



**CORVALLIS
CITY COUNCIL AGENDA**

**July 6, 2010
12:00 pm ONLY**

**Downtown Fire Station
400 NW Harrison Boulevard**

COUNCIL ACTION

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 – June 21, 2010
 - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Land Development Hearings Board – June 2, 2010
 - b. Planning Commission – June 2, 2010
- B. Confirmation of Re-Appointment to Downtown Commission (Moorefield)
- C. Confirmation of Appointments to Community Police Review Board (Malos) and Downtown Commission Parking Committee (Malos)
- D. Announcement of Appointment to Downtown Commission (Schweizer)
- E. Announcement of Vacancies on Various Advisory Boards, Commissions, and Committees
- F. Acknowledgment of Receipt of Updated Boards, Commissions, and Committees Directory

- G. Approval of an application for a "Full On-Premises Sales" liquor license for Lafontaine Nguyen, owner of Li Vi, LLC, dba Riverfront Restaurant, 603 NW Second Street (New Outlet)
- H. Approval of an application for a "Full On-Premises Sales" liquor license for Todd Palmer and Camille Lodwick, owners of Manhattan Project, Inc., dba Bombs Away Café, 2527 NW Monroe Avenue (Change of Ownership)
- I. Cancellation of a public hearing previously scheduled for July 6, 2010 (ANN10-00002, ZDC 10-00002, PLD10-00006 – 49th Street Annexation)
- J. Authorization to enter into and for the City Manager to sign an Intergovernmental Agreement with Oregon State University for fire prevention services
- K. Authorization to enter into and for the City Manager to sign an Intergovernmental Agreement with Oregon State University for motor pool lease services
- L. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(d) (status of labor negotiations)

III. ITEMS REMOVED FROM CONSENT AGENDA

IV. UNFINISHED BUSINESS

- A. Enterprise Zone expansion update and direction [direction]
- B. Economic development policy review framework [direction]
- C. Council and staff committee regarding polling [direction]

V. MAYOR, COUNCIL, AND STAFF REPORTS

- A. Mayor's Reports [information]
 - 1. Proclamation of National Recreation and Parks Month – July 2010
 - 2. Council Goal Setting Ad Hoc Subcommittee appointments
- B. Council Reports
- C. Staff Reports [information]
 - 1. Council Request Follow-up Report – July 1, 2010

VI. VISITORS' PROPOSITIONS – 12:30 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 – June 22, 2010

1. Council Policy Review: CP 98-4.12, "Guidelines for Public Art Selection" [direction]

2. Revision to Municipal Code Chapter 1.16, "Boards and Commissions" (Public Art Selection Commission) [direction]

ACTION: An ordinance amending Corvallis Municipal Code Chapter 1.16, "Boards and Commissions," as amended, to be read by the City Attorney

B. Administrative Services Committee – None.

C. Urban Services Committee – None.

X. NEW BUSINESS

A. Industrial Wetlands update by Oregon Cascades West Council of Governments (immediately after Consent Agenda) [information]

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

JULY 5 - 17, 2010

MONDAY, JULY 5

- ▶ City holiday - all offices closed

TUESDAY, JULY 6

- ▶ Airport Commission - 7:00 am - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ City Council - 12:00 pm only - Downtown Fire Station, 400 NW Harrison Boulevard

WEDNESDAY, JULY 7

- ▶ Human Services Committee - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ No Administrative Services Committee
- ▶ Library Board - 7:30 pm - Library Board Room, 645 NW Monroe Avenue

THURSDAY, JULY 8

- ▶ Citizens Advisory Commission on Civic Beautification and Urban Forestry - 8:00 am - Parks and Recreation Conference Room, 1310 SW Avery Park Drive
- ▶ Urban Services Committee - 4:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, JULY 10

- ▶ Government Comment Corner (Councilor Jeanne Raymond) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

TUESDAY, JULY 13

- ▶ Parks and Recreation - 5:00 pm - Library Meeting Room, 645 NW Monroe Avenue (Herbert Farm/Natural Area Management Plan)
- ▶ Ward 8 Meeting (Councilor David Hamby) - 7:00 pm - Fire Station 5, 4950 NW Fair Oaks Drive (City sponsored)
- ▶ Historic Resources Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

WEDNESDAY, JULY 14

- ▶ 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, JULY 15

- ▶ Parks, Natural Areas, and Recreation Board - 6:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard

SATURDAY, JULY 17

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

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

June 21, 2010

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Decisions/Recommendations |
|--|--|-------------------------|--|
| Consent Agenda Pages 320-321 | | | |
| New Business 1. Avery Park Rose Garden Improvements Pages 321-322 | Yes | | |
| Unfinished Business 1. Historic Resources Commissioners Selection 2. Planning Commissioners Selection 3. City Legislative Committee – June 16, 2010 Pages 322-323 | | | <ul style="list-style-type: none"> • Elected Kadas, Morris, and McClure • Elected Abernathy and Feldman • Authorized Mayor to communicate legislative priorities to LOC <u>passed U</u> |
| Mayor's Report 1. Uzhgorod, Ukraine, City Days Invitation Page 323 | Yes | | |
| Visitors' Propositions 1. Bald Hill Farm Land Use Application (Mason, Wershow) Page 324 | Yes | | |
| Council Reports 1. Go 21 Incentives for Rail Shippers (Daniels) 2. LDC Amendment – Agricultural Uses on Industrially Zoned Land (Daniels) 3. Government Comment Corner (Brauner) 4. Street Maintenance Determination Process (Brauner) 5. Youth Drug Prevention Program for Parents (Raymond) 6. Bald Hill Farm (Raymond) 7. 56th Commemoration of Bombings in Japan (Raymond) 8. Public Works Responsiveness (Raymond) 9. Solar Voltaic Initiatives (Hervey) 10. Corvallis Pride Festival (Beilstein) 11. Absence from Corvallis (Beilstein) 12. Red White, and Blue Festival (Hirsch) 13. Pesticide-Free Gardens (Hirsch) 14. Tree Removal on OSU Campus (Hirsch) | Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes | | |

| Agenda Item | Information Only | Held for Further Review | Decisions/Recommendations |
|---|-------------------|-------------------------|---|
| Council Reports – Continued 15. Dog Waste Bags in Parks (Hirsch) 16. "Porta-Potty" Sponsorship (Hirsch) 17. Community Walking Opportunities (Hirsch) Pages 324-326 | Yes Yes Yes | | |
| Staff Reports 1. City Manager's Report 2. Council Request Follow-Up Report Page 327, 329-330 | Yes Yes | | |
| Items of HSC Meeting of June 8, 2010 1. Sunset Review: Committee for Citizen Involvement 2. Sunset Review: CBUF 3. Social Services Allocations – FY 10-11 Pages 327-328 | | | <ul style="list-style-type: none"> • see USC report summary • see USC report summary • Approved funding allocations recommended by Committee <u>passed 7-2</u> |
| Items of ASC Meeting of May 13, 2010 1. Economic Development Allocations Recommendation Pages 328-329 | | | <ul style="list-style-type: none"> • Approved funding recommendations as reduced by 6.5 percent <u>passed U</u> |
| Items of ASC Meeting of June 9, 2010 1. Third Quarter Operating Report 2. Allied Waste Services Annual Report 3. 2011-2012 Council Team-Building and Goal-Setting Facilitator Process Page 329 | Yes | | <ul style="list-style-type: none"> • Accepted report <u>passed U</u> • Directed contracting with Joseph Bailey and Council representative meeting regarding process <u>passed U</u> |
| Items of USC Meeting of June 10, 2010 1. Sunset Review: Airport Commission 2. Sustainability Coalition Water Demonstration Project Contract Pages 330-331 | | | <ul style="list-style-type: none"> • ORDINANCE 2010-13 <u>passed U</u> • Approved contract <u>passed U</u> |
| Other Related Matters 1. Risk Management Fund Appropriation Transfer Page 331 | | | <ul style="list-style-type: none"> • RESOLUTION 2010-24 <u>passed U</u> |

Glossary of Terms

| | | | |
|----------|---|-----|--------------------------|
| ASC | Administrative Services Committee | LDC | Land Development Code |
| CBUF | Citizens Advisory Commission on Civic Beautification and Urban Forestry | LOC | League of Oregon Cities |
| FY 10-11 | Fiscal Year 2010-2011 | OSU | Oregon State University |
| HSC | Human Services Committee | U | Unanimous |
| | | USC | Urban Services Committee |

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

June 21, 2010

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:00 pm on June 21, 2010, 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 Raymond, Brauner, Hamby, Brown, Hirsch, Beilstein, Daniels, O'Brien, Hervey

Mayor Tomlinson directed Councilors' attention to items at their places, including a letter from Councilor O'Brien regarding the Council team-building and goal-setting process (Attachment A) and material from the Corvallis Rose Society (Attachment B).

II. CONSENT AGENDA

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

- A. Reading of Minutes
1. City Council Meeting – June 7, 2010
 2. City Council Work Sessions – June 14 and 15, 2010
 3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Airport Commission – May 4, 2010
 - b. Bicycle and Pedestrian Advisory Commission – May 7, 2010
 - c. Citizens Advisory Commission on Transit – May 12, 2010
 - d. Commission for Martin Luther King, Jr. – May 25, 2010
 - e. Committee for Citizen Involvement – May 6, 2010
 - f. Corvallis-Benton County Public Library Board – May 5, 2010
 - g. Downtown Commission – April 14, 2010
 - h. Downtown Parking Committee – May 4, 2010
 - i. Housing and Community Development Commission – May 19, 2010
 - j. Investment Council – May 19, 2010
 - k. Planning Commission – May 19, 2010
 - l. Watershed Management Advisory Commission – April 21, 2010
- B. Announcement of Re-appointments to Various Advisory Boards, Commissions, and Committees
- C. Announcement of Appointments to Various Advisory Boards, Commissions, and Committees

- D. Confirmation of Re-appointments to Various Advisory Boards, Commissions, and Committees
- E. Confirmation of Appointments to Various Advisory Boards, Commissions, and Committees
- F. Schedule a public hearing for July 6, 2010, to consider an annexation request and an appeal of a Planning Commission decision (ANN10-00002, ZDC10-00002, PLD10-00006 – 49th Street Annexation)

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA – None.

