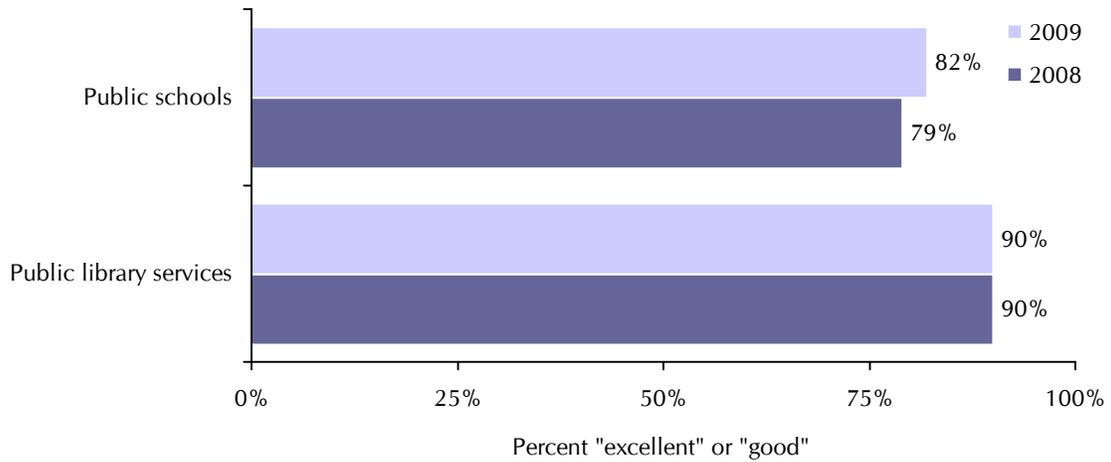


FIGURE 56: CULTURAL AND EDUCATIONAL SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Public schools	Above	Above
Public library services	Above	Above

## Health and Wellness

Healthy residents have the ability to contribute to the economy as volunteers or employees. Although residents bear the primary responsibility for their good health, local government provides services that can foster well being and provide care when residents are ill.

Residents of the City of Corvallis were asked to rate the community’s health services as well as the availability of health care, high quality affordable food and preventive health care services. The availability of affordable quality food was rated most positively for the City of Corvallis, while the availability for preventative health services and affordable quality health care was rated less favorably by residents.

Among Corvallis residents, 56% rated affordable quality health care as “excellent” or “good.” Those ratings were above the ratings of comparison communities.

FIGURE 57: RATINGS OF COMMUNITY HEALTH AND WELLNESS ACCESS AND OPPORTUNITIES BY YEAR

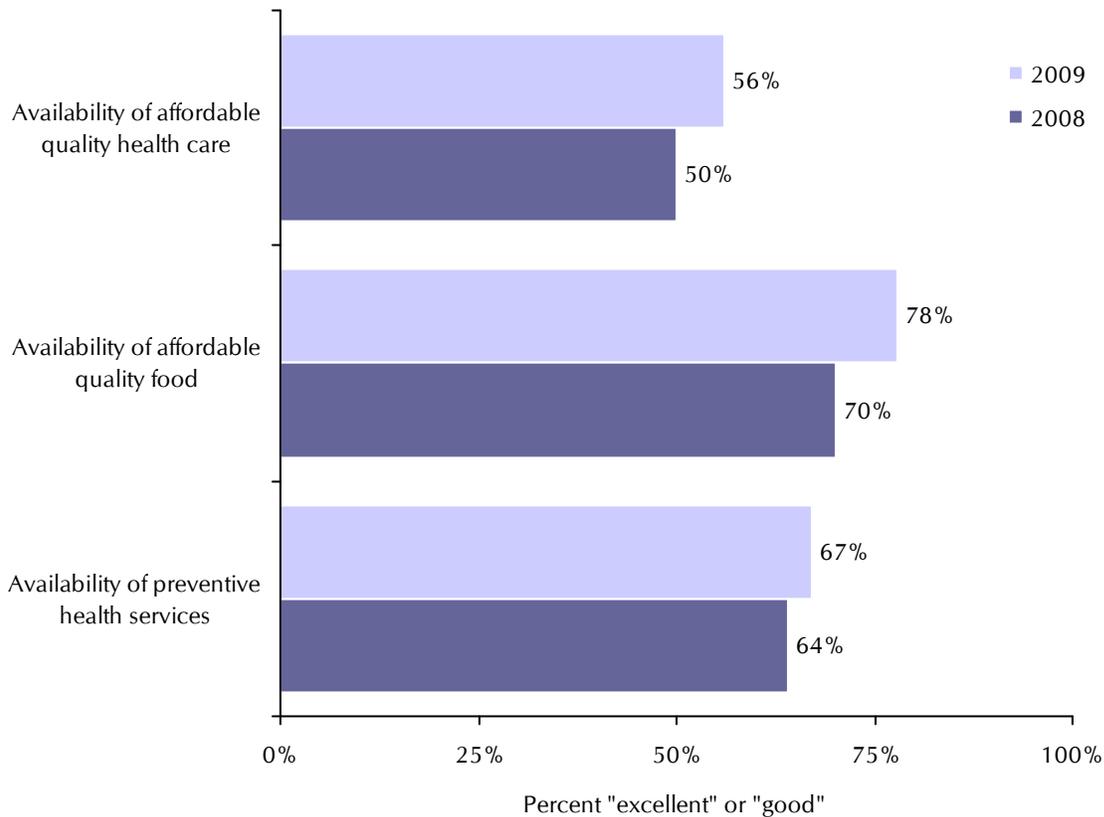


FIGURE 58: COMMUNITY HEALTH AND WELLNESS ACCESS AND OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Availability of affordable quality health care	Above	Above
Availability of affordable quality food	Above	Above
Availability of preventive health services	Above	Above

Health services were rated “excellent” or “good” by 76% of respondents and were above the benchmarks.

FIGURE 59: RATINGS OF HEALTH AND WELLNESS SERVICES BY YEAR

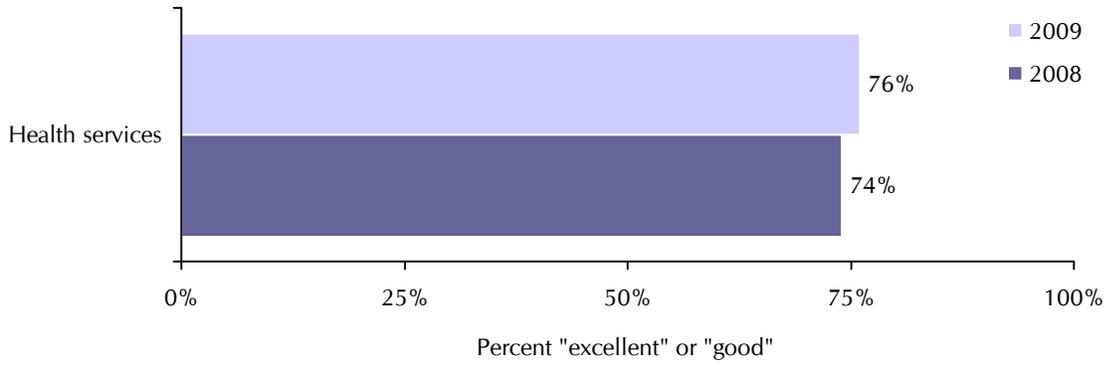


FIGURE 60: HEALTH AND WELLNESS SERVICES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Health services	Above	Above

## COMMUNITY INCLUSIVENESS

Diverse communities that include among their residents a mix of races, ages, wealth, ideas and beliefs have the raw material for the most vibrant and creative society. However, the presence of these features alone does not ensure a high quality or desirable space. Surveyed residents were asked about the success of the mix: the sense of community, the openness of residents to people of diverse backgrounds and the attractiveness of the City of Corvallis as a place to raise children or to retire. They were also questioned about the quality of services delivered to various population subgroups, including older adults, youth and residents with few resources. A community that succeeds in creating an inclusive environment for a variety of residents is a community that offers more to many.

About nine in ten residents rated the City of Corvallis as an “excellent” or “good” place to raise kids and a high percentage rated it as an excellent or good place to retire. Almost all residents felt that the local sense of community was “excellent” or “good.” A strong majority of survey respondents felt the City of Corvallis was open and accepting towards people of diverse backgrounds. Availability of affordable quality child care was rated the lowest by residents and was similar to the benchmark.

FIGURE 61: RATINGS OF COMMUNITY QUALITY AND INCLUSIVENESS BY YEAR

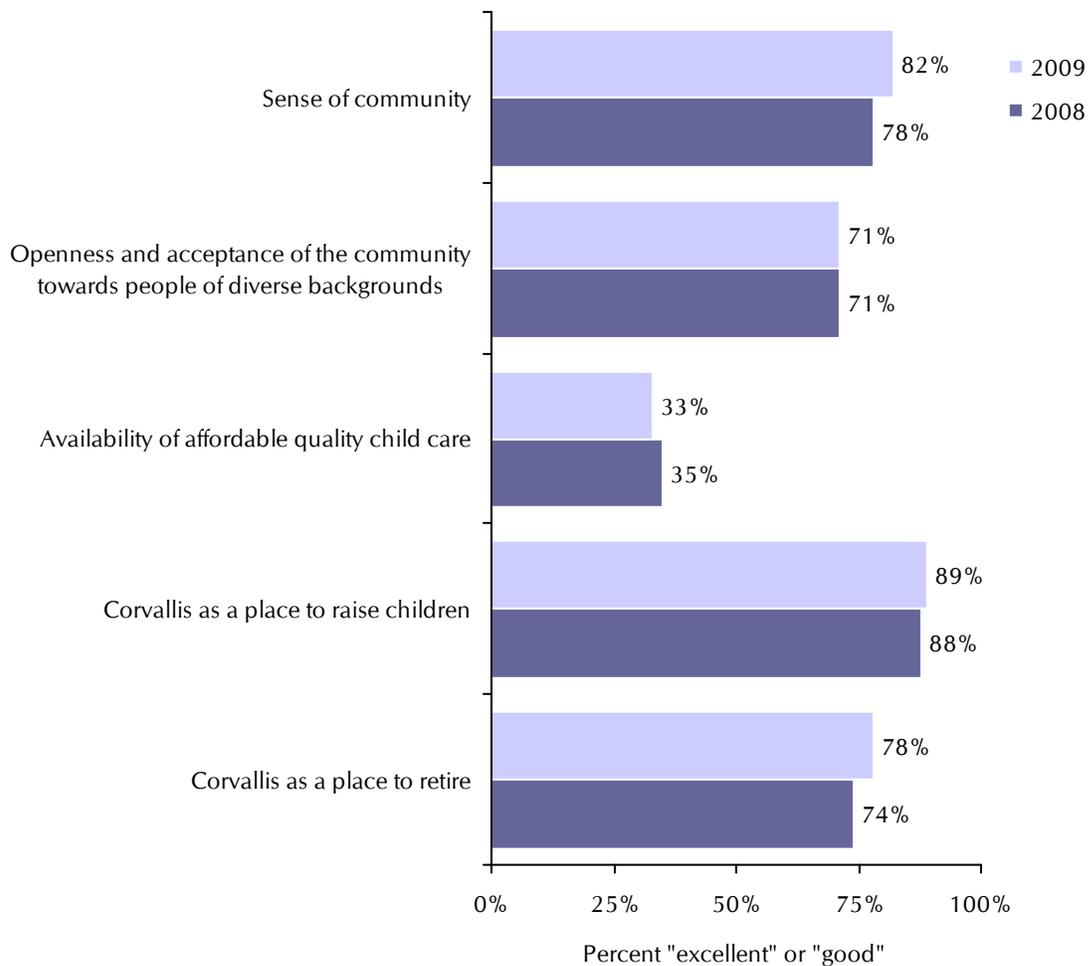


FIGURE 62: COMMUNITY QUALITY AND INCLUSIVENESS BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Sense of community	Above	Above
Openness and acceptance of the community toward people of diverse backgrounds	Above	Above
Availability of affordable quality child care	Similar	Similar
Corvallis as a place to raise kids	Above	Above
Corvallis as a place to retire	Above	Above

Services to more vulnerable populations (e.g., seniors, youth or low-income residents) ranged from 50% to 88% with ratings of “excellent” or “good.” Services to seniors, youth and low-income residents were above the benchmarks.

FIGURE 63: RATINGS OF QUALITY OF SERVICES PROVIDED FOR POPULATION SUBGROUPS BY YEAR

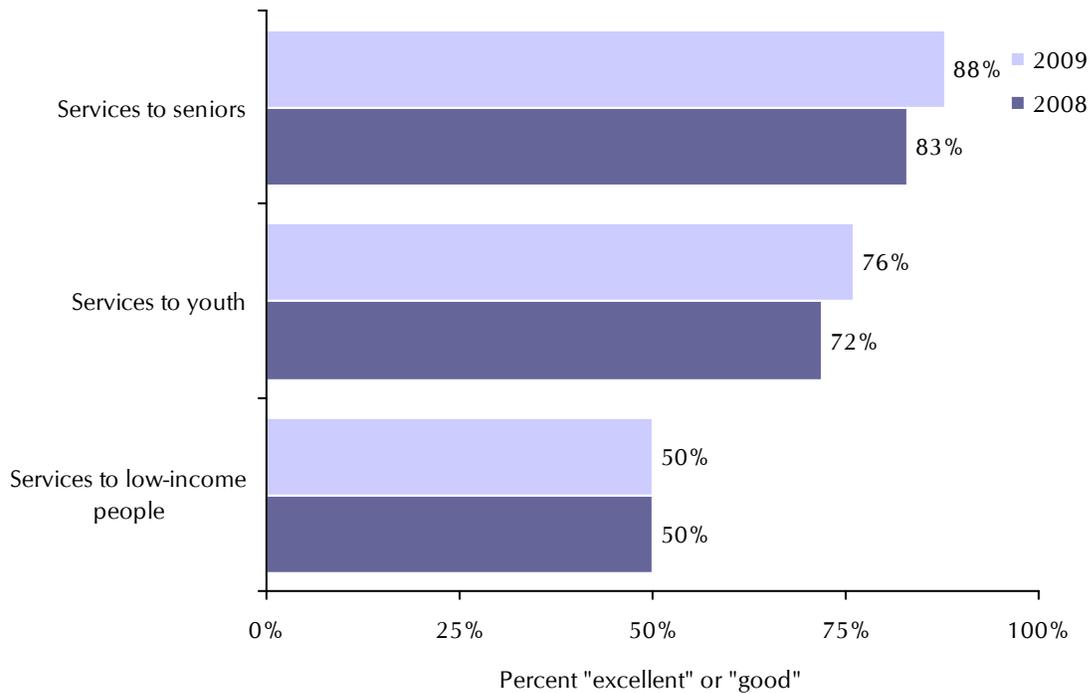


FIGURE 64: SERVICES PROVIDED FOR POPULATION SUBGROUPS BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Services to seniors	Above	Above
Services to youth	Above	Above
Services to low income residents	Above	Above

## CIVIC ENGAGEMENT

Government leaders, elected or hired, cannot run a jurisdiction alone and a jurisdiction cannot run effectively if residents remain strangers with little to connect them. Elected officials and staff require the assistance of local residents whether that assistance comes in tacit approval or eager help; and commonality of purpose among the electorate facilitates policies and programs that appeal to most and causes discord among few. Furthermore, when neighbors help neighbors, the cost to the community to provide services to residents in need declines. When residents are civically engaged, they have taken the opportunity to participate in making the community more livable for all. The extent to which local government provides opportunities to become informed and engaged and the extent to which residents take those opportunities is an indicator of the connection between government and populace. By understanding your residents' level of connection to, knowledge of and participation in local government, the City can find better opportunities to communicate and educate citizens about its mission, services, accomplishments and plans. Communities with strong civic engagement may be more likely to see the benefits of programs intended to improve the quality of life of all residents and therefore would be more likely to support those new policies or programs.

### Civic Activity

Respondents were asked about the perceived community volunteering opportunities and their participation as citizens of the City of Corvallis. Survey participants rated the volunteer opportunities in the City of Corvallis favorably. Opportunities to attend or participate in community matters were rated somewhat less favorably.

Ratings of civic engagement opportunities were above ratings from comparison jurisdictions where these questions were asked.

FIGURE 65: RATINGS OF CIVIC ENGAGEMENT OPPORTUNITIES BY YEAR

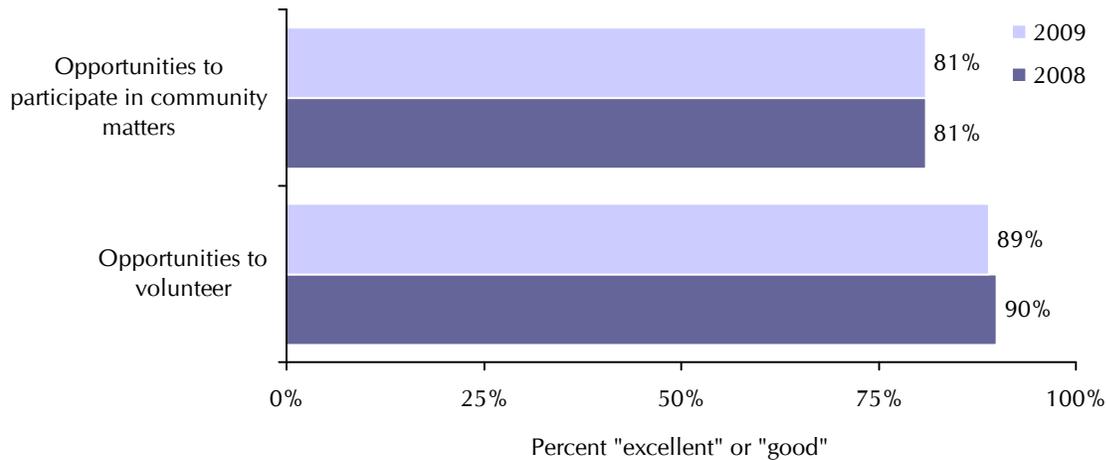


FIGURE 66: CIVIC ENGAGEMENT OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Opportunities to participate in community matters	Above	Above
Opportunities to volunteer	Above	Above

Most of the participants in this survey had not attended a public meeting or participated in a club in the 12 months prior to the survey, but the vast majority had helped a friend. Rates of civic engagement varied when compared to the national and custom benchmarks. All were stable over time.

FIGURE 67: PARTICIPATION IN CIVIC ENGAGEMENT OPPORTUNITIES BY YEAR

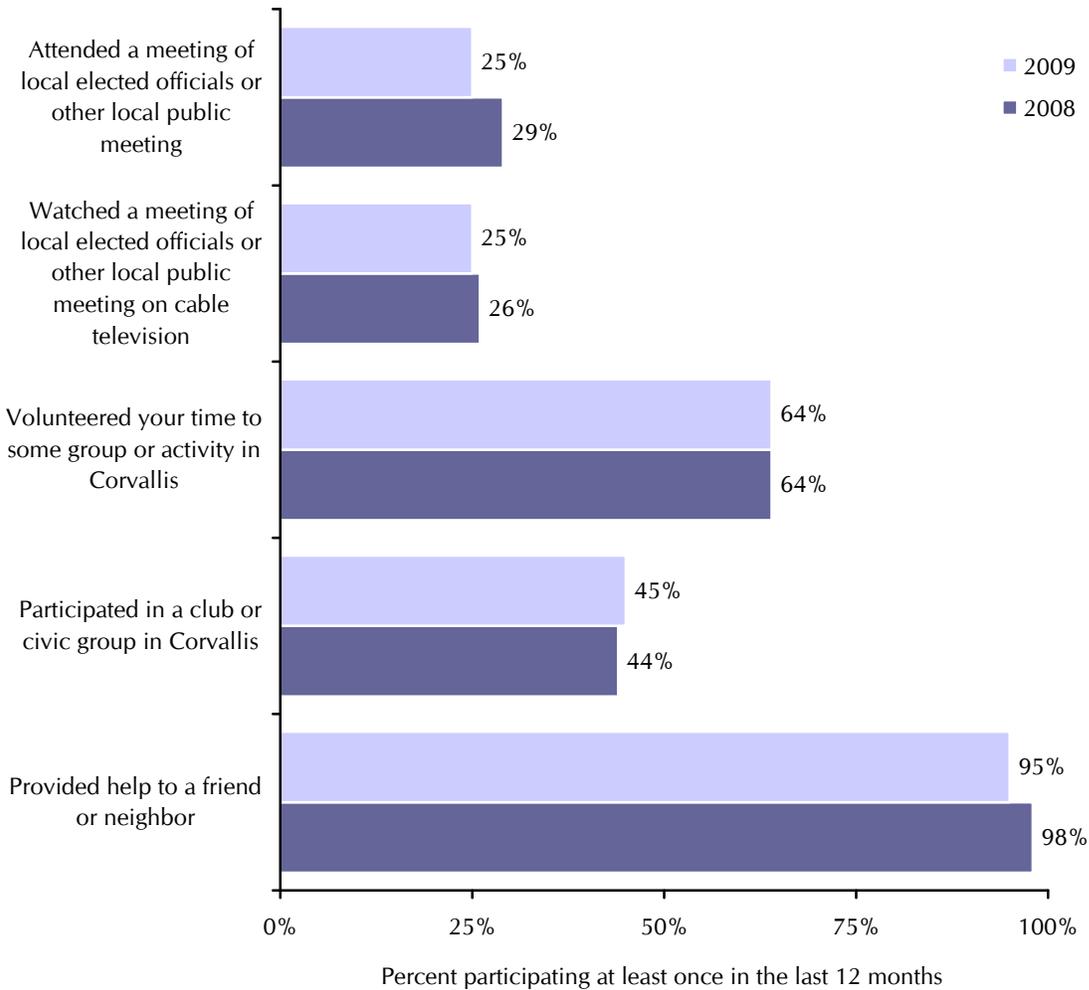
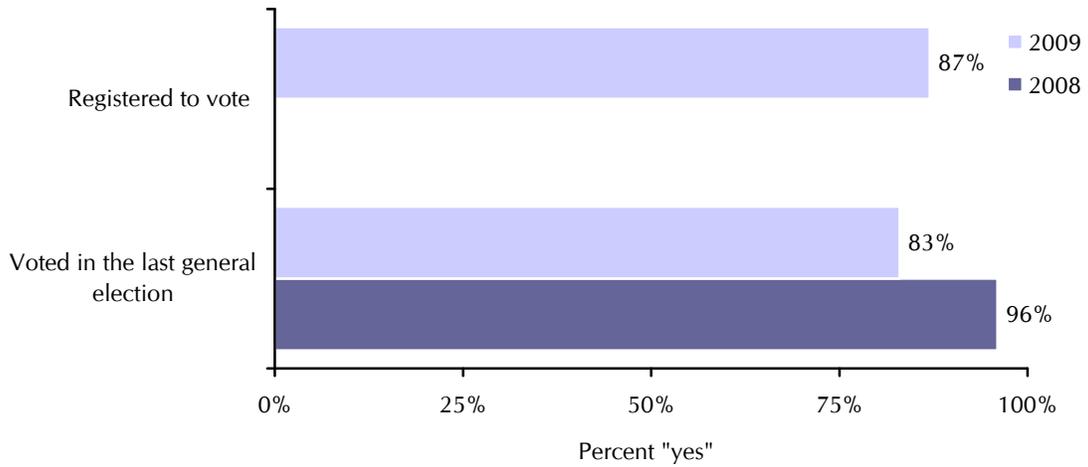


FIGURE 68: PARTICIPATION IN CIVIC ENGAGEMENT OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Attended a meeting of local elected officials or other local public meeting	Less	Similar
Watched a meeting of local elected officials or other local public meeting on cable television	Less	Less
Volunteered your time to some group or activity in Corvallis	More	More
Participated in a club or civic group in Corvallis	More	More
Provided help to a friend or neighbor	Similar	Similar

City of Corvallis residents showed the largest amount of civic engagement in the area of electoral participation. Eighty-seven percent reported they were registered to vote and 83% indicated they had voted in the last general election. This rate of self-reported voting was higher than that of comparison communities.

FIGURE 69: REPORTED VOTING BEHAVIOR BY YEAR



Note: In addition to the removal of “don’t know” responses, those who said “ineligible to vote” also have been omitted from this calculation. The full frequencies appear in Appendix A.

FIGURE 70: VOTING BEHAVIOR BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Registered to vote	Similar	Similar
Voted in last general election	More	More

## Information and Awareness

Those completing the survey were asked about their use and perceptions of various information sources and local government media services. When asked whether they had visited the City of Corvallis Web site in the previous 12 months, 63% reported they had done so at least once. Public information services were rated favorably compared to benchmark data.

FIGURE 71: USE OF INFORMATION SOURCES BY YEAR

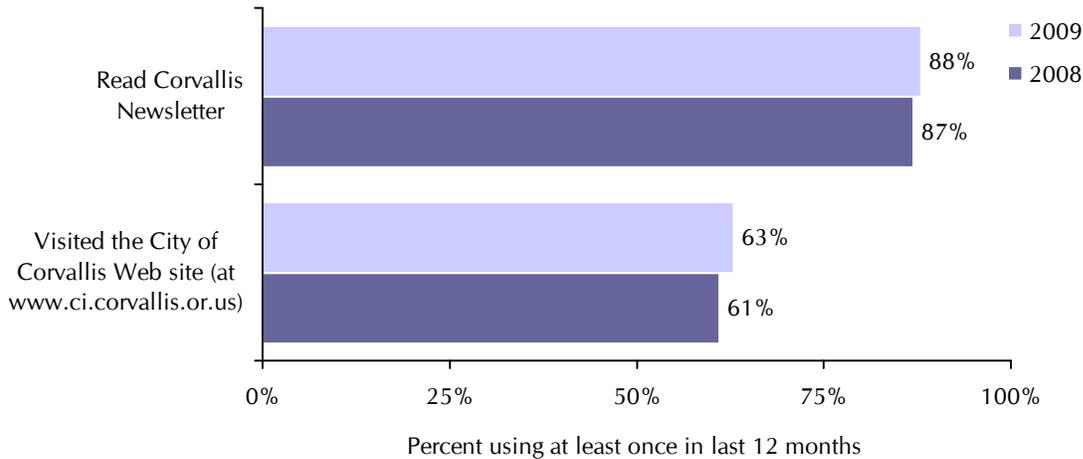


FIGURE 72: USE OF INFORMATION SOURCES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Read Corvallis Newsletter	More	More
Visited the City of Corvallis Web site	More	Similar

FIGURE 73: RATINGS OF LOCAL GOVERNMENT MEDIA SERVICES AND INFORMATION DISSEMINATION BY YEAR

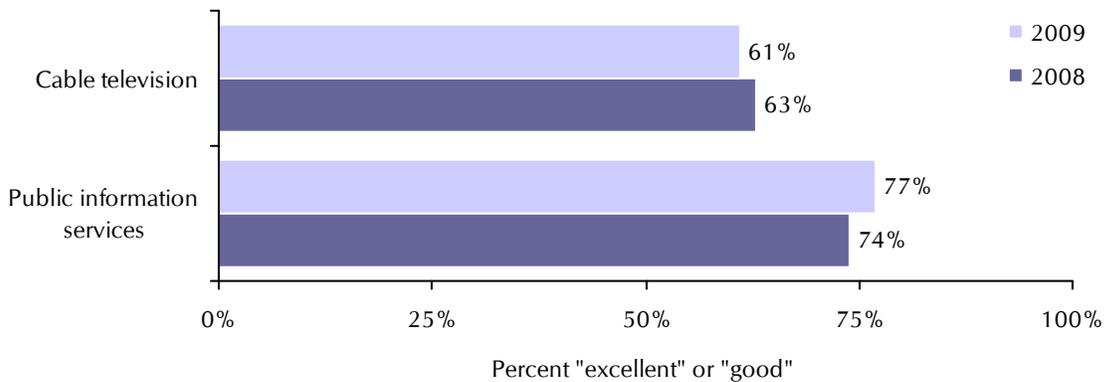


FIGURE 74: LOCAL GOVERNMENT MEDIA SERVICES AND INFORMATION DISSEMINATION BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Cable television	Above	Above
Public information services	Above	Above

## Social Engagement

Opportunities to participate in social events and activities were rated as “excellent” or “good” by 87% of respondents, while a similar proportion rated opportunities to participate in religious or spiritual events and activities as “excellent” or “good.”

FIGURE 75: RATINGS OF SOCIAL ENGAGEMENT OPPORTUNITIES BY YEAR

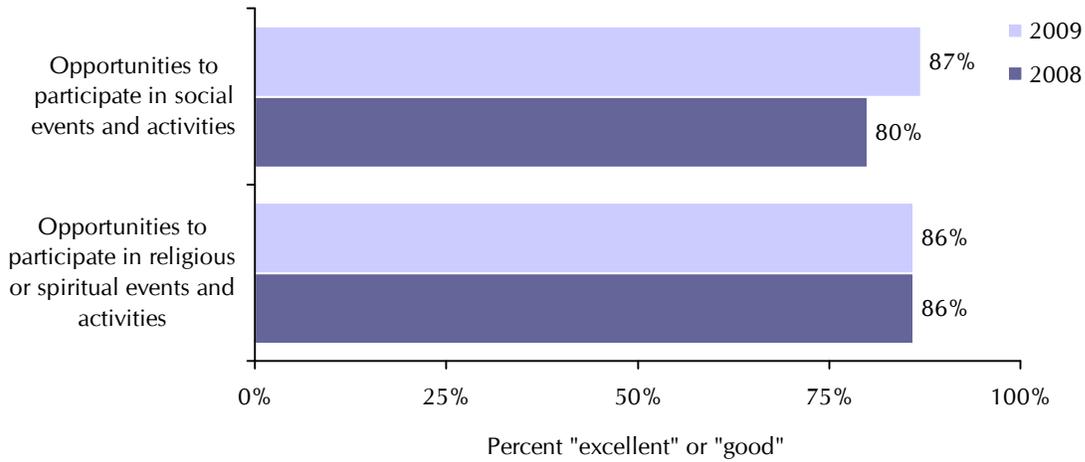


FIGURE 76: SOCIAL ENGAGEMENT OPPORTUNITIES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Opportunities to participate in social events and activities	Above	Above
Opportunities to participate in religious or spiritual events	Above	Above

Residents in Corvallis reported a fair amount of neighborliness. More than 72% indicated talking or visiting with their neighbors once a month or more frequently. This amount of contact with neighbors was about the same as the amount of contact reported in other communities.

FIGURE 77: CONTACT WITH IMMEDIATE NEIGHBORS BY YEAR

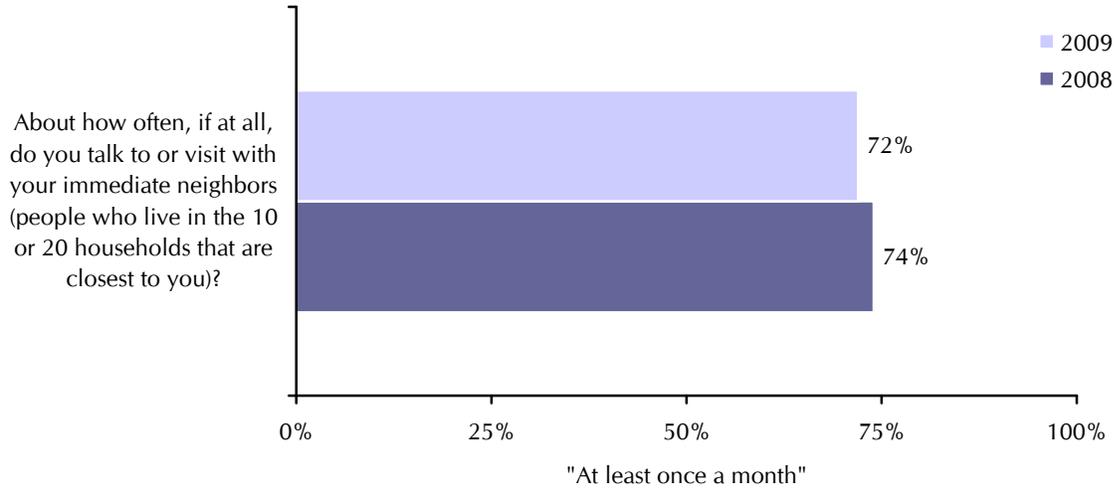


FIGURE 78: CONTACT WITH IMMEDIATE NEIGHBORS BENCHMARKS

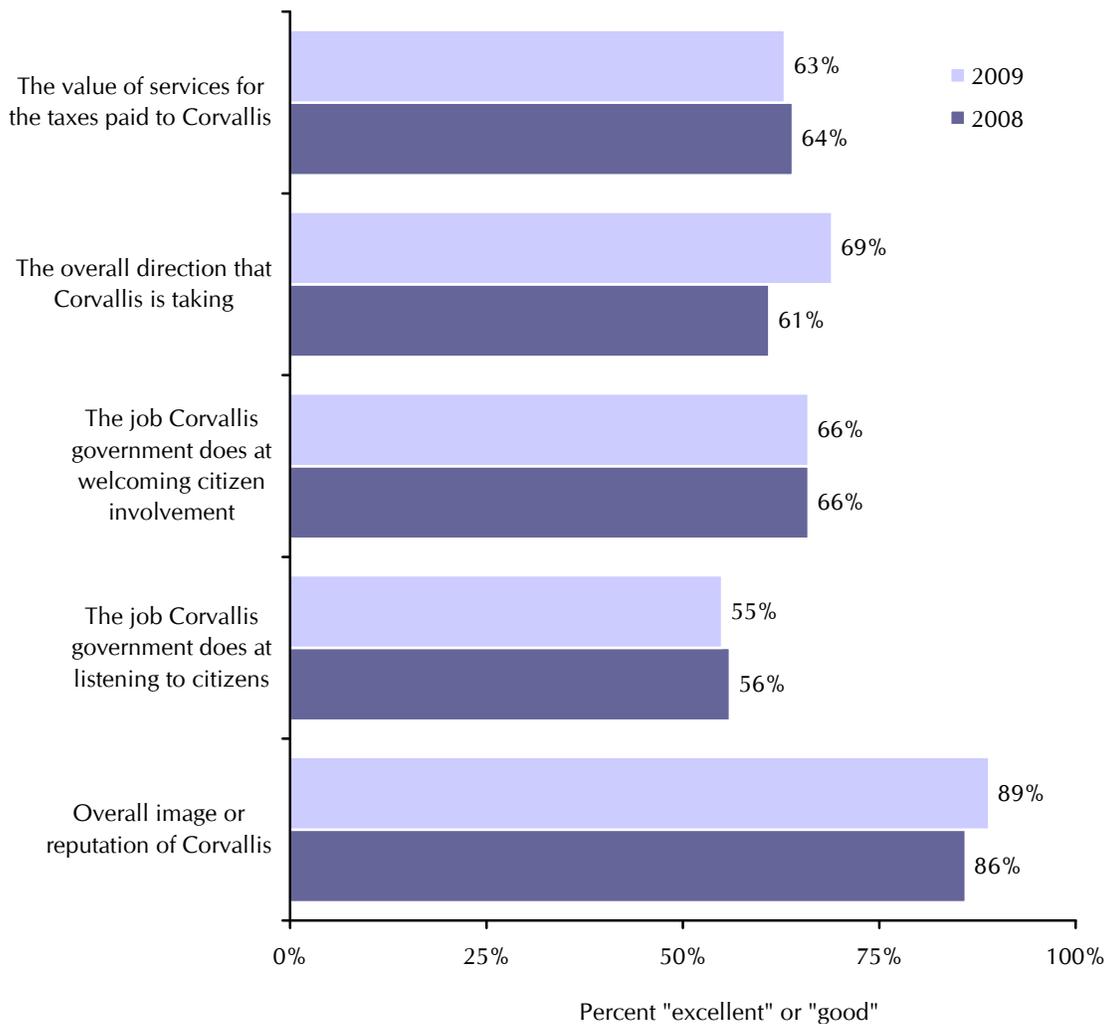
	National comparison	Populations 35,000 to 70,000 comparison
Has contact with neighbors at least once per month	Similar	Similar

## PUBLIC TRUST

When local government leaders are trusted, an environment of cooperation is more likely to surround all decisions they make. Cooperation leads to easier communication between leaders and residents and increases the likelihood that high value policies and programs will be implemented to improve the quality of life of the entire community. Trust can be measured in residents' opinions about the overall direction the City of Corvallis is taking, their perspectives about the service value their taxes purchase and the openness of government to citizen participation. In addition, resident opinion about services provided by the City of Corvallis could be compared to their opinion about services provided by the state and federal governments. If residents find nothing to admire in the services delivered by any level of government, their opinions about the City of Corvallis may be colored by their dislike of what all levels of government provide.

About two thirds of respondents felt that the value of services for taxes paid was "excellent" or "good." When asked to rate the job the City of Corvallis does at listening to citizens, a majority rated it as "excellent" or "good." Of these five ratings, all were above the benchmark.

FIGURE 79: PUBLIC TRUST RATINGS BY YEAR



The National Citizen Survey™ by National Research Center, Inc.

FIGURE 80: PUBLIC TRUST BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Value of services for the taxes paid to Corvallis	Above	Above
The overall direction that Corvallis is taking	Above	Above
Job Corvallis government does at welcoming citizen involvement	Above	Above
Job Corvallis government does at listening to citizens	Above	Above
Overall image or reputation of Corvallis	Above	Above

On average, residents of the City of Corvallis gave the highest evaluations to their own local government and the lowest average rating to federal government. The overall quality of services delivered by the City of Corvallis was rated as “excellent” or “good” by 90% of survey participants. The City of Corvallis’ rating was above the benchmark when compared to other communities. Ratings of overall City services have increased or remained stable when compared to the previous survey’s results.

FIGURE 81: RATINGS OF SERVICES PROVIDED BY LOCAL, STATE AND FEDERAL GOVERNMENTS BY YEAR

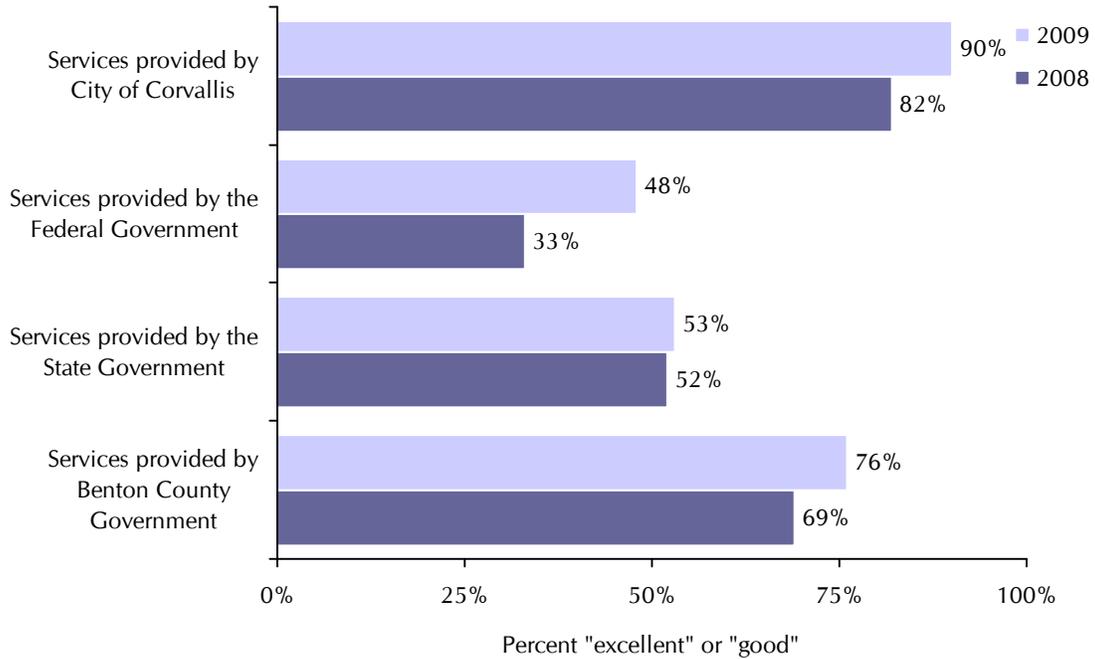


FIGURE 82: SERVICES PROVIDED BY LOCAL, STATE AND FEDERAL GOVERNMENTS BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Services provided by the City of Corvallis	Above	Above
Services provided by the Federal Government	Above	Above
Services provided by the State Government	Above	Above
Services provided by Benton County Government	Above	Above

## City of Corvallis Employees

The employees of the City of Corvallis who interact with the public create the first impression that most residents have of the City of Corvallis. Front line staff who provide information, assist with bill paying, collect trash, create service schedules, fight fires and crime and even give traffic tickets are the collective face of the City of Corvallis. As such, it is important to know about residents' experience talking with that "face." When employees appear to be knowledgeable, responsive and courteous, residents are more likely to feel that any needs or problems may be solved through positive and productive interactions with the City of Corvallis staff.

Those completing the survey were asked if they had been in contact with a City employee either in-person or over the phone in the last 12 months; the 46% who reported that they had been in contact (a percent that is lower than the benchmark comparison) were then asked to indicate overall how satisfied they were with the employee in their most recent contact. City employees were rated highly; 81% of respondents rated their overall impression as "excellent" or "good." Employee ratings were higher than the benchmarks and were similar to last year's survey.

FIGURE 83: PROPORTION OF RESPONDENTS WHO HAD CONTACT WITH CITY EMPLOYEES IN PREVIOUS 12 MONTHS BY YEAR

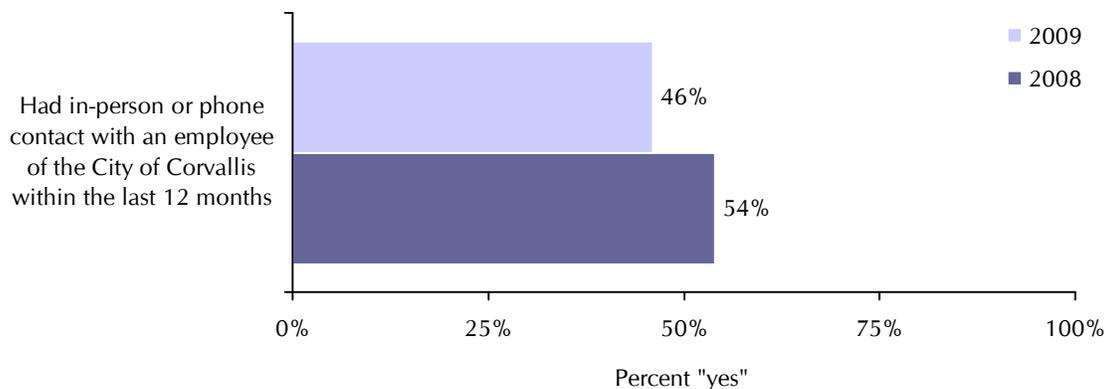


FIGURE 84: CONTACT WITH CITY EMPLOYEES BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
Had contact with city employee(s) in last 12 months	Less	Less

FIGURE 85: RATINGS OF CITY EMPLOYEES (AMONG THOSE WHO HAD CONTACT) BY YEAR

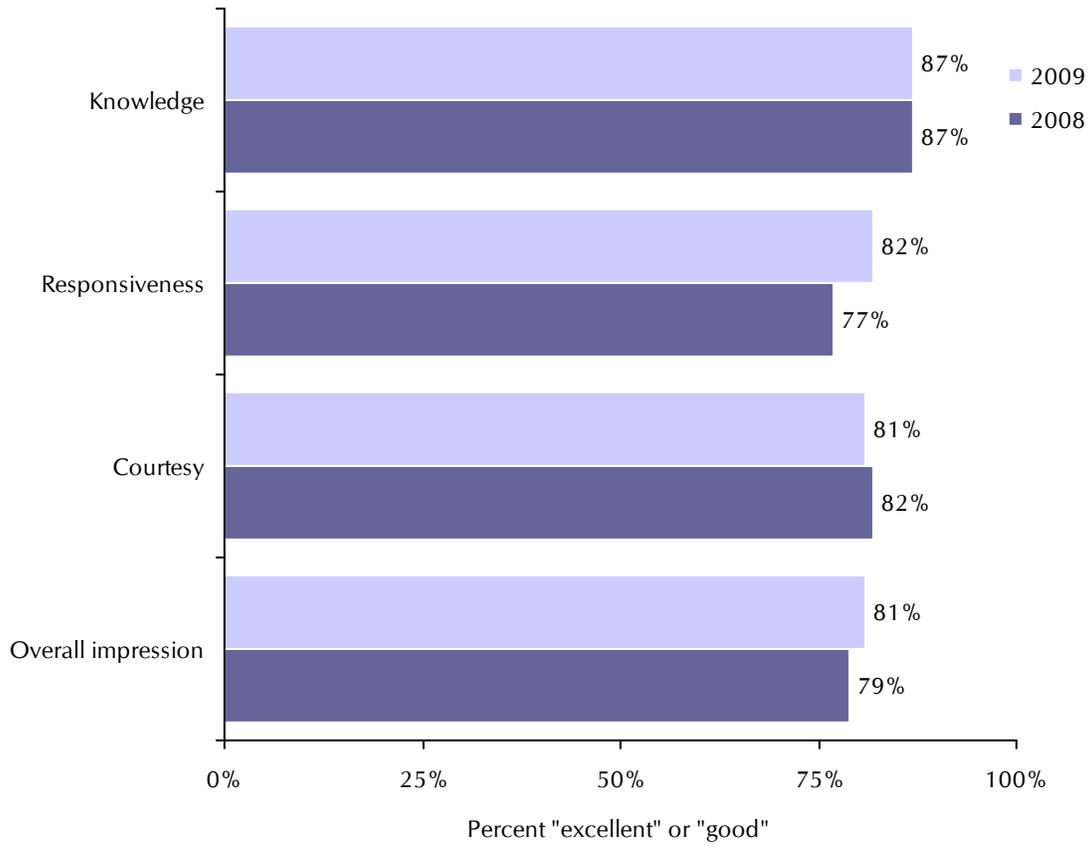


FIGURE 86: RATINGS OF CITY EMPLOYEES (AMONG THOSE WHO HAD CONTACT) BENCHMARKS

	National comparison	Populations 35,000 to 70,000 comparison
City employee knowledge	Above	Above
City employee responsiveness	Above	Above
City employee courteousness	Above	Above
Overall impression	Above	Above

## FROM DATA TO ACTION

### RESIDENT PRIORITIES

Knowing where to focus limited resources to improve residents' opinions of local government requires information that targets the services that are most important to residents. However, when residents are asked what services are most important, they rarely stray beyond core services – those directed to save lives and improve safety.

In market research, identifying the most important characteristics of a transaction or product is called Key Driver Analysis. The key drivers that are identified from that analysis do not come from asking customers to self-report which service or product characteristic most influenced their decision to buy or return, but rather from statistical analyses of the predictors of their behavior. When customers are asked to name the most important characteristics of a good or service, responses often are expected or misleading – just as they can be in the context of a citizen survey. For example, air travelers often claim that safety is the primary consideration in their choice of an airline, yet key driver analysis reveals that frequent flier perks or in-flight entertainment predicts their buying decisions.

In local government core services – like fire protection – invariably land at the top of the list created when residents are asked about the most important local government services. And core services are important. But by using Key Driver Analysis, our approach digs deeper to identify the less obvious, but more influential services that are most related to residents' ratings of overall quality of local government services. Because services focused directly on life and safety remain essential to quality government, it is suggested that core services should remain the focus of continuous monitoring and improvement where necessary – but monitoring core services or asking residents to identify important services is not enough.

A Key Driver Analysis (KDA) was conducted for the City of Corvallis by examining the relationships between ratings of each service and ratings of the City of Corvallis' overall services. Those key driver services that correlated most highly with residents' perceptions about overall City service quality have been identified. By targeting improvements in key services, the City of Corvallis can focus on the services that have the greatest likelihood of influencing residents' opinions about overall service quality.

Services found to be most strongly correlated with ratings of overall service quality from the Corvallis Key Driver Analysis were:

- Street cleaning
- Preservation of natural areas
- Code enforcement

## CITY OF CORVALLIS ACTION CHART

The 2009 City of Corvallis Action Chart™ on the following page combines three dimensions of performance:

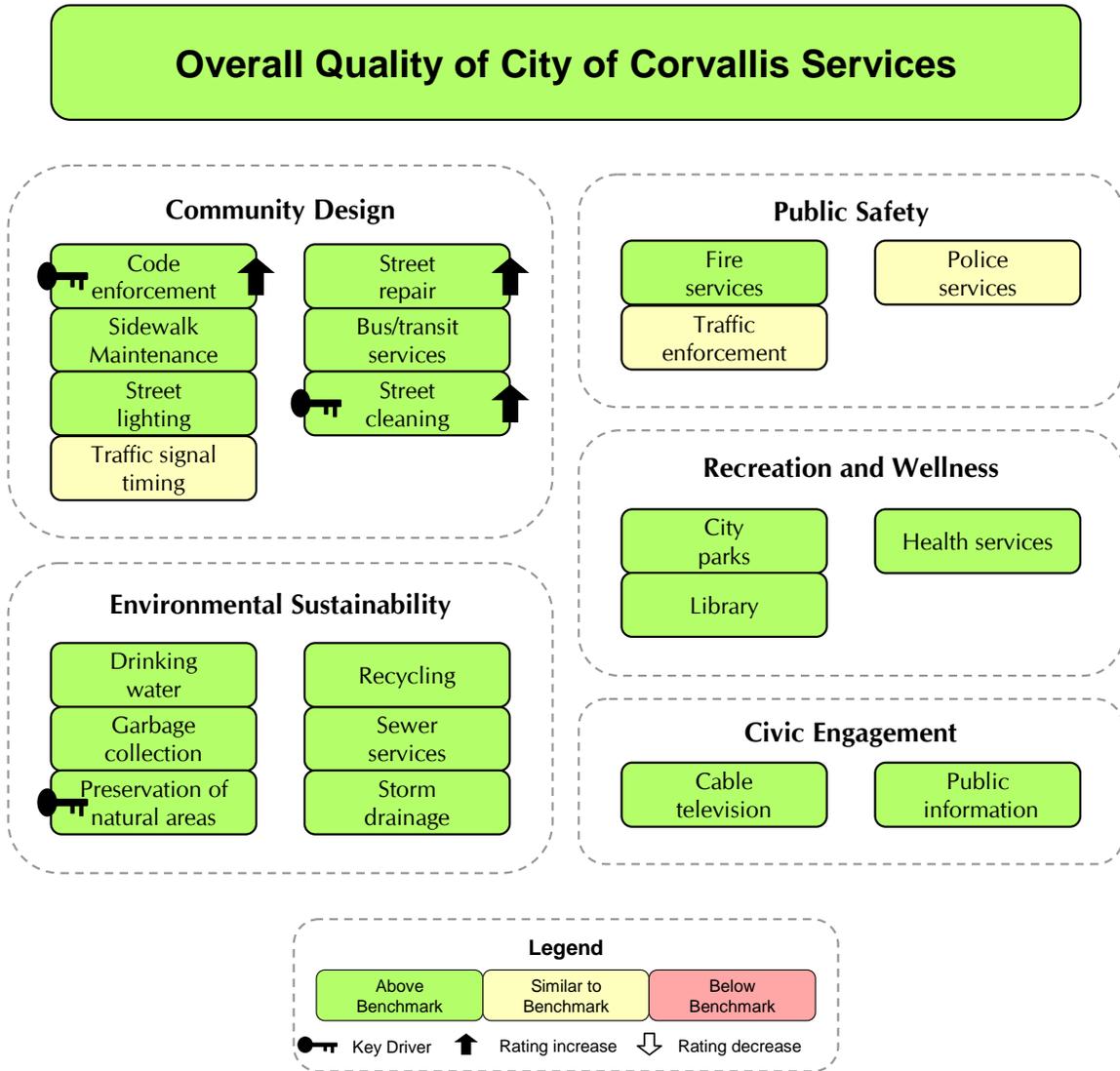
- Comparison to resident evaluations from other communities. When a comparison is available, the background color of each service box indicates whether the service is above the benchmark (green), similar to the benchmark (yellow) or below the benchmark (red).
- Identification of key services. A black key icon (🔑) next to a service box indicates that service is key (either core or key driver)
- Trendline icons (up and down arrows), indicating whether the current ratings are higher or lower than the previous survey.

Twenty-one services were included in the KDA for the City of Corvallis. Of these, eighteen were above the benchmark and three were similar to the benchmark. Ratings for three services were trending up and none were trending down, while eighteen remained similar to the previous survey. A key icon (🔑) indicates the three key drivers.

Considering all performance data included in the Action Chart, a jurisdiction typically will want to consider improvements to any key driver services that are trending down or that are not at least similar to the benchmark. In the case of Corvallis, no key drivers were below the benchmark or trending lower in the current survey. More detail about interpreting results can be found in the next section.

Services with a high percent of respondents answering “don’t know” were excluded from the analysis and were considered services that would be less influential. See Appendix A: Complete Survey Frequencies, Frequencies Including “Don’t Know” Responses for the percent “don’t know” for each service.

FIGURE 87: CITY OF CORVALLIS ACTION CHART™



### Using Your Action Chart™

The key drivers derived for the City of Corvallis provide a list of those services that are uniquely related to overall service quality. Those key drivers are marked with the symbol of a key in the action chart. Because key driver results are based on a relatively small number of responses, the relationships or correlations that define the key drivers are subject to more variability than is seen when key drivers are derived from a large national dataset of resident responses. To benefit the City of Corvallis, NRC lists the key drivers derived from tens of thousands of resident responses from across the country. This national list is updated periodically so that you can compare your key drivers to the key drivers from the entire NRC data set. Where your locally derived key drivers overlap national key drivers, it makes sense to focus even more strongly on your keys. Similarly, when your local key drivers overlap your core services, there is stronger argument to make for attending to your key drivers that overlap with core services. In the following table, we have listed your key drivers, core services and the national key drivers and we have indicated, with shaded rows, the City of Corvallis key drivers that overlap core services or the nationally derived keys.

FIGURE 88: KEY DRIVERS COMPARED

Service	City of Corvallis Key Drivers	National Key Drivers	Core Services
Code enforcement	✓		✓
Economic development		✓	
EMS			✓
Fire			✓
Garbage collection			✓
Land use planning and zoning		✓	
Police services		✓	✓
Preservation of natural areas	✓		
Public information services		✓	
Public schools		✓	
Sewer			✓
Storm drainage			✓
Street cleaning	✓		
Street repair			✓
Water			✓

## POLICY QUESTIONS

"Don't know" responses have been removed from the following questions.

Policy Question 1			
Please indicate whether each of the following is a preferred source of information for you about the City.	Yes	No	Total
'The City' newsletter	76%	24%	100%
Information in the Gazette-Times	69%	31%	100%
Information in the Barometer	45%	55%	100%
Cable's Government Access Channel 21	16%	84%	100%
Annual Reports from the City	45%	55%	100%
City Web site ( <a href="http://www.ci.corvallis.or.us">www.ci.corvallis.or.us</a> )	59%	41%	100%
Parks and Recreation Activity Guide	71%	29%	100%

Policy Question 2					
How important, if at all, is it to have the following content available through the City's Web site at <a href="http://www.ci.corvallis.or.us">www.ci.corvallis.or.us</a> ?	Essential	Very important	Somewhat important	Not at all important	Total
Search geographic information such as maps and routes	45%	33%	15%	7%	100%
E-Business (e.g., pay fines, purchase permits, etc.)	33%	34%	26%	7%	100%
Submit a request for service, report a problem, give suggestions or feedback	38%	38%	21%	3%	100%
Answers to frequently asked questions	37%	41%	19%	3%	100%
Register for a class (including online payment) or reserve a facility	19%	40%	33%	7%	100%
Calendar of all City or City-sponsored events and activities	44%	35%	18%	3%	100%
Sign up to receive alerts from the City by phone, email or text message	20%	26%	39%	15%	100%
Advisory Board or Commission documents (e.g., agenda, minutes, etc.)	15%	27%	41%	16%	100%
View if a Corvallis Transit bus is on time or view the bus' current location	28%	26%	29%	17%	100%

Policy Question 3					
Please rate the following aspects of parking in downtown Corvallis	Excellent	Good	Fair	Poor	Total
Amount of parking	13%	39%	33%	15%	100%
Convenience of parking	14%	40%	33%	14%	100%
Cost of parking	16%	36%	36%	13%	100%

Policy Question 4	
Please indicate if you do any of the following. (Check all that apply.)	Percent of respondents
Shop/Dine Downtown	94%
Conduct business Downtown	32%
Work Downtown	13%
Other (please specify)	16%
Total may exceed 100% as respondents could select more than one option	

**APPENDIX A: COMPLETE SURVEY  
FREQUENCIES**

**FREQUENCIES EXCLUDING "DON'T KNOW" RESPONSES**

Question 1: Quality of Life					
Please rate each of the following aspects of quality of life in Corvallis:	Excellent	Good	Fair	Poor	Total
Corvallis as a place to live	55%	40%	4%	1%	100%
Your neighborhood as a place to live	32%	50%	16%	2%	100%
Corvallis as a place to raise children	46%	43%	10%	1%	100%
Corvallis as a place to work	23%	41%	21%	14%	100%
Corvallis as a place to retire	45%	33%	17%	5%	100%
The overall quality of life in Corvallis	41%	50%	8%	0%	100%

Question 2: Community Characteristics					
Please rate each of the following characteristics as they relate to Corvallis as a whole:	Excellent	Good	Fair	Poor	Total
Sense of community	28%	54%	17%	1%	100%
Openness and acceptance of the community towards people of diverse backgrounds	25%	46%	26%	3%	100%
Overall appearance of Corvallis	33%	57%	10%	1%	100%
Cleanliness of Corvallis	35%	51%	12%	1%	100%
Overall quality of new development in Corvallis	19%	37%	34%	9%	100%
Variety of housing options	16%	34%	37%	13%	100%
Overall quality of business and service establishments in Corvallis	14%	47%	33%	7%	100%
Shopping opportunities	6%	25%	44%	24%	100%
Opportunities to attend cultural activities	23%	54%	19%	3%	100%
Recreational opportunities	33%	49%	16%	3%	100%
Employment opportunities	5%	19%	47%	29%	100%
Educational opportunities	56%	39%	4%	1%	100%
Opportunities to participate in social events and activities	31%	56%	12%	1%	100%
Opportunities to participate in religious or spiritual events and activities	35%	51%	14%	0%	100%
Opportunities to volunteer	42%	47%	11%	0%	100%
Opportunities to participate in community matters	30%	51%	16%	2%	100%
Ease of car travel in Corvallis	28%	50%	19%	4%	100%
Ease of bus travel in Corvallis	24%	44%	26%	6%	100%
Ease of bicycle travel in Corvallis	51%	41%	8%	0%	100%
Ease of walking in Corvallis	56%	38%	6%	1%	100%
Availability of paths and walking trails	46%	42%	10%	2%	100%
Traffic flow on major streets	12%	52%	29%	6%	100%
Amount of public parking	14%	35%	33%	17%	100%
Availability of affordable quality housing	8%	27%	37%	28%	100%
Availability of affordable quality child care	8%	25%	48%	19%	100%
Availability of affordable quality health care	16%	39%	30%	14%	100%
Availability of affordable quality food	24%	48%	24%	4%	100%
Availability of preventive health services	19%	48%	27%	6%	100%
Air quality	37%	46%	13%	3%	100%
Quality of overall natural environment in Corvallis	41%	47%	11%	1%	100%
Overall image or reputation of Corvallis	44%	46%	10%	1%	100%

Question 3: Growth						
Please rate the speed of growth in the following categories in Corvallis over the past 2 years:	Much too slow	Somewhat too slow	Right amount	Somewhat too fast	Much too fast	Total
Population growth	2%	7%	65%	23%	4%	100%
Retail growth (stores, restaurants, etc.)	9%	31%	43%	14%	3%	100%
Jobs growth	37%	49%	13%	0%	0%	100%

Question 4: Code Enforcement	
To what degree, if at all, are run down buildings, weed lots or junk vehicles a problem in Corvallis?	Percent of respondents
Not a problem	19%
Minor problem	54%
Moderate problem	22%
Major problem	4%
Total	100%

Question 5: Community Safety						
Please rate how safe or unsafe you feel from the following in Corvallis:	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Total
Violent crime (e.g., rape, assault, robbery)	49%	40%	6%	5%	0%	100%
Property crimes (e.g., burglary, theft)	22%	47%	15%	13%	4%	100%
Environmental hazards, including toxic waste	50%	35%	11%	4%	1%	100%

Question 6: Personal Safety						
Please rate how safe or unsafe you feel:	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Total
In your neighborhood during the day	79%	18%	2%	0%	0%	100%
In your neighborhood after dark	36%	42%	12%	9%	1%	100%
In Corvallis' downtown area during the day	79%	18%	2%	0%	0%	100%
In Corvallis' downtown area after dark	27%	46%	13%	12%	2%	100%

Question 7: Crime Victim	
During the past twelve months, were you or anyone in your household the victim of any crime?	Percent of respondents
No	86%
Yes	14%
Total	100%

Question 8: Crime Reporting	
If yes, was this crime (these crimes) reported to the police?	Percent of respondents
No	42%
Yes	58%
Total	100%