X. NEW BUSINESS

- A. Avery Park Rose Garden improvements

Parks and Recreation Director Emery acknowledged in the audience Colleen Alex and America McMillin, who work in the Avery Park Rose Garden.

Parks Planner Rochefort reviewed the staff report. She noted that the City's partnership with the Corvallis Rose Society (CRS) will continue, as will efforts to secure additional funds from the community, to complete the Avery Park Rose Garden improvement project.

Emery Castle represents the CRS in the partnership with the City to improve the Avery Park Rose Garden. The Society intended that the upgrade project would enhance the quality of the Garden to a level comparable with Riverfront Commemorative Park. He referenced a list of more than 130 All-America Rose Selections (AARS)-accredited public rose gardens (Attachment B). The Avery Park Rose Garden is one of four AARS-accredited public rose gardens in Oregon. The gardens are anonymously inspected each year at unannounced times, and the Corvallis Garden has received very high ratings.

Mr. Castle referenced from Attachment B the diagram of the Avery Park Rose Garden, which was color-coded to correspond with the project phases.

- Phase 1 – This aspect of the project was financed by the CRS, based upon a gift from CRS charter members Jim and Mary Ellen Harper to stimulate the Garden update project. A major project objective involves making the Garden wheelchair accessible.
- Phase 2 – The pavers are installed, and the central plaza area is available for weddings and other events. All arbors, other than the gazebo, are in place. All of the arbors are new, but the designer believes the kiosk roof should be elevated and enlarged to accommodate people.
- Phase 3 – Most of the pavers are installed; completing installation of the pavers is a high priority aspect of the Garden upgrade project.
- Phase 4 – Work on the exterior areas of the Garden will be deferred until improvement work within the garden is completed. The Phase 4 work will be primarily the responsibility of Parks and Recreation Department staff.

Mr. Castle noted the need for community financial support for the important efforts. He elaborated that it may cost \$50,000 to \$75,000 to complete installation of the pavers and remodel the kiosk, which are ranked with the highest priority, and to construct the central gazebo, for which a firm bid has not been received. He wanted the Council to be aware of the project and fund-raising efforts, in case someone mentioned it to them.

Mr. Castle noted that the CRS and the City's Parks and Recreation Department have had a harmonious partnership for many years.

Councilor Brauner noted that the other three AARS-accredited gardens in Oregon are in Coos Bay, Eugene, and Portland.

Councilor Raymond thanked Mr. Emery, the CRS, and staff for collaborating on the Avery Park Rose Garden.

Councilor Daniels expressed her appreciation for the Avery Park Rose Garden, especially the species labels, which she uses as a reference when updating her garden.

Mr. Castle said, during his employment in Washington, DC, he helped develop a one-acre park, with a rose garden area. He said many people use rose gardens, including the Avery Park Rose Garden, as lunch-time destinations. He believes completing the paver installation and remodeling the kiosk are of greatest priority. He further believes completing all aspects of the Garden upgrade project will enable the Garden to serve the community to its maximum usefulness.

IV. UNFINISHED BUSINESS

A. Selection of Historic Resources and Planning Commissioners

Councilors O'Brien and Hamby each stated that he was unable to attend the Council's June 15 work session, when Historic Resources Commission (HRC) and Planning Commission (PC) candidates were interviewed. Each said he would not participate in today's selection of Commissioners.

Councilor Hirsch said he attended the HRC interviews but not the PC interviews; therefore, he would participate only in selection of the Historic Resources Commissioners.

Council members submitted their ballots for Historic Resources Commissioners. Assistant to City Manager/City Recorder Louie tabulated the ballots and reported the vote:

| | |
|---------------------|--------------------------|
| Councilor Hervey | Kadas, McClure, Morris |
| Councilor Raymond | Kadas, McClure, Morris |
| Councilor Brauner | Kadas, McClure, Morris |
| Councilor Brown | Kadas, McClure, Morris |
| Councilor Hirsch | Kadas, McClure, Morris |
| Councilor Beilstein | Kadas, Morris, O'Donnell |
| Councilor Daniels | Kadas, McClure, Morris |

Ms. Louie noted that seven Councilors voted, and four votes were necessary to elect a Commissioner. She reported that Deb Kadas and Robert Morris were re-elected with seven votes each, Scott McClure was re-elected with six votes, and Ms. O'Donnell received one vote.

Council members submitted their ballots for Planning Commissioners. Ms. Louie tabulated the ballots and reported the vote:

| | |
|---------------------|---------------------|
| Councilor Hervey | Feldmann |
| Councilor Raymond | Abernathy, Feldmann |
| Councilor Brauner | Abernathy, Feldmann |
| Councilor Brown | Abernathy, Feldmann |
| Councilor Beilstein | Abernathy, Feldmann |
| Councilor Daniels | Abernathy, Feldmann |

Ms. Louie noted that six Councilors voted, and four votes were necessary to elect a Commissioner. She reported that Tad Abernathy and James Feldmann were re-elected with five and six votes, respectively. She added that one Commission vacancy remains, with a term expiring June 30, 2013. Staff will open another applicant recruitment during the fall.

B. City Legislative Committee – June 16, 2010

Mayor Tomlinson reported that the Committee selected four priorities to recommend that the League of Oregon Cities (LOC) pursue during the 2011 State Legislative Session:

- Re-authorize the Business Energy Tax Credit (BETC), which provides significant funding for the City's transit service.
- Maintain and strengthen State revenue sharing, which provides substantial funding to the City.
- Facilitate a process for changing the State's property tax system.
- Pursue a 9-1-1 tax for pre-paid cellular telephones.

Mayor Tomlinson reported that he met with the Oregon Transportation Commission Chair, who indicated a belief that resolving conflicts between the Transportation Planning Rule and other statewide land use planning goals would be best dealt with at an administrative level. Mayor Tomlinson said he will convey this view to the LOC, and he recommended not including this issue in the Council's legislative issue prioritization.

Councilors Brauner and Brown, respectively, moved and seconded to authorize Mayor Tomlinson to communicate to the League of Oregon Cities the Council's legislative issues priorities for the 2011 State Legislative Session. The motion passed unanimously.

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

Mayor Tomlinson referenced an invitation to the Council from the Mayor of Uzhgorod, Ukraine, regarding the early-October City Days celebration in Uzhgorod. He noted that Uzhgorod is 1,115 years old.

VI. VISITORS' PROPOSITIONS

Laurie Mason compared the Bald Hill Farm land use issue to her experience trying to remove a large tree that was threatening her and her neighbor's houses. She said she was amazed by the amount of work involved in getting approval to remove the tree. While no one on the City's staff prevented her efforts, she observed the complexity of removing a tree. She empathized with Andrew Martin's situation regarding Bald Hill Farm. From the newspaper articles of the case, she opined that Mr. Martin and the land use regulations are all difficult. She learned that the Council cannot make decisions disregarding State land use regulations. She expressed hope that the Council can clearly indicate support for a project that seems to align with the community's interests.

Councilor Hervey stated that the Council's deliberations indicated support of Mr. Martin's application and a desire for staff to work with Mr. Martin to apply the land use regulations to achieve his objective.

Ms. Mason acknowledged that complex land use applications are taxing in terms of time and finances. She opined that Mr. Martin considers himself "out on his own." If staff did all it can, and Mr. Martin withdraws his land use application, the community will lose an opportunity to be sustainable. She noted that the Council's decisions are difficult, but Council members are elected to represent the community. She urged the Council to save Mr. Martin's project.

Stewart Wershow opined that Andrew Martin, who owns Bald Hill Farm, wants to build a food processing facility and slaughter house on his property, which was annexed into the City Limits with a Planned Development Overlay. Mr. Stewart believes voters would not have approved the annexation without the Overlay. A previous Council attempted to remove a similar Overlay from a Downtown property to facilitate development, but the decision was overturned by the Land Use Board of Appeals. The Overlay was applied to the Bald Hill Farm property under the previous Land Development Code (LDC) and was in effect when Mr. Martin purchased the property. Mr. Wershow surmised that Mr. Martin does not want a public hearing regarding his desire to establish a slaughter house on his property. A slaughter house is an industrial use that is allowed on industrially zoned land but only after public hearings.

V. MAYOR, COUNCIL, AND STAFF REPORTS – Continued.

B. Council Reports

Councilor Daniels reported that she met with a representative of Go 21, which is focused on increased use of rail transportation for freight. Legislation is pending in Congress regarding Go 21's proposed incentives for shippers. She will give the information to the City Legislative Committee.

Councilor Daniels asked staff to prepare a report outlining the issues involved in the Council initiating a LDC text amendment to permit agricultural uses on industrially zoned land. Such an amendment would not address a specific property. She would like the report to detail the amount of staff time anticipated for the amendment process and the Council's options, including initiating the amendment action immediately or including the action in the Planning Division's next LDC amendments.

Councilor Brauner reported that he hosted Government Comment Corner June 19 and was approached regarding several issues:

- A citizen suggested that street sweeping and garbage collection not occur the same day in any neighborhood. In neighborhoods without sidewalks, garbage and recycling carts are left on the streets, making it impossible for the streets to be swept.
- A Siuslaw National Forest employee commended Rock Creek Water Treatment Plant staff for doing an excellent job maintaining the facility, being good stewards of the land, and maintaining the roads for emergency access.
- A citizen complained about the City discontinuing providing dog waste bags in parks, believing the lack of bags will result in more future expense than savings.
- Some citizens expressed appreciation for Council members' service.
- He referred citizens to the City's Web site and the electronic Council meeting packet regarding the Bald Hill Farm land use issue. He said the citizens supported the City's actions, even though they like the land use application.
- A citizen expressed concern regarding children getting into poison oak along the trail through the Jackson Frazier Wetland. He noted that people should not deviate from the raised boardwalk through the Wetland.
- A citizen inquired about repairing NW Princess Street, where weeds are growing through cracks.

Councilor Brauner requested information regarding how the City determines priorities for street maintenance with State gas tax revenue.

Councilor Raymond reported that she received from Benton County Health Department's Drug Prevention Juvenile Coordinator information regarding a program for parents.

Councilor Raymond reported that she spoke with Laurie Mason regarding Bald Hill Farm. She concurred with Councilor Daniels' request for additional information from staff. She had hoped the staff report in today's meeting packet would elaborate the Bald Hill Farm application problems, from staff's perspective. She requested more information of this nature, along with information regarding how the City can achieve urban farming within the City Limits.

Councilor Raymond announced that Linda Richards was granted an Oregon State University (OSU) fellowship to attend the 56th commemoration of the bombings of Hiroshima and Nagasaki, Japan, in August. Ms. Richards will meet Hiroshima's mayor and survivors of the Nagasaki bombing. Community members are invited to join Ms. Richards for a paper crane-folding event June 30 at First Congregational Church. The community will recognize the anniversary of the bombings.

Councilor Raymond thanked Public Works staff for the prompt response to issues regarding poison ivy crossing sidewalks and a traffic noise problem.

Councilor Hervey announced a Corvallis Sustainability Coalition meeting tonight regarding solar voltaic incentives. Current incentives are primarily tax credits via long-term deductions from Oregon income taxes. The new incentives would provide immediate reimbursement from the electric companies, which, through installation of new solar voltaic

systems, will avoid the costs of building new power plants. Additional information is available from the Coalition and electric companies.

Councilor Beilstein invited everyone to attend the second annual Corvallis Pride Festival June 26, which will include a parade from OSU's Lower Campus to Central Park, entertainment, and information and advocacy booths.

Councilor Beilstein announced that he will be absent from Corvallis from July 8 until approximately August 10. The City Charter allows the Council to declare vacant any Council position for which the Council member is absent for more than one month without Council approval. He requested Council permission to be absent from the City for one month, noting that he will miss the July 19 and August 2 Council meetings. Council members did not express objections to the request.

Councilor Hirsch announced that the Red, White, and Blue Festival will be held July 3 and 4. He noted that the band Delux Bros, of which he is a member will perform during the afternoon of July 4.

Councilor Hirsch said the Citizens Advisory Commission on Civic Beautification and Urban Forestry (CBUF) received a report regarding three pesticide-free gardens (Riverfront Commemorative Park, NW 18th Street and NW Van Buren Avenue, and Osborn Aquatic Center). The Commission will receive a report in September regarding water and time savings for the three gardens.

Councilor Hirsch reported that OSU's liaison to the CBUF mentioned that a 30-inch limb fell from a native Oak tree at SW 30th Street and SW Washington Avenue; no one was injured in the incident. A Pine tree fell at one of OSU's farms, damaging a Salmon tank; no one was injured in that incident, but people were at the tank 45 minutes earlier. The Commission discussed removal of several large trees soon on OSU's campus that pose safety risks. OSU's liaison emphasized the institution's careful consideration of removing trees, which is a "last resort"; however, safety and liability issues sometimes make tree removal necessary.

Councilor Hirsch clarified that dog waste bags in parks were removed from the City's budget. However, the City received a grant for the bags. The grant should cover the cost of waste bags for approximately two years.

Councilor Hirsch reported that the City will consider sponsorships for "porta-potties." One sponsorship is in effect. Anyone interested in sponsoring a "porta-potty" in a City park should contact Parks and Recreation Department staff and the "porta-potty" vendor.

Councilor Hirsch encouraged Corvallis residents to enjoy the community's walking opportunities.

C. Staff Reports

1. City Manager's Report – May 2010

Assistant City Manager Volmert noted that the City commemorated Public Service Recognition Month and Volunteer Month during May.

2. Council Request Follow-up Report – June 17, 2010

Ms. Volmert reviewed issues addressed in the Report and asked Council members to present any questions to staff.

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

A. Human Services Committee – June 8, 2010

1. Boards and Commissions Sunset Review: Committee for Citizen Involvement

Councilor Brown reported that the Committee conducted the four-year review of the Committee for Citizen Involvement and recommended continuing the Committee for four more years, by means of an ordinance, which will be included in Urban Services Committee's report.

2. Boards and Commissions Sunset Review: Citizens Advisory Commission on Civic Beautification and Urban Forestry

Councilor Brown reported that the Committee recommended continuing the Citizens Advisory Commission on Civic Beautification and Urban Forestry for four more years.

3. Social Services Allocations – Fiscal Year 2010-2011

Councilor Brown reported that United Way of Benton and Lincoln Counties (UWBLC) reviews social service funding applications and recommends allocations. UWBLC used a different process this year, evaluating applications according to the degree to which each service was critical for the City; services were classified into one of three triage categories. The Council subsequently directed that funding allocations be decreased by 6.5 percent. The Committee recommended funding the priority services deemed most critical as recommended by UWBLC and applying the 6.5 percent decrease to the allocations deemed less critical and least critical (the second and third priority categories).

Councilor Brown referenced the Committee's minutes and two staff reports outlining the adjusted allocations, based upon the Committee's non-unanimous recommendation to the Council.

Councilors Brown and Beilstein, respectively, moved and seconded to approve the social services funding allocations to the services deemed most critical and equally reduce the allocations for services deemed less critical and least critical by 6.5 percent.

Councilor Brauner noted that the overall 6.5 percent allocation reduction would be applied to the second and third categories of services, amounting to reductions of more than 6.5 percent. This should be clarified in the motion.

Councilors Brown and Beilstein withdrew the motion and second.

Councilors Brown and Beilstein, respectively, moved and seconded to approve the social service funding allocations in accordance with United Way of Benton and Lincoln Counties' recommendations, as adjusted by Human Services Committee and as outlined in the Committee's June 8, 2010, minutes.

Councilor Brauner noted that UWBLC classified service allocation applications into three categories. He asked why the Committee applied the 6.5 percent budget reduction to the second and third categories. He opined that the reduction should be made for the category deemed least critical.

Councilor Beilstein said he recommended that the Committee apply the 6.5 percent reduction to the second and third priority categories, rather than applying the full reduction to the third priority category. Spreading the reduction over two categories results in reductions of 18.3 percent; applying the full 6.5 percent reduction to the least critical service category would have resulted in a 30 percent reduction for those services. The original allocations were relatively small, so decreasing them by 30 percent would seem like no support. He preferred reducing the amount of the allocation decrease by spreading it between two service categories.

Councilor Brown said he concurred with Councilor Beilstein, believing the division between services in the first and second categories was more significant than the division between services in the second and third categories.

The motion passed seven to two, with Councilors Brauner and Raymond opposing.

B. Administrative Services Committee – May 13, 2010

1. Economic Development Allocations Recommendation

Councilor Hirsch reported that the economic development allocations recommendation was postponed until the Council adopted the Fiscal Year 2010-2011 budget so the Council could address potential reductions in the allocations. The Council approved a 6.5 percent decrease in economic development funding, and the Committee discussed applying the funding reduction to all applications.

Councilors Hirsch and Brauner, respectively, moved and seconded to approve the economic development allocations funding recommendations as reduced by

6.5 percent and approved by Administrative Services Committee. The motion passed unanimously.

C. Administrative Services Committee – June 9, 2010

1. Third Quarter Operating Report

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

2. Allied Waste Services Annual Report

Councilor Hirsch reported that the Committee received Allied Waste Services' annual report. He noted that the yard debris cart is now known as the mixed organic cart. He said the Corvallis area has one of the few programs in the nation for recycling and composting food materials.

This issue was presented for information only.

3. 2011-2012 City Council Team Building and Goal Setting Facilitator Process

Councilor Hirsch referenced Councilor O'Brien's letter (Attachment A).

Councilors Hirsch and Brauner, respectively, moved and seconded to direct staff to hire Joseph Bailey to conduct team building and goal setting for the 2011-2012 Council term and to direct Mr. Bailey to subsequently meet with a representative group of Councilors, appointed by Mayor Tomlinson, who indicated they will seek re-election to determine the specific process. The motion passed unanimously.

V. MAYOR, COUNCIL, AND STAFF REPORTS – Continued

C. Staff Reports – Continued

2. Council Request Follow-up Report – June 17, 2010 – Continued

Councilor Hamby quoted from Community Development Director Gibb's June 16 memorandum, included in the Council Request Follow-up Report, regarding the Bald Hill Farm land use application, "At this point, nearly a year after the City confirmed the land use violations, there has been no final deadline set to achieve compliance or any requirement that existing activities cease." He noted that the City did not ask Andrew Martin to stop his operations.

Councilor Hamby continued quoting from the memorandum,
"This is because the City had determined that there was satisfactory progress being made in resolving land use compliance issues. Our normal practice is to work with parties to achieve compliance, rather than impose penalties. Over the past year, City

staff has been consistent in communicating that, while compliance issues need to be addressed, staff is interested in exploring ways to match Mr. Martin's plans with the City's land use goals and processes. Possibilities discussed include re-zoning portions of the SW Reservoir Avenue site and changes in Land Development Code text. Staff has worked with Mr. Martin and/or his representatives on numerous occasions to review options, discuss the planned development process, and review land use application submittals. Staff will continue to be available as a resource in moving forward."

Councilor Hamby noted that staff and the Council are not creating roadblocks to Mr. Martin's development efforts. Staff admirably tried to honor the community's work in developing the LDC over the past 20 years. He opined that Mr. Martin has an admirable project but is not interested in working within the LDC requirements. He said everyone in the community must follow the rules, and it is not appropriate for staff or the Council to make allowances for any applicant. The rules developed by the community must be honored. He commended staff for "bending over backward" to assist Mr. Martin. He supports Councilor Daniels' request for additional information, but he may not support amending the LDC simply to address a specific issue.

D. Urban Services Committee – June 10, 2010

1. Boards and Commissions Sunset Review: Airport Commission

Councilor Hervey reported that the Airport Commission completed 11 actions during the past four years and would like to pursue ten more actions. The Committee recommended continuing the Commission for four more years.