Question 9: Resident Behaviors						
In the last 12 months, about how many times, if ever, have you or other household members participated in the following activities in Corvallis?	Never	Once or twice	3 to 12 times	13 to 26 times	More than 26 times	Total
Used Corvallis public libraries or their services	19%	20%	31%	12%	18%	100%
Used Corvallis recreation centers	40%	26%	19%	8%	7%	100%
Participated in a recreation program or activity	49%	18%	23%	6%	4%	100%
Visited a neighborhood park or City park	5%	13%	30%	22%	31%	100%
Ridden a local bus within Corvallis	51%	19%	15%	6%	10%	100%
Attended a meeting of local elected officials or other local public meeting	75%	15%	6%	2%	1%	100%
Watched a meeting of local elected officials or other local public meeting on cable television	75%	15%	7%	2%	1%	100%
Read Corvallis Newsletter	12%	23%	47%	11%	8%	100%
Visited the City of Corvallis Web site (at <a href="http://www.ci.corvallis.or.us">www.ci.corvallis.or.us</a> )	37%	29%	25%	5%	4%	100%
Recycled used paper, cans or bottles from your home	1%	4%	7%	12%	76%	100%
Volunteered your time to some group or activity in Corvallis	36%	23%	20%	7%	15%	100%
Participated in a club or civic group in Corvallis	55%	19%	12%	7%	7%	100%
Provided help to a friend or neighbor	5%	20%	44%	15%	16%	100%

Question 10: Neighborliness	
About how often, if at all, do you talk to or visit with your immediate neighbors (people who live in the 10 or 20 households that are closest to you)?	Percent of respondents
Just about everyday	15%
Several times a week	31%
Several times a month	27%
Once a month	9%
Several times a year	7%
Once a year or less	6%
Never	6%
Total	100%

Question 11: Service Quality					
Please rate the quality of each of the following services in Corvallis:	Excellent	Good	Fair	Poor	Total
Police services	22%	56%	18%	4%	100%
Fire services	43%	52%	4%	0%	100%
Ambulance or emergency medical services	45%	50%	5%	0%	100%
Crime prevention	19%	58%	20%	2%	100%
Fire prevention and education	32%	54%	14%	0%	100%
Municipal courts	15%	59%	20%	6%	100%
Traffic enforcement	15%	48%	30%	8%	100%
Street repair	15%	42%	33%	10%	100%
Street cleaning	29%	53%	15%	2%	100%
Street lighting	14%	49%	29%	9%	100%
Snow removal	10%	42%	28%	21%	100%
Sidewalk maintenance	8%	52%	33%	7%	100%
Traffic signal timing	15%	55%	22%	9%	100%
Bus or transit services	23%	53%	20%	4%	100%
Garbage collection	43%	52%	5%	1%	100%
Recycling	54%	41%	4%	2%	100%
Yard waste pick-up	51%	42%	6%	1%	100%
Storm drainage	24%	54%	19%	2%	100%
Drinking water	34%	44%	18%	5%	100%
Sewer services	30%	59%	11%	1%	100%
City parks	51%	41%	8%	0%	100%
Recreation programs or classes	35%	53%	10%	2%	100%
Land use, planning and zoning	13%	44%	33%	10%	100%
Code enforcement (weeds, abandoned buildings, etc)	9%	45%	36%	10%	100%
Animal control	15%	56%	22%	7%	100%
Economic development	8%	31%	46%	15%	100%
Health services	21%	54%	19%	5%	100%
Services to seniors	33%	55%	9%	3%	100%
Services to youth	27%	48%	21%	3%	100%
Services to low-income people	16%	34%	34%	16%	100%
Public library services	59%	32%	9%	1%	100%
Public information services	22%	55%	23%	1%	100%
Public schools	26%	55%	14%	5%	100%
Cable television	18%	43%	30%	8%	100%
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	14%	34%	41%	10%	100%
Preservation of natural areas such as open space, farmlands and greenbelts	30%	48%	20%	2%	100%

Question 12: Government Services Overall					
Overall, how would you rate the quality of the services provided by each of the following?	Excellent	Good	Fair	Poor	Total
The City of Corvallis	26%	64%	9%	1%	100%
The Federal Government	9%	39%	41%	11%	100%
The State Government	8%	45%	38%	9%	100%
Benton County Government	13%	62%	22%	3%	100%

Question 13: Contact with City Employees	
Have you had any in-person or phone contact with an employee of the City of Corvallis within the last 12 months (including police, receptionists, planners or any others)?	Percent of respondents
No	54%
Yes	46%
Total	100%

Question 14: City Employees					
What was your impression of the employee(s) of the City of Corvallis in your most recent contact?	Excellent	Good	Fair	Poor	Total
Knowledge	36%	50%	13%	1%	100%
Responsiveness	39%	43%	16%	1%	100%
Courtesy	43%	38%	18%	1%	100%
Overall impression	36%	45%	18%	1%	100%

Question 15: Government Performance					
Please rate the following categories of Corvallis government performance:	Excellent	Good	Fair	Poor	Total
The value of services for the taxes paid to Corvallis	14%	49%	33%	4%	100%
The overall direction that Corvallis is taking	12%	57%	24%	7%	100%
The job Corvallis government does at welcoming citizen involvement	19%	46%	27%	8%	100%
The job Corvallis government does at listening to citizens	14%	41%	35%	10%	100%

Question 16: Recommendation and Longevity					
Please indicate how likely or unlikely you are to do each of the following:	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Total
Recommend living in Corvallis to someone who asks	57%	35%	6%	2%	100%
Remain in Corvallis for the next five years	50%	24%	16%	10%	100%

Question 17: Impact of the Economy	
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Percent of respondents
Very positive	2%
Somewhat positive	7%
Neutral	48%
Somewhat negative	35%
Very negative	7%
Total	100%

Question 18a: Policy Question 1			
Please indicate whether each of the following is a preferred source of information for you about the City.	Yes	No	Total
'The City' newsletter	76%	24%	100%
Information in the Gazette-Times	69%	31%	100%
Information in the Barometer	45%	55%	100%
Cable's Government Access Channel 21	16%	84%	100%
Annual Reports from the City	45%	55%	100%
City Web site (www.ci.corvallis.or.us)	59%	41%	100%
Parks and Recreation Activity Guide	71%	29%	100%

Question 18b: Policy Question 2					
How important, if at all, is it to have the following content available through the City's Web site at www.ci.corvallis.or.us?	Essential	Very important	Somewhat important	Not at all important	Total
Search geographic information such as maps and routes	45%	33%	15%	7%	100%
E-Business (e.g., pay fines, purchase permits, etc.)	33%	34%	26%	7%	100%
Submit a request for service, report a problem, give suggestions or feedback	38%	38%	21%	3%	100%
Answers to frequently asked questions	37%	41%	19%	3%	100%
Register for a class (including online payment) or reserve a facility	19%	40%	33%	7%	100%
Calendar of all City or City-sponsored events and activities	44%	35%	18%	3%	100%
Sign up to receive alerts from the City by phone, email or text message	20%	26%	39%	15%	100%
Advisory Board or Commission documents (e.g., agenda, minutes, etc.)	15%	27%	41%	16%	100%
View if a Corvallis Transit bus is on time or view the bus' current location	28%	26%	29%	17%	100%

Question 18c: Policy Question 3					
Please rate the following aspects of parking in downtown Corvallis	Excellent	Good	Fair	Poor	Total
Amount of parking	13%	39%	33%	15%	100%
Convenience of parking	14%	40%	33%	14%	100%
Cost of parking	16%	36%	36%	13%	100%

Question 18c2: Policy Question 4	
Please indicate if you do any of the following. (Check all that apply.)	Percent of respondents
Work Downtown	13%
Shop/Dine Downtown	94%
Conduct business Downtown	32%
Other (please specify)	16%
Total may exceed 100% as respondents could select more than one option	

Question D1: Employment Status	
Are you currently employed for pay?	Percent of respondents
No	38%
Yes, full-time	40%
Yes, part-time	22%
Total	100%

Question D2: Mode of Transportation Used for Commute	
During a typical week, how many days do you commute to work (for the longest distance of your commute) in each of the ways listed below?	Percent of days mode used
Motorized vehicle (e.g., car, truck, van, motorcycle, etc...) by myself	49%
Motorized vehicle (e.g., car, truck, van, motorcycle, etc...) with other children or adults	12%
Bus, rail, subway or other public transportation	4%
Walk	14%
Bicycle	13%
Work at home	8%
Other	1%

Question D3: Length of Residency	
How many years have you lived in Corvallis?	Percent of respondents
Less than 2 years	20%
2 to 5 years	26%
6 to 10 years	13%
11 to 20 years	18%
More than 20 years	23%
Total	100%

Question D4: Housing Unit Type	
Which best describes the building you live in?	Percent of respondents
One family house detached from any other houses	47%
House attached to one or more houses (e.g., a duplex or townhome)	9%
Building with two or more apartments or condominiums	40%
Mobile home	3%
Other	1%
Total	100%

Question D5: Housing Tenure (Rent/Own)	
Is this house, apartment or mobile home...	Percent of respondents
Rented for cash or occupied without cash payment	54%
Owned by you or someone in this house with a mortgage or free and clear	46%
Total	100%

Question D6: Monthly Housing Cost	
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners" association (HOA) fees)?	Percent of respondents
Less than \$300 per month	4%
\$300 to \$599 per month	29%
\$600 to \$999 per month	36%
\$1,000 to \$1,499 per month	19%
\$1,500 to \$2,499 per month	10%
\$2,500 or more per month	2%
Total	100%

Question D7: Presence of Children in Household	
Do any children 17 or under live in your household?	Percent of respondents
No	79%
Yes	21%
Total	100%

Question D8: Presence of Older Adults in Household	
Are you or any other members of your household aged 65 or older?	Percent of respondents
No	85%
Yes	15%
Total	100%

Question D9: Household Income	
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Percent of respondents
Less than \$24,999	35%
\$25,000 to \$49,999	22%
\$50,000 to \$99,999	29%
\$100,000 to \$149,000	10%
\$150,000 or more	4%
Total	100%

Question D10: Ethnicity	
Are you Spanish, Hispanic or Latino?	Percent of respondents
No, not Spanish, Hispanic or Latino	94%
Yes, I consider myself to be Spanish, Hispanic or Latino	6%
Total	100%

Question D11: Race	
What is your race? (Mark one or more races to indicate what race(s) you consider yourself to be.)	Percent of respondents
American Indian or Alaskan Native	3%
Asian, Asian Indian or Pacific Islander	8%
Black or African American	0%
White	90%
Other	5%
Total may exceed 100% as respondents could select more than one option	

Question D12: Age	
In which category is your age?	Percent of respondents
18 to 24 years	26%
25 to 34 years	24%
35 to 44 years	12%
45 to 54 years	15%
55 to 64 years	10%
65 to 74 years	7%
75 years or older	7%
Total	100%

Question D13: Gender	
What is your sex?	Percent of respondents
Female	50%
Male	50%
Total	100%

Question D14: Registered to Vote	
Are you registered to vote in your jurisdiction?	Percent of respondents
No	13%
Yes	84%
Ineligible to vote	3%
Total	100%

Question D15: Voted in Last General Election	
Many people don't have time to vote in elections. Did you vote in the last general election?	Percent of respondents
No	17%
Yes	80%
Ineligible to vote	3%
Total	100%

Question D16: Cell phone	
Do you have a cell phone?	Percent of respondents
No	11%
Yes	89%
Total	100%

Question D17: Land line telephone at home	
Do you have a land line at home?	Percent of respondents
No	51%
Yes	49%
Total	100%

Question D18: Primary telephone number	
If you have both a cell phone and a land line, which do you consider your primary telephone number?	Percent of respondents
Cell	37%
Land line	51%
Both	12%
Total	100%

### FREQUENCIES INCLUDING “DON’T KNOW” RESPONSES

These tables contain the percentage of respondents for each response category as well as the “n” or total number of respondents for each category, next to the percentage.

Question 1: Quality of Life												
Please rate each of the following aspects of quality of life in Corvallis:	Excellent		Good		Fair		Poor		Don't know		Total	
	Corvallis as a place to live	55%	196	40%	141	4%	15	1%	4	0%	0	100%
Your neighborhood as a place to live	32%	112	50%	177	16%	55	2%	8	0%	0	100%	353
Corvallis as a place to raise children	40%	137	37%	128	8%	28	1%	4	14%	49	100%	347
Corvallis as a place to work	21%	73	37%	129	19%	67	12%	44	10%	36	100%	349
Corvallis as a place to retire	37%	130	27%	97	14%	50	4%	15	17%	60	100%	352
The overall quality of life in Corvallis	41%	146	50%	175	8%	30	0%	1	0%	1	100%	353

Question 2: Community Characteristics												
Please rate each of the following characteristics as they relate to Corvallis as a whole:	Excellent		Good		Fair		Poor		Don't know		Total	
	Sense of community	27%	95	53%	185	17%	59	1%	2	3%	9	100%
Openness and acceptance of the community towards people of diverse backgrounds	24%	84	44%	154	25%	87	3%	11	5%	17	100%	352
Overall appearance of Corvallis	33%	115	57%	199	10%	35	1%	2	0%	0	100%	352
Cleanliness of Corvallis	35%	124	51%	181	12%	42	1%	5	0%	0	100%	352
Overall quality of new development in Corvallis	17%	58	33%	113	30%	105	8%	28	13%	44	100%	348
Variety of housing options	15%	53	32%	112	35%	123	12%	43	7%	23	100%	354
Overall quality of business and service establishments in Corvallis	13%	47	46%	161	32%	113	6%	22	2%	9	100%	351
Shopping opportunities	6%	22	25%	89	44%	155	24%	86	1%	3	100%	355
Opportunities to attend cultural activities	23%	80	52%	185	18%	65	3%	12	4%	13	100%	355
Recreational opportunities	32%	113	48%	169	15%	55	3%	11	2%	6	100%	353
Employment opportunities	4%	16	17%	58	42%	147	25%	88	12%	44	100%	353
Educational opportunities	55%	191	38%	134	4%	13	1%	2	2%	8	100%	349
Opportunities to participate in social events and activities	29%	102	51%	181	11%	40	1%	4	8%	27	100%	353
Opportunities to participate in religious or spiritual events and activities	26%	92	38%	133	10%	35	0%	1	26%	91	100%	352
Opportunities to volunteer	38%	135	42%	149	10%	35	0%	1	10%	35	100%	355
Opportunities to participate in community matters	25%	90	43%	152	14%	49	2%	7	16%	55	100%	353
Ease of car travel in Corvallis	27%	96	49%	172	19%	66	4%	13	2%	7	100%	354
Ease of bus travel in Corvallis	18%	65	34%	120	20%	72	5%	16	23%	81	100%	354
Ease of bicycle travel in Corvallis	45%	157	36%	127	7%	24	0%	1	12%	42	100%	352
Ease of walking in Corvallis	55%	194	38%	133	6%	20	1%	2	1%	4	100%	353
Availability of paths and walking trails	45%	159	41%	144	9%	33	2%	8	3%	10	100%	354
Traffic flow on major streets	12%	43	52%	184	29%	102	6%	22	1%	3	100%	354
Amount of public parking	14%	48	34%	120	32%	113	17%	59	4%	13	100%	353
Availability of affordable quality housing	7%	24	23%	80	32%	110	24%	85	14%	50	100%	350

Question 2: Community Characteristics												
Please rate each of the following characteristics as they relate to Corvallis as a whole:	Excellent		Good		Fair		Poor		Don't know		Total	
	Availability of affordable quality child care	3%	11	10%	36	20%	68	8%	27	59%	202	100%
Availability of affordable quality health care	12%	42	29%	102	23%	78	10%	36	25%	88	100%	347
Availability of affordable quality food	23%	81	47%	165	23%	80	4%	14	2%	9	100%	349
Availability of preventive health services	14%	48	35%	122	19%	68	5%	16	28%	96	100%	351
Air quality	36%	130	45%	161	13%	47	3%	9	3%	10	100%	356
Quality of overall natural environment in Corvallis	41%	146	46%	164	11%	39	1%	4	1%	3	100%	355
Overall image or reputation of Corvallis	43%	153	45%	161	10%	34	1%	3	1%	3	100%	355

Question 3: Growth														
Please rate the speed of growth in the following categories in Corvallis over the past 2 years:	Much too slow		Somewhat too slow		Right amount		Somewhat too fast		Much too fast		Don't know		Total	
	Population growth	1%	4	5%	17	46%	163	16%	57	3%	9	29%	104	100%
Retail growth (stores, restaurants, etc.)	8%	29	27%	93	37%	130	12%	42	2%	8	13%	46	100%	348
Jobs growth	27%	94	36%	127	10%	34	0%	1	0%	1	27%	96	100%	352

Question 4: Code Enforcement		
To what degree, if at all, are run down buildings, weed lots or junk vehicles a problem in Corvallis?	Percent of respondents	Count
Not a problem	18%	65
Minor problem	51%	180
Moderate problem	21%	75
Major problem	4%	14
Don't know	6%	21
Total	100%	355

Question 5: Community Safety														
Please rate how safe or unsafe you feel from the following in Corvallis:	Very safe		Somewhat safe		Neither safe nor unsafe		Somewhat unsafe		Very unsafe		Don't know		Total	
	Violent crime (e.g., rape, assault, robbery)	48%	172	40%	141	6%	21	5%	17	0%	1	1%	4	100%
Property crimes (e.g., burglary, theft)	22%	78	46%	163	14%	51	12%	44	3%	12	2%	7	100%	354
Environmental hazards, including toxic waste	46%	162	32%	113	10%	35	3%	12	1%	2	8%	29	100%	354

Question 6: Personal Safety														
Please rate how safe or unsafe you feel:	Very safe		Somewhat safe		Neither safe nor unsafe		Somewhat unsafe		Very unsafe		Don't know		Total	
	In your neighborhood during the day	78%	278	18%	65	2%	8	0%	2	0%	0	1%	3	100%
In your neighborhood after dark	36%	127	42%	149	12%	42	8%	30	1%	4	1%	3	100%	355
In Corvallis' downtown area during the day	78%	275	18%	63	2%	8	0%	2	0%	0	1%	4	100%	352
In Corvallis' downtown area after dark	26%	92	44%	154	12%	43	12%	42	2%	7	4%	16	100%	352

Question 7: Crime Victim		
During the past twelve months, were you or anyone in your household the victim of any crime?	Percent of respondents	Count
No	84%	298
Yes	14%	48
Don't know	2%	7
Total	100%	353

Question 8: Crime Reporting		
If yes, was this crime (these crimes) reported to the police?	Percent of respondents	Count
No	42%	22
Yes	58%	30
Don't know	0%	0
Total	100%	52

Question 9: Resident Behaviors												
In the last 12 months, about how many times, if ever, have you or other household members participated in the following activities in Corvallis?	Never		Once or twice		3 to 12 times		13 to 26 times		More than 26 times		Total	
	Used Corvallis public libraries or their services	19%	68	20%	71	31%	112	12%	41	18%	63	100%
Used Corvallis recreation centers	40%	138	26%	90	19%	67	8%	28	7%	25	100%	349
Participated in a recreation program or activity	49%	173	18%	62	23%	80	6%	19	4%	15	100%	350
Visited a neighborhood park or City park	5%	17	13%	46	30%	103	22%	75	31%	107	100%	348
Ridden a local bus within Corvallis	51%	174	19%	64	15%	50	6%	19	10%	34	100%	341
Attended a meeting of local elected officials or other local public meeting	75%	263	15%	52	6%	23	2%	8	1%	3	100%	350
Watched a meeting of local elected officials or other local public meeting on cable television	75%	262	15%	54	7%	25	2%	6	1%	2	100%	349
Read Corvallis Newsletter	12%	41	23%	80	47%	162	11%	37	8%	27	100%	347
Visited the City of Corvallis Web site (at www.ci.corvallis.or.us)	37%	129	29%	102	25%	86	5%	16	4%	13	100%	346
Recycled used paper, cans or bottles from your home	1%	5	4%	13	7%	24	12%	42	76%	269	100%	352
Volunteered your time to some group or activity in Corvallis	36%	125	23%	79	20%	69	7%	23	15%	53	100%	349
Participated in a club or civic group in Corvallis	55%	191	19%	66	12%	43	7%	23	7%	26	100%	349
Provided help to a friend or neighbor	5%	19	20%	69	44%	156	15%	53	16%	56	100%	353

Question 10: Neighborliness		
About how often, if at all, do you talk to or visit with your immediate neighbors (people who live in the 10 or 20 households that are closest to you)?	Percent of respondents	Count
Just about everyday	15%	53
Several times a week	31%	107
Several times a month	27%	93
Once a month	9%	33
Several times a year	7%	25
Once a year or less	6%	19
Never	6%	20
Total	100%	351

Question 11: Service Quality												
Please rate the quality of each of the following services in Corvallis:	Excellent		Good		Fair		Poor		Don't know		Total	
	Police services	18%	64	46%	161	15%	51	4%	13	18%	62	100%
Fire services	31%	108	37%	130	3%	10	0%	1	29%	102	100%	350
Ambulance or emergency medical services	30%	104	33%	115	4%	13	0%	1	34%	120	100%	352
Crime prevention	14%	49	42%	146	14%	49	2%	6	29%	100	100%	350
Fire prevention and education	19%	68	33%	116	9%	30	0%	1	38%	135	100%	351
Municipal courts	7%	23	26%	89	9%	30	3%	9	56%	194	100%	345
Traffic enforcement	13%	45	41%	144	25%	89	6%	23	14%	49	100%	349
Street repair	14%	50	40%	140	32%	111	9%	33	5%	17	100%	351
Street cleaning	28%	99	50%	179	15%	52	2%	8	5%	17	100%	355
Street lighting	13%	47	48%	170	28%	99	9%	30	2%	7	100%	354
Snow removal	6%	22	28%	98	19%	66	14%	48	32%	111	100%	346
Sidewalk maintenance	8%	27	49%	173	31%	109	6%	22	6%	20	100%	352
Traffic signal timing	14%	51	54%	188	21%	75	9%	30	2%	8	100%	352
Bus or transit services	16%	58	38%	132	14%	49	3%	10	29%	102	100%	351
Garbage collection	40%	141	49%	173	4%	15	1%	3	6%	20	100%	353

Question 11: Service Quality												
Please rate the quality of each of the following services in Corvallis:	Excellent		Good		Fair		Poor		Don't know		Total	
	Recycling	52%	184	39%	139	4%	14	1%	5	4%	13	100%
Yard waste pick-up	41%	144	34%	120	5%	16	1%	3	20%	72	100%	355
Storm drainage	20%	71	45%	158	16%	55	2%	7	17%	60	100%	350
Drinking water	33%	117	43%	151	17%	62	5%	16	2%	8	100%	354
Sewer services	25%	89	50%	176	9%	33	1%	3	15%	51	100%	351
City parks	49%	174	39%	139	8%	27	0%	2	4%	13	100%	355
Recreation programs or classes	22%	79	34%	119	7%	24	1%	5	36%	127	100%	353
Land use, planning and zoning	8%	28	29%	99	21%	74	7%	23	35%	123	100%	348
Code enforcement (weeds, abandoned buildings, etc)	7%	23	32%	113	25%	89	7%	25	29%	102	100%	351
Animal control	10%	34	37%	130	15%	51	5%	17	34%	118	100%	350
Economic development	6%	19	21%	73	31%	108	10%	36	32%	112	100%	348
Health services	15%	54	39%	139	14%	49	4%	14	28%	97	100%	353
Services to seniors	16%	55	26%	91	4%	15	1%	4	53%	186	100%	352
Services to youth	15%	53	27%	95	12%	41	2%	7	44%	154	100%	350
Services to low-income people	8%	28	18%	62	18%	62	8%	29	48%	170	100%	350
Public library services	51%	180	27%	97	7%	26	1%	4	13%	47	100%	354
Public information services	16%	54	40%	140	16%	57	0%	1	28%	97	100%	350
Public schools	16%	55	33%	115	8%	28	3%	10	41%	144	100%	352
Cable television	14%	48	32%	113	23%	80	6%	22	26%	91	100%	353
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	7%	25	17%	61	21%	73	5%	19	50%	175	100%	353
Preservation of natural areas such as open space, farmlands and greenbelts	26%	91	42%	146	18%	62	2%	5	13%	47	100%	351
Osborn Aquatic Center	22%	76	33%	115	6%	21	1%	3	39%	138	100%	352
Chintimini Senior Center	12%	43	21%	75	4%	15	0%	0	62%	220	100%	353

Question 12: Government Services Overall												
Overall, how would you rate the quality of the services provided by each of the following?	Excellent		Good		Fair		Poor		Don't know		Total	
	The City of Corvallis	23%	80	56%	197	8%	29	1%	3	13%	45	100%
The Federal Government	7%	23	28%	100	30%	106	8%	27	27%	95	100%	350
The State Government	6%	22	35%	123	30%	105	7%	24	22%	76	100%	350
Benton County Government	10%	34	45%	159	16%	56	2%	7	27%	95	100%	351

Question 13: Contact with City Employees		
Have you had any in-person or phone contact with an employee of the City of Corvallis within the last 12 months (including police, receptionists, planners or any others)?	Percent of respondents	Count
No	54%	186
Yes	46%	157
Total	100%	343

Question 14: City Employees												
What was your impression of the employee(s) of the City of Corvallis in your most recent contact?	Excellent		Good		Fair		Poor		Don't know		Total	
	Knowledge	35%	60	49%	84	12%	21	1%	1	3%	6	100%
Responsiveness	38%	66	42%	73	16%	28	1%	2	3%	4	100%	173
Courtesy	42%	72	37%	64	17%	30	1%	2	3%	4	100%	173
Overall impression	35%	60	44%	75	18%	30	1%	2	3%	4	100%	172

Question 15: Government Performance												
Please rate the following categories of Corvallis government performance:	Excellent		Good		Fair		Poor		Don't know		Total	
	The value of services for the taxes paid to Corvallis	10%	35	36%	129	24%	86	3%	12	26%	91	100%
The overall direction that Corvallis is taking	10%	37	48%	170	20%	70	6%	21	16%	57	100%	354
The job Corvallis government does at welcoming citizen involvement	13%	47	32%	112	18%	65	5%	19	31%	111	100%	354
The job Corvallis government does at listening to citizens	9%	32	26%	92	22%	79	6%	22	36%	128	100%	353

Question 16: Recommendation and Longevity												
Please indicate how likely or unlikely you are to do each of the following:	Very likely		Somewhat likely		Somewhat unlikely		Very unlikely		Don't know		Total	
	Recommend living in Corvallis to someone who asks	56%	201	35%	125	6%	22	2%	7	0%	2	100%
Remain in Corvallis for the next five years	48%	171	24%	84	16%	57	9%	33	3%	11	100%	356

Question 17: Impact of the Economy		
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Percent of respondents	Count
Very positive	2%	8
Somewhat positive	7%	25
Neutral	48%	167
Somewhat negative	35%	124
Very negative	7%	24
Total	100%	349

Question 18a: Policy Question 1									
Please indicate whether each of the following is a preferred source of information for you about the City	Yes		No		Don't know		Total		
	'The City' newsletter	67%	239	22%	77	11%	40	100%	355
Information in the Gazette-Times	62%	220	28%	100	10%	37	100%	357	
Information in the Barometer	37%	130	45%	158	18%	63	100%	352	
Cable's Government Access Channel 21	12%	43	65%	228	23%	79	100%	350	
Annual Reports from the City	36%	125	43%	150	22%	76	100%	351	
City Web site (www.ci.corvallis.or.us)	46%	160	32%	113	22%	75	100%	348	
Parks and Recreation Activity Guide	61%	214	24%	86	15%	53	100%	353	

Question 18b: Policy Question 2												
How important, if at all, is it to have the following content available through the City's Web site at www.ci.corvallis.or.us?	Essential		Very important		Somewhat important		Not at all important		Don't know		Total	
	Search geographic information such as maps and routes	40%	137	29%	101	14%	47	7%	23	11%	39	100%
E-Business (e.g., pay fines, purchase permits, etc.)	28%	94	29%	97	22%	75	6%	21	16%	54	100%	340
Submit a request for service, report a problem, give suggestions or feedback	33%	114	33%	113	18%	63	3%	10	13%	44	100%	343
Answers to frequently asked questions	32%	111	36%	123	17%	58	3%	10	12%	42	100%	344
Register for a class (including online payment) or reserve a facility	16%	55	34%	115	28%	94	6%	20	17%	57	100%	342
Calendar of all City or City-sponsored events and activities	39%	133	31%	105	16%	54	3%	10	11%	37	100%	339
Sign up to receive alerts from the City by phone, email or text message	17%	59	22%	75	33%	113	13%	45	15%	50	100%	342
Advisory Board or Commission documents (e.g., agenda, minutes, etc.)	13%	44	23%	78	35%	119	14%	47	16%	56	100%	344
View if a Corvallis Transit bus is on time or view the bus' current location	23%	79	22%	75	24%	83	14%	48	17%	57	100%	341

Question 18c: Policy Question 3												
Please rate each of the following aspects of parking in downtown Corvallis.	Excellent		Good		Fair		Poor		Don't know		Total	
	Amount of parking	13%	46	38%	134	32%	111	14%	51	3%	10	100%
Convenience of parking	13%	46	38%	135	31%	111	14%	49	4%	14	100%	355
Cost of parking	15%	52	33%	116	33%	116	12%	41	7%	26	100%	352

Question 18c2: Policy Question 4		
Please indicate if you do any of the following. (Check all that apply.)	Percent of respondents	Count
Work Downtown	13%	43
Shop/Dine Downtown	94%	305
Conduct business Downtown	32%	103
Other (please specify)	16%	50
Total may exceed 100% as respondents could select more than one option		

Question D1: Employment Status		
Are you currently employed for pay?	Percent of respondents	Count
No	38%	134
Yes, full-time	40%	142
Yes, part-time	22%	76
Total	100%	352

Question D2: Mode of Transportation Used for Commute	
During a typical week, how many days do you commute to work (for the longest distance of your commute) in each of the ways listed below?	Percent of days mode used
Motorized vehicle (e.g., car, truck, van, motorcycle, etc...) by myself	49%
Motorized vehicle (e.g., car, truck, van, motorcycle, etc...) with other children or adults	12%
Bus, rail, subway or other public transportation	4%
Walk	14%
Bicycle	13%
Work at home	8%
Other	1%

Question D3: Length of Residency		
How many years have you lived in Corvallis?	Percent of respondents	Count
Less than 2 years	20%	72
2 to 5 years	26%	93
6 to 10 years	13%	46
11 to 20 years	18%	62
More than 20 years	23%	80
Total	100%	352

Question D4: Housing Unit Type		
Which best describes the building you live in?	Percent of respondents	Count
One family house detached from any other houses	47%	165
House attached to one or more houses (e.g., a duplex or townhome)	9%	34
Building with two or more apartments or condominiums	40%	141
Mobile home	3%	10
Other	1%	4
Total	100%	355

Question D5: Housing Tenure (Rent/Own)		
Is this house, apartment or mobile home...	Percent of respondents	Count
Rented for cash or occupied without cash payment	54%	189
Owned by you or someone in this house with a mortgage or free and clear	46%	159
Total	100%	349

Question D6: Monthly Housing Cost		
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners" association (HOA) fees)?	Percent of respondents	Count
Less than \$300 per month	4%	15
\$300 to \$599 per month	29%	101
\$600 to \$999 per month	36%	124
\$1,000 to \$1,499 per month	19%	67
\$1,500 to \$2,499 per month	10%	33
\$2,500 or more per month	2%	8
Total	100%	348

Question D7: Presence of Children in Household		
Do any children 17 or under live in your household?	Percent of respondents	Count
No	79%	278
Yes	21%	75
Total	100%	353

Question D8: Presence of Older Adults in Household		
Are you or any other members of your household aged 65 or older?	Percent of respondents	Count
No	85%	301
Yes	15%	54
Total	100%	355

Question D9: Household Income		
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Percent of respondents	Count
Less than \$24,999	35%	122
\$25,000 to \$49,999	22%	76
\$50,000 to \$99,999	29%	100
\$100,000 to \$149,000	10%	34
\$150,000 or more	4%	14
Total	100%	345

Question D10: Ethnicity		
Are you Spanish, Hispanic or Latino?	Percent of respondents	Count
No, not Spanish, Hispanic or Latino	94%	327
Yes, I consider myself to be Spanish, Hispanic or Latino	6%	21
Total	100%	349

Question D11: Race		
What is your race? (Mark one or more races to indicate what race(s) you consider yourself to be.)	Percent of respondents	Count
American Indian or Alaskan Native	3%	10
Asian, Asian Indian or Pacific Islander	8%	28
Black or African American	0%	2
White	90%	317
Other	5%	16
Total may exceed 100% as respondents could select more than one option		

Question D12: Age		
In which category is your age?	Percent of respondents	Count
18 to 24 years	26%	92
25 to 34 years	24%	84
35 to 44 years	12%	41
45 to 54 years	15%	52
55 to 64 years	10%	36
65 to 74 years	7%	25
75 years or older	7%	24
Total	100%	354

Question D13: Gender		
What is your sex?	Percent of respondents	Count
Female	50%	175
Male	50%	174
Total	100%	350

Question D14: Registered to Vote		
Are you registered to vote in your jurisdiction?	Percent of respondents	Count
No	12%	43
Yes	81%	286
Ineligible to vote	3%	11
Don't know	3%	11
Total	100%	351

Question D15: Voted in Last General Election		
Many people don't have time to vote in elections. Did you vote in the last general election?	Percent of respondents	Count
No	16%	58
Yes	79%	278
Ineligible to vote	3%	11
Don't know	2%	5
Total	100%	353

Question D16: Cell phone		
Do you have a cell phone?	Percent of respondents	Count
No	11%	40
Yes	89%	314
Total	100%	354

Question D17: Land line telephone at home		
Do you have a land line at home?	Percent of respondents	Count
No	51%	180
Yes	49%	173
Total	100%	353

Question D18: Primary telephone number		
If you have both a cell phone and a land line, which do you consider your primary telephone number?	Percent of respondents	Count
Cell	37%	69
Land line	51%	93
Both	12%	22
Total	100%	184

## APPENDIX B: SURVEY METHODOLOGY

The National Citizen Survey™ was developed to provide local jurisdictions an accurate, affordable and easy way to assess and interpret resident opinion about important community issues. While standardization of question wording and survey methods provide the rigor to assure valid results, each jurisdiction has enough flexibility to construct a customized version of The National Citizen Survey™ that asks residents about key local services and important local issues.