City Attorney Fewel read an ordinance amending Corvallis Municipal Code Chapter 1.16, "Boards and Commissions," as amended.

ORDINANCE 2010-13 passed unanimously.

2. Sustainability Coalition Water Demonstration Project Contract

Councilor Hervey reported that the Committee reviewed a proposed contract for the Corvallis Sustainability Coalition's water conservation demonstration project to be sited at the First Alternative Cooperative South Store. The contract outlines provisions regarding funding the Council previously approved for the project.

Councilors Hervey and Hamby, respectively, moved and seconded to approve the contract for the Corvallis Sustainability Coalition water demonstration project.

Councilor Hamby said he had reservations regarding the contract but will support the motion. He expressed confidence that staff and the Coalition will abide by the contract terms.

The motion passed unanimously.

D. Other Related Matters

1. A resolution relating to the Risk Management Fund, transferring appropriations from Contingencies to City Manager's Office

Ms. Volmert explained that the proposed resolution would authorize transferring appropriations from Operating Contingencies to Operating Expenditures to pay the anticipated remaining expenditures for the current fiscal year. Staff expects the expenditures to slightly exceed the previously approved appropriation. Most expenditures have been within the budgeted amounts. The City had a good workers' compensation experience thus far this fiscal year; however, costs from previous fiscal years, when inadequate funding was available, are being paid this fiscal year. The proposed resolution would increase by \$25,000 staff's authorized allocation for the current fiscal year. The proposed appropriation would decrease the available fund balance and may impact future allocations to departments that fund the Risk Management Fund. If not all of the additional \$25,000 funds are needed, the fund balance would be increased to reduce future allocations.

Mr. Fewel read a resolution relating to the Risk Management Fund, transferring appropriations from Contingencies to City Manager's Office.

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

RESOLUTION 2010-24 passed unanimously.

VII. PUBLIC HEARINGS – None.

XI. ADJOURNMENT

The meeting was adjourned at 1:22 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

6/21/10

Mayor and Counselors-

At the June 9th Administrative Services Committee meeting members were asked to provide guidance to staff regarding the 2010-11 team building and goal setting procedure. Committee members were unanimous in their support for Mr. Bailey as facilitator. It was agreed that he would be a good choice for the next council's team building effort.

That being said, I felt that potential financial and time savings could be realized by the elimination of at least the psychometric inventory. In my opinion, it was a portion of the experience which conveyed only a marginal value relative to its prominence in the process. Staff agreed to contact Mr. Bailey and ask if he would be willing to alter his program to suit the desires of the council. In the event that he is, a direction was made that a small group of those seeking re-election could meet with him to work out the details.

My reason for proposing a different and simpler team building and goal setting model is two fold. Firstly, my desire is to have a much more straight forward, pragmatic and less touchy feely experience. Secondly, I would like to see a process that avails itself more fully to new councilors. For example, as a new councilor I failed to fully appreciate the impact goal setting would have on our work during the term as we struggled through, and still do, efforts on homelessness, sustainability and economic development.

Based on my own observation and anecdotal evidence offered by some with a much greater level of experience I feel that this Council has not always been a particularly good team. We had an especially rough first six months. That does not speak well of the efficacy of our initial team building or goal setting effort.

It is my hope that selected councilors can work with Mr. Bailey to craft a team building and goal setting effort which is fully inclusive, simpler, and straight forward, as well as productive and positive. I would be unwilling to support efforts which involve an inordinate amount of self assessment, hand holding, hugging, nor other such gobbledygook. Despite my admiration I don't want to live with any of you but rather want us to be able to work effectively together and with staff to foster the city through a difficult time in our history. To whoever is given this task; thank you for your consideration.

Sincerely,
Mark O'Brien
Councilor, Ward 1



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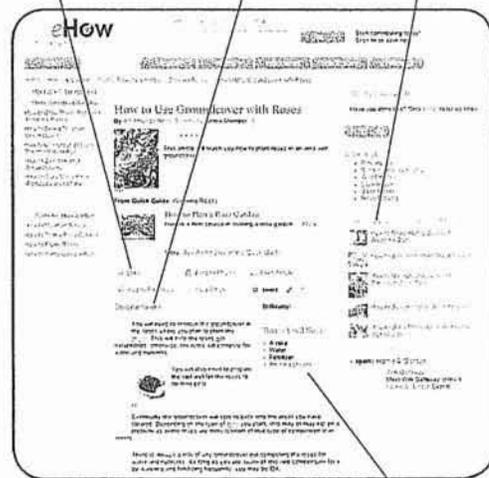
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- Novelty
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- Color throughout bloom cycle
- Aging Quality
- Flowering Effect
- Fragrance
- Stem/cluster form
- Plant habit
- Vigor
- Foliage
- Disease resistance
- Repeat bloom quality



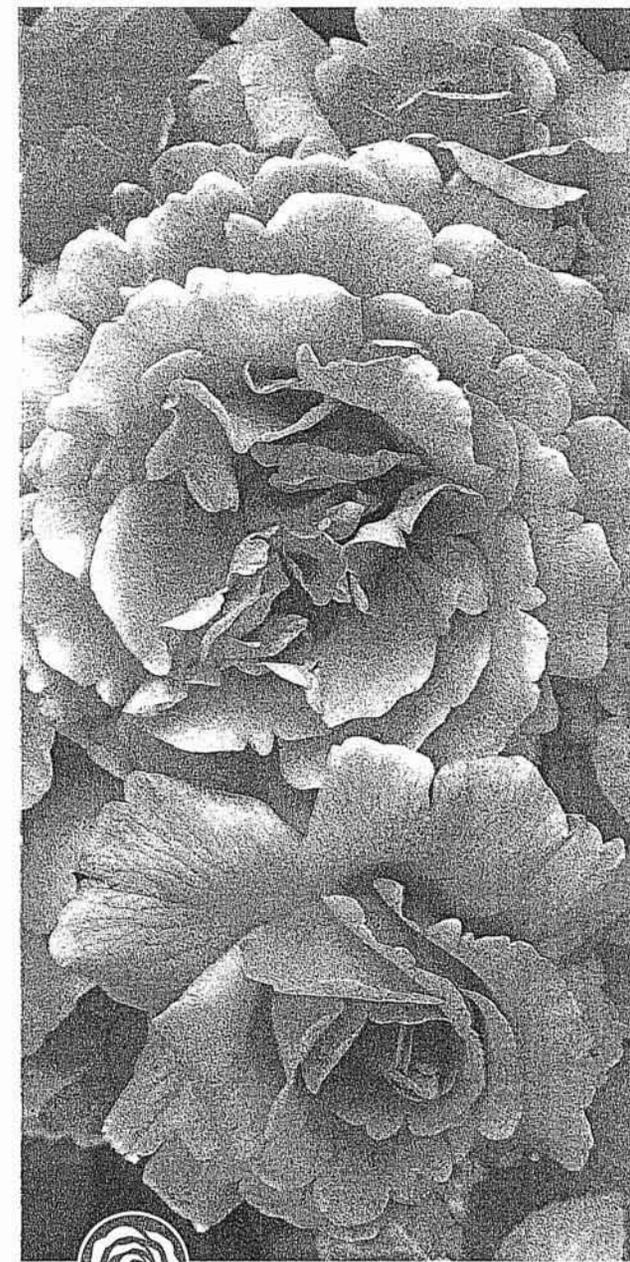
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[cv. HARpageant] PPAF

2010 WINNER

Delectable colors of mango orange, peach pink & ripe apricot bounce off the mirrored glossy green leaves, providing a flamboyant fruit salad for the landscape. Her free-flowing swirling shades of sunset show up in fragrant large colorful clusters atop a rounded bushy plant. So disease resistant, vigorous, flowerful and fabulous, you just can't say 'no' to this seductress of the garden. The one & only AARS award winner granted for 2010...it's distinctively delightful.

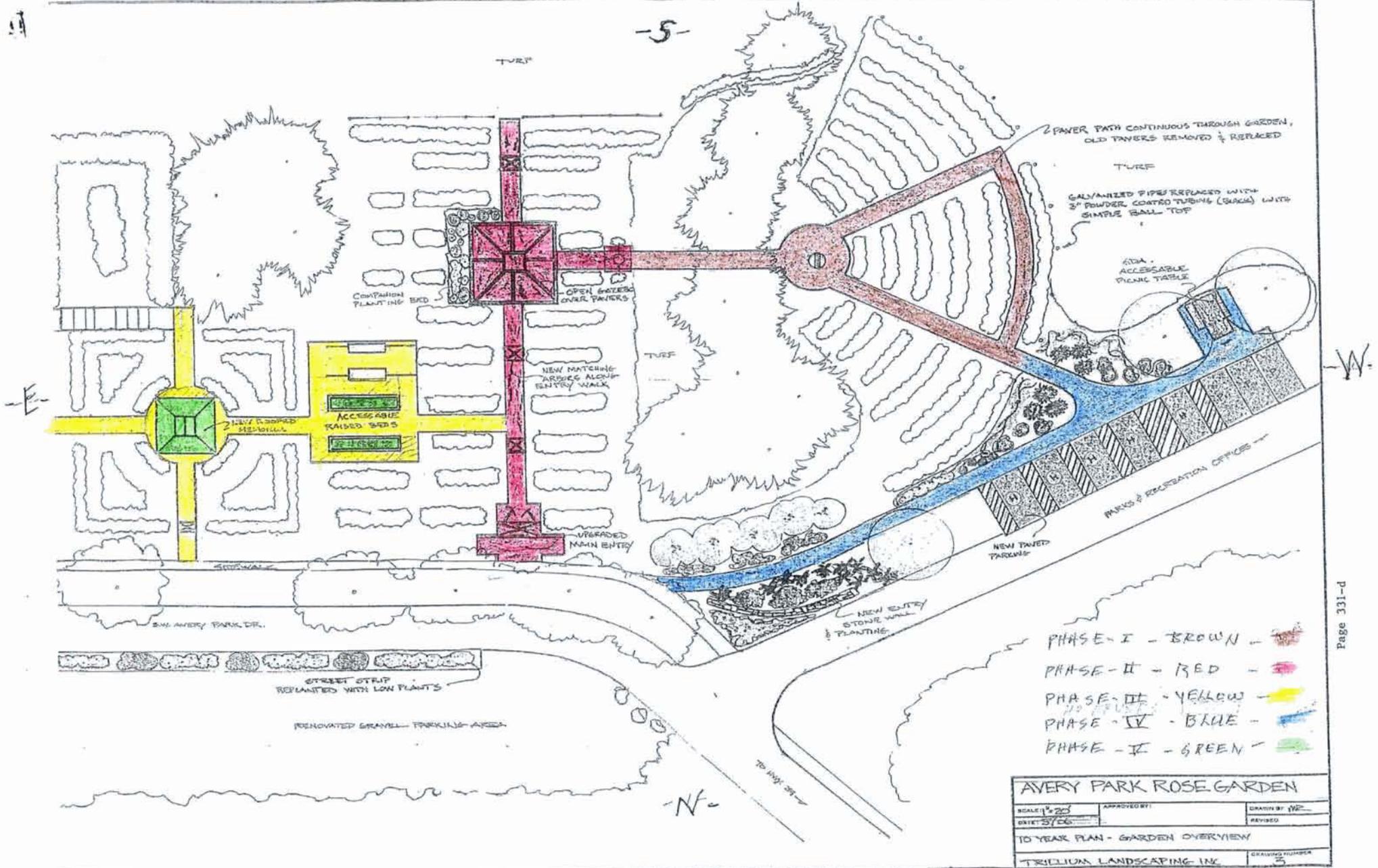
- CLASS:** Floribunda
- COLOR:** Orangey-apricot to honey-pink
- HABIT:** Very rounded and bushy
- FLOWER SIZE:** Medium, up to 3 inches in diameter
- PETAL COUNT:** 25-30
- FRAGRANCE:** Moderate fruity