Results offer insight into residents' perspectives about local government performance and as such provide important benchmarks for jurisdictions working on performance measurement. The National Citizen Survey™ is designed to help with budget, land use and strategic planning as well as to communicate with local residents. The National Citizen Survey™ permits questions to test support for local policies and answers to its questions also speak to community trust and involvement in community-building activities as well as to resident demographic characteristics.

### SURVEY VALIDITY

The question of survey validity has two parts: 1) how can a jurisdiction be confident that the results from those who completed the questionnaire are representative of the results that would have been obtained had the survey been administered to the entire population? and 2) how closely do the perspectives recorded on the survey reflect what residents really believe or do?

To answer the first question, the best survey research practices were used for the resources spent to ensure that the results from the survey respondents reflect the opinions of residents in the entire jurisdiction. These practices include:

- Using a mail-out/mail-back methodology, which typically gets a higher response rate than phone for the same dollars spent. A higher response rate lessens the worry that those who did not respond are different than those who did respond.
- Selecting households at random within the jurisdiction to receive the survey. A random selection ensures that the households selected to receive the survey are similar to the entire population. A non-random sample may only include households from one geographic area, or from households of only one type.
- Over-sampling multi-family housing units to improve response from hard-to-reach, lower income, or younger apartment dwellers.
- Selecting the respondent within the household using an unbiased sampling procedure; in this case, the "birthday method." The cover letter included an instruction requesting that the respondent in the household be the adult (18 years old or older) who most recently had a birthday, irrespective of year of birth.
- Contacting potential respondents three times to encourage response from people who may have different opinions or habits than those who would respond with only a single prompt.
- Soliciting response on jurisdiction letterhead signed by the highest ranking elected official or staff member, thus appealing to the recipients' sense of civic responsibility.
- Providing a self-addressed, postage-paid return envelope.
- Offering the survey in Spanish when appropriate and requested by City officials.
- Using the most recent available information about the characteristics of jurisdiction residents to weight the data to reflect the demographics of the population.

The answer to the second question about how closely the perspectives recorded on the survey reflect what residents really believe or do is more complex. Resident responses to surveys are influenced by a variety of factors. For questions about service quality, residents' expectations for

service quality play a role as well as the “objective” quality of the service provided, the way the resident perceives the entire community (that is, the context in which the service is provided), the scale on which the resident is asked to record his or her opinion and, of course, the opinion, itself, that a resident holds about the service. Similarly a resident’s report of certain behaviors is colored by what he or she believes is the socially desirable response (e.g., reporting tolerant behaviors toward “oppressed groups,” likelihood of voting a tax increase for services to poor people, use of alternative modes of travel to work besides the single occupancy vehicle), his or her memory of the actual behavior (if it is not a question speculating about future actions, like a vote), his or her confidence that he or she can be honest without suffering any negative consequences (thus the need for anonymity) as well as the actual behavior itself.

How closely survey results come to recording the way a person really feels or behaves often is measured by the coincidence of reported behavior with observed current behavior (e.g., driving habits), reported intentions to behave with observed future behavior (e.g., voting choices) or reported opinions about current community quality with objective characteristics of the community (e.g., feelings of safety correlated with rates of crime). There is a body of scientific literature that has investigated the relationship between reported behaviors and actual behaviors. Well-conducted surveys, by and large, do capture true respondent behaviors or intentions to act with great accuracy. Predictions of voting outcomes tend to be quite accurate using survey research, as do reported behaviors that are not about highly sensitive issues (e.g., family abuse or other illegal or morally sanctioned activities). For self-reports about highly sensitive issues, statistical adjustments can be made to correct for the respondents’ tendency to report what they think the “correct” response should be.

Research on the correlation of resident opinion about service quality and “objective” ratings of service quality tend to be ambiguous, some showing stronger relationships than others. NRC’s own research has demonstrated that residents who report the lowest ratings of street repair live in communities with objectively worse street conditions than those who report high ratings of street repair (based on road quality, delay in street repair, number of road repair employees). Similarly, the lowest rated fire services appear to be “objectively” worse than the highest rated fire services (expenditures per capita, response time, “professional” status of firefighters, breadth of services and training provided). Whether or not some research confirms the relationship between what residents think about a community and what can be seen “objectively” in a community, NRC has argued that resident opinion is a perspective that cannot be ignored by government administrators. NRC principals have written, “If you collect trash three times a day but residents think that your trash haul is lousy, you still have a problem.”

## SURVEY SAMPLING

“Sampling” refers to the method by which survey recipients were chosen. All households within the City of Corvallis were eligible to participate in the survey; 1,200 were selected to receive the survey. These 1,200 households were randomly selected from a comprehensive list of all housing units within the City of Corvallis boundaries. The basis of the list of all housing units was a United States Postal Service listing of housing units within zip codes. Since some of the zip codes that serve the City of Corvallis households may also serve addresses that lie outside of the jurisdiction, the exact geographic location of each housing unit was compared to jurisdiction boundaries, using the most current municipal boundary file (updated on a quarterly basis), and addresses located outside of the City of Corvallis boundaries were removed from consideration.

To choose the 1,200 survey recipients, a systematic sampling method was applied to the list of households known to be within the City of Corvallis. Systematic sampling is a procedure whereby a complete list of all possible items is culled, selecting every Nth one until the appropriate amount of items is selected. Multi-family housing units were over sampled as residents of this type of housing typically respond at lower rates to surveys than do those in single-family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the cover letter accompanying the questionnaire.

## SURVEY ADMINISTRATION

Selected households received three mailings, one week apart, beginning September 21, 2009. The first mailing was a prenotification postcard announcing the upcoming survey. The next mailing contained a letter from the mayor and the city manager inviting the household to participate, a questionnaire and a postage-paid return envelope. The letter included a paragraph inviting recipients of the survey to complete the survey on the Web. The final mailing contained a reminder letter, another survey and a postage-paid return envelope. The second cover letter asked those who had not completed the survey to do so and those who have already done so to refrain from turning in another survey. This letter also included instructions for completing the survey on the Web. Completed surveys were collected over the following seven weeks.

## SURVEY RESPONSE RATE AND CONFIDENCE INTERVALS

Of the 1,200 surveys mailed, 118 were returned because the housing unit was vacant or the postal service was unable to deliver the survey as addressed. Of the 1,082 households receiving the survey mailings, 358 completed the survey, providing a response rate of 33%. In general, response rates obtained on local government resident surveys range from 25% to 40%.

In theory, in 95 cases out of 100, the results based on the number of responses obtained will differ by no more than five percentage points in either direction from what would have been obtained had responses been collected from all City of Corvallis adults. This difference from the presumed population finding is referred to as the sampling error (or the “margin of error” or 95% confidence interval”). For subgroups of responses, the margin of sampling error is larger. In addition to sampling error, the practical difficulties of conducting any survey of the public may introduce other sources of error. For example, the failure of some of the selected adults to participate in the sample or the difficulty of including all sectors of the population, such as residents of some institutions or group residences, may lead to somewhat different results.

In addition to sampling error, other sources of error may affect any survey, including the non-response of residents with opinions different from survey responders that may affect sample findings. Though standardized on The NCS, on other surveys, differences in question wording, order, translation and data entry, as examples, can lead to somewhat varying results.

## SURVEY PROCESSING (DATA ENTRY)

Completed surveys received by NRC were assigned a unique identification number. Additionally, each survey was reviewed and “cleaned” as necessary. For example, a question may have asked a respondent to pick two items out of a list of five, but the respondent checked three; NRC staff would choose randomly two of the three selected items to be coded in the dataset.

Once all surveys were assigned a unique identification number, they were entered into an electronic dataset. This dataset was subject to a data entry protocol of “key and verify,” in which survey data were entered twice into an electronic dataset and then compared. Discrepancies were evaluated against the original survey form and corrected. Range checks as well as other forms of quality control were also performed.

## SURVEY DATA WEIGHTING

The demographic characteristics of the survey sample were compared to those found in the 2006-2007 American Community Survey Census estimates for adults in the City of Corvallis. Sample results were weighted using the population norms to reflect the appropriate percent of those residents. Other discrepancies between the whole population and the sample were also aided by the weighting due to the intercorrelation of many socioeconomic characteristics.

The variables used for weighting were housing tenure and gender/age. This decision was based on:

- The disparity between the survey respondent characteristics and the population norms for these variables
- The saliency of these variables in detecting differences of opinion among subgroups
- The historical use of the variables and the desirability of consistently representing different groups over the years

The primary objective of weighting survey data is to make the survey sample reflective of the larger population of the community. This is done by: 1) reviewing the sample demographics and comparing them to the population norms from the most recent Census or other sources and 2) comparing the responses to different questions for demographic subgroups. The demographic characteristics that are least similar to the Census and yield the most different results are the best candidates for data weighting. A third criterion sometimes used is the importance that the community places on a specific variable. For example, if a jurisdiction feels that accurate race representation is key to staff and public acceptance of the study results, additional consideration will be given in the weighting process to adjusting the race variable.

A special software program using mathematical algorithms is used to calculate the appropriate weights. A limitation of data weighting is that only 2-3 demographic variables can be adjusted in a single study. Several different weighting “schemes” are tested to ensure the best fit for the data.

The process actually begins at the point of sampling. Knowing that residents in single family dwellings are more likely to respond to a mail survey, NRC oversamples residents of multi-family dwellings to ensure their proper representation in the sample data. Rather than giving all residents an equal chance of receiving the survey, this is systematic, stratified sampling, which gives each resident of the jurisdiction a known chance of receiving the survey (and apartment dwellers, for example, a greater chance than single family home dwellers). As a consequence, results must be weighted to recapture the proper representation of apartment dwellers.

The results of the weighting scheme are presented in the table on the following page.

Corvallis Citizen Survey Weighting Table			
Characteristic	Population Norm <sup>1</sup>	Unweighted Data	Weighted Data
<b>Housing</b>			
Rent home	55%	39%	54%
Own home	45%	61%	46%
Detached unit	53%	63%	50%
Attached unit	47%	37%	50%
<b>Race and Ethnicity</b>			
White alone, not Hispanic	82%	88%	83%
Hispanic and/or other race	18%	12%	17%
<b>Sex and Age</b>			
Female	50%	58%	50%
Male	50%	42%	50%
18-34 years of age	52%	23%	50%
35-54 years of age	26%	25%	26%
55+ years of age	22%	51%	24%
Females 18-34	24%	14%	24%
Females 35-54	14%	16%	14%
Females 55+	12%	27%	12%
Males 18-34	27%	9%	27%
Males 35-54	12%	9%	12%
Males 55+	10%	24%	11%

<sup>1</sup> Source: 2005-2007 ACS

## SURVEY DATA ANALYSIS AND REPORTING

The survey dataset was analyzed using the Statistical Package for the Social Sciences (SPSS). Frequency distributions were presented in the body of the report.

### Use of the “Excellent, Good, Fair, Poor” Response Scale

The scale on which respondents are asked to record their opinions about service and community quality is “excellent,” “good,” “fair” or “poor” (EGFP). This scale has important advantages over other scale possibilities (very good to very bad; very satisfied to very dissatisfied; strongly agree to strongly disagree, as examples). EGFP is used by the plurality of jurisdictions conducting citizen surveys across the U.S. The advantage of familiarity was one that NRC did not want to dismiss when crafting The National Citizen Survey™ questionnaire, because elected officials, staff and residents already are acquainted with opinion surveys measured this way. EGFP also has the advantage of offering three positive options, rather than only two, over which a resident can offer an opinion. While symmetrical scales often are the right choice in other measurement tasks, NRC has found that ratings of almost every local government service in almost every jurisdiction tend, on average, to be positive (that is, above the scale midpoint). Therefore, to permit finer distinctions among positively rated services, EGFP offers three options across which to spread those ratings. EGFP is more neutral because it requires no positive statement of service quality to judge (as agree-disagree scales require) and, finally, EGFP intends to measure absolute quality of service delivery or community quality (unlike satisfaction scales which ignore residents’ perceptions of quality in favor of their report on the acceptability of the level of service offered).

### “Don’t Know” Responses

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in Appendix A. However, these responses have been removed from the analyses presented in the body of the report. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

### Benchmark Comparisons

NRC has been leading the strategic use of surveys for local governments since 1991, when the principals of the company wrote the first edition of what became the classic text on citizen surveying. In *Citizen Surveys: how to do them, how to use them, what they mean*, published by ICMA, not only were the principles for quality survey methods articulated, but both the idea of benchmark data for citizen opinion and the method for gathering benchmark data were pioneered. The argument for benchmarks was called “In Search of Standards.” “What has been missing from a local government’s analysis of its survey results is the context that school administrators can supply when they tell parents how an 80 percent score on the social studies test compares to test results from other school systems...”

NRC’s database of comparative resident opinion is comprised of resident perspectives gathered in citizen surveys from approximately 500 jurisdictions whose residents evaluated local government services. Conducted with typically no fewer than 400 residents in each jurisdiction, opinions are intended to represent over 30 million Americans. NRC has innovated a method for quantitatively integrating the results of surveys that conducted by NRC with those that others have conducted. The integration methods have been thoroughly described not only in the Citizen Surveys book, but also in *Public Administration Review, Journal of Policy Analysis and Management*. Scholars who

specialize in the analysis of citizen surveys regularly have relied on this work (e.g., Kelly, J. & Swindell, D. (2002). Service quality variation across urban space: First steps towards a model of citizen satisfaction. *Journal of Urban Affairs*, 24, 271-288.; Van Ryzin, G., Muzzio, D., Immerwahr, S., Gulick, L. & Martinez, E. (2004). Drivers and consequences of citizen satisfaction: An application of the American Customer Satisfaction Index Model to New York City, *Public Administration Review*, 64, 331- 341). The method described in those publications is refined regularly and statistically tested on a growing number of citizen surveys in NRC's proprietary databases. NRC's work on calculating national benchmarks for resident opinions about service delivery and quality of life won the Samuel C. May award for research excellence from the Western Governmental Research Association.

### The Role of Comparisons

Benchmark comparisons are used for performance measurement. Jurisdictions use the comparative information to help interpret their own citizen survey results, to create or revise community plans, to evaluate the success of policy or budget decisions, to measure local government performance. Taking the pulse of the community has little meaning without knowing what pulse rate is too high and what is too low. When surveys of service satisfaction turn up "good" citizen evaluations, jurisdictions need to know how others rate their services to understand if "good" is good enough. Furthermore, in the absence of national or peer community comparisons, a jurisdiction is left with comparing its fire protection rating to its street maintenance rating. That comparison is unfair. Streets always lose to fire. More important and harder questions need to be asked; for example, how do residents' ratings of fire service compare to opinions about fire service in other communities?

A police department that provides the fastest and most efficient service—one that closes most of its cases, solves most of its crimes and keeps the crime rate low—still has a problem to fix if the residents in the community it intends to protect believe services are not very good compared to ratings given by residents to their own objectively "worse" departments. The benchmark data can help that police department – or any department – to understand how well citizens think it is doing. Without the comparative data, it would be like bowling in a tournament without knowing what the other teams are scoring. NRC recommends that citizen opinion be used in conjunction with other sources of data about budget, personnel and politics to help managers know how to respond to comparative results.

Jurisdictions in the benchmark database are distributed geographically across the country and range from small to large in population size. Most commonly, comparisons are made to the entire database. Comparisons may also be made to subsets of jurisdictions (for example, within a given region or population category). Despite the differences in jurisdiction characteristics, all are in the business of providing local government services to residents. Though individual jurisdiction circumstances, resources and practices vary, the objective in every community is to provide services that are so timely, tailored and effective that residents conclude the services are of the highest quality. High ratings in any jurisdiction, like SAT scores in any teen household, bring pride and a sense of accomplishment.

### Comparison of Corvallis to the Benchmark Database

The City of Corvallis chose to have comparisons made to the entire database and a subset of similar jurisdictions from the database (populations 35,000 to 70,000). A benchmark comparison (the average rating from all the comparison jurisdictions where a similar question was asked) has been provided when a similar question on the City of Corvallis Survey was included in NRC's

database and there were at least five jurisdictions in which the question was asked. For most questions compared to the entire dataset, there were more than 100 jurisdictions included in the benchmark comparison.

Where comparisons are available, Corvallis results are noted as being “above” the benchmark, “below” the benchmark or “similar to” the benchmark. This evaluation of “above,” “below” or “similar to” comes from a statistical comparison of Corvallis’ rating to the benchmark (the rating from all the comparison jurisdictions where a similar question was asked).

## APPENDIX C: SURVEY MATERIALS

The following pages contain copies of the survey materials sent to randomly selected households within the City of Corvallis.



**City Manager's Office**  
501 SW Madison Avenue  
P.O. Box 1083  
Corvallis, OR 97339-1083

Presorted  
First Class Mail  
US Postage  
PAID  
Boulder, CO  
Permit NO. 94



**City Manager's Office**  
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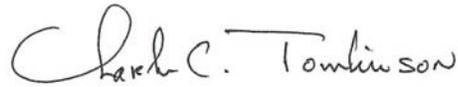
Dear Corvallis Resident,

Your household has been selected at random to participate in an anonymous citizen survey about the City of Corvallis. You will receive a copy of the survey next week in the mail with instructions for completing and returning it. Thank you in advance for helping us with this important project!

Sincerely,



Jon S. Nelson  
City Manager

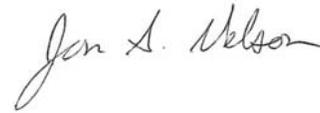


Charles C. Tomlinson  
Mayor

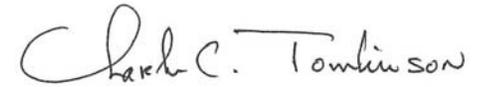
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City Manager

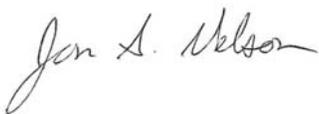


Charles C. Tomlinson  
Mayor

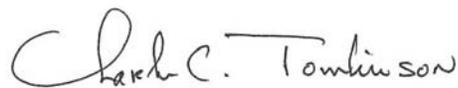
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City Manager

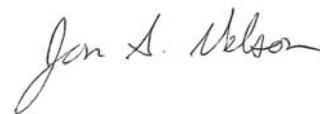


Charles C. Tomlinson  
Mayor

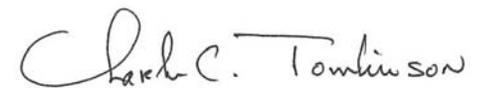
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Sincerely,



Jon S. Nelson  
City Manager



Charles C. Tomlinson  
Mayor



## City Manager's Office

501 SW Madison Avenue  
P.O. Box 1083  
Corvallis, OR 97339-1083  
(541) 757-6901  
FAX (541) 757-6780  
e-mail: [city.manager@ci.corvallis.or.us](mailto:city.manager@ci.corvallis.or.us)

September 2009

Dear Corvallis Resident:

The City of Corvallis wants to know what you think about our community and municipal government. You have been randomly selected to participate in Corvallis' 2009 Citizen Survey.

Please take a few minutes to fill out the enclosed Citizen Survey. Your feedback will help the City set benchmarks for tracking the quality of services provided to residents. Your answers will help the City Council make decisions that affect our community. You should find the questions interesting and we will definitely find your answers useful. Please participate!

**To get a representative sample of Corvallis residents, the adult (anyone 18 years or older) in your household who most recently had a birthday should complete this survey. Year of birth of the adult does not matter.**

Please have the appropriate member of the household spend a few minutes to answer all the questions and return the survey in the enclosed postage-paid envelope. **Your responses will remain completely anonymous.** You may complete the survey online if you would prefer, at <http://www.n-r-c.com/survey/corvallis.htm>

Your participation in this survey is very important – especially since your household is one of only a small number of households being surveyed. If you have any questions about the Citizen Survey please call (541) 766-6901.

Please help us shape the future of Corvallis. Thank you for your time and participation.

Sincerely,

Jon S. Nelson  
City Manager

Charles C. Tomlinson  
Mayor



**City Manager's Office**

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e-mail: [city.manager@ci.corvallis.or.us](mailto:city.manager@ci.corvallis.or.us)

September 2009

Dear City of Corvallis Resident:

About one week ago, you should have received a copy of the enclosed survey. **If you completed it and sent it back, we thank you for your time and ask you to discard this survey. Please do not respond twice.** If you have not had a chance to complete the survey, we would appreciate your response. The City of Corvallis wants to know what you think about our community and municipal government. You have been randomly selected to participate in the City of Corvallis' Citizen Survey.

Please take a few minutes to fill out the enclosed Citizen Survey. Your feedback will help the City set benchmarks for tracking the quality of services provided to residents. Your answers will help the City Council make decisions that affect our community. You should find the questions interesting and we will definitely find your answers useful. Please participate!

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Please help us shape the future of Corvallis. Thank you for your time and participation.

Sincerely,

Jon S. Nelson  
City Manager

Charles C. Tomlinson  
Mayor

# The City of Corvallis 2009 Citizen Survey

Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Please select the response (by circling the number or checking the box) that most closely represents your opinion for each question. Your responses are anonymous and will be reported in group form only.

**1. Please rate each of the following aspects of quality of life in Corvallis:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Corvallis as a place to live.....	1	2	3	4	5
Your neighborhood as a place to live.....	1	2	3	4	5
Corvallis as a place to raise children .....	1	2	3	4	5
Corvallis as a place to work .....	1	2	3	4	5
Corvallis as a place to retire .....	1	2	3	4	5
The overall quality of life in Corvallis.....	1	2	3	4	5

**2. Please rate each of the following characteristics as they relate to Corvallis as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Sense of community.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds .....	1	2	3	4	5
Overall appearance of Corvallis .....	1	2	3	4	5
Cleanliness of Corvallis.....	1	2	3	4	5
Overall quality of new development in Corvallis .....	1	2	3	4	5
Variety of housing options .....	1	2	3	4	5
Overall quality of business and service establishments in Corvallis .....	1	2	3	4	5
Shopping opportunities.....	1	2	3	4	5
Opportunities to attend cultural activities.....	1	2	3	4	5
Recreational opportunities .....	1	2	3	4	5
Employment opportunities .....	1	2	3	4	5
Educational opportunities .....	1	2	3	4	5
Opportunities to participate in social events and activities .....	1	2	3	4	5
Opportunities to participate in religious or spiritual events and activities.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Ease of car travel in Corvallis .....	1	2	3	4	5
Ease of bus travel in Corvallis.....	1	2	3	4	5
Ease of bicycle travel in Corvallis.....	1	2	3	4	5
Ease of walking in Corvallis .....	1	2	3	4	5
Availability of paths and walking trails .....	1	2	3	4	5
Traffic flow on major streets.....	1	2	3	4	5
Amount of public parking .....	1	2	3	4	5
Availability of affordable quality housing .....	1	2	3	4	5
Availability of affordable quality child care .....	1	2	3	4	5
Availability of affordable quality health care .....	1	2	3	4	5
Availability of affordable quality food .....	1	2	3	4	5
Availability of preventative health services.....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Quality of overall natural environment in Corvallis.....	1	2	3	4	5
Overall image or reputation of Corvallis .....	1	2	3	4	5

**3. Please rate the speed of growth in the following categories in Corvallis over the past 2 years:**

	<i>Much too slow</i>	<i>Somewhat too slow</i>	<i>Right amount</i>	<i>Somewhat too fast</i>	<i>Much too fast</i>	<i>Don't know</i>
Population growth .....	1	2	3	4	5	6
Retail growth (stores, restaurants, etc.).....	1	2	3	4	5	6
Jobs growth.....	1	2	3	4	5	6

4. To what degree, if at all, are run down buildings, weed lots or junk vehicles a problem in Corvallis?  
 Not a problem     Minor problem     Moderate problem     Major problem     Don't know

5. Please rate how safe or unsafe you feel from the following in Corvallis:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
Violent crime (e.g., rape, assault, robbery) .....	1	2	3	4	5	6
Property crimes (e.g., burglary, theft).....	1	2	3	4	5	6
Environmental hazards, including toxic waste.....	1	2	3	4	5	6

6. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day.....	1	2	3	4	5	6
In your neighborhood after dark.....	1	2	3	4	5	6
In Corvallis's downtown area during the day .....	1	2	3	4	5	6
In Corvallis's downtown area after dark .....	1	2	3	4	5	6

7. During the past twelve months, were you or anyone in your household the victim of any crime?  
 No → Go to Question 9     Yes → Go to Question 8     Don't know → Go to Question 9

8. If yes, was this crime (these crimes) reported to the police?  
 No     Yes     Don't know

9. In the last 12 months, about how many times, if ever, have you or other household members participated in the following activities in Corvallis?

	Never	Once or twice	3 to 12 times	13 to 26 times	More than 26 times
Used Corvallis public libraries or their services .....	1	2	3	4	5
Used Corvallis recreation centers.....	1	2	3	4	5
Participated in a recreation program or activity .....	1	2	3	4	5
Visited a neighborhood park or City park.....	1	2	3	4	5
Ridden a local bus within Corvallis .....	1	2	3	4	5
Attended a meeting of local elected officials or other local public meeting .....	1	2	3	4	5
Watched a meeting of local elected officials or other local public meeting on cable television .....	1	2	3	4	5
Read Corvallis Newsletter .....	1	2	3	4	5
Visited the City of Corvallis Web site (at www.ci.corvallis.or.us) .....	1	2	3	4	5
Recycled used paper, cans or bottles from your home.....	1	2	3	4	5
Volunteered your time to some group or activity in Corvallis.....	1	2	3	4	5
Participated in a club or civic group in Corvallis .....	1	2	3	4	5
Provided help to a friend or neighbor .....	1	2	3	4	5

10. About how often, if at all, do you talk to or visit with your immediate neighbors (people who live in the 10 or 20 households that are closest to you)?

- Just about every day
- Several times a week
- Several times a month
- Once a month
- Several times a year
- Once a year or less
- Never

# The City of Corvallis 2009 Citizen Survey

## 11. Please rate the quality of each of the following services in Corvallis:

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Police services .....	1	2	3	4	5
Fire services .....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Crime prevention .....	1	2	3	4	5
Fire prevention and education .....	1	2	3	4	5
Municipal courts .....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Street repair .....	1	2	3	4	5
Street cleaning .....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance .....	1	2	3	4	5
Traffic signal timing .....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up .....	1	2	3	4	5
Storm drainage.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services .....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes .....	1	2	3	4	5
Land use, planning and zoning .....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc) .....	1	2	3	4	5
Animal control .....	1	2	3	4	5
Economic development .....	1	2	3	4	5
Health services .....	1	2	3	4	5
Services to seniors.....	1	2	3	4	5
Services to youth.....	1	2	3	4	5
Services to low-income people .....	1	2	3	4	5
Public library services .....	1	2	3	4	5
Public information services .....	1	2	3	4	5
Public schools.....	1	2	3	4	5
Cable television .....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations) .....	1	2	3	4	5
Preservation of natural areas such as open space, farmlands and greenbelts.....	1	2	3	4	5
Osborn Aquatic Center .....	1	2	3	4	5
Chintimini Senior Center .....	1	2	3	4	5

## 12. Overall, how would you rate the quality of the services provided by each of the following?

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
The City of Corvallis .....	1	2	3	4	5
The Federal Government .....	1	2	3	4	5
The State Government .....	1	2	3	4	5
Benton County Government .....	1	2	3	4	5

## 13. Have you had any in-person or phone contact with an employee of the City of Corvallis within the last 12 months (including police, receptionists, planners or any others)?