Hybridized by Harkness New Roses of the United Kingdom, Easy Does It is introduced by Weeks Roses of Wasco, California.



PUBLIC GARDEN LOCATIONS

- ALABAMA**
 - Birmingham: Dunn Formal Rose Garden
 - Fairhope: City of Fairhope Rose Garden
 - Mobile: Battleship Memorial Park
 - Theodore: Bellingrath Gardens Rose Garden
- ARIZONA**
 - Mesa: Mesa-East Valley Rose Society/Mesa Community College Rose Garden
 - Phoenix: Valley Garden Center Rose Garden
 - Tucson: Gene C. Reid Rose Garden
- ARKANSAS**
 - Little Rock: Arkansas State Capitol Rose Garden
- CALIFORNIA**
 - Carlsbad: The Christopher W Greenwood Rose Walk of Fame
 - Citrus Heights: Fountain Square Rose Garden
 - Duarte: Ruth & Allen Ziegler International Garden of Meditation
 - LaCanada: Descanso Gardens, International Rosarium
 - Los Angeles: Exposition Park Rose Garden
 - Los Angeles: Watts Senior Center Rose Garden
 - Oakland: Morcom Rose Garden
 - Palos Verdes Peninsula: South Coast Botanic Garden; James J. White Rose Garden
 - Pasadena: Tournament of Roses Wrigley Garden
 - Sacramento: McKinley Park Rose Garden
 - Sacramento: World Peace Rose Garden
 - San Diego: Inez Parker Rose Garden
 - San Francisco: Golden Gate Park Rose Garden
 - San Jose: San Jose Municipal Rose Garden
 - Santa Barbara: A.C. Postel Memorial Rose Garden
 - Westminster: Westminster Civic Center Rose Garden
 - Whittier: Pageant of Roses Garden
- CANADA**
 - Rosedale, BC: Minter Gardens - Rose Garden
- COLORADO**
 - Golden: Jefferson County Sheriff's Complex Rose Garden
 - Littleton: War Memorial Rose Garden at Stern Park
 - Longmont: Longmont Memorial Rose Garden at Roosevelt Park
- CONNECTICUT**
 - Hamden: Pardee Rose Garden
 - Norwich: Norwich Memorial Rose Garden at Mohegan Park
 - Straford: Boothe Memorial Park Wedding Rose Garden
 - West Hartford: Elizabeth Park Rose Garden
- FLORIDA**
 - Lake Buena Vista: Walt Disney World Company AARS Display Garden
 - Largo: Sturgeon Memorial Rose Garden
- Sarasota:** The John and Mable Ringling Museum of Art Rose Garden
- HAWAII**
 - Kula, Maui: University of Hawaii
- IDAHO**
 - Boise: Julia Davis Rose Garden
- ILLINOIS**
 - Alton: The Nan Elliott Memorial Rose Garden at Gordon F. Moore Commemorative Park
 - Evanston: Merrick Park Rose Garden
 - Glencoe: Chicago Botanic Garden at The Bruce Krasberg Rose Garden
 - Libertyville: Lynn J. Arthur Rose Garden at Cook Memorial Park
 - Peoria: Luthy Memorial Rose Garden at Luthy Botanical Gardens
 - Rockford: Rockford Park District Sinissippi Rose Garden
 - Springfield: Washington Park Botanical Garden
- INDIANA**
 - Fort Wayne: Lakeside Rose Garden
 - Richmond: Richmond Rose Garden at Glen Miller Park
- IOWA**
 - Ames: Reiman Gardens at Iowa State University
 - Davenport: Rose Garden at Vander Veer Botanical Park
 - Des Moines: Clare and Miles Mills Rose Garden at Greenwood Park
 - Dubuque: Gottshalk Hoeger Rose Garden at Dubuque Botanical Gardens
 - Muscatine: Weed Park Memorial Rose Garden
- KANSAS**
 - Topeka: E.F.A. Reinisch Rose Garden at Gage Park
- LOUISIANA**
 - Baton Rouge: Louisiana State University Burden Center Rose Garden
 - Florien: Hodges Gardens
 - Shreveport: The Gardens of the American Rose Center
- MAINE**
 - Portland: City of Portland Rose Circle at Deering Oaks Park
- MARYLAND**
 - Wheaton: Brookside Gardens
- MASSACHUSETTS**
 - Westfield: The Stanley Park of Westfield
- MICHIGAN**
 - East Lansing: Michigan State University Horticulture Demonstration Gardens
- MINNESOTA**
 - Chaska: Nelson Shrub Rose Garden
 - Minnesota: The University of Minnesota Landscape Arboretum
 - Duluth: Lelf Erikson Rose Garden
- Minneapolis:** Lyndale Park Rose Garden
- Sc. Cloud:** Virginia Clemens Rose Garden
- MISSISSIPPI**
 - Hattiesburg: University of Southern Mississippi Rose Garden
- MISSOURI**
 - Cape Girardeau: The Rose Garden in Capaha Park
 - Kansas City: Laura Conyers Smith Municipal Rose Garden at Loose Memorial Park
 - St. Louis: Gladney & Lehmann Rose Gardens at Missouri Botanical Garden
 - Unity Village: Unity Rose Garden
- MONTANA**
 - Missoula: Missoula Memorial Rose Garden
- NEBRASKA**
 - Lincoln: Hamman Rose Garden at Lincoln's Sunken Garden & Folsom Zoo
 - Omaha: Memorial Park Rose Garden
- NEVADA**
 - Reno: City of Reno Municipal Rose Garden at Idlewild Park
- NEW HAMPSHIRE**
 - North Hampton: Fuller Gardens
- NEW JERSEY**
 - East Millstone: Ruldolf W. van der Goot Rose Garden at Colonial Park
 - Moorestown: Andrew M. Stellweg Sr. Memorial Rose Garden
- NEW MEXICO**
 - Albuquerque: Albuquerque Rose Garden
- NEW YORK**
 - Bronx: The Peggy Rockefeller Rose Garden at New York Botanical Garden
 - Brooklyn: Cranford Rose Garden at Brooklyn Botanic Garden
 - Buffalo: Delaware Park Rose Garden
 - Canandaigua: Sonnenberg Gardens
 - New York: United Nations Rose Garden
 - Rochester: Maplewood Rose Garden
 - Schenectady: Central Park Rose Garden
 - Syracuse: Dr. E. M. Mills Memorial Rose Garden at Thornden Park
- NORTH CAROLINA**
 - Asheville: Biltmore Estate
 - Charlotte: McGill Rose Garden, Inc.
 - Durham: The Gardens at Witherspoon
 - Raleigh: Raleigh Municipal Rose Garden
 - Wilson: The Wilson Rose Garden
 - Winston-Salem: Reynolda Gardens of Wake Forest University
- OHIO**
 - Bay Village: Cahoon Memorial Rose Garden
 - Columbus: Columbus Park of Roses
 - Youngstown: Fellows Riverside Gardens
- OKLAHOMA**
 - Oklahoma City: Charles E. Sparks Rose Garden at Will Rogers Horticultural Gardens
- OREGON**
 - Coos Bay: Shore Acres Botanical Garden & State Park
 - Corvallis: Avery Park Rose Garden
 - Eugene: George E Owen Memorial Rose Garden at Skinner Butte Park
 - Portland: International Rose Test Garden
- PENNSYLVANIA**
 - Allentown: Malcolm W. Gross Memorial Rose Garden
 - Hershey: Hershey Gardens
 - McKeesport: Garden Club of McKeesport at Renziehausen Park
 - Philadelphia: The Morris Arboretum Rose Garden at the University of Pennsylvania
- SOUTH CAROLINA**
 - Orangeburg: Edisto Memorial Gardens
- SOUTH DAKOTA**
 - Rapid City: Rapid City Memorial Park Rose Garden
- TENNESSEE**
 - Chattanooga: Chattanooga Choo Choo Holiday Inn
- TEXAS**
 - El Paso: El Paso Municipal Rose Garden
 - Farmers Branch: National EarthKind Rose Trial Gardens & Display Gardens
 - Fort Worth: Fort Worth Botanic Garden Rose Garden
 - Galveston: Gleaves James Centennial Rose Garden
 - Houston: J.M. Stroud Rose Garden
 - Tyler: Tyler Municipal Rose Garden
 - Victoria: Victoria Memorial Rose Garden
- UTAH**
 - Fillmore: Territorial Statehouse State Park Rose Garden
 - Nephi: Nephi Federated Women's Club Memorial Rose Garden
- VIRGINIA**
 - Arlington: Bon Air Memorial Rose Garden
 - Norfolk: Norfolk Botanical Garden Bicentennial Rose Garden
- WASHINGTON**
 - Chehalis: City of Chehalis Municipal Rose Garden
 - Kennewick: Master Gardener Demonstration Rose Garden
 - Seattle: Woodland Park Rose Garden at Woodland Park Zoo
 - Spokane: Rosehill at Manito Park
 - Tacoma: Point Defiance Rose Garden
- WEST VIRGINIA**
 - Huntington: Ritter Park Rose Garden
 - Moundsville: The Palace Rose Garden at Prabhupada's Palace of Gold
- WISCONSIN**
 - Hales Corners: Boerner Botanical Gardens
 - Madison: Olbrich Botanical Gardens