- No → Go to Question 15     
  Yes → Go to Question 14

## 14. What was your impression of the employee(s) of the City of Corvallis in your most recent contact? (Rate each characteristic below.)

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Knowledge.....	1	2	3	4	5
Responsiveness.....	1	2	3	4	5
Courtesy .....	1	2	3	4	5
Overall impression.....	1	2	3	4	5

**15. Please rate the following categories of Corvallis government performance:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
The value of services for the taxes paid to Corvallis.....	1	2	3	4	5
The overall direction that Corvallis is taking.....	1	2	3	4	5
The job Corvallis government does at welcoming citizen involvement ....	1	2	3	4	5
The job Corvallis government does at listening to citizens .....	1	2	3	4	5

**16. Please indicate how likely or unlikely you are to do each of the following:**

	<i>Very likely</i>	<i>Somewhat likely</i>	<i>Somewhat unlikely</i>	<i>Very unlikely</i>	<i>Don't know</i>
Recommend living in Corvallis to someone who asks.....	1	2	3	4	5
Remain in Corvallis for the next five years .....	1	2	3	4	5

**17. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:**

- Very positive     
  Somewhat positive     
  Neutral     
  Somewhat negative     
  Very negative

**18. Please check the response that comes closest to your opinion for each of the following questions:**

**a. Please indicate whether each of the following is a preferred source of information for you about the City.**

	<i>Yes</i>	<i>No</i>	<i>Don't know</i>
"The City" newsletter.....	1	2	3
Information in the Gazette-Times.....	1	2	3
Information in the Barometer.....	1	2	3
Cable's Government Access Channel 21 .....	1	2	3
Annual Reports from the City.....	1	2	3
City Web site (www.ci.corvallis.or.us) .....	1	2	3
Parks and Recreation Activity Guide.....	1	2	3

**b. How important, if at all, is it to have the following content available through the City's Web site at www.ci.corvallis.or.us?**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>	<i>Don't know</i>
Search geographic information such as maps and routes.....	1	2	3	4	5
E-Business (e.g., pay fines, purchase permits, etc.) .....	1	2	3	4	5
Submit a request for service, report a problem, give suggestions or feedback.....	1	2	3	4	5
Answers to frequently asked questions.....	1	2	3	4	5
Register for a class (including online payment) or reserve a facility .....	1	2	3	4	5
Calendar of all City or City-sponsored events and activities.....	1	2	3	4	5
Sign up to receive alerts from the City by phone, email or text message .....	1	2	3	4	5
Advisory Board or Commission documents (e.g., agenda, minutes, etc.) .....	1	2	3	4	5
View if a Corvallis Transit bus is on time or view the bus' current location .....	1	2	3	4	5

**c. Please rate each of the following aspects of parking in downtown Corvallis.**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Amount of parking .....	1	2	3	4	5
Convenience of parking.....	1	2	3	4	5
Cost of parking .....	1	2	3	4	5

**c2. Please indicate if you do any of the following. (Check all that apply.)**

- Work Downtown       Conduct business Downtown  
 Shop/Dine Downtown       Other (please specify) \_\_\_\_\_

**d. Is there anything else you would like to say about City government that is not covered in this questionnaire?**

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# The City of Corvallis 2009 Citizen Survey

Our last questions are about you and your household. Again, all of your responses to this survey are completely anonymous and will be reported in group form only.

**D1. Are you currently employed for pay?**

- No → Go to Question D3
- Yes, full time → Go to Question D2
- Yes, part time → Go to Question D2

**D2. During a typical week, how many days do you commute to work (for the longest distance of your commute) in each of the ways listed below? (Enter the total number of days, using whole numbers.)**

- Motorized vehicle (e.g., car, truck, van, motorcycle, etc...) by myself ..... days
- Motorized vehicle (e.g., car, truck, van, motorcycle, etc...) with other children or adults ..... days
- Bus, Rail, Subway or other public transportation ..... days
- Walk ..... days
- Bicycle ..... days
- Work at home ..... days
- Other ..... days

**D3. How many years have you lived in Corvallis?**

- Less than 2 years     11-20 years
- 2-5 years             More than 20 years
- 6-10 years

**D4. Which best describes the building you live in?**

- One family house detached from any other houses
- House attached to one or more houses (e.g., a duplex or townhome)
- Building with two or more apartments or condominiums
- Mobile home
- Other

**D5. Is this house, apartment or mobile home...**

- Rented for cash or occupied without cash payment?
- Owned by you or someone in this house with a mortgage or free and clear?

**D6. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?**

- Less than \$300 per month
- \$300 to \$599 per month
- \$600 to \$999 per month
- \$1,000 to \$1,499 per month
- \$1,500 to \$2,499 per month
- \$2,500 or more per month

**D7. Do any children 17 or under live in your household?**

- No                                     Yes

**D8. Are you or any other members of your household aged 65 or older?**

- No                                     Yes

**D9. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**

- Less than \$24,999
- \$25,000 to \$49,999
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 or more

**Please respond to both question D10 and D11:**

**D10. Are you Spanish, Hispanic or Latino?**

- No, not Spanish, Hispanic or Latino
- Yes, I consider myself to be Spanish, Hispanic or Latino

**D11. What is your race? (Mark one or more races to indicate what race you consider yourself to be)**

- American Indian or Alaskan Native
- Asian, Asian Indian or Pacific Islander
- Black or African American
- White
- Other

**D12. In which category is your age?**

- 18-24 years                     55-64 years
- 25-34 years                     65-74 years
- 35-44 years                     75 years or older
- 45-54 years

**D13. What is your sex?**

- Female                             Male

**D14. Are you registered to vote in your jurisdiction?**

- No                                     Ineligible to vote
- Yes                                    Don't know

**D15. Many people don't have time to vote in elections. Did you vote in the last general election?**

- No                                     Ineligible to vote
- Yes                                    Don't know

**D16. Do you have a cell phone?**

- No                                     Yes

**D17. Do you have a land line at home?**

- No                                     Yes

**D18. If you have both a cell phone and a land line, which do you consider your primary telephone number?**

- Cell                                    Land line                     Both

Thank you for completing this survey. Please return the completed survey in the postage paid envelope to: National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502



**City Manager's Office**  
501 SW Madison Avenue  
P.O. Box 1083  
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# CITY OF CORVALLIS, OR 2009

Report of Open-ended Question

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## **SURVEY BACKGROUND**

### **ABOUT THE NATIONAL CITIZEN SURVEY™**

The National Citizen Survey™ (The NCS™) is a collaborative effort between National Research Center, Inc. (NRC) and the International City/County Management Association (ICMA).

The survey and its administration are standardized to assure high quality survey methods and comparable results across The National Citizen Survey™ jurisdictions. Participating households are selected at random and the household member who responds is selected without bias. Multiple mailings give each household more than one chance to participate with self-addressed and postage paid envelopes. Results are statistically weighted to reflect the proper demographic composition of the entire community.

The National Citizen Survey™ customized for this jurisdiction was developed in close cooperation with local jurisdiction staff. The City of Corvallis staff selected items from a menu of questions about services and community problems; they defined the jurisdiction boundaries NRC used for sampling; and they provided the appropriate letterhead and signatures for mailings. City of Corvallis staff also determined local interest in a variety of add-on options to The National Citizen Survey™ Basic Service.

## UNDERSTANDING THE RESULTS

### ABOUT CLOSED-ENDED AND OPEN-ENDED QUESTIONS

Questions can either be asked in a closed-ended or open-ended manner. A closed-ended question is one where a set of response options is listed on the survey. Those taking the survey respond to each option listed. Open-ended questions have no answer choices from which respondents select their response. Instead, respondents must “create” their own answers and state them in their own words. The verbatim responses are categorized by topic area using codes. An “other” category is used for responses falling outside the coded categories. In general, a code is assigned when at least 5-10% of responses will fit the code.

Advantages of an open-ended question include:

- Responses are not prompted, allowing respondents to provide answers that are not anticipated or well known.
- This type of question tends to capture response options that come to mind most quickly.
- The final result can be richer, since verbatim responses are included in an appendix, giving you and others a chance to “hear” the voice of respondents in their own words.
- There is a smaller risk of missing important dimensions.

### VERBATIMS

Respondents were asked to record their opinions about Corvallis in the following question:

- Is there anything else you would like to say about City government that is not covered in this questionnaire?

The verbatim responses were categorized by topic area and those topics are reported in the following table with the percent of responses given in each category. Because some comments from residents covered more than a single topic, each topic mentioned by a resident was categorized and counted for in the following table. Those verbatim responses are grouped by the first topic listed in each comment whenever a respondent mentioned more than a single topic. Verbatim comments that contain more than one topic nevertheless appear only once (in the category of the first topic listed), however the analysis in the table below counts each of the topic areas given by all respondents regardless where those topics appeared in the comment.

Results from the open-ended question are best understood by reviewing the table of frequencies that summarize responses as well as the actual verbatim responses themselves.

Is there anything else you would like to say about City government that is not covered in this questionnaire?	
	Percent of Respondents
Transportation issues (roads, traffic enforcement, repair, street lighting, alternative transportation, bike paths, park)	28%
Economic issues (business opportunities, employment, improve retail/shopping opportunities, growth friendly, etc)	25%
Positive feedback	18%
City Services (social, emergency, water, garbage collection, recycling, code enforcement, etc)	15%
Housing issues (affordable housing, other housing issues)	13%
Governance issues (budget, taxation, fees, city employees, focus on local issues, etc)	8%
Planning and Environment issues (too much growth, land preservation, open space, green planning, etc)	7%
Law enforcement issues (police, laws and ordinance enforcement, etc)	7%
Don't know/Nothing	15%
Other	5%
Total may exceed 100% as respondents could select more than one category.	

## VERBATIM RESPONSES TO OPEN-ENDED QUESTIONS

The following pages contain the respondents' verbatim responses as written on the survey or entered in the Web survey and have not been edited for spelling or grammar. Responses have been organized by coded topic areas according to the first topic listed.

### IS THERE ANYTHING ELSE YOU WOULD LIKE TO SAY ABOUT CITY GOVERNMENT THAT IS NOT COVERED IN THIS QUESTIONNAIRE?

#### Transportation issues

- I would like to see enforcement of 20 mph in school zones, also enforcement of law against "red light runners". (Esp. @ circle :- Hwy 99, circle @ 9th street, circle @ Kings Blvd)
- Spend much less time/money on parking patrol more emphasis on conveniences downtown and throughout city to draw more people. For ex; where are all the pay phones going??? My cell died and it find a "pay phone" anywhere. They are all gone. That's wrong!!! What about community safety, especially at night. No pay phones for emergencies!!
- 1 Put in \*City multistoried parking lot downtown 2 Encourage more retail merchants south of the downtown core.
- Eliminate parking meters downtown
- I think the parking enforcement is unfair. We put money in a meter and were accused of the meter running out and unaware of time. We think the meter was defective. What should have cost 454 to park cost 10.45 to park!
- I try to go downtown between 10-11 a.m. in between 11:30-2:30 p.m. and find less congestion and usually convenient parking.
- I would like to use a toll bridge across the river; if you wait for ODOT, it may be another 20 years.
- It would be nice if city buses ran later in the day.
- Main traffic lights are very irritating - Especially Harrison & 35th area. Timing is horrible & causes traffic snarles.
- Mark crosswalks for pedestrians at more prominent locations and enforce stopping for pedestrians in the crosswalks.
- More parking to bikes more buses
- Need to enforce red lights-too many people run them.
- Need to keep bicycles off the sidewalks - This is never enforced. Home buying assistance should be available to all persons with low incomes, including students, to help clean up and repair run-down properties.
- No more speed bumps! In my neighborhood I now have to slow down to 20 mph in a 25 mph zone to avoid being jostled. It aggravates me daily!
- No one enforces ban on bicycles on downtown sidewalks. Enforce pedestrian right of way at corners. E.g.: crossing 3rd at Jackson.
- Parking around campus for residents/service people a major issue due to college students/staff not using college parking - College needs to require a parking fee so people will not opt out and jam our neighborhoods
- Parking meters are not clearly marked with pay & non-pay hours M-F 8-5?, Sats? Suns? unclear. Excellent library. Unemployed for a long time-use more non-entry level/professional positions.
- Please extend the bike path on 99w all the way to Conifer - Many people out here need it and alternative routes are dangerous.

- Poor Poor downtown parking sign age. It's not clear.
- Put in a multi level parking structure that is free. Every out of town visitor talks about how many cops we have and asks why. I tell them that they will ticket you for any small in fraction.
- They put bus schedules and route # on the sunny side of bus stops - the sun soon leaches out all information - and strangers are soon lost.

### **Economic issues**

- Fred Meyer on Kings by OSU has no more competition. Need a target or WalMart and win co. Do you seriously think I will shop for day to day at an overpriced small business? No way! Do not hide home depot, and I want a shopping mall.
- I am not happy about the cheap retail stores going in on 9th. They are ugly and nearly always empty because they sell overpriced cheap crap.
- I have lived here all my life - Shopping here use to be great - Great stores - The stores left - Shopping is terrible - Stores too expensive - Shop out of town - Corvallis has become very expensive in anyway you may think of for no reason at all - HP going away & other business - Hardly any industry - Corvallis will not survive as years go by, unless some LG. Business's come (are let in Corvallis)
- Just moved to Corvallis in July. I live in south town and would like to see the strip of 99 outside of down town improved. It seems a bit run down compared to down town
- Maybe helping people find jobs. Especially the ones w/ college degrees? Especially if they did awesome in college.
- More paying job for youth More low income/subsidized housing homeless men's shelter - (in someone else's neighborhood of course?)/ Mental health and addiction services for the homeless
- Need better support for local, independent businesses, less chain stores. We live here in a paradise. The truth is, for question 16, I truly would not want to recommend living here to others, purely because excessive growth will destroy Corvallis, quality of life & charm. The only reason we would ever leave is due to loss of employment, in which case we'd hope to return someday. Thankfully, citizens here have some voice in how growth happens through our land use laws.
- Need more (better) places to shop for example: Target, Wal-Mart, big lots.
- The city continues to have the reputation of being quite restrictive of new development and difficult to work with due to those restrictions
- Way too many restaurants, not enough shopping. Police should focus more on speeders, less nit-picking lane changes housing prices exceptionally high. Hard to get into one in this economy.
- Would like to have more brand name restuarants brought in such as Olive Garden, IHOP and Outback.

### **Positive feedback**

- Appreciate the time that members of the council give the response they give to citizens concerns. I think the city manager should be willing to take a smaller salary considering the cuts in wages for city workers who already are proportionally low. I'm Robinson
- City government is obviously conscientious intelligent, and trying hard. But I believe it needs to face squarely the question of growth versus sustainability.

- Corvallis is a great place to live and raise a family except that there isn't enough jobs. There is also a limit to recreational businesses. (Most people I talk to say there are just movies, bowling, & golf!)
- Current admin is far more responsive than previous admins.
- Good quality of life here.
- I am 93 years old, I live in a retirement home and I am blind. I attended college at OSC from 1933-37, live lived in many places in the world but have returned to Corvallis and I love it!
- I'd like to compliment the work that has & is put into this city to make Corvallis a safe and beautiful place to live & enjoy.
- Keep being open and accessible!
- Keep up the good work but please try to control sprawl & big box stores on 9th.
- Kudos on the Walnut Blvd. Repair project! Well done! Transit system needs more frequent routes during morning & evening commute times (7-9 a.m. - 4-6 p.m.). Every half-hour would be great, esp. Rt. 1!
- Mayor & City councilors are very accessible to the public.
- No-Good job!!
- No-They are doing their best.
- Overall you're doing a great job! Need more jobs desperately. Love living here and don't ever plan to move again. Corvallis is home!
- Thank you for being financially responsible. Corvallis is overall a good place to live. Gripes - allowing developers to build narrow roads to save \$, build a 2 lane bridge out of town, taxpayer \$ funding Osborn hearing the voice of 1 instead of the whole, allowing home depot instead of Jerrys. More focus on essential services. Police, fire, water, roads, less focus on homeless, diversity, sustainability, library.
- Thank you. Corvallis is a great and wonderful city to live in.
- The flower baskets are very beautiful!
- Very good.
- We like Corvallis

### City Services

- Concentrate resources, services & affect within City schools, and for the tax paying citizens
- Enclose a return envelope with water bill!! Like all other businesses do!
- Historical committees for neighborhoods have gotten, too strict & political when it comes to wanting to upgrade or do work on your home! Too much red tape & hoops to go through!
- Maintenance in outdoor public areas is sometimes lax. You need to resurface the tennis courts at Lincoln school. Trees Inc. do a gross disservice to our beautiful street trees - Why can't they shape when pruning instead of hack?
- Neighborhoods w/ students often look trashy - poor reflection. Would like city to be tough on trashy rentals, and their owners.
- One complaint; The city's inability to remove snow from Skyline West, particularly Windsor Pl, isolates the neighborhood & creates a serious safety & potential health hazard.
- Please don't let weeds get so tall in the summer time along city roadways, especially when coming into town over the Harrison Bridge!
- Public safety with regards to code inforcement and requirements. Public works accounts ability in protecting safety.
- Repair streets
- They have failed to complete the water line repairs on Cherry Ave. They need to follow through with in-progress projects before starting new ones. Increase public transit back to the way it was from downtown to the fairgrounds.

- Water dept services in the office - poor. Fire dept emergency services - excellent. Library - excellent. LBCC - excellent. Property tax service - poor sometimes - good sometimes.
- We called the Parks Dept. with a concern about a facility rental and they never called us back.

### Housing issues

- I wish the city would encourage the building of condominiums downtown that are affordable & conducive to senior citizens needs. Should have solar panels in parking lots to provide shade & produce electricity.
- Lack of emphasis on affordable housing is huge problem
- Property values are too high/property taxes are too high
- The definition of affordable housing should be under \$200,000!
- There needs to be more affordable housing built in Corvallis. Despite the downturn in residential construction, the Community Development Dept. seems to take excessive time to respond to our requests for permits, inspections & landscape approvals.
- We need to work on increasing low income housing & helping people of color feel welcome. Otherwise, great town.
- Why is the city charging land lords a fee to monitor them? The state laws should be sufficient to enforce livable housing. The fee is tremendous amount for the city, much more than necessary for staff. The fee should be discontinued.

### Governance issues

- Admonish historical commission-history of poor decisions. City council spends money too freely on non-essential items. Crack down on slum landlords stop development on farmland. Promote urban re-development
- At city council meetings Patricia Daniels may be speaking too close to the microphone. I often cannot make out what she says and I would very much like to hear her better. I often watch city council meetings on cable. I appreciate this service.
- City government should stick to city business and stay out of politics. You spend too much money on artsy, fartey stuff & have neglected basic infrastructure of maintaining our streets & roads for too long. Our streets are falling apart. The over all look of the city has gone down hill
- City Hall management seems unable to deal with internal personal issues in a timely manner
- City Hall seemingly inept - Does city council really know what goes on at police, fire, public works, parks library, etc. Things just seem to cruise a long.
- Corvallis people are mostly decent. The government does not seem to represent or protect that kind of people.
- I really don't think the average person knows or cares anything about city government. Maybe you need a better publicist.
- Regarding City Council - should not "speak" for citizenry on national issues. Should not use City resources to debate non-city issues.
- Spend your time on Corvallis business and avoid wasting time on federal matters.
- The property taxes are way too high - Young families can't afford to live in the City of Corvallis?

### Planning and Environment issues

- Downtown still has strange building use - Nothing on river for blocks between [Eroica & Fox/fishing] more music performance spaces needed.
- I am not pleased with corporate franchises home depot, T.J. Max, etc. We need local small businesses, Corvallis has taken a wrong turn. Sometimes maintaining quality, local business is better than population & congestion. 9th St. Will be a mess if this continues.
- The south end of the riverfront looks like the pearl district gone wrong. New development should blend in with the 19th century architecture. Not be so tall. There is also too much fluff. The downtown used to sell things people needed, now its full of staff people merely want.
- We need to expand! Obviously we will not be as big as Portland, but Eugene is pulling away & so is Salem! In fact, even Albany is passing us in growth. We are in 2009... Expand! More up-to-date stores, a Mall, larger/more popular shops& restaurants, etc.!

### Law enforcement issues

- As an 81 yr. old man, a lifelong residence of Corvallis, & residing the past 54 years among a college - neighborhood, I regret the frequent & very loud alcohol parties late into the night. The police are very good when it becomes necessary for their assistance.
- Being proactive in handling degrading influences is essential for keeping crime out of our city. Graffiti, vandalism, late night noise, parties, activity, vagrancy etc. cannot be tolerated if you want Corvallis to be an excellent place to live. Our neighborhoods need CCRS that keep them clean & beautiful.
- Poor law enforcement [unitelligible] bicycles all over town & the majority of public do not use the round about very well on Grant & 11th. Plant more trees "Native" pine & black walnut clear-cut the Doug Firs at Avery, very dangerous. roton wint conds!!! Water and sewer bill steep!
- The police department has few if any people of color i.e. (Latino, African-American, Asian American, Eastern European, Pacific Islander, or native American. This needs attention
- There needs to be a street light on Grant & Grant Circle. It's extremely dark & our cars keep getting broken into.
- Too many police in the town. So many friends complaining of unprofessional police forces in the town!

### Don't know/Nothing

- I came to retire and haven't become involved.
- N/A
- N/A
- NA
- No
- No? No Comments

- No comments
- No, not here long enough yet
- We are very new to Corvallis-10/08. We sought a university town of < 50,000 for retirement. Our daughter earned her masters @ OSU - We were familiar w/ Corvallis.

### Other

- After filling out this form, & sealing the envelope, I tried to navigate the City's web site to get the "new" bus schedule for route 1-Hopeless!!! Prostrating!!! Bad!!!
- 1. Expensive town to live - have & have not = very divided 2. Keep riverfront with small town atmosphere - no more big building in first block - important for people 3. Not everyone has/can afford computer - keep letters, use new paper more. 4. Those of us with disabilities/illness & can't guarantee being there every days are-
- Come spring I plan to move from Corvallis - Its a beautiful & dep't city but is not senior or handicap & friendly no crosswalks to cross 9th street espl at stop lights No park benches to relax where exhausted from walking & have to leave towns to shop at large retailers
- Could you please mail us the results of this survey? Address; 2687 NW Garryanna Dr, Apt 5, Corvallis OR 97330
- I'm probably wasting my time making comments. I could probably write pages on what I feel about Corvallis, but I'll restrict myself to the survey itself. I'd rate it between "Fair" and "Poor" which is one of my main complaints of the survey. I constantly found I was having to choose between "Excellent" and "Good" and "Good and Fair". Something might not be "Good" but it was better than "Fair". It would be better to just have a numeric value like 100 = Excellent and 0 = Poor. Doing this would result in a more accurate score and reduce the survey form to one or two pages. I would also submit about 80% of the questions if honestly answered would be "Dont know". If you don't have a direct experience with an from you. Easily don't know. I found myself saying "Good" "Excellent" compared to what? NYC, Calcutta, Beverly Hills etc."
- My attendance at planning commission hearings indicates a need to put a reasonable time limits on applicants. Two recent meeting went to the midnight hour. People apposed to the applicant had 3 minutes. The applicants went on for over 40 minutes.
- Website needs help... If lone compatible?
- You sent me two requests about/week apart. What a waste! double paper used for one response.

\*\*\*\*\*

**COUNCIL REQUESTS**

**FOLLOW-UP REPORT**

**DECEMBER 31, 2009**

\*\*\*\*\*

1. Corvallis and Philomath Water Usage Rates (Hamby)

Councilor Hamby asked for a comparison of the Corvallis water rates and the Philomath wholesale water rate.

As noted in the June 12, 2006, staff report to Administrative Services Committee (Attachment #1), the wholesale water rate is about 75 percent of the retail rate. The retail rate covers all costs of providing water. A large portion of the retail cost is incurred in maintenance and operation of the distribution system. The wholesale rate includes only ten percent of the cost of the distribution system because little of the system is needed to supply water to Philomath. If the full cost of the distribution system had been included, the wholesale rate would be about 125 percent of the retail rate.

The June 22, 2006, Administrative Services Committee meeting minutes (Attachment #2) noted the comparison in the reverse, specifically that Philomath pays \$0.75 per unit of water, and Corvallis retail customers pay \$0.46 per unit for the same services at 2006 rates. The contract between Corvallis and Philomath allows Corvallis to increase the wholesale water rate annually by the same amount as the increase to retail rates.

  
Jon Nelson  
City Manager

#1

MEMORANDUM

TO: Administrative Services Committee  
FROM: Steve Rogers, Public Works Director   
DATE: June 12, 2006  
SUBJECT: City of Philomath Water Sales

ISSUE

The City of Philomath is interested in the wholesale purchase of treated water from the City of Corvallis.

BACKGROUND

Staff was asked to consider the possibility of wholesale water sales by the City of Philomath in August of 2005. Philomath's interests include the provision of a second water supply in the event of an emergency; to provide a supply when water demand exceeds Philomath's existing capacity; and/or to extend the need to construct additional capacity. At this time, Philomath is considering funding a small annual base amount for purchase of water for FY 07-08 and increasing this amount over time.

During the 1990's the Taylor Water Treatment Plant's (Taylor) capacity was increased to meet the need projected for an 80,000 population. Typically, treatment plants are increased in size just before capacity is exceeded, but the capacity increase always comes in steps that result in excess capacity for some time depending on the growth rate. At this time, Taylor can easily meet the needs of the existing Corvallis population, community growth and Philomath's request for at least a 10-year period. This information was shared with the City Council and the Council supported continued discussion with Philomath. The Philomath City Council also concurred with the concept.

A water sales proposal was developed and presented to the City of Philomath staff and their Public Works Committee. The proposal was essentially an offer to sell water to Philomath at the rate of \$996 per million gallons (MG) with certain cost adjustments over time, responsibility assignments for connection and a commitment to a 10-year time period. The rate calculation included cost recovery for water treatment, capital investment, administration (including the franchise fee), water quality testing and pumping and transmission.

The Philomath Public Works Committee has directed their staff to bring a draft agreement to Philomath's City Council for consideration. If approved, Philomath is expecting to budget for 10 MG of purchased water in FY 07-08 and would consider increasing that purchase by 5 MG per

year. In general, Philomath would be responsible for funding the re-establishment of the connection between the two systems including the installation of a pump to match service pressures.

### DISCUSSION

The following three criteria were used to assess the benefits of proceeding with an agreement with Philomath. The first is capacity. As noted above due to the way that water treatment production capacity increases are constructed and the fact that the last increase occurred fairly recently, the capacity to make treated water is available. It should also be noted that due to aggressive conservation measures, water use demand is growing at a lower rate than population. This will extend the period for which extra capacity is available. 10 MG per year represents 0.4% of the City's total water production.

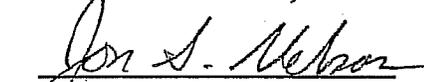
↗ The second is financial. The proposed wholesale water sales rate (\$996 per million gallons) has been calculated to include all direct and indirect costs. The indirect costs include an amount covering the cost to construct the capacity. Some of this cost is still being paid by the rate payers as bond payments. It is proposed that the re-connection costs would be the responsibility of the City of Philomath. Some of the water system costs that are not included are utility billing, full distribution maintenance and operation costs and the water conservation program. The proposed rate is approximately 75% of the retail cost of water.

↓ The third is environmental. Water purchases from Corvallis will be made up by increasing withdrawal from the Willamette River. In most cases, the sales are expected to occur during the summer months when the Marys River (Philomath water source) is at low flow level and much more sensitive to water withdrawal than the Willamette.

### RECOMMENDATION

That the Urban Services Committee recommend to the City Council that staff proceed with developing a wholesale water agreement with the City of Philomath for the Council's consideration.

Review and Concur;

  
Jon Nelson, City Manager

III. Philomath Water Agreement (Attachment)

Mr. Rogers said the City of Philomath has only one water treatment plant and is seeking an emergency back up system for their water supply. They request re-establishing a water line connection between Corvallis and Philomath and approval to purchase water from the City of Corvallis. The water would be used for emergencies or when Philomath uses more than they have the capacity to treat.

Mr. Rogers said per the proposed ten-year agreement, Philomath would pay \$996 per million gallons of water, with certain cost adjustments over time. The ten-year commitment recognizes that Philomath would need to invest in a pump and water line re-connection would be Philomath's responsibility. The rate recovers the City's costs for water treatment, capital investment, administration (including the franchise fee), water quality testing, and pumping and transmission.

Staff has determined that City of Corvallis water capacity exists and water Philomath draws will not impact City water service. Regarding the proposed rate, calculations show that on an apples-to-apples comparison, Corvallis customers pay .46 per unit of water and Philomath will pay .75 per unit. Mr. Nelson noted the cost-plus concept is similar to those accounts outside of Corvallis that are connected to City water. Mr. Rogers said Philomath would get water from the Rock Creek plant due to its geographic location. The City will make up the difference from the Willamette River. The environmental impact to Marys River is reduced because extra water capacity would be coming from Willamette instead of Philomath taking water from the Marys River.

In response to Councilor Davis' inquiry, Mr. Rogers said Philomath's desire to purchase water from Corvallis is not related to growth. Rather, it relates to a back up source and providing more flexibility for Philomath on the timing to build a new water treatment plant. He added that Philomath is currently working to expand its water rights.

Chair Zimbrick agreed that Philomath needs a back up resource for its water. Mr. Nelson said the City will recover its costs and approval is a good neighbor initiative, not a revenue source. He concurred with Councilor Brauner's statement that some people will relate this agreement to the Lowther requested annexation.

Mr. Jay Sexton, a Philomath citizen, agreed that the water treated at Rock Creek would normally come to Corvallis anyway, so diverting it to Philomath would lessen the impact to the Marys River. Mr. Rogers said given growth and capacity, the ten year agreement is suitable. He added that Corvallis' water use has been fairly flat over the years due to the City's conservation efforts and having solid pipes to transport the water.

The Committee unanimously recommends that Council approve staff proceeding with developing a wholesale water agreement with the City of Philomath.

staff elected to bring the issue directly to the Council through ASC knowing it would be appealed.

Mr. Ponzoah said he has been a contractor in Corvallis for 25 years and has had no problems with City staff. He distributed a time line (attached) and read a written statement (attached).

Councilor Brauner asked staff if the information provided in Mr. Ponzoah's time line is accurate to the best of their knowledge. Mr. Turner said he had not previously received a copy of the time line, but he confirmed having discussions with Mr. Ponzoah and City records verify that Mr. Ponzoah spoke to the Finance Department. Councilor Brauner asked if it was normal practice to not put such a notice on a title search. Mr. Rogers said the ordinance is fairly old, it does not specify a process for these types of circumstances, and that staff recognizes that it needs to be addressed. Staff intended to capture the charge in the Permit Plan system, but it was not descriptive enough, so the attempt to track the charge failed. Mr. Turner added that the Permit Plan system relies on an inquiry and does not automatically generate notices. In response to Councilor Brauner's inquiry, Mr. Rogers said the only other potential situation that is similar is 29<sup>th</sup> Street project, but it was only a half-street improvement, so it really does not apply. Mr. Nelson stated that the situation is very unique. If Mr. Ponzoah paid an assessment, it would go toward debt service.

In response to Councilor Davis' inquiry about property #4170 on the map, Mr. Rogers said the infrastructure expense to that property owner would be minimal because only a small portion of the property borders the new street.

Councilor Brauner expressed concern about setting a precedent and asked if staff could provide any background. Mr. Turner said most cases are old local improvement districts and staff try to determine if the infrastructure cost was funded by assessments already in place; if so, the cost is not recovered again. Staff recognize the need to complete an inventory of similar situations. In response to Councilor Brauner's inquiry, Mr. Turner said one solution is placing a notice on the City's lien docket, not as a lien, but as a flag to the property owner or prospective buyer.

Councilor Davis said he believes Mr. Ponzoah tried in earnest to determine if any assessments existed prior to purchasing the property; Councilor Brauner agreed.

The Committee unanimously recommends that Council waive the assessment, as proper notice was not available and the property owner had done due diligence prior to purchasing the property.

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

<b>Council Request Item</b>	<b>Requested By</b>	<b>Date of Request</b>	<b>CM Report Due Date</b>	<b>Assigned to</b>	<b>Response in CM Rpt No.</b>	<b>Comments</b>
Parks curfew and minors' curfews	Brauner	12-21-09	01-12-10	Emery, K		
Corvallis and Philomath water usage rates	Hamby	12-21-09	01-12-10	Rogers	CCR 12-31-09	
State priorities for funding housing programs	Council	12-21-09	01-12-10	Gibb		

**ADMINISTRATIVE SERVICES COMMITTEE  
SCHEDULED ITEMS**

**December 31, 2009**

MEETING DATE	AGENDA ITEM
January 6	<ul style="list-style-type: none"> <li>• Council Policy Review:               <ul style="list-style-type: none"> <li>• CP 97-10.01-10.08, "Financial Policies"</li> </ul> </li> <li>• Voluntary Donations on Electronic Utility Payments</li> </ul>
January 20	
February 3	
February 17	<ul style="list-style-type: none"> <li>• Economic Development Allocations Second Quarter Reports</li> </ul>
March 3	<ul style="list-style-type: none"> <li>• Second Quarter Operating Report</li> </ul>
March 17	<ul style="list-style-type: none"> <li>• Ambulance Rate Review</li> </ul>
April 7	<ul style="list-style-type: none"> <li>• Allied Waste Services Annual Report</li> <li>• daVinci Days Loan Agreement Status Annual Report</li> </ul>
April 21	
May 5	<ul style="list-style-type: none"> <li>• Economic Development Allocations Orientation</li> </ul>
May *** (special)	<ul style="list-style-type: none"> <li>• Economic Development Allocations Presentations</li> </ul>
May *** (special)	<ul style="list-style-type: none"> <li>• Economic Development Allocations Deliberations</li> </ul>
May 19	<ul style="list-style-type: none"> <li>• Economic Development Allocations Third Quarter Reports</li> </ul>
June 9	<ul style="list-style-type: none"> <li>• Third Quarter Operating Report</li> <li>• 2010-2011 City Council Team Building and Goal Setting Facilitator Process</li> </ul>
June 23	
July 7	<ul style="list-style-type: none"> <li>• Land Use Application Fees Review</li> </ul>
July 21	<ul style="list-style-type: none"> <li>• Municipal Code Review: Chapter 5.03, "Offenses" (Prohibit Feeding Wild Turkeys)</li> </ul>
August 4	
August 18	
September 8	<ul style="list-style-type: none"> <li>• Fourth Quarter Operating Report</li> <li>• Economic Development Allocations Fourth Quarter Reports</li> </ul>
September 22	

MEETING DATE	AGENDA ITEM
October 6	<ul style="list-style-type: none"> <li>• Council Policy Reviews:               <ul style="list-style-type: none"> <li>• CP 91-1.01, "Copying of City Material; Charges for"</li> <li>• CP 92-1.05, "Miscellaneous Property Ownership"</li> </ul> </li> </ul>
October 20	
November 3	<ul style="list-style-type: none"> <li>• Utility Rate Annual Review</li> <li>• Economic Development Application Process and Calendar</li> </ul>
November 17	<ul style="list-style-type: none"> <li>• Comprehensive Annual Financial Report</li> </ul>
December 3	<ul style="list-style-type: none"> <li>• Economic Development Allocations First Quarter Reports</li> </ul>
December 22	<ul style="list-style-type: none"> <li>• First Quarter Operating Report</li> </ul>

**ASC PENDING ITEMS**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Corvallis American Legion Baseball Annual Report</li> <li>• Lease – Clear Wire</li> <li>• Transportation Maintenance Fee Review</li> <li>• Enforcement on Undeveloped Lots at SW Fairhaven Drive</li> <li>• Utility Rate Structure Review</li> </ul> | <ul style="list-style-type: none"> <li>Community Development</li> <li>Public Works</li> <li>Public Works</li> <li>Community Development</li> <li>Public Works</li> </ul> |
|---|--|

**Regular Meeting Date and Location:**

Wednesday following Council, 3:30 pm – Madison Avenue Meeting Room

**HUMAN SERVICES COMMITTEE  
SCHEDULED ITEMS**

**December 31, 2009**

MEETING DATE	AGENDA ITEM
January 5	<ul style="list-style-type: none"> <li>• Willamette Neighborhood Housing Services First Quarter Report</li> </ul>
January 20	
February 2	<ul style="list-style-type: none"> <li>• The Arts Center Annual Report</li> <li>• Public Art Selection Commission Annual Report</li> </ul>
February 17	<ul style="list-style-type: none"> <li>• Social Services Semi-Annual Report</li> </ul>
March 2	
March 16	
April 6	<ul style="list-style-type: none"> <li>• Willamette Neighborhood Housing Services Second Quarter Report</li> <li>• Council Policy Review:               <ul style="list-style-type: none"> <li>• CP 98-4.12, "Guidelines for Public Art Selection"</li> </ul> </li> </ul>
April 20	<ul style="list-style-type: none"> <li>• Majestic Theatre Annual Report</li> <li>• Boys and Girls Club Annual Report</li> <li>• Municipal Code Review: Chapter 5.03, "Offenses" (Smoking Enforcement Hiatus)</li> </ul>
May 4	<ul style="list-style-type: none"> <li>• Liquor License Annual Renewals</li> </ul>
May 18	<ul style="list-style-type: none"> <li>• Corvallis Fall Festival Annual Report</li> </ul>
June 8	<ul style="list-style-type: none"> <li>• Boards and Commissions Sunset Review:               <ul style="list-style-type: none"> <li>• Committee for Citizen Involvement</li> <li>• Citizens Advisory Commission on Civic Beautification and Urban Forestry</li> </ul> </li> <li>• Council Policy Review:               <ul style="list-style-type: none"> <li>• CP 07-4.15, "Use of Computer Lab Equipment &amp; Public Internet Access at Senior Center"</li> </ul> </li> <li>• Corvallis Farmers' Markets Annual Report</li> </ul>
June 22	<ul style="list-style-type: none"> <li>• Social Services Allocations – Fiscal Year 2010-2011</li> </ul>
July 6	
July 20	<ul style="list-style-type: none"> <li>• Willamette Neighborhood Housing Services Third Quarter Report</li> </ul>
August 3	<ul style="list-style-type: none"> <li>• Parks and Recreation Annual Fee Review</li> </ul>
August 17	<ul style="list-style-type: none"> <li>• Social Services Semi-Annual Report</li> </ul>
September 8	
September 21	<ul style="list-style-type: none"> <li>• Rental Housing Program Annual Report</li> </ul>

MEETING DATE	AGENDA ITEM
October 5	<ul style="list-style-type: none"> <li>• Council Policy Reviews:               <ul style="list-style-type: none"> <li>• CP 91-1.02, "Liquor License Approval Procedures"</li> <li>• AP 08-1.11, "Identity Theft Prevention and Red Flag Alerts"</li> <li>• CP 91-1.04, "Official Flower"</li> <li>• CP 95-1.07, "Policy Regarding the City Flag"</li> </ul> </li> </ul>
October 19	
November 2	<ul style="list-style-type: none"> <li>• Willamette Neighborhood Housing Services Fourth Quarter Report</li> </ul>
November 16	
December 7	<ul style="list-style-type: none"> <li>• Council Policy Review:               <ul style="list-style-type: none"> <li>• CP 94-4.07, "City-Owned Art Objects on Private Property"</li> </ul> </li> </ul>
December 21	

**HSC PENDING ITEMS**

- Municipal Code Review of Chapter 5.03, "Offenses" (Busking) Parks & Recreation
- Contract with Legal Aid for Retaliatory Landlord Complaints Community Development
- Municipal Code Revision to Chapter 5.01, "City Park Regulations" Parks & Recreation  
(Alcoholic Beverages in Parks)

**Regular Meeting Date and Location:**

Tuesday following Council, 12:00 pm – Madison Avenue Meeting Room

**URBAN SERVICES COMMITTEE  
SCHEDULED ITEMS**

**December 31, 2009**

MEETING DATE	AGENDA ITEM
January 7	<ul style="list-style-type: none"> <li>• Water Demonstration Project Concept Plan</li> <li>• Water Conservation Review Scope of Work</li> <li>• Sidewalk Café Review Process</li> </ul>
January 21	<ul style="list-style-type: none"> <li>• Municipal Code Revisions to Chapter 9.01, "Building Code"</li> </ul>
February 4	<ul style="list-style-type: none"> <li>• Sidewalk Café Process (public comment)</li> </ul>
February 18	<ul style="list-style-type: none"> <li>• Sidewalk Café Process (deliberations)</li> </ul>
March 4	<ul style="list-style-type: none"> <li>• Council Policy Reviews               <ul style="list-style-type: none"> <li>• CP 07-1.10, "Advertising on Corvallis Transit System Buses"</li> <li>• CP 97-7.13, "Municipal Airport and Industrial Park Leases"</li> </ul> </li> </ul>
March 18	<ul style="list-style-type: none"> <li>• Systems Development Charge Annual Review</li> </ul>
April 8	
April 22	
May 6	<ul style="list-style-type: none"> <li>• Council Policy Review:               <ul style="list-style-type: none"> <li>• CP 95-7.12, "Integrated Vegetation Pest Management (IVPM) Program"</li> </ul> </li> </ul>
May 20	
June 10	<ul style="list-style-type: none"> <li>• Boards and Commissions Sunset Review:               <ul style="list-style-type: none"> <li>• Airport Commission</li> </ul> </li> </ul>
June 24	
July 8	
July 22	
August 5	
August 19	
September 9	
September 23	
October 7	
October 21	
November 4	<ul style="list-style-type: none"> <li>• Council Policy Review:               <ul style="list-style-type: none"> <li>• CP 98-9.06, "Transportation Corridor Plans"</li> </ul> </li> </ul>

MEETING DATE	AGENDA ITEM
November 18	
December 9	<ul style="list-style-type: none"> <li>• Council Policy Review: <ul style="list-style-type: none"> <li>• CP 91-9.03, "Residential Parking Permit District Fees"</li> </ul> </li> </ul>
December 23	

**USC PENDING ITEMS**

- |  |                       |
|--|-----------------------|
| • Council Policy Review: CP 91-7.08, "Sidewalk Policy"           | Public Works          |
| • Fire Protection Services in Health Hazard Residential Areas    | Fire                  |
| • Reducing Potential for Fire Spread Involving Natural Resources | Fire                  |
| • Renewable Energy Sources                                       | City Manager's Office |
| • Sidewalk Café Ordinance Review                                 | Community Development |
| • Traffic Calming Program  | Public Works          |

**Regular Meeting Date and Location:**

Thursday following Council, 4:00 pm – Madison Avenue Meeting Room

## UPCOMING MEETINGS OF INTEREST



### City of Corvallis

**JANUARY - JUNE 2010**  
(Updated December 31, 2009)

### JANUARY 2010

Date	Time	Group	Location	Subject/Note
1		City holiday - all offices closed		
2	10:00 am	Government Comment Corner	Library Lobby	
4	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
4	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
5	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
5	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
5	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
6	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
6	7:00 pm	Planning Commission	Downtown Fire Station	
6	7:30 pm	<i>Library Board</i>	<i>Library Board Room</i>	
7	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
7	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
8	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
9	10:00 am	Government Comment Corner	Library Lobby - TBD	
12	7:00 pm	Historic Resources Commission	Downtown Fire Station	
13	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
13	5:30 pm	Downtown Commission	Madison Avenue Mtg Rm	
14	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
46	10:00 am	Government Comment Corner	Library Lobby	
18		City holiday - all offices closed		
19	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
19	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
20	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
20	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
20	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
20	7:00 pm	Planning Commission	Downtown Fire Station	
21	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
21	6:30 pm	<i>Parks, Natural Areas and Rec Brd</i>	<i>Parks and Rec Conf Rm</i>	
21	7:00 pm	Budget Commission	Downtown Fire Station	
23	10:00 am	Government Comment Corner	Library Lobby - TBD	
25	5:30 pm	City/OSU Vision Planning Subcmte	Downtown Fire Station	
26	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
26	7:00 pm	Historic Resources Commission	Madison Avenue Mtg Rm	
27	9:00 am	City Legislative Committee	City Hall Meeting Room A	
28	7:00 pm	Budget Commission	Downtown Fire Station	
30	10:00 am	Government Comment Corner	Library Lobby - TBD	

### FEBRUARY 2010

Date	Time	Group	Location	Subject/Note
1	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
1	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
2	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
2	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
2	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
2	7:00 pm	Budget Commission	Downtown Fire Station	
3	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
3	7:00 pm	Planning Commission	Downtown Fire Station	
3	7:30 pm	<i>Library Board</i>	<i>Library Board Room</i>	
4	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
4	7:00 pm	Budget Commission	Downtown Fire Station	
4	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
5	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
6	10:00 am	Government Comment Corner	Library Lobby - TBD	
9	7:00 pm	Historic Resources Commission	Downtown Fire Station	
10	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
10	5:30 pm	Downtown Commission	Madison Avenue Mtg Rm	
11	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
11	7:00 pm	Budget Commission	Downtown Fire Station	
13		No Government Comment Corner		
15		City holiday - all offices closed		
<b>16</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>16</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
17	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
17	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
17	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
17	7:00 pm	Planning Commission	Downtown Fire Station	
18	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
18	6:30 pm	<i>Parks, Natural Areas and Rec Brd</i>	<i>Downtown Fire Station</i>	
20	10:00 am	Government Comment Corner	Library Lobby - TBD	
<b>22</b>	<b>7:00 pm</b>	<b>Joint City Council/Planning Com</b>	<b>Downtown Fire Station</b>	<b>tentative</b>
23	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
23	7:00 pm	Historic Resources Commission	Madison Avenue Mtg Rm	
27	10:00 am	Government Comment Corner	Library Lobby - TBD	

### MARCH 2010

Date	Time	Group	Location	Subject/Note
1	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
1	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
2	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
2	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
2	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
3	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
3	7:00 pm	Planning Commission	Downtown Fire Station	
3	7:30 pm	<i>Library Board</i>	<i>Library Board Room</i>	
4	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
4	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
5	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
6	10:00 am	Government Comment Corner	Library Lobby - TBD	
8	7:00 pm	Mayor/Council/City Manager Quarterly Work Session	Madison Avenue Mtg Rm	tentative
9	7:00 pm	Historic Resources Commission	Downtown Fire Station	
9	7:00 pm	Ward 2 meeting (Daniels)	Depot Suites, 700 SW Washington Avenue	City sponsored
10	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
10	5:30 pm	Downtown Commission	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
11	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
13	10:00 am	Government Comment Corner	Library Lobby - TBD	
15	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
15	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
16	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
17	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
17	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
17	7:00 pm	Planning Commission	Downtown Fire Station	
18	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
18	6:30 pm	<i>Parks, Natural Areas and Rec Brd</i>	<i>Downtown Fire Station</i>	
20	10:00 am	Government Comment Corner	Library Lobby - TBD	
23	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
23	7:00 pm	Historic Resources Commission	Madison Avenue Mtg Rm	
27	10:00 am	Government Comment Corner	Library Lobby - TBD	

### APRIL 2010

Date	Time	Group	Location	Subject/Note
1	7:15 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
2	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
3	10:00 am	Government Comment Corner	Library Lobby - TBD	
5	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
5	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
6	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
6	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
6	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
7	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
7	7:00 pm	Planning Commission	Downtown Fire Station	
7	7:30 pm	<i>Library Board</i>	<i>Library Board Room</i>	
8	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
8	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
10	10:00 am	Government Comment Corner	Library Lobby - TBD	
13	7:00 pm	Historic Resources Commission	Downtown Fire Station	
14	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
14	5:30 pm	Downtown Commission	Madison Avenue Mtg Rm	
15	6:30 pm	<i>Parks, Natural Areas and Rec Brd</i>	<i>Downtown Fire Station</i>	
17	10:00 am	Government Comment Corner	Library Lobby - TBD	
19	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
19	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
20	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
21	3:30 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
21	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
21	7:00 pm	Planning Commission	Downtown Fire Station	
22	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
24	10:00 am	Government Comment Corner	Library Lobby - TBD	
27	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
27	7:00 pm	Historic Resources Commission	Madison Avenue Mtg Rm	

### MAY 2010

Date	Time	Group	Location	Subject/Note
1	10:00 am	Government Comment Corner	Library Lobby - TBD	

Date	Time	Group	Location	Subject/Note
<b>3</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>3</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
4	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
4	7:00 pm	Budget Commission	Downtown Fire Station	
5	12:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
5	7:30 pm	<i>Library Board</i>	<i>Library Board Room</i>	
6	4:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
8	10:00 am	Government Comment Corner	Library Lobby - TBD	
11	7:00 pm	Budget Commission	Downtown Fire Station	
13	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks &amp; Rec Conf Rm</i>	
15	10:00 am	Government Comment Corner	Library Lobby - TBD	
<b>17</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>17</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
18	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
19	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	<i>Parks, Natural Areas and Rec Board</i>	<i>Downtown Fire Station</i>	
22		No Government Comment Corner		
24		City holiday - all offices closed		
25	12:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
29	10:00 am	Government Comment Corner	Library Lobby - TBD	

### JUNE 2010

Date	Time	Group	Location	Subject/Note
2	7:30 pm	<i>Library Board</i>	<i>Library Board Room</i>	
5	10:00 am	<i>Government Comment Corner</i>	<i>Library Lobby - TBD</i>	
<b>7</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>7</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
8	2:00 pm	<i>Human Services Committee</i>	<i>Madison Avenue Mtg Rm</i>	
9	12:00 pm	<i>Administrative Services Committee</i>	<i>Madison Avenue Mtg Rm</i>	
10	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
10	4:00 pm	<i>Urban Services Committee</i>	<i>Madison Avenue Mtg Rm</i>	
12	10:00 am	<i>Government Comment Corner</i>	<i>Library Lobby - TBD</i>	
17	6:30 pm	<i>Parks, Natural Areas and Rec Brd</i>	<i>Downtown Fire Station</i>	
19	10:00 am	<i>Government Comment Corner</i>	<i>Library Lobby - TBD</i>	
<b>21</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>21</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
22	12:00 pm	<i>Human Services Committee</i>	<i>Madison Avenue Mtg Rm</i>	
22	12:00 pm	<i>Cmsn for Martin Luther King, Jr.</i>	<i>City Hall Meeting Room A</i>	
23	12:00 pm	<i>Administrative Services Committee</i>	<i>Madison Avenue Mtg Rm</i>	
24	4:00 pm	<i>Urban Services Committee</i>	<i>Madison Avenue Mtg Rm</i>	
26	10:00 am	<i>Government Comment Corner</i>	<i>Library Lobby - TBD</i>	
	10:00 am	<i>Government Comment Corner</i>	<i>Library Lobby - TBD</i>	

**Bold** type – involves the Council      ~~Strikeout~~ type – meeting canceled      *Italics* type – new meeting

TBD To be Determined

**From:** "Charles C. Tomlinson" <[mayor@council.ci.corvallis.or.us](mailto:mayor@council.ci.corvallis.or.us)>  
**Date:** December 26, 2009 12:07:46 PM PST  
**To:** <'>  
**Subject:** [Fwd: <web>Busking Expansion - NO]  
**Reply-To:** "Mayor" <[mayor@council.ci.corvallis.or.us](mailto:mayor@council.ci.corvallis.or.us)>

Kathy,

For the City Council.

Charlie

----- Original Message -----  
Subject: <web>Busking Expansion - NO  
From:  
Date: Thu, December 24, 2009 7:05 pm  
To: [mayor@council.ci.corvallis.or.us](mailto:mayor@council.ci.corvallis.or.us)  
-----

This is an inquiry e-mail via Contact Us form:  
Mark

prefer phone contact: no

Hello,

Please do not allow busking anywhere downtown apartments...Benton Plaza,  
Julian Apartments etc..

It goes right into the livingrooms, is often used as an opportunity to  
preach and recruit, and is greatly annoying to people concentrating or  
sleeping in their own homes.

Thank you



## In November 2009 Community Outreach provided the following:

- **Housing (men)** – 693 nights of housing for 34 homeless men
- **Housing (families with children)** – 153 nights of housing for 11 homeless families, including 354 nights for 20 children
- **Housing (women)** – 320 nights of housing for 16 homeless women
- **Medical Clinics** – 232 visits, 16 general medical clinics held this month, plus 4 physical therapy clinics, 3 psychiatric clinics, and 3 dental clinics
- **Alcohol and Drug Treatment** – 351 contact hours for 20 individuals, including 8 co-occurring clients (meaning they receive substance abuse and mental health treatment)
- **Mental Health** – 64 contact hours for 23 mental health clients
- **Therapeutic Childcare** – 694 hours working with 11 children and families
- **Family Support Services** – 68 hours working with 18 families
- **Crisis, Information, and Referral Services** – 567 calls or visits
- **Homeless Emergency Services** – 483 visits providing a shower or use of the community kitchen/food pantry
- **Abuse Intervention Counseling** – 95 contact hours for 20 individuals
- **Emergency Food** – 86 food boxes distributed, feeding 329 people
- **Case Management** – 103 case management meeting hours for men and women (residential)
- **Mail Services** – 64 clients
- **Bus Tickets** – 113 Corvallis city bus tickets, 38 loop tickets for individuals needing transportation to Albany
- **Permanent Supportive Housing** – 46 continuing clients and 2 new clients

**MEMORANDUM**

TO: City Council  
FROM: Carolyn Rawles-Heiser, Library Director *CRH*  
DATE: 12/22/2009

Issue:

Acceptance of a grant for \$100,000 from the Oregon State Library for purchase of e-books on behalf of the Oregon Digital Library Consortium.

Background:

The library is a member of the Oregon Digital Library Consortium, a group of libraries which cooperatively purchases a variety of electronic media including downloadable audiobooks and video. These purchases have been largely grant-funded and our library has acted as the fiscal agent for the purchases in the past.

Discussion:

The Consortium has decided to add e-books to its collection. These e-books will be available to download to a variety of e-book readers by the public. The grant does not include e-book readers. Each library will be responsible for purchasing readers to circulate to patrons. Our library plans to purchase some although we anticipate that most of the use will be from people who own readers. The Amazon Kindle is not one of the devices supported as it is proprietary and only allows downloads from Amazon.

The grant is for \$100,000 and it is from federal Library Services and Technology Act funds administered by the Oregon State Library. It is basically a pass through with only a couple of transactions for the purchases, so administering it will be minimal workload for city staff.

Recommended Action:

Approve resolution accepting the grant.

Review and Concur:

*Nancy Brewer AIC*  
\_\_\_\_\_  
Nancy Brewer, Finance Director

*Jon Nelson*  
\_\_\_\_\_  
Jon Nelson, City Manager

**RESOLUTION 2010 - \_\_\_\_\_**

A Resolution submitted by Council Person \_\_\_\_\_.

Minutes of the meeting of \_\_\_\_\_

WHEREAS, ORS 294.326 (2) allows the City Council to establish appropriations to authorize the expenditure of grants, gifts, or bequests after the budget has been approved; provided that the funds are for a specific purpose and that they were not anticipated at the time the budget was approved; and

WHEREAS, the City of Corvallis has been awarded a grant from the Oregon State Library in the amount of \$100,000 for the purpose of funding the Opening Day E-Book Collection for the Oregon Digital Library Consortium; and

WHEREAS, the grant was not anticipated at the time the fiscal year 2009-2010 budget was adopted; and

WHEREAS, the grant acceptance requires approval by the City Council;

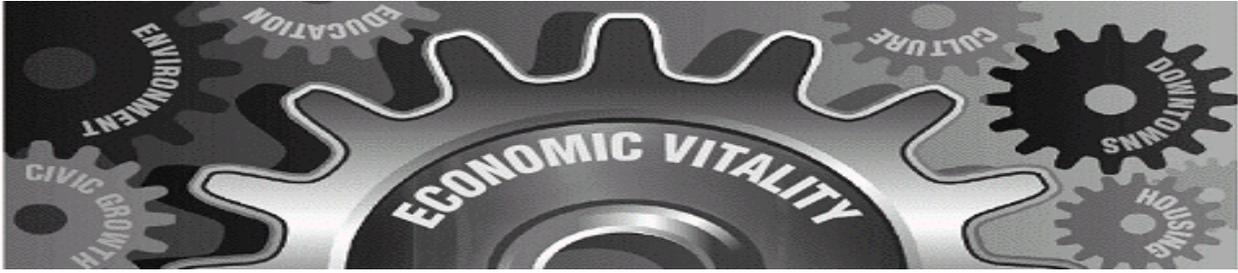
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORVALLIS RESOLVES to accept the grant awarded by the Oregon State Library and authorizes the City Manager to execute agreements accepting the grant and any future amendments relating to the agreements; and

BE IT FURTHER RESOLVED that the Finance Director be authorized to make the proper adjustments in the budget appropriations.

<u>LIBRARY FUND</u>	<u>INCREASE</u>
Library Department	\$100,000

\_\_\_\_\_  
Councilor

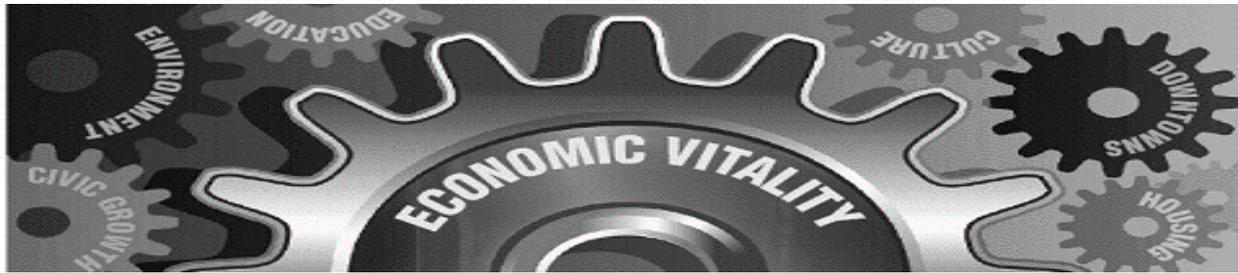
Upon motion duly made and seconded, the foregoing resolution was adopted and the Mayor thereupon declared said resolution to be adopted.



# **PROSPERITY THAT FITS ACTION PLAN**

## **ANNUAL PROGRESS REPORT 2008-2009**

Prepared by:  
**Prosperity That Fits Steering Committee**



November 30, 2009

To Our Fellow Community Members and Prosperity That Fits Investors:

On behalf of the Corvallis-Benton County Economic Vitality Partnership (EVP) and Prosperity That Fits Steering Committee (PTF), I am pleased to present the 2008-2009 Prosperity That Fits Report and Action Plan Annual Progress Report.

This is our second Annual Progress Report, and we are proud to confirm that implementation efforts for the PTF Action Plan are on-track. Overall, 34 of 48 Prosperity That Fits actions are now underway or complete, in line with expectations set forth in the initial time line.

Some of the many implementation highlights from 2008-2009 are listed in the Annual Report section entitled "Year in Review." We hope you enjoy reading about some of the wonderful things happening under the umbrella of Prosperity That Fits.

In closing, I want to thank you for your continued support of Prosperity That Fits and express our appreciation for our partners' leadership in making Prosperity That Fits – the community's plan – a priority and a reality.

Sincerely,

Elizabeth French  
Chair, Prosperity That Fits Steering Committee

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# I. Introduction

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## **PROSPERITY THAT FITS PLAN OVERVIEW**

The Corvallis-Benton County Economic Vitality Partnership (EVP) unveiled the Prosperity That Fits (PTF) Strategic Economic Development Plan in October 2006. The plan was produced by and for the people who live and work in our community. The planning process involved dozens of community interviews and strategy sessions, two community-wide surveys and two interactive Town Hall meetings attended by hundreds of residents.

“Prosperity That Fits” is not just a title, but also the guiding principle behind all actions set forth in the PTF Plan. We understand people who live in Benton County place a premium on the extraordinary quality of life our region offers, and that they are not willing to sacrifice that quality just to “get ahead.” At the same time, we recognize that economic vitality underlies our prosperity and does not happen by accident. Continued economic health, and by default the high quality of services and amenities we value, are not in any way guaranteed without careful planning and strategic action.

With this plan, we have sought to identify the most effective means for building and extending economic prosperity while minimizing impacts to the quality of life features that make us proud to call this community home. In short, we believe these initiatives will foster “prosperity that fits.”

Many challenges may have startled us into the planning process, but the opportunities that emerged thereafter inspired us to continue, and with the community’s help, craft a path to a stable and prosperous future. For example, what if job losses at Hewlett Packard could be converted to additional small business development? What if we could help businesses understand that certain socially and environmentally-beneficial operational adjustments were also beneficial to fiscal bottom-lines?

What if a place blessed with a world-class educational institution, renowned research facilities and highly-active community organizations could collaborate to ensure economic health? These are but a few of the questions and opportunities visited during the Prosperity That Fits planning process.

The plan outlines opportunities to enhance community identity, connections and livability. During the plan’s development, 18 community partners agreed to take the lead on one or more of the actions. Many of these actions identified have required the formation of public-private partnerships. Implementation of the Prosperity That Fits Report and Action Plan continues to be a community-wide effort.

The Economic Vitality Partnership is grateful to all the individuals and organizations that contributed time, energy and resources toward completion of actions under this plan. It truly was a community-wide effort and, we trust and believe, reflects the values and priorities of Corvallis and Benton County citizens, businesses and all interests in between. With help from the various implementation partners who have agreed to lead various initiatives proposed within, we believe the community stands to enjoy continued economic prosperity for years to come.