- PHASE - I - BROWN - [brown swatch]
- PHASE - II - RED - [red swatch]
- PHASE - III - YELLOW - [yellow swatch]
- PHASE - IV - BLUE - [blue swatch]
- PHASE - V - GREEN - [green swatch]

| AVERY PARK ROSE GARDEN | | |
|--------------------------------|--------------|-------------------|
| SCALE: 1" = 20' | APPROVED BY: | DRAWN BY: JWC |
| DATE: 5/16/06 | | REVISED: |
| 10 YEAR PLAN - GARDEN OVERVIEW | | |
| TRILLIUM LANDSCAPING INC | | DRAWING NUMBER: 3 |



Community Development
 Planning Division
 501 SW Madison Avenue
 Corvallis, OR 97333

Approved as submitted, June 16, 2010

CITY OF CORVALLIS
LAND DEVELOPMENT HEARINGS BOARD MINUTES
June 2, 2010

Present

Frank Hann, Acting Chair
 Steve Reese
 James Feldmann, Alternate

Staff

Jim Brewer, Deputy City Attorney
 Kevin Young, Planning Division Manager
 Jeff McConnell, Engineering Supervisor
 Matt Grassel, Development Review Engineer
 Jason Yaich, Associate Planner
 Terry Nix, Recorder

Excused

Karyn Bird, Chair

SUMMARY OF DISCUSSION

| | Agenda Item | Information Only | Held for Further Review | Recommendations |
|------|---|------------------|-------------------------|--|
| I. | Opening | X | | |
| II. | Public Hearing Appeal of a Director's Decision on Integrity Investments, 4010 SW Western Boulevard, (CDP10-00001, MLP10-00001, LDO10-00002) | | | Deny the appeal and uphold the decision of the Community Development Director to approve the request as conditioned. |
| III. | Adjournment – 6:50 p.m. | | | |

CONTENT OF DISCUSSION

The Corvallis Land Development Hearings Board was called to order by Acting Chair Frank Hann at 5:30 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

I. OPENING:

The Chair welcomed citizens and reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Board may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier

speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

II. PUBLIC HEARING – Appeal of a Director's Decision on Integrity Investments, 4010 SW Western Boulevard (CDP10-00001, MLP10-00001, LDO10-00002):

A. Declarations by the Board: Conflicts of Interest, Ex Parte Contacts, Site Visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest: None.
2. Ex Parte Contacts: None.
3. Site Visits: Board member Hann declared a site visit.
4. Objections on Jurisdictional Grounds: None.

B. Staff Overview:

Associate Planner Jason Yaich briefly reviewed the Site and Vicinity, Comprehensive Plan Map, Zoning District Map, and Existing Conditions for the subject site and surrounding properties, as detailed in the written staff report. There are no mapped Natural Resources or Natural Hazards on the property.

C. Legal Declaration:

Deputy City Attorney Jim Brewer said the Board will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they believe are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

D. Applicant's Presentation:

Chick Gerke said that he is an architect working with Brad Wilson, the owner of the subject property. Mr. Gerke said that Land Development Code (LDC) 4.1.40.b.2.b states that the City Engineer may allow the developer to sign an irrevocable petition for public street improvements in lieu of prepayment when future improvement scenarios are uncertain. Although Chapter 4.0 states that full street improvements shall be made concurrent with development, he has been involved in numerous small development projects over several years in Corvallis and never once have full street improvements come to the floor; there have always been reasonable circumstances presented such that requiring full street improvements did not make sense. Every project has its own scale and scope and individual circumstances rightfully should dictate the conditions of approval. A 20-home subdivision should be required to pay its full share of infrastructure improvements, but infill, which is supported by the community and by all of the City's planning documents, should be considered based on scale. The application site is less than one acre and the project would create only two additional tax lots. The staff report discusses Rough Proportionality and references the Cole Subdivision, just east of subject site. Using information provided for the Cole Subdivision and adjusting for inflation, Mr. Gerke estimates a cost of \$30,000 to \$40,000 for half-street improvements for the 130 feet fronting the subject property; this equates to roughly \$17,500 per lot in prepayment. The developer would also have significant System Development Charges (SDCs) and an increase in the property tax base. This becomes a real affordability issue for the developer.

Mr. Gerke said the staff report makes a case that the Transportation Plan classifies Western Boulevard as an Arterial street and that this represents certainty. He thinks there is great uncertainty at this particular location. The state has mandated ODOT to reduce access points on the highway, ODOT would like to have traffic that comes onto Western Boulevard from Philomath Boulevard to be more controlled, and it is just not known what will happen with that highway. Mr. Gerke said the staff report states that the fact that street classifications could change in the future is not a reasonable basis for finding that uncertainty exists, because doing so would exempt all development from prepayment. He believes that certainty would exist, for example, in a circumstance where a property is bridging or adjacent to two fully developed roadways. He asked what would constitute uncertainty to the Engineering staff. He believes this provision is there to allow for a reasonable viewing of the application, circumstances, size and scale. He encouraged the Commission to approve the appeal.

Brad Wilson, Integrity Investments, said that he had two informal meetings and one pre-application meeting with City staff, during which he asked if anything might come up to cause any problems. He was told that the site was zoned RS-3.5, that the application meets the purpose of the zone, and that the water situation is good. He asked about street improvements and was told that the City likes street improvements to be prepaid, but that there are opportunities for a waiver. After these meetings, he purchased the property and made application. Staff then advised that he would have to do a modification or a new land use procedure on the church property at a cost of about \$4,000. At this point, he hired Mr. Gerke, because the process became a greater burden than he was capable of handling on his own. Later, Engineering staff

said that there was only a 2-inch water line at the site, not an 8-inch line as previously thought. Staff said it would allow a waiver for remonstrance on the water line, but that it wanted prepayment for the street improvements. He questioned why this was not made clear in the preliminary discussions. If he had had that information prior to purchasing the land, he said, he probably would not have gone forward. Prepayment for street improvements, SDCs, and other costs do not work out financially. If he has to prepay the street improvements, he may break even at best. This requirement deters, not encourages, infill. He said that staff has been great to work with, but he is frustrated by the process.

In response to an inquiry from Board member Hann, Mr. Wilson said he is asking to be able to sign a waiver of remonstrance so that payments for street improvements are made at the time of improvement. This information would be recorded with the title so that anyone purchasing the property would be aware of that potential cost.

E. Staff Report:

Planner Yaich said this is an Appeal of a Director's Decision related to approval of a Conditional Development Modification, Minor Land Partition, and Minor Lot Development Option. The appellant is appealing a specific condition of approval related to public improvements required with development for the three-parcel Minor Land Partition request. This is a de novo hearing, so the Board will consider the application in its entirety. The staff report includes the criteria that apply to each of the three land use decisions. He briefly reviewed the three land use requests, the related criteria, and staff findings for each as detailed in the written staff report.

Related to the appeal, Planner Yaich said that the issues raised by the appellant are limited to Condition of Approval 4 specific to LDC provisions concerning public improvements required with development. The condition of approval requires prepayment for a portion of public street improvements which would be constructed along the frontage of the subject property at some time in the future. The public street improvements are required per the LDC in relationship to the requested Minor Land Partition.

Regarding the first issue raised by the appellant, that the condition of approval is neither a "necessary or valid requirement imposed upon this application," Planner Yaich reviewed findings from Chapter 4.0 of the LDC and Council Policy 99-7.14, as detailed in the staff report, which require that approval of development shall include a condition to prepay the City for future street improvements according to current policies and procedures. This allows the developer to prepay for these improvements as opposed to having to construct them at the time of development. Staff finds that the LDC supports the prepayment condition.

Regarding the second issue raised by the appellant, that an irrevocable petition is a valid alternative to the prepayment requirement, Planner Yaich said that LDC 4.1.40.b.2 provides language that the City Engineer may allow the developer to sign an irrevocable petition for public street improvements in lieu of prepayment under certain circumstances. As detailed in the analysis in the written staff report, the City Engineer has determined that this provision does not apply, based on his findings that certainty exists as to how Western Boulevard will be developed. Western Boulevard is

identified as an Arterial street in the City's Transportation Plan and design and cost can be quantified using standard engineering practices. Staff recommends that the Board deny the appeal and uphold the Director's Decision.

Board member Reese asked how often the prepayment requirement is implemented. Engineering Supervisor Jeff McConnell said that, since implementation of the 1999 City Council policy, the Engineer is more likely to require prepayment. Prepayment was required with both the Cole Subdivision and recent improvements on Country Club Drive. Planning Division Manager Kevin Young added that staff believes that the current policy calls for improvements to be constructed in conjunction with development or prepayment; there is a very small number of applications under current Council Policy for which staff would allow an irrevocable petition.