## II. Year in Review: Highlights from 2008-2009

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### PROSPERITY THAT FITS IN ACTION

The “Year in Review” provides an overview of implementation highlights from the past year. The Steering Committee hopes to convey the many different ways community partners are improving our community by implementing their piece of the Prosperity That Fits Report and Action Plan. Collectively, these efforts are helping to ensure Benton County remains a place we and our children are proud to call home for years to come.

Highlights include:

**Barrier Busters – Development Resources and Resolution Team** (Action Items 1.1, 5.2, 14.1, 14.3):

A Blue Ribbon Panel consisting of planners, engineers, policy-makers, developers and other technical resource folks was created to look at potential permitting and development, and annexation process improvements. The panel, chaired by Lyle Hutchens, is known as the Development Resources and Resolution Team, or DR2.

The panel is providing a variety of “plan review” services for businesses seeking to develop or redevelop property in Corvallis or Benton County. By pooling a range of experienced land use experts, they offer one-stop-shopping for anyone with questions about local permit processes and development requirements. The depth of the DR2 team ensures technical resources are available for issues ranging from a single building permit to the appropriateness of a variance, to actual land annexations.

One outcome was the proposal for the creation of a “permit partner” position at the City of Corvallis. Pending an improved economic situation, this Council-approved position will ensure a liaison is in place to help developers through the permit process and provide a stronger measure of certainty, if not a more efficient timeframe for the permitting of priority projects.

A subset of the DR2 has been established as the “Receiving Team” called for in Prosperity That Fits Plan action 6.2. When a business expresses interest in a particular site, they can now be connected to a collection of local business and land use experts who can answer early questions.

**Urban Renewal District** (Action Item 1.2):

After a 4 year public engagement process, the case for Urban Renewal went before the voters in May 2009. Many of the PTF partners were actively promoting its passage, as an integral component of sustainable economic development that could help renovate portions of the downtown and attract additional investments into Corvallis. The proposed Urban Renewal District was rejected by the voters. The Steering Committee will review its recommendations and determine if revisions are needed to the PTF Plan or if another outcome will be sought.



**Niche Markets for Tourism** (Action Items 2.1, 2.2, 13.2):

Corvallis Tourism has been developing niche visitor markets, recently implementing campaigns to promote birding, culinary and bicycling opportunities. Advertising inquiries have increased about 20%, reaching



nearly 25,000 hits last year. Tourism is also working county-wide to develop agri- and eco-tourism markets. This

includes: creating and promoting the Alsea Trail program; promoting the Farm Stay program at Leaping Lamb Farm; coordinating with Benton County wineries in preparation for Corvallis Culinary Week; and promoting the newest initiative, Bounty of Benton County, which was held over Labor Day Weekend.

**Community Calendars** (Action Items 2.4, 11.2):

Corvallis Tourism also created a new community calendar database on its new website, where people can upload and view upcoming events. The website presents a new arts and culture calendar on the front page called “The Scene.” The Chamber Coalition also developed a new community calendar focused on



business events, where any business in Benton County can see what’s coming up or post their own event notice. The Gazette-Times, also has a community calendar on the front page of their website, as well as detailed info about events and artists in “The Entertainer.” The Gazette Times, Corvallis Tourism and Chamber Coalition are helping to fulfill this specific PTF promise – making sure people know about things to do when they’re not working.

**Business Incubation Planning** (Action Item 3.1):

Under the leadership of Dr. Ilene Kleinsorge, Dean of OSU’s College of Business, a Task Force formed to create a ‘business incubation to hatching’ program. The Task Force members represent a wide range of partners: OSU, Chamber Coalition, Business Enterprise Center, City of Corvallis, Willamette Neighborhood Housing Services Micro Enterprise, Corvallis Independent Business Alliance, Downtown Corvallis Association, ONAMI, Hewlett Packard, Linn Benton Community College Small Business Development Center, SIGA, State and Federal agencies and local businesses.

The taskforce met throughout the fall of 2008 and conducted an incubation analysis that identified available resources, incubation requirements, gaps between incubation needs and resources, alternative ways to fill resource gaps and ways the incubation taskforce could collaborate and leverage its combined strengths. Subgroups developed concise reports summarizing information on: Facilities and technology tools, Incubation models, Management talent, and Development capital. These reports can be viewed in detail on our website at [www.prosperitythatfits.us](http://www.prosperitythatfits.us)

**Regional Healthcare** (Action Item 3.3):

Benton County is a partner on regional health care issues. The County has established three family health centers (primary care) in Benton County and one in Linn County. These health centers provide a medical ‘home’ for those individuals who cannot access other health care facilities and are a vital part of health care delivery in the region. The Centers are governed by a citizen board of directors and is part of Benton County government.



**Local Partnerships** (Action Item 4.1, 9.2):

Local organizations have come together to partner on numerous projects and events within the community. A few examples of these partnerships are: *Experience Exchange* – A partnership between Chamber Coalition, Downtown Corvallis Association, Corvallis Independent Business Alliance, Willamette Neighborhood Housing Services Micro Enterprise and Linn Benton Community College to match mentors



(seasoned business owners) with protégé’s (brand new business owners); and *Technology Events Coordinator* – After several years of cooperative events, Software Association of Oregon - Corvallis and the Chamber Coalition have jointly committed funds to hire a staff person to co-manage

partnered events; while partnering with The BEC and other organizations on executing these events. Events include: High Tech After Hours, Entrepreneur’s Forum, Business Bootcamp, Ignite Corvallis, Beaver BarCamp, Tech Pubs and Willamette Angel Conference.

**Industrial Lands Inventory** (Action Item 5.1, 5.3):

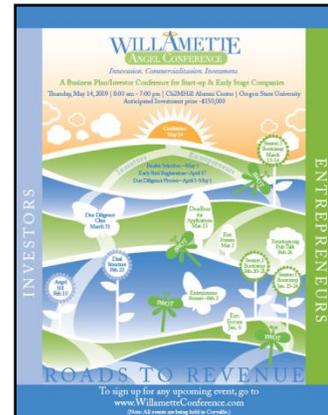
Prosperity That Fits calls for the creation of a commercial and industrial lands inventory. The purpose was to identify if there is an adequate supply of commercial and industrial lands to serve future employment needs, not merely to market what's available.

Under the leadership of John Sechrest from the Chamber Coalition – and with considerable input from the City of Corvallis, that inventory is now complete and available sites are listed on-line at [www.oregonprospector.com](http://www.oregonprospector.com). Interested parties can view property descriptions and pull up hybrid maps that show where the property is located relative to other area landmarks. Along with the inventory of lands, site visitors can access information such as current and projected population numbers, household income distribution, labor force numbers and other demographics pertinent to businesses in the area or considering moving to the area.

**Emerging Tech Forum (Willamette Angel Conference)** (Action Item 6.1):

Another way to grow local businesses is by connecting them to one another and to likely investors. To that end, the Prosperity That Fits Plan called for an “emerging tech forum.” On May 14, 2009, the first emerging tech forum was held in the form of the “Willamette Angel Conference.”

Expanding beyond Benton County, the Willamette Angel Conference was the result of a five-county partnership with collaboration from the Corvallis-Benton Chamber Coalition, Eugene Chamber of Commerce, University of Oregon, Oregon State University, Linn Benton Community College, The BEC and many other partners. The conference was, in many respects, the culmination of several other business development activities, including:



- Beaver Barcamp - an ad-hoc gathering for people to share and learn in an open environment. It is an intense event with discussions, demos, and interaction from attendees.
- Business Bootcamp - an intense small group experience to help entrepreneurs connect to the ideas and resources they need to be successful starting a new company
- Smartups - a new entrepreneurial support group focused on education, networking and capital development for emerging Willamette Valley businesses.
- SWOT – a bi-monthly gathering of serial entrepreneurs, investors, executive head hunters and technical experts who analyze business pitches and provide constructive advice
- And, several Chamber Coalition-supported investor education programs, including Angel 101, Due Diligence, Deal Structures, Willamette Valley Investors Network (WVIN) and Valley Venture Group (V2G).

The best and brightest from all of these programs converged on May 14 for the Willamette Angel Conference. Over 43 submissions were received, and of those, 15 companies were selected to compete in the contest. The grand winner was CenterSpace Software, a company that provides numerical components for financial, engineering, and scientific applications. ([www.centerspace.net](http://www.centerspace.net)). The winner of Best Presentation was Floragenex, Inc., a genomics research and tool company founded in 2006 from University of Oregon research. ([www.floragenex.com](http://www.floragenex.com)).

**Local Housing Issues** (Action Item 8.2):

The Corvallis CDBG/HOME Program Consolidated Plan is focused on creating and retaining affordable opportunities for Corvallis renters and owners. In fiscal year 08-09 HOME Investment Partnerships (HOME) Program provided \$158,000 to Benton Habitat for Humanity to acquire two adjacent lots on SW Tunison. Also through the Consolidated Plan a Community Development Block Grant (CDBG) of \$122,649 was provided to Samaritan Village, a Senior/Affordable housing complex for safety and accessibility upgrades.

**Opportunities for Students** (Action Item 9.1):

Under the auspices of the Oregon State University Austin Entrepreneurship Program at the College of Business, OSU students have initiated a number of programs designed to engage with the community. The Austin Entrepreneurship Program also included an open community segment within many of its speaker programs and invited the community to participate.



Approximately 2,500 hours of community service outreach programs have been provided through Austin Entrepreneurship Program since summer 2008 and additional community service outreach programs will be provided going forward. These projects have engaged community members and students.

**LBCC Workforce Training and Employment Needs Survey** (Action Item 9.3, 9.5):

Linn Benton Community College has continued to expand its “after work” incumbent worker training programs, and ensure they’re both accessible and cost-effective. Over 300 on-line classes are available through the college, including content in supervision, management, languages, lean manufacturing, industrial technologies, computer software instruction, reading financial statements and staff and organizational development. LBCC Accelerated Short Term training is tailored to provide job ready training for technicians in:

- Pharmacy and Veterinarian medicine;
- Diagnostic and polysomnographic imaging; and
- Phlebotomy.



LBCC has also developed a regular business employment needs survey titled “LBCC Sector Needs Assessment.” It is an annual sector specific needs assessment conducted in collaboration with regional industry partners and other sector experts. The purpose is to strengthen LBCC’s and the sector’s capacity to quickly respond to the existing and changing educational needs of our community by better understanding the strengths and gaps in the current delivery system. Areas of focus are: Industry/Workforce Trends, Education/Training Needs, Education/Training Opportunities and Barriers and Awareness of LBCC/Strength of Partnerships.

**509J Vocational Education Opportunities** (Action Item 9.4, 12.4):

The 509J School District is working hard to ensure students are prepared to enter the workforce. It offers nearly 40 high school courses that deal with vocational education programs and provides internship opportunities, cadet teaching, structured work experience, a pre-apprenticeship program for laborers and service-learning projects where classes go help a business as a class project.

Sophomores can also participate in a program called Career Job Shadows to get a feel for jobs they are interested in. Juniors meet with career speakers and participate in mock interviews, while seniors work on an Extended Application to look further into their career interests after high school. District staff has visited over 60 businesses and continue to recruit partners willing to help students define and meet their career needs.

**Transportation** (Action Item 10.1, 10.3):

In September 2008, Corvallis Transit Services increased services hours by 10%, including later operating hours on three routes. CTS moved Linn-Benton LOOP for 4<sup>th</sup> Street to 9<sup>th</sup> street to accommodate passengers



going to Sam Health. CTS also implemented single fare service on four transit systems and Coast to Valley service two days per week.

Increases in transportation at the airport include a new medical helicopter service and increased flight training service. Airplane repair and maintenance service at the airport has experienced increased demand and has increased employees.

**Sustainable Industry Cluster (Action Item 12.2):**

A committee, led by John Sechrest of the Chamber Coalition and Bruce Hecht of The Natural Step Network, worked on creating criteria for what would eventually become the “Sustainable Enterprise Zone” located in south Corvallis. The committee worked with City and County leaders to get input and, ultimately, unanimous Council and community support for this important designation. The State approved the zone, making it the first sustainable enterprise zone in the state, and the first enterprise zone of any kind in Benton County.



For the coming year, the focus for this action item will be on: 1. Exploring how to support Benton County’s food growing and processing cluster; 2. Staying connected with regional sustainable business leaders and organizations – for example, there is some direct overlap between some of the items the PTF is trying to implement, and

the goals and priorities of the Corvallis Sustainability Coalition; 3. How best to market the Sustainable Enterprise Zone. The committee is also exploring the development of local sustainable clusters, including Green Building; Alternative Energy; Local Food; Green and Clean Technology; and Recycled and Sustainable Replacement Products.

### III. 2009 Annual Prosperity That Fits Town Hall

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#### OVERVIEW

As part of its charge, the Prosperity That Fits Steering Committee hosts “an annual Town Hall meeting for public discussion of the *Prosperity That Fits Report and Action Plan*.” In preparing to undertake this charge, the PTF Steering Committee has six goals for this community event:



- To publicize the Prosperity That Fits Report and Action Plan implementation progress
- To recognize PTF Plan action item implementation successes
- To promote on-going PTF Plan action item implementation
- To encourage citizen awareness and involvement
- To elicit community feedback regarding implementation
- To provide additional information and input for the Annual Progress Report

The 2009 Annual Prosperity That Fits Town Hall was held at the Oregon State University CH2M HILL Alumni Center on May 7, 2009. The theme of the event was *Investing in a Sustainable Economy*, with a presentation from Keynote speaker Dr. Robert Young.

The event started at 6:00 pm with an introduction from Mike Corwin, Economic Vitality Partnership Chair and Elizabeth French, Prosperity That Fits Committee Chair. Then the project's consultant, Jason Robertson of Barney & Worth, presented the Plan’s progress report and implementation highlights.

Robertson went over a summary of all the work that has been accomplished over the last year. The plan

has a total of 48 total actions to be implemented in the next 6+ years. 15 of those actions are underway and 19 have been implemented or are on-going.



A summary of action highlights includes: business incubation planning, an emerging high tech forum, Blue Ribbon Panel (Development Resources & Resolution Team – DR2), industrial lands inventory, sustainable industry cluster, Urban Renewal District, online community event calendars, workforce training, and vocational education opportunities.

Keynote speaker, Dr. Robert Young, followed Robertson with a discussion on the historical context for the current national and Oregon-specific economic situations, and to outline how upcoming federal investments can help shape a more sustainable, resilient and green economic future for Oregon.

The event ended with a community discussion where the audience answered the questions: What is the single most important step or investment (you define) we can take or make to foster sustainable economic prosperity? To see the results of this discussion go to [www.prosperitythatfits.us](http://www.prosperitythatfits.us).

## IV. Acknowledgments

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### ECONOMIC VITALITY PARTNERSHIP and PROSPERITY THAT FITS COMMITTEE 2008-2009

Alan Fudge\*, Linn Benton Community College  
Annabelle Jaramillo\*, Benton County  
Bob Baird\*, Corvallis Independent Business Alliance  
Kate Lindberg\*, Corvallis Independent Business Alliance  
Pat Sardell\*, Corvallis Independent Business Alliance  
Brian Weldon\*, Software Association of Oregon  
Bruce Hecht\*, Oregon Natural Step Network  
Charlie Tomlinson\*, City of Corvallis  
Curtis Wright\*, Citizen at Large  
Mike Brown, Business Enterprise Center  
Kathleen Hutchinson\*, Business Enterprise Center  
Ilene Kleinsorge\*, Oregon State University  
Steve Youngblood\*, 509J School District  
Jim Moorefield\*, Willamette Neighborhood Housing Services  
John Hope-Johnstone\*, Corvallis Tourism  
Jon Nelson\*, City of Corvallis  
Elizabeth French\*, Corporate Roundtable  
Mike Corwin, Citizen at Large  
Pat Lampton\*, Downtown Corvallis Association  
Dave Gazeley, Corvallis Benton Chamber Coalition  
Mark O'Brien\*, City of Corvallis

\* Shared Membership with the Economic Vitality Partnership and the Prosperity That Fits Steering Committee

## **LEAD PARTNERS 2008-2009**

509J School District  
Benton County  
City of Corvallis  
Corvallis Benton Chamber Coalition  
Corvallis Independent Business Alliance  
Corvallis Tourism  
Downtown Corvallis Association  
Gazette Times  
Linn Benton Community College  
Oregon Natural Step Network  
Oregon State University  
Willamette Neighborhood Housing Services

## **ECONOMIC VITALITY PARTNERSHIP STAFF**

Mysty Rusk, Fiscal Management and Administrative Director  
Lynn Roylance, EVP Coordinator

## MEMORANDUM

---

**FROM:** Ken Gibb, Community Development Director   
**TO:** Mayor and City Council  
**DATE:** December 29, 2009  
**RE:** New Federal Communications Commission Time Frames for siting Wireless Telecommunication Facilities

### I. Issue

The Federal Communication Commission (FCC) issued a "Declaratory Ruling" on November 18, 2009, that establishes time frames for local jurisdictions to review and issue a final decision for wireless telecommunication facility applications. The new time frames conflict with the State of Oregon's 120 day rule and do not provide adequate time to process an application as directed by the Land Development Code.

### II. Background

Per the FCC ruling, the time frame for collocation applications is 90 days, and 150 days for all other applications. The 150 day time frame is consistent with the State of Oregon's 120 day rule, but the 90 day time frame conflicts with the Oregon law. There is not adequate time to process collocation applications as directed by the Land Development Code (LDC), if there is a local appeal, and meet the 90 day time frame established by the FCC. This is because collocation applications are first considered by the Planning Commission and/or Historic Resources Commission, whose decision is then able to be appealed to the City Council.

The FCC's ruling is applicable to all current and future wireless telecommunication facility applications. The City received two wireless telecommunication collocation applications that are subject to the new time frames. Both applications have been deemed incomplete at this time; however, once these applications are deemed complete, the 90 day time frame will begin.

Because the LDC provisions may not allow collocation applications to be reviewed in 90 days, future amendments to the LDC will likely be necessary to clarify the process for this type of application.

**III. Requested Action**

After consulting with the City Attorney's Office, and until the LDC can be amended, Staff recommend that the City Council allow those wireless telecommunication collocation applications that require a public hearing to be sent directly to the City Council for a public hearing and decision to comply with the FCC's new ruling.

Review and Concur

  
\_\_\_\_\_  
Jon Nelson, City Manager

  
\_\_\_\_\_  
Scott Fewel, City Attorney

## MEMORANDUM

**DATE:** December 28, 2009

**TO:** Mayor and City Council

**FROM:** Ken Gibb, Community Development Director 

**RE:** Request for Initiation of a Land Development Code Text Amendment

### I. Issue:

On behalf of Bald Hill Farm LLC, Lyle Hutchens of Devco Engineering has submitted a request for the Council to initiate a Land Development Code (LDC) Text Amendment.

### II. Background:

Section 1.2.80.01 of the LDC provides a process for amending the LDC text. Either the City Council or Planning Commission may initiate the process by majority vote. The consideration of a text amendment can be at the City's initiative or by an individual request. If the Council or Planning Commission concurs with an individual request to initiate a LDC text amendment, the individual party pays a processing fee similar to other land use applicants.

A proposed text amendment is reviewed by the Planning Commission and City Council in accordance with the legislative provisions of LDC Chapter 2.0. Granting a request to initiate a text amendment does not obligate the City to approve the proposal as the case is reviewed according to applicable review criteria similar to other land use applications.

### III. Discussion:

The request by Bald Hill Farm LLC is attached. As is noted on page 7 of the submittal, there are two distinct proposals contained in the request. One is to amend the definition of agricultural sales, a use type currently allowed in several industrial zones, to include the retail sales of agricultural products on a limited basis. The second area relates to the expansion of permitted agricultural uses in various industrial zones.

The narrative associated with the request provides the rationale for the proposals. Staff has reviewed the information and believes that several of the discussion points, while consistent with the community's sustainability values, go beyond the basic land use issues associated with a text amendment request. However, Staff believes that the outline of the two proposals that is provided

on pages 7 and 8 of the narrative, does address land use considerations such as intensity of use and compatibility issues and warrant review by the Planning Commission and City Council through a legislative public review process.

**IV. Recommendation and Requested Action:**

Staff recommends that the City Council initiate the text amendment process by approving the following motion:

**Motion: I move that the City Council initiate Land Development Code Text Amendments requested by Bald Hill Farm LLC. Initiation does not indicate support for the proposal, and a full review of the requests through the processes established in the Land Development Code is required prior to a final City Council decision on this matter.**

Review and Concur:

  
\_\_\_\_\_  
Jon S. Nelson, City Manager

  
\_\_\_\_\_  
Scott Fewel, City Attorney

Attachments: A. December 24, 2009 letter from Lyle Hutchens, Devco Engineering requesting Text Amendment initiation.

Date: 24 December 2009

To: Corvallis City Council

From: Lyle E. Hutchens, Devco Engineering, Representing Bald Hill Farm, LLC

Re: Request for Initiation of Land Development Code Text Amendments – Expansion of Agricultural Uses in Industrial Zoned Lands

**A. Introduction/Objective**

This memo serves as a formal request for the City Council to initiate the proceedings necessary to amend the text of the current Land Development Code (LDC). At this time, the LDC allows either limited or no Agricultural Uses in the various Industrial Zones. The historical rationale for this is certainly reasonable, as large-scale industrial agricultural operations are quite likely to cause certain compatibility problems with neighboring zones, especially when located adjacent to Residential lands. However, small farms that are operated using environmentally sustainable methods would not only be compatible with neighboring properties, but also serve to provide many economic, environmental, and social benefits to the City of Corvallis. This proposal provides justification for amending the LDC to allow for some small, sustainable farming operations to be allowed on Industrial lands, and suggests a method for achieving this end while addressing the compatibility concerns that may arise.

**B. Benefits to Community of Sustainable Farming vs. Factory Farming**

The environmental, economic, and social benefits to a local community that are bestowed by sustainable farming, as opposed to factory farming, are myriad and well documented. The following discussion is intended to merely summarize and highlight these benefits.

Environmental – The environmental benefits of small sustainable farming can be sorted in two groups: Energy/Climate and Air & Water Quality. Summaries of both are as follows:

*Energy/Climate*

- *Industrial food production is entirely dependent on fossil fuels, which, when refined and burned, create greenhouse gases that are significant contributors to climate change.*
- *The biggest part of fossil fuel use in industrial farming is chemicals – as much as 40% of the energy used in the food system goes towards the production of chemical fertilizers and pesticides.*
- *Reducing food miles also makes a dent in food's emissions toll – researchers at Rutgers University estimated that meeting the New Jersey demand for just one year's supply of out-of-state tomatoes used up enough fossil fuel to drive an 18-wheeler around the world 249 times.*
- *Small-scale organic and sustainable farms rely on people power, not heavy machinery, and depend on nature, not manmade chemicals for soil fertility and to handle pests. As a result, small-scale sustainable farms have been found to emit between one-half and two-thirds less carbon dioxide for every acre of production, while producing up to 79% more food per acre of land.*
- *Animals raised under factory farming conditions produce more manure than what can safely be absorbed by the farm's soil, so the manure is often shipped to other farms for use as fertilizer. Since manure is quite heavy, transporting it consumes large amounts of fuel and contributes large amounts of greenhouse gas emissions to the atmosphere.*
- *Studies show that organic farming methods can actually sequester carbon, providing an additional powerful tool to help us address climate change.<sup>1</sup>*

#### Air & Water Quality

- *The USDA estimates that more than 335 trillion tons of "dry matter" (the portion of waste remaining after water is removed) is produced annually on farms in the United States representing almost a third of the total municipal and industrial waste produced every year.*
- *On industrial farms, manure is usually stored for many months, often in giant outdoor pits known as lagoons.*
- *As it decomposes, stored manure emits harmful gases such as ammonia and hydrogen sulfide.*
- *Most water pollution on industrial farms results from the storage and disposal of animal waste. Raw manure is up to 160 times more toxic than raw municipal sewage. Leaking storage lagoons also release antibiotic residues and harmful bacteria that can leach into water supplies.*

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<sup>1</sup> Source: Sustainable Table: Serving Up Healthy Food Choices  
[http://www.sustainabletable.org/issues/climatechange/index\\_pf.html](http://www.sustainabletable.org/issues/climatechange/index_pf.html),  
[http://www.sustainabletable.org/issues/waste/index\\_pf.html](http://www.sustainabletable.org/issues/waste/index_pf.html), and  
[http://www.sustainabletable.org/issues/economics/index\\_pf.html](http://www.sustainabletable.org/issues/economics/index_pf.html)

- *At farms where animals are allowed to graze on pasture, much, if not all, of their manure is excreted directly onto the land, serving as a fertilizer and recycling nutrients back into the soil.<sup>2</sup>*

**Economic** – Studies indicate that sustainable farms support local economies by providing jobs for members of the community and purchasing supplies from local businesses.

- *A University of Minnesota study shows that small farms with gross incomes of \$100,000 or less made almost 95% of farm-related expenditures within their local communities.*
- *Studies have shown that small locally owned farms have a multiplier effect: for every dollar the farm spends, a percentage remains in the local economy, contributing to the economic health of the community.*
- *In the U.S., a typical wheat farmer can expect to receive about six cents of every dollar spent on a loaf of bread – approximately the cost of the wrapping.*
- *Farmers' markets enable farmers to keep 80 to 90 cents of each dollar spent by the consumer.<sup>3</sup>*

**Social** – Scientific research shows that agricultural products that are produced in a sustainable manner provide greater health benefits to consumers than their industrial-farming counterparts. As small sustainable farms located within the City of Corvallis are likely to serve local markets, Corvallis residents would be the primary receivers of the greater health benefits.

- *Factory farm animals are fed corn, grains, and unsavory additives and byproducts.*
- *As a result, factory farmed meat has a high fat content.*
- *In addition to being raised without synthetic hormones, antibiotics, pesticides and chemical fertilizers, sustainable meat is more nutritious than meat produced by industrial agriculture.*
- *Sustainable farms raise their animals on pasture, resulting in healthier animals and leaner cuts of meat.*
- *Animals raised on grass and forage also have higher levels of fatty acids such as omega-3's and CLA<sup>4</sup> fats that help fight disease and balance our diets.*

---

<sup>2</sup> Source: Sustainable Table: Serving Up Healthy Food Choices  
[http://www.sustainabletable.org/issues/waste/index\\_pf.html](http://www.sustainabletable.org/issues/waste/index_pf.html) and  
[http://www.sustainabletable.org/issues/water/index\\_pf.html](http://www.sustainabletable.org/issues/water/index_pf.html)

<sup>3</sup> Source: Sustainable Table: Serving Up Healthy Food Choices  
[http://www.sustainabletable.org/issues/eatlocal/index\\_pf.html](http://www.sustainabletable.org/issues/eatlocal/index_pf.html) and  
[http://www.sustainabletable.org/issues/economics/index\\_pf.html](http://www.sustainabletable.org/issues/economics/index_pf.html)

- *Milk from pasture-fed cows has as much as five times the CLA as milk from grain-fed cows; meat from pasture-fed cows has from 200 to 500 percent more CLA as a proportion of total fatty acids than meat from cows that eat a primarily grain-based diet; grass-fed chickens have 21% less total fat, 30% less saturated fat and 28% fewer calories than their factory-farmed counterparts; eggs from poultry raised on pasture have 10% less fat, 40% more vitamin A and 400% more omega-3's.*
- *Food from sustainable farms is fresher because consumers buy it locally, unlike food from centralized industrialized farms that ship their products hundreds to thousands of miles to get to a supermarket. The longer food sits after harvest, the more vitamins and nutrients it loses.<sup>5</sup>*

In addition to the health benefits received by the consumer, communities benefit by having locally-owned farms, since by definition their Owners live in the community, and as such are more likely to take an active civic interest in upholding and improving the quality of life there.

### C. Corvallis 2020 Vision Statement and Comprehensive Plan Support Sustainable Farming

In light of the above documentation of the potential benefits posed by sustainable farming operations to our community, the Corvallis Comprehensive Plan and Vision 2020 Statement provide a number of statements and policies in support of LDC language that promotes the practice of sustainable farming. Under the *Economic Vitality* section, the Vision 2020 Statement reads:

*Businesses share the city's commitment to environmentally sound practices, and collaborate with community members to maintain and improve the city's air and water quality. This is done not only with attention to the businesses' own impact on the environment <...> Businesses are sensitive to their use of natural resources to produce quality goods, and are responsible stewards of those resources.*

Furthermore, the following Comprehensive Plan Policies provide even more support for sustainable farming operations:

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<sup>4</sup> CLA is a newly discovered good fat called "conjugated linoleic acid" that may be a potent cancer fighter. For more information, see <http://www.eatwild.com/cla.html>

<sup>5</sup> Source: Sustainable Table: Serving Up Healthy Food Choices [http://www.sustainabletable.org/issues/health/index\\_pf.html](http://www.sustainabletable.org/issues/health/index_pf.html)

- 7.2.2 *The City shall continue to advocate responsible environmental behavior from its citizens and neighbors.*
- 7.2.5 *The City shall encourage the use of the most appropriate technology in all new developments and existing businesses and industries to comply with or exceed State and Federal environmental standards.*
- 7.2.6 *The City will encourage new development to be sensitive to the environment by having development avoid significant negative impacts on:*
  - A. *Air and water quality;*
- 7.3.6 *The City of Corvallis <...> shall work with businesses and industries within <...> the Corvallis airshed to reduce noxious odor and harmful industrial emissions.*
- 7.5.3 *To improve water quality and quantity in the Corvallis area, the City will continue to develop regulations or programs to manage both point and non-point pollutants by:*
  - B. *Improving management of <...> agricultural operations to reduce negative water quality and quantity impacts.*
- 8.2.1 *The City and County shall support diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy.*
- 8.2.3 *The City shall support existing businesses and industries and the establishment of locally-owned, managed, or controlled small businesses.*
- 8.2.8 *The City shall stay responsive to emerging technologies that support local businesses.*

These statements and policies suggest clear support for small, locally-owned, environmentally friendly businesses. The sustainable farming operations described in the above section fit this description very well, and also provide additional diversity to the commercial activities in the City, in the form of locally-produced agricultural goods that would be available for sale in locally-owned businesses. Several of the policies cited, specifically 7.2.6, 7.3.6, and 7.5.3, even go so far as to mandate restrictions that would limit impacts on air and water quality and are the basis of some of the proposed language in the amendment narrative which limits agricultural activities to sustainable practices. As outlined above, the differences between sustainable agriculture and

factory agriculture in terms of air and water quality is the difference between negligible impacts and significant impacts.

Additional policies support the addition of agricultural uses in the City, in terms of their ecosystems services and open space values, as well as supporting additional restrictions on any additional agricultural activities in the form of buffering.