In response to further inquiry from Board member Reese, Supervisor McConnell said that the subject site contains a 2-inch water line; City standards require an 8-inch water line. Because staff did not see a need to extend that water line in the foreseeable future, it allowed a waiver of remonstrance related to the water line. The Arterial street is an existing use and, in his opinion, improvements are very likely to happen; SDCs and prepayment give the City the ability to do these improvements at the appropriate time. This shows the contrast of where it is appropriate for staff to find a waiver or irrevocable petition to be acceptable.

In response to inquiries from Board member Hann, staff provided rough estimates of the size of the Cole Subdivision and the Country Club Drive improvements compared to the subject site.

Board member Feldmann asked staff to respond to the appellant's comments about information received during the pre-application process. Planner Yaich said that staff was not able to locate any minutes or evidence of pre-application meetings. Staff did locate some e-mail correspondence that makes clear the appellant was aware of the requirements prior to application.

- F. Public Testimony in favor of the application: None.
- G. Public Testimony in opposition to the applicant's request: None.
- H. Neutral testimony:

Kerry Denison said she, her sister and her brother-in-law own the two homes immediately west of the subject property. She requested that, if this application is approved, some kind of fencing be required between the properties.

- I. Rebuttal by Applicant:

Chick Gerke said that, if an exception is not appropriate for a small infill development like this where the economic impact will be such that the property will not develop if it has a prepayment burden on it, then he would question when it would be appropriate. He said the prepayment requirement is not appropriate to the size and scale of this project and is contrary to efforts related to infill development.

Brad Wilson said that the pre-application meetings were well before the time that he made application and before he had purchased the property. He was not aware of the prepayment requirement when he purchased the property even though he had two conversations with staff over the counter and once during a pre-application meeting. He was not aware of the prepayment requirement until he made application.

J. Sur-rebuttal: None.

Questions from the Commission:

Board member Reese asked for additional information about the pre-application meetings. Planner Yaich said that staff researched the files for history on this application. The only documentation that would have captured specifically when certain application requirements or conditions of approval were conveyed to the applicant was some e-mail correspondence. It was clear the applicant was aware of these requirements when he made application in January. Manager Young added that, in talking with staff and looking in the files, staff was unable to find evidence of a pre-application meeting.

Board member Feldmann asked about the relevance of a pre-application meeting on the decision criteria. Manager Young said that staff endeavors to communicate LDC requirements to those who come in and takes this very seriously. Staff is confident that these issues were raised in a timely manner and that the applicant was aware of the requirements at the time of application; he did not make a decision to withdraw his application. That said, pre-application discussions do not have any applicability on the decision criteria.

Board member Hann asked, as far as public interest, what is at risk if an irrevocable agreement is approved. Supervisor McConnell said that prepayment allows for the City to plan for improvements; an irrevocable agreement would result in additional administrative costs. Manager Young added that the Council policy was put into place to address issues and problems that the City had over the years in getting the desired street improvements. Board member Hann asked for input as to the relative weight of Council policies as compared to the LDC. Manager Young said that Council policies carry a lot of weight with staff, but they are not to the level of the LDC. The staff analysis was done using the LDC criteria; staff found that the circumstances to allow an irrevocable agreement were not satisfied in this case.

In response to an inquiry from Board member Feldmann, Manager Young noted that the requirement is limited to improvements that would be required on a local street; staff believes that this is a proportional requirement that would be applied to any residential development in the City.

Board member Reese asked staff to speak to the request raised during public testimony related to a fence. Manager Young said that fences would not typically be required as part of this approval; the Board may find that there are special circumstances in this case by which they would find a fence to be an appropriate requirement.

K. Additional time for applicant to submit final argument:

The applicant waived the additional time to submit written argument.

L. Close the public hearing:

MOTION: Board Member Reese moved to close the public hearing. Board Member Feldmann seconded the motion and it **passed** unanimously.

M. Discussion and Action by the Board:

MOTION: Board member Reese moved to deny the appeal, as described in Attachment A of the staff report, and therefore uphold the original decision of the Community Development Director (Attachment B of the staff report) to approve the requested Conditional Development Modification, Minor Land Partition, and Minor Lot Development Option, as conditioned. This motion is based upon the findings of the Director outlined in Attachment B, and discussion in the May 21, 2010, Staff Report to the Land Development Hearings Board. Board member Feldmann seconded the motion.

Board member Reese said he does not know what to say about the apparent difference of opinion regarding the pre-application discussion and the appellant's comment that he may not have gone forward if he knew what he was getting into; however, this decision cannot be made based on what was or was not said at a pre-application meeting. Going back to LDC criteria related to this process, he said that he agrees with staff's findings that there is sufficient certainty with respect to how Western Boulevard will develop, and he will vote in support of the motion. Commissioner Feldmann expressed agreement.

The motion **passed** unanimously.

N. Appeal Period:

The Chair explained that the decision will be effective 12 days from when the Notice of Disposition is signed, unless an appeal is filed with the City Recorder.

III. **ADJOURNMENT:** The meeting was adjourned at 6:50 p.m.



Community Development
 Planning Division
 501 SW Madison Avenue
 Corvallis, OR 97333

Approved as corrected, June 16, 2010
CITY OF CORVALLIS
PLANNING COMMISSION MINUTES
June 2, 2010

Present

James Feldmann
 Jennifer Gervais, *Vice Chair*
 Frank Hann
 Tony Howell
 Steve Reese
 Jim Ridlington
 Jasmin Woodside
 Mark O'Brien, *Council Liaison*

Staff

Jim Brewer, Deputy City Attorney
 Kevin Young, Planning Division Manager
 Jeff McConnell, Development Engineering Supervisor
 Ted Reese, Development Review Engineer
 Brian Latta, Associate Planner
 Terry Nix, Recorder

Excused

Tad Abernathy
 Karyn Bird, *Chair*

SUMMARY OF DISCUSSION

| | Agenda Item | Information Only | Held for Further Review | Recommendations |
|------|---|------------------|-------------------------|--|
| I. | Visitors' Propositions | X | | |
| II. | Public Hearing 49th Street Annexation, (ANN10-00002, ZDC10-00002, PLD10-00006) | | | Recommend the City Council deny the request to place the Annexation on the November, 2010 ballot; Deny the requested Zone Change and Planned Development requests. |
| III. | Planning Commission Minutes A. May 19, 2010 | | | Approved as revised. |
| IV. | Old Business | X | | |
| V. | New Business | X | | |
| VI. | Adjournment – 9:20 p.m. | | | |

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by Vice Chair Jennifer Gervais at 7:04 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

- I. VISITOR'S PROPOSITIONS: There were no propositions brought forward.
- II. PUBLIC HEARING – 49th Street Annexation (ANN10-00002, ZDC10-00002, PLD10-00006):

A. Opening and Procedures:

The Chair welcomed citizens and reviewed the public hearing procedures. Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant, limited in scope to issues raised in opposition and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Commission may ask questions of staff, engage in deliberations, and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by earlier speakers. It is sufficient to say you concur with earlier speakers without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

The Chair opened the public hearing.

B. Declarations by the Commission: Conflicts of Interest, Ex Parte Contacts, Site visits, or Objections on Jurisdictional Grounds

1. Conflicts of Interest: None.
2. Ex Parte Contacts: None.
3. Site Visits: Commissioners Gervais, Howell, Reese, Ridlington and Woodside.
4. Objections on Jurisdictional Grounds: None.

C. Staff Overview:

Associate Planner Brian Latta distributed written testimony from ODOT and from citizen Violet Campbell, received after the staff report was issued but before the public hearing.

Planner Latta said the applicant requests three land use actions. The first is a request for the Planning Commission to recommend that the City Council place a measure on the November, 2010, ballot to annex 10.48 acres of privately-owned land into the City of Corvallis. The second request is approval of a Zone Change application to assign a zoning designation of PD(RS-6) to the annexed property. The third request is approval of a Conceptual and Detailed Development Plan (CDDP) to construct Phase I public improvements. The public improvements include extending the public storm pipe in SW 49th Street south to the site, and constructing the western portion of the intersection of SW 49th Street and the proposed neighborhood collector street.

Planner Latta reviewed an aerial photograph of the site and vicinity. He reviewed Comprehensive Plan Map and Zoning Map designations for the subject site and surrounding areas. He then reviewed the General Land Use Plan (GLUP), the Conceptual Development Plan (CDP), and the Detailed Development Plan (DDP), as detailed in the written staff report.

D. Legal Declaration:

Deputy City Attorney Jim Brewer said the Commission will consider the applicable criteria as outlined in the staff report, and he asked that citizens direct their testimony to the criteria in the staff report or other criteria that they believe are applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

E. Applicant's Presentation:

Lyle Hutchens, Devco Engineering, said he is providing consulting assistance to the 49th Street Annexation Partners for this application. He introduced Jim Boeder, who is present this evening representing 49th Street Annexation Partners. Mr. Hutchens stated that the subject site consists of three tax lots located between SW 49th and 53rd Streets, south of Country Club Drive, and north of Nash Avenue. The site abuts the exiting City limits to the east and would have a maximum density of approximately 63 dwelling units. The application is primarily for an annexation of the site into the City limits; it is accompanied by a Zone Change with a Planned Development (PD) Overlay application that would change the zoning designation to PD(RS-6). Mr. Hutchens showed a graphic of the GLUP. He said this is the first annexation proposal to be evaluated since the City adopted a new Land Development Code (LDC) in 2006, and it stands as an opportunity to put a majority of the LDC planning objectives into practice on a new piece of property. The GLUP includes a new neighborhood collector street along the northern boundary, a local street along the south boundary, and three north/south local streets that collectively create a pattern of small, walkable blocks on the site. The first phase of development is to include extension of a public storm drain in SW 49th Street from north of the site to the southerly boundary of the site, and construction of the easterly portion of the new neighborhood collector street with the

intersection of SW 49th Street. The inclusion of the PD Overlay and CDDP with this application is triggered by the state's Transportation Planning Rule (TPR) which requires mitigation or a mechanism to ensure mitigation to any state highway facility that could be significantly affected by the potential for more intensive development when compared to the present zoning. Typically, traffic mitigation is satisfied through a condition of approval; however, annexation and zone change applications in Corvallis cannot be subject to conditions of approval. The applicant requests a CDDP approval for the annexation site; the CDDP is capable of receiving conditions of approval and the applicant requests that any mitigation required by ODOT be conditioned with the CDDP. The condition of approval would require that the TPR be addressed in conjunction with the further development of the site, in this case Phase II and beyond. Because the CDDP can expire and PD Overlays can be administratively removed, the applicant proposes to preserve the CDDP approval in perpetuity by providing financial security for all of the public improvements. This approach is consistent with LDC 2.5.50.09 and the City's established procedures. The applicant, the City, and ODOT worked together to arrive at a solution which is mutually satisfactory; Mr. Hutchens showed a graphic of this process which, he said, the Planning Commission may see in future applications.