*4.3.4 The ecosystem services and open space values of agricultural <...> lands shall be a strong consideration before approving a change in land use designation.*

*4.3.5 A buffer between urban density development and resource land shall be provided <...> to protect urban lands from potential impacts from <...> agricultural practices. <...>*

It should also be noted that evidence suggests the existence of a strong market demand for these types of locally- and sustainably-produced agricultural food products. The overwhelming success of the local farmers' market, the expansion of the locally-owned First Alternative Co-op grocery store, and the impending arrival of both Trader Joe's and Market of Choice franchise stores, all of which are purveyors of locally and/or organically grown products, indicates a substantial desire on the part of the City populace for the opportunity to purchase these products. To encourage the increased production of said products would serve to reduce the vehicle miles necessary to transport the desired products to retail outlets, and would therefore be of even greater benefit to the environment.

#### **D. Opportunity to Utilize Vacant Industrial Land for Sustainable Farming Uses**

While no one is advocating for the introduction of factory farming within the City Limits, any encouragement of small sustainable farming practices would enable that sector of the economy to grow. Fortunately, there exists at this time an excellent opportunity for Corvallis to allow for the expansion of sustainable farming within the City limits.

According to the 2006-2007 Land Development Information Report, the City currently has approximately 520 vacant acres available for use in the Limited Industrial - Office (LI-O), Limited Industrial (LI), General Industrial (GI) and Intensive Industrial (II) zones. These lands would be appropriate for expanded agricultural use while awaiting development as an actual Industrial Use. (The remaining Industrial zones - Mixed Use Transitional (MUT), Research and Technology (RTC), and Mixed Use Employment (MUE) would not likely be appropriate venues for Agricultural activities.)

It is certainly important to recognize that the Comprehensive Plan makes an explicit statement about the preservation of Industrial Lands for Industrial Uses:

*8.9.3 Lands designated for industrial use shall be preserved for industrial and other compatible uses and protected from incompatible uses.*

However, small, sustainable agricultural operations are not incompatible with the development of Industrial Uses on Industrial Lands. Market forces tend to be a much stronger driver in economic development, especially industrial development, than land use policies. Small sustainable farms are an ideal interim use for the vacant Industrial lands, as they do not require a large capital investment in buildings and structures that would discourage conversion to Industrial development later. At such a time that an Industrial Developer takes an interest in the available land, it would be a small matter to grade over pastures and fields in preparation for construction of more profitable industrial development.

#### **E. Proposed Narrative Outline for LDC Text Amendment**

We propose that the LDC Text Amendments take the form of two distinct revisions – one that alters the definition of “Agricultural Sales” and one that allows for an expansion of Agricultural Uses that are approved outright in the LI-O, LI, GI, and II zones. Though the application for the amendment includes both revisions, we request that they be evaluated separately, each based on their own merits, as the two revisions differ a great deal from each other in terms of scale and scope.

The revision to the Agricultural Sales definition would be developed to accomplish the following goals:

- Allow for the retail sale of agricultural food products
- Require that the products be consumed off-site, i.e. no eating & drinking establishments
- Limit the size of the retail space in square footage, i.e. no grocery stores or supermarkets
- Provide parking similar to other commercial retail uses
- Require that the seller of the products be involved in the production of agricultural food products, i.e. no convenience stores

The expansion of Agricultural Uses in Industrial Zones would be developed to accomplish the following goals:

- Allow for row, field, and tree crop production on all LI-O and LI zoned lands.
- Allow for row, field, and tree crop and limited livestock production on all GI and II zoned lands.
- Limit the livestock production to sustainable methods which will not result in compatibility issues of noxious odors, water pollution and/or noise. Limitations will also reduce the capital investment required for the operation, and thus not be incompatible with future conversion to Industrial Uses should the market dictate.
- Expressly prohibit Confined Animal Feeding Operations (CAFOs), i.e. factory farms, in all Industrial Zones, due to their inherent compatibility conflicts with urban environments.
- Require enhanced buffer zones and setbacks adjacent to Residential lands, similar to the current requirements for actively farmed Open Space - Agriculture (AG-OS) lands.

#### F. Conclusion

Amending the LDC Text to allow for expanded Agricultural Uses in Industrial Zones, if done in such a way that encourages small, sustainable farms and prohibits large factory farms with their compatibility conflicts, would benefit Corvallis in environmental, economical, and social ways. Vacant industrial lands are an excellent resource for the encouragement of sustainable agriculture, without reducing the likelihood of future Industrial Use development on the land. Please consider the issues presented in this memo carefully, and respond by initiating the LDC text amendment process that would effect this change.

Sincerely,

Lyle E. Hutchens



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Karen Emery, Director, Parks and Recreation  
David L. Phillips, Park Operations Supervisor  
**Date:** December 21, 2009  
**Subject:** Pacific Power Easement Request for Sunset Park

**Issue:** The new softball lights at Sunset Park require an additional, separate electric meter in order to facilitate a more appropriate electrical rate and usage schedule.

## Background:

New softball lights and a restroom facility were recently installed at Sunset Park for the final phases of park improvements. Prior to that, the existing softball lights and site irrigation system were powered from a single electric meter with the residential rate schedule. After all park improvements were completed, power requirements for the new softball lights, the improved irrigation system, and the restroom were supplied through the single electric meter and existing residential rate schedule. It was recently discovered that providing electrical service to the new softball lights through a new meter set at the commercial rate schedule will save money and provide more cost effectiveness.

## Discussion:

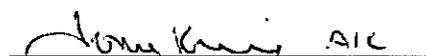
PacifiCorp has provided an installation quote to provide new meter installation. In addition, PacifiCorp has requested an easement from the power source to the new meter, the dimensions being 10 feet wide and 225 feet in length, to facilitate repairs or improvements in the future. PacifiCorp terms the installation of additional meters "secondary service", whereas new meter installation is termed "primary service". Easement requests for "secondary service" installations are fairly common, and would benefit the Parks and Recreation Department long term.

## Recommendation:

The Parks and Recreation Department recommends granting PacifiCorp the easement of their request.

## Review and Concur:

  
\_\_\_\_\_  
Jon S. Nelson, City Manager

  
\_\_\_\_\_  
Nancy Brewer, Finance Director

Attachment: Underground Right of Way Easement

Return to: Pacific Power  
P.O. Box 248  
Albany, OR 97321

CC#: 11261 WO#: 5359092

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, *City of Corvallis, an Oregon Municipal Corporation* ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a perpetual easement for a right of way 10 feet in width and 225 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of Grantee's underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, vaults on, across, or under the surface of the real property of Grantor in *Benton County, State of Oregon*, as more particularly described as follows and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

A portion of:

Parcel I: Beginning at an iron pipe the most southerly southeast corner of the tract described in the Deed recorded in Book 154, page 685, Deed Records, Benton County, Oregon, and running North  $54^{\circ}46-1/4'$  East along the southeast line thereof 81.39 feet to the true point of beginning; thence North 1,154.95 feet to the northeasterly line of said tract; thence S  $70^{\circ}38-1/2'$  E along said line a distance of 513.65 feet to the most easterly northeast corner of said tract; thence South 642.25 feet along the east line thereof to the most easterly southeast corner; thence S  $54^{\circ}46-1/4'$  along said line 593.50 feet to the true point of beginning, in the County of Benton, State of Oregon,

Parcel 11: Beginning at an iron pipe, the most southerly south-east corner of the tract described in the Deed recorded in Book 156, page 685, Deed Records, Benton County, Oregon, and running N 54°46'-1/4' E along the southeast line thereof 81.39 feet; thence North 421.71 feet to the true point of beginning; thence West 537.08 feet; thence North 850.02 feet to the north line of the tract described in the Deed hereinabove mentioned which is also the south line of the A. G. Hovey DLC No. 43, 1st T 12 S., R. 5 W., of the W.M.; thence N 89°46' E along the south line of said DLC and north line of said Deed 202.35 feet to a 1/2 inch iron pipe, the most northerly northeast corner of the tract described in said Deed; thence S 70°38'-1/2' E along the northeast line thereof 354.78 feet; thence South 713.24 feet to the true point of beginning, in the County of Benton, State of Oregon.

SUBJECT TO: easement and right-of-way granted to Northern Idaho and Montana Power Company by instrument recorded September 5, 1911 in Book 55, page 74, Deed Records of Benton County.  
 ALSO SUBJECT TO: easement and right-of-way granted to Pacific Telephone and Telegraph Company by instrument recorded December 24, 1942, in Book 101, page 582, Deed Records of Benton County.  
 ALSO SUBJECT TO: rights of the public in and to that portion of said premises lying in roads and highways;



Consideration: \$27,500.00

Assessor's Map No. 12S-5W-09BA

Parcel No.100

Together with the right of ingress and egress for Grantee, its contractors, or agents, to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns and shall run with the land.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

GRANTOR

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS.

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_,

by \_\_\_\_\_, as \_\_\_\_\_,  
Name of Representative Title of Representative

of \_\_\_\_\_.  
Name of Entity on behalf of whom instrument was executed

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

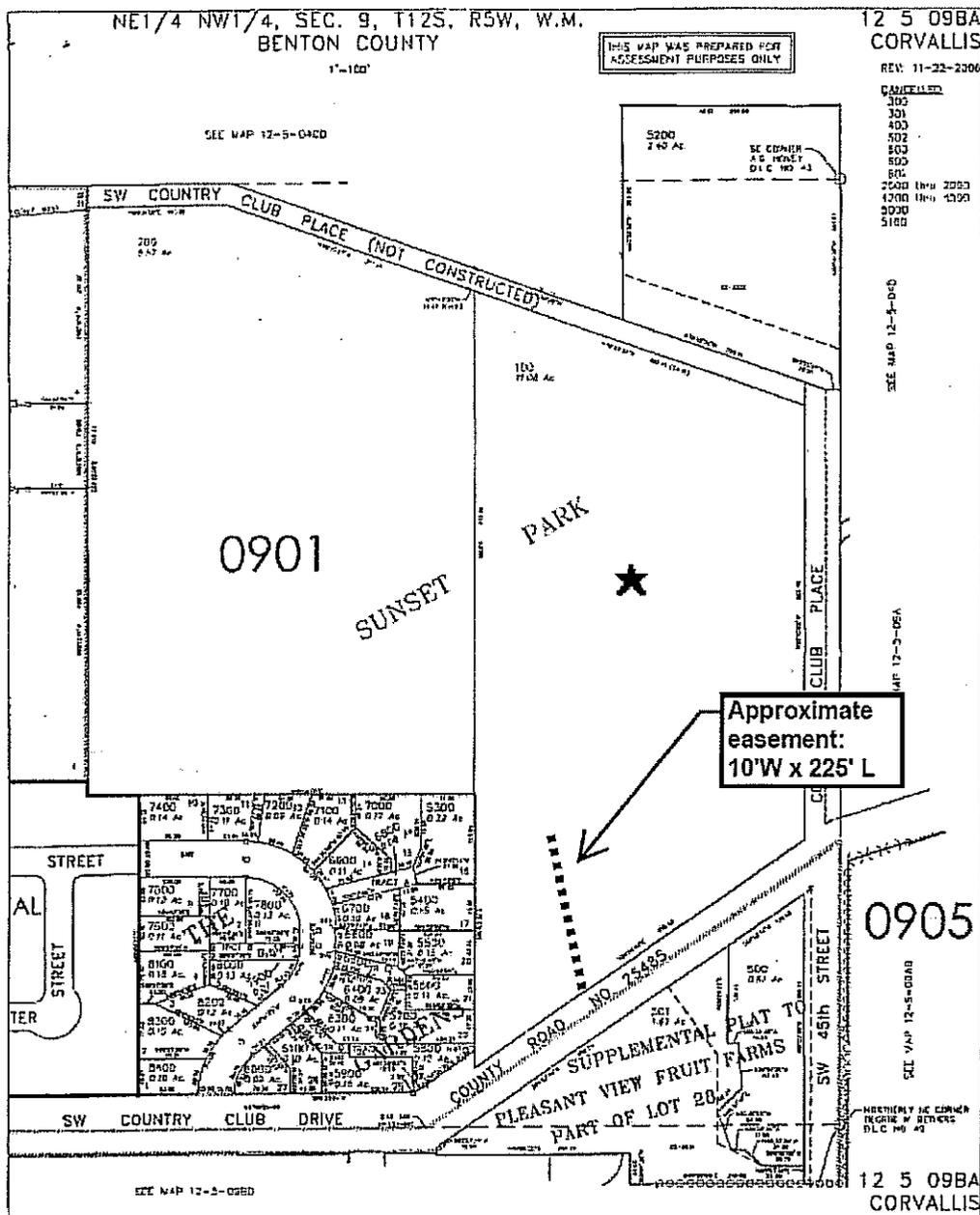
**Property Description**

Section: 9 Township: 12 S Range: 5 W

Willamette Meridian

County: Benton State: Oregon

Map and Tax Lot Number: 12S-05W-09BA-100



CC#: 11261 WO#: 5359092  
 Landowner Name: City of Corvallis  
 Drawn By: DWB

This drawing should be used only as a representation of the location of the easement area. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

**EXHIBIT A**



Received 11/4/10 from  
CPRVD

## Riparian, Floodplain, and Wetland Programs for Individuals (Private Landowners)

<b>USDA-FSA</b>	<b>CREP—Conservation Reserve Enhancement Program</b>
<ul style="list-style-type: none"><li>To restore riparian habitat and protect surface water quality on agricultural lands.</li><li>Participants receive rental payments and cost-share assistance to create conservation buffers along waterways (of minimum widths 35' min, 180' max) on marginal pastureland for 10 or 15 year contracts.</li></ul>	
Contact FSA Tangent office	541-967-5925 x190
<b>USDA-NRCS</b>	<b>WRP—Wetland Reserve Program</b>
<ul style="list-style-type: none"><li>To protect, restore, and enhance the original hydrology, native vegetation, and natural topography of certain agricultural lands.</li><li>Participants can choose a permanent or 30-year easement, or a restoration cost-share agreement (generally 10 years).</li></ul>	
	<b>WHIP—Wildlife Habitat Incentives Program</b>
<ul style="list-style-type: none"><li>To improve habitats that connect upper and lower watershed habitats, protect and enhance native plant communities, improve salmon habitat, increase biodiversity, and increase habitat for threatened and endangered species</li><li>Participants receive cost-share assistance to improve habitat.</li></ul>	
Contact NRCS Tangent office	541-967-5925 x191
<b>USFWS</b>	<b>Partners for Fish and Wildlife Program</b>
<ul style="list-style-type: none"><li>Wetland restoration projects on private lands.</li><li>To help meet the habitat needs of Federal Trust Species including migratory birds, threatened and endangered species, anadromous fish and marine mammals.</li></ul>	
Contact USFWS Portland office	503-231-6179
<b>North American Wetlands Conservation Act (NAWCA)</b>	
<b>National Wildlife Foundation</b>	
<b>National Fish &amp; Wildlife Foundation challenge grants</b>	
<b>Migratory bird conservancy grants</b>	
<b>National Wildlife refuge support grant program</b>	
<b>USDA-NFEF partnership challenge grant</b>	
<b>DEQ 319 grants</b>	
<b>ODFW</b>	<b>Access &amp; Habitat Program</b>
<ul style="list-style-type: none"><li>To improve public hunting access and wildlife habitat on private lands in Oregon.</li><li>Local ODFW wildlife biologist provides assistance in drafting a proposal.</li></ul>	
South Willamette Watershed District Office 7118 NE Vandenberg Ave, Corvallis, OR 97330	541-757-4186 x237, Jim Young
	<b>Riparian Tax Incentive Program</b>
<ul style="list-style-type: none"><li>Offers a property tax incentive to property owners for improving or maintaining qualifying riparian lands. Under this program, property owners receive complete property tax exemption for their riparian property. This can include land up to 100 feet from a stream.</li><li>A landowner and the Oregon Department of Fish and Wildlife must sign a riparian management plan and agreement. A management plan must detail measures the landowner will implement to preserve, enhance or restore the riparian area.</li></ul>	

Patty Snow, 503-947-6089

**Western Oregon Stream Restoration Program (WOSRP)**

- Provides direct technical support to Watershed Councils and private landowners in western Oregon to implement Oregon Plan measures directing the restoration and enhancement of Oregon's salmonid habitats in the region.
- This includes projects to increase instream habitat complexity by adding large wood or boulders, enhancing riparian areas by protection or planting, and correcting fish passage problems.

Salem Program Coordinator, Joseph Sheahan  
3406 Cherry Ave NE, Salem, OR 97303

[Joseph.E.Sheahan@state.or.us](mailto:Joseph.E.Sheahan@state.or.us)  
503-947-6091

**OWEB—Oregon Watershed Enhancement Board  
Small Grant Program**

- A competitive grant program that awards funds of up to \$10,000 for on-the-ground restoration projects.
- Landowners work with local Watershed Council or Conservation District to apply for grant.

Contact Douglass Fitting

**Land Acquisition**  
503-986-0046

[douglass.fitting@state.or.us](mailto:douglass.fitting@state.or.us)

**Watershed Councils**

**Landowner Recruitment for Restoration**

- Recruit landowners for small-medium sized restoration projects
- Many projects are complimented with federal conservation easements

Contact local WSC office:

North Santiam	503-930-8202	<a href="http://www.nisantiamwatershed.org">www.nisantiamwatershed.org</a>
South Santiam	541-367-5564	<a href="http://www.sswc.org">www.sswc.org</a>
Calapooia	541-812-7622	<a href="http://www.calapooia.org">www.calapooia.org</a>
Mary's River	541-758-7597	<a href="http://www.mrwc.net">www.mrwc.net</a>
Long Tom	541-683-6578	<a href="http://www.longtom.org">www.longtom.org</a>

**Soil & Water Conservation Districts**

**Benton SWCD**

**Conservation Incentive Program**

- Benton SWCD will pay 50% of the project cost, up to \$4,000

**Linn & Benton SWCD**

**OWEB Small Grant Program**

- SWCD can assist in landowner application

Benton SWCD	541-753-7208	<a href="http://www.bentonswcd.org">www.bentonswcd.org</a>
Linn SWCD	541-926-2483	<a href="http://linnswcd.oacd.org">linnswcd.oacd.org</a>

**Greenbelt Land Trust**

**Land Acquisition**

- Protect open space in communities. Permanently safeguard farmland, forest, meadowland, and riparian areas.

[www.greenbeltlandtrust.org](http://www.greenbeltlandtrust.org)

541-752-9609

[info@greenbeltlandtrust.org](mailto:info@greenbeltlandtrust.org)

**The Wetlands Conservancy**

**Land Acquisition**

- Promote community and private partnerships to permanently protect and conserve Oregon's wetlands
- Promote local stewardship, restoration and acquisition of properties

[www.wetlandsconservancy.org](http://www.wetlandsconservancy.org)

503-691-1394

[info@wetlandsconservancy.org](mailto:info@wetlandsconservancy.org)

**The Nature Conservancy**

**Land Acquisition, Conservation Easements**

- Land voluntarily donated or sold—a legally binding agreement that limits certain types of uses or

prevents development from taking place on the land in perpetuity while the land remains in private hands.

[www.nature.org](http://www.nature.org)

503-230-1221

[oregon@tnc.org](mailto:oregon@tnc.org)

Oregon office 821 SE 14th Avenue Portland, OR 97214

**EPA 5-star restoration grant program**

**Wetland program development grant**

**NOAA Restoration center programs**

# Energy Strategy ad hoc Committee

Presentation to the Corvallis City Council

January 4th, 2010

7:00 pm

# INTRODUCTION

❖ Council Goal for 2009-2010:

*“Develop community sustainability policies and implement selected actions.”*

❖ The committee's charge

❖ Create 3 documents:

❖ Community Energy Strategy: A 2020 Framework

❖ Gap Assessment

❖ Compilation of Existing Community Energy Sustainability Policies

# COMMITTEE MEMBERS

◆◆◆ **Councilor Hal Brauner**

◆◆◆ **Councilor Dan Brown**

◆◆◆ **Bill Byers**, CH2M Hill

◆◆◆ **Councilor Patricia Daniels**

◆◆◆ **David Dickson**, Corvallis Sustainability Coalition Energy Action Team

◆◆◆ **Jim Phelps**, Corvallis Sustainability Coalition Energy Action Team

# METHODS

- Each member of the committee **reviewed existing policies** for a specific area of energy in the built environment or transportation (i.e. renewable energy, bicycles)
- Compiled **baseline metrics** for a variety of variables by which the City can measure progress towards energy goals
- Compared Corvallis policies with those in other municipalities and organizations** (i.e. ICLEI, Western Climate Initiative)

# METHODS

- ❖ Developed an annotated bibliography of existing policies, with citations
- ❖ Met six times as a committee to discuss results of research and development of the documents
- ❖ Used Google Groups to share information and drafts of the documents – however, all decisions were made during official committee meetings

# RESULTS

## **1. Compilation of Existing Community Energy Sustainability Policies**

A compilation of all existing energy policies for both the built environment and transportation based on many sources, including:

- ❖ *Corvallis Vision 2020*
- ❖ *Council Policy Manual*
- ❖ *Capital Improvement Plan*
- ❖ *Municipal Code*
- ❖ *Comprehensive Plan*
- ❖ *Land Development Code*
- ❖ *Energy Comprehensive Plan Report*
- ❖ *Stormwater Master Plan*
- ❖ *Transportation Master Plan*

# RESULTS

## 1. **Compilation of Existing Community Energy Sustainability Policies**

- ❖ All goals, policies and implementation items in this compilation are taken from documents which were adopted by the City Council after public discussion
- ❖ The document is a result of 1 month of careful research by each of the six committee members
- ❖ The primary target audiences are current and future City Councils in an attempt to save them time in studying the status of existing policies
- ❖ Additional sustainability topics, such as "Waste and Recycling," "Local Food," etc. can be added later -- should future Councils choose to do so.

# RESULTS

## 2. **Community Energy Strategy: A 2020 Framework**

- ❖ Outlines a potential ten-year plan to achieve community energy objectives in Corvallis
- ❖ Addresses three key areas:
  - ❖ energy conservation and efficiency
  - ❖ renewable and low-carbon energy sources
  - ❖ local clean-energy business
- ❖ Target audience is the Corvallis community and federal funding agencies (may be used to obtain future money for energy projects)
- ❖ Limited to actions that can be supported by existing policy

# RESULTS

## 3. Gap Assessment

- ❖ Intended as an appendix to the Community Energy Strategy
- ❖ Identifies differences between *where we are* under existing Council policy and *where we could be* in terms of having a method for achieving community energy goals
- ❖ Major areas where the committee discovered gaps were
  - ❖ Urgency gap
  - ❖ Goal, Policy and Strategy gaps for energy in the built environment and transportation
  - ❖ Measurement gap

# RESULTS

## 3. Gap Assessment

- ❖ Gaps were identified through the research of Committee members with many contributions from the *Community Sustainability Final Action Plan* authored by the Corvallis Sustainability Coalition
- ❖ Intended to guide future City Councils when forming and implementing energy policy

# RECOMMENDATIONS

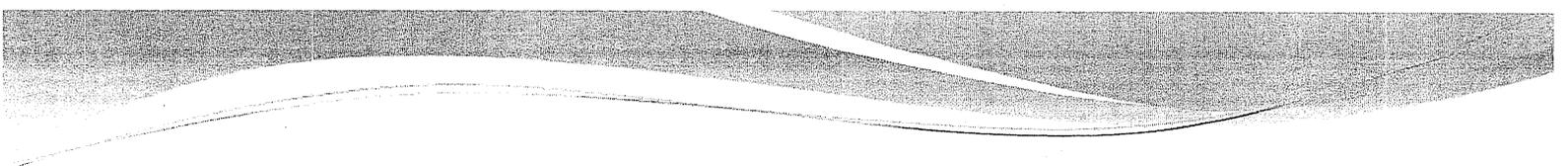
The Committee recommends that the City Council **approve** the *Community Energy Strategy: A 2020 Framework*, subsequent to a staff analysis of the "Next Steps" sections for time line and budget implications. We further recommend that the Council take the action necessary to adopt the strategy as an official City document, to be included in the *Corvallis Comprehensive Plan* as a supporting document" and that an implementation plan (including time line) accompany that adoption.

# RECOMMENDATIONS

2. The Committee recommends, following final verification and formatting by City Staff, that the City Council **adopt** *Compilation of Existing Community Energy Sustainability Policies* as a Reference Guide, or attachment, to the City of Corvallis *City Council Policy Manual*.

# ACKNOWLEDGMENTS

- ❖ Corvallis Sustainability Coalition
- ❖ City Staff
- ❖ Department of Public Works
- ❖ Corvallis Area Metropolitan Planning Organization (CAMPO)
- ❖ Department of Environmental Quality
- ❖ Oregon Department of Transportation
- ❖ US Census Bureau, for statistical data
- ❖ Economic Vitality Partnership



# Questions?

**Louie, Kathy**

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**From:** ward3 [ward3@council.ci.corvallis.or.us]  
**Sent:** Monday, January 04, 2010 3:07 PM  
**To:** Louie, Kathy  
**Cc:** cc; Mayor; Ward 4; Ward 8; Ward 9; Ward 7; Ward 6; Ward 1; Ward 5; Ward 2  
**Subject:** [SPAM] Energy Strategy Appendix C amendment  
**Importance:** Low  
**Attachments:** Community Energy Gap Assessment.doc

Good Afternoon,

At this evening's meeting, assuming that Council moves forward with some sort of approval, acceptance or other endorsement of the Community Energy Strategy: a 2020 Framework, I'll be offering the attached, friendly amendment to Appendix C, "Community Energy Gap Assessment". I've spoken to the primary authors and two of the three citizens involved and believe that they concur with the amendment.

Sort version of why I'm offering this amendment.

My read and reread of the Gap Assessment was that Section 1 "Urgency Gap" ends up being the de facto Introduction of the Gap Assessment document. I believe the addition of an introduction better sets the tone for the Gap Assessment and serves as a reminder that the actions suggested in the Gap Assessment need community process before being acted upon.

Please note that my proposed amendment also makes minor changes to Section 1 - Urgency Gap in line with removing its "Introduction" function. I believe that moving the final paragraph of the Urgency Gap section in the Introduction to serve as its last paragraph would also be appropriate. I just didn't think of it, prior to my conversations with those working on these documents.

See you tonight.

Richard

ATTACHMENT C  
Page 21-r

## *Appendix C - Community Energy Gap Assessment Amendment*

*Insert the following in place of Section 1 Urgency Gap*

*Note I've used strike out and red font to indicate changes to the Urgency Gap section. Most of the amendment is adding an Introduction.*

### **Introduction**

As directed in the charge from the Corvallis City Council, the Community Energy Strategy (CES) summarizes existing policy direction in a plan format to communicate with the citizens of Corvallis and federal funding agencies. The body of the CES restricts recommendations to those for which guidance can be found in the existing policies, which have already undergone significant public review in their formation.

In the creation of the strategy, it became apparent that numerous effective actions could be taken, or policies developed, for which no official guidance exists today. Some of these gaps have been identified in this Appendix to the CES. This "gap analysis" document pinpoints identified needs for additional policies, goals, or actions where our existing framework appears insufficient to fully achieve our objectives. If the City Council decides to proceed with the adoption of additional policies, it is expected that they will develop those through a public process that involves the community.

### **I. URGENCY GAP**

~~The Energy Strategy *ad hoc* Committee was convened by Mayor Tomlinson in the Fall of 2009, and the Committee completed their work in December.~~ Some members of the Energy Strategy *ad hoc* Committee feel a sense of urgency for rapid change in the Corvallis community's energy related behaviors. In contrast to the aggressive list of concerns from the Corvallis Sustainability Coalition (CSC) last year and recent legislation in other jurisdictions, our review of policies from the past 30 years indicate that the Corvallis community became generally complacent after the oil crisis was over in the 1980s. In order to address this desire for greater urgency and effectiveness ~~gap~~, the community would need to update their sustainability goals, policies, and strategies — perhaps as outlined below. The *Gap Assessment* is a compilation of committee members' and CSC ideas about possible actions that the community could take to achieve urgent energy goals.

It has not been refined, sorted, or prioritized. Financial and political feasibility for the ideas has not been established; that is, we do not know what amount of change the community will support or how much that change will cost. What we do know is that the many policies in place for thirty years have not led to energy efficiencies on the scale that is now needed. The *Gap Assessment* may be neither complete nor comprehensive, but it represents a sample of the many possible improvements that could be initiated. The *Gap Assessment* is meant to be a starting point from which future community sustainability policies can develop.

from Councilor  
Hervey

Thank you Mayor Tomlinson.

I have a few concluding remarks to make at this momentous occasion of our approval of the Community Energy Strategy, and the Compilation of Existing Community Energy Sustainability Policies.

I'd like to express my gratitude to Mayor Tomlinson and Councilor Brown for their willingness to restructure how they went about getting a Corvallis Energy Strategy drafted. Their first effort was rejected by the Expanded Urban Services Committee, which was dealing with how to best use the federal Energy Efficiency and Conservation Block Grant stimulus money. Their modified approach produced excellent documents upon which Council can base immediate work, and saved \$40,000 of those Stimulus funds for other deserving projects.

I'd also like to express my appreciation of the City Manager and Public Works staff for their choice to encourage the Council to take citizen input into account for determining how the stimulus money was spent, and again to the Mayor for his excellent appointment of Bill Byers, Brandon Trelsted, and Patricia Weber to the Expanded Urban Services committee. I believe that their work laid a foundation for the success of this effort.

Thank you Mayor and Councilor Brauner, Intern Julia Micheals, and especially Councilors Daniels and Brown for the long hours and excellent judgment you used in grounding these documents in precedent that has already been vetted by the Citizens of Corvallis. The way is now clear for the Council to take immediate actions to reduce our contribution to Global Warming and our dependence upon outside energy sources to run our daily lives.

I'd like to thank Energy Strategy Ad Hoc Committee members Jim Phelps, David Dickson and Bill Byers for their efforts to make these documents as action oriented as possible in moving the City toward taking effective action. I'm guessing that it was a difficult experience to be constrained by policies, principles and principals developed over a thirty year history, in which our need for urgent and decisive action was not as obvious as it is now. I thank you for hanging in there and for the inclusion of a Community Energy Gap Assessment.

When I ran for Councilor I had a few goals in mind, two were to set Corvallis on a rapid path for energy independence and food independence. Tonight's action is an important step toward energy independence. But it is only a step in a much longer race. Last week, Councilor Brown sent, to all the City councilors, links to 4 documents illustrating what next steps can look like. I especially enjoyed the Portland / Multnomah County Climate Change Plan 2009. Corvallis Citizens can access Councilor Brown's email via the council page of the City's web site, or call me and I'll forward it to you.

Finally, if you are on the fence about whether it is worthwhile for the City to work rapidly on these issues, I recommend reading local author Greg Craven's book, "What's

the Worst that Can Happen?" He provides the reader with tools to make clear decisions in the face of conflicting claims and does so with a humorous, enjoyable style.