Regarding the merits of the annexation application, Mr. Hutchens said that the site is readily served by all facilities, or will be upon completion of improvements required with development. Water, sewer, stormdrain and franchise utilities are available. The transportation system is adequate or will be adequate with proposed improvements. Local schools all have ample capacity to absorb the additional student load that could result from development of the site.

Mr. Hutchens said the public need for the annexation is amply demonstrated. He reviewed the three factors to be used in evaluating annexations as follows:

Regarding the five-year supply of serviceable land of the annexation's land use category, this factor references a Council policy that is not yet in existence. Even though there is information available from the City's Land Development Information Report indicating the presence of approximately 420 acres of vacant, developable, low density land within the City limits, there is no analysis available to demonstrate whether or not this quantity is adequate. Not all of the developable land is necessarily serviceable by the infrastructure, nor is it known whether this land will ever be made available for development by its owners.

Regarding the availability of land of this type to ensure choices in the market place, this factor is not met by the current supply of vacant low density residential land. There are about 20 percent more jobs in Corvallis than dwelling units; more than half of the houses for sale in Corvallis are unaffordable to working class families, as the median purchase price of a house requires a full time income of approximately \$30 per hour; the homeowner vacancy rate by the most recent measure was only at 2.2 percent; and the cost of a three-bedroom, two-bath house on an approximately 0.2-acre lot is typically \$100,000 higher in Corvallis than in Lebanon and Albany. Over 20 percent of Benton County workers commute from other communities. Mr. Hutchens showed a photograph showing rush hour traffic waiting to leave Corvallis at the Van Buren Street Bridge. When comparing the likely length of these commutes to the distance from Downtown Corvallis to the annexation site, it is clear that the annexation

site provides the more environmentally favorable option. Planning communities so that people can live where they work greatly decreases consumption of fossil fuels and environmental emissions; it also provides economic advantages by keeping income that is generated in Corvallis circulating in the City.

Regarding compliance with adopted community-wide livability indicators and benchmarks, the site fully complies with 10 livability benchmarks, partially complies with five, and fails to comply with seven. A full discussion is included in the staff report.

Subsequent to the annexation, the site would be developed to City standards ensuring neighborhood compatibility. The applicants have met with the neighbors; there is no known opposition from the neighbors to the annexation request. Mr. Hutchens asked that the Planning Commission recommend the City Council place the annexation on the 2010 ballot, and that the Planning Commission approve the Zone change and CDDP, both of which would be contingent upon voter approval of the annexation.

Commissioner Reese asked why affordable housing is shown as one of the benchmarks that are not met. Mr. Hutchens said that, although having more choices in the marketplace results in the potential of having less expensive housing, the applicant stayed away from trying to make a definition of affordable housing.

Commissioner Howell referred to the need requirement. Past annexation applications have looked at the number of vacant lots with active approval to show if there is an excess capacity given the current market or if there is room to expand. Mr. Hutchens said that the applicant tried to follow the script for the current LDC with this application. Commissioner Howell noted that the LDC anticipated a Council policy that does not yet exist; it is his interpretation that what is brought forward could help to form that future policy.

Commissioner Howell referred to comments about housing choice and homeowner vacancy rates; he asked if it is known what the rental vacancy rate is. Mr. Hutchens said the rental vacancy rate is 7.1 percent according to the most recent census data.

Commissioner Howell said he thinks there are studies that show a comparison of the commute rate into Corvallis as compared to the commute out of Corvallis. Mr. Hutchens said there is not a lot of current data for some of the other communities.

Commissioner Howell said the CDP does not meet the application requirements in his view. There are many items in the application that are described as not applicable. Typically, the Planning Commission will see CDPs that address footprints of the buildings, solar orientation, the grading plan, how north/south streets will mesh to properties to the north and south, etc. Mr. Hutchens said that all of those things will come with the DDP and this process assures that will happen. This is the only way under the present LDC language that it was possible to get the applicant, the City, and ODOT all moving in the same direction. Commissioner Howell expressed concern about being bound to an approved CDP. Mr. Hutchens said the DDP could include a CDP Modification application.

F. Staff Report:

Planner Latta said that he will identify the applicable review criteria and briefly summarize how the proposal is consistent with the criteria, as detailed in the written staff report.

Regarding the Annexation application, the first factor to be considered is the five-year supply of serviceable low density residential land; this refers to a Council Policy that has not yet been created. The applicant provided a calculation based on available data that shows there is a minimum of 421 acres of Low Density Residential Land; the 1998 Buildable Lands Inventory anticipates a 341-acre supply of vacant Low Density Residential land by 2020. The proposed 10.48-acre annexation will increase the total supply, which is already in excess of the surplus anticipated for 2020.

The second factor to be evaluated is the availability of low density residential land to ensure choices in the market place. The LDC outlines appropriate and encouraged market choice topics and states that the applicant's arguments will be summarized by staff and the hearing authority will determine the validity of the arguments. The applicant's arguments are included in the written staff report.

The third factor to be evaluated is compliance with community-wide livability indicators and benchmarks. There are 22 livability indicators. The application fully complies with ten, partially complies with five, and does not comply with seven.

The next criterion states that the annexation provides more advantages to the community than disadvantages. The applicant provided a discussion of advantages and disadvantages. As directed by the LDC, staff provided the applicant's arguments and analysis in the staff report, but did not verify or justify the applicant's arguments. The criteria states that the annexation site needs to be capable of being served by urban services and facilities required with development. Staff finds the proposed annexation site is capable of being served by urban services and facilities. The LDC includes 13 compatibility criteria. Staff found that the GLUP is not a binding development plan and should not be analyzed as a development plan for compatibility. The GLUP does demonstrate one way the site could be developed to RS-6 densities. Future development of the site would be required to comply with applicable zoning standards and development standards.

Staff recommends that the Planning Commission recommend the City Council forward the 10.48 acre site for consideration of annexation by the voters on the November, 2010, ballot.

The applicant requests that the annexed land be assigned a zoning designation of RS-6 and requests a PD Overlay and subsequent CDDP as a mechanism to attach a condition of approval for development on the site that will ensure that the provisions of the TPR shall be addressed to the satisfaction of ODOT. The request for the PD Overlay is consistent with the LDC because it would enable the applicant to satisfy the requirements of the TPR at the time of development, which could not occur otherwise. When developed to urban densities, the subject site and neighboring properties will be subject to LDC development. Staff finds the proposed zoning is consistent with the LDC criteria and with neighboring zones based on the 13 compatibility criteria, and

recommends that the Planning Commission approve the Zone Change application, contingent upon voter approval of the annexation application.

Regarding the Planned Development application, Planner Latta reviewed the CDP, which is synonymous with the GLUP. He noted that the CDP is conceptual and can be modified by a DDP through a future development proposal. He then reviewed the DDP, which implements the CDP in phases. The CDDP was reviewed for compatibility based on the LDC criteria, as detailed in the written staff report. The applicant has proposed to bond for public improvements related to Phase I of the project as a way to ensure that the CDDP cannot expire; this is addressed in Condition 1. Staff recommends that the Planning Commission approve the CDDP as conditioned.

G. Public Testimony in favor of the application:

Kathy Phillips spoke in support of the annexation. She has five acres directly across the street from the subject site. She expressed concern about the block layout and straight streets shown in the conceptual plan. From discussion with City staff, she understands that LDC requirements dictate this type of "postage-stamp" layout; this will not work in this area due in part to steep slopes in the eastern portion of the site. She noted that Stoneybrook and other neighborhoods in this area were developed without this type of grid pattern and she said that the developer cannot make affordable housing and address solar issues by laying out a subdivision as shown in the conceptual design. She hopes that leadership will step up and make revisions to the LDC to address what it really takes for affordable housing in Corvallis. She encouraged the Planning Commission to recommend approval of the annexation request in order to get it on the November ballot.

H. Public Testimony in opposition to the applicant's request:

Jonathan Hayes said that he is President of the Stoneybrook Homeowners Association; Stoneybrook residents are concerned about traffic impacts of this proposal. He said that Planner Latta has been very responsive and helpful. The staff report shows that the Traffic Engineer conducted some impact studies, but did not study the potential impact on SW 49th Street. Planner Latta indicated that it was determined that SW 49th Street would get less than 30 peak hour trips. Mr. Hayes drew attention to the proposed layout, which shows that the neighborhood collector would connect to SW 49th Street. He would have a difficult time supporting this annexation when the issue of traffic on SW 49th Street is not addressed.

John Carey said his property abuts the proposed annexation site. He said that he is also speaking for his neighbor, Francis Johnson. The subject site is surrounded by rural properties with one exception – the adjoining property that allows it to be considered for annexation. This rural area is of exceptional beauty and residents appreciate the amenities and wildlife. He expressed concern that the proposed water collection appears to be open, which could lead to mosquito breeding. He expressed concern about traffic and offsite parking impacts. He expressed concern about more traffic on SW Nash Avenue and about the safety of area children. As a regular bicycle commuter, he is nervous about additional traffic on SW 49th Street. His site is uphill

from this area and he has concerns about construction noise, as well as day-to-day noise from the new development.

Commissioner Feldmann asked if SW 49th Street has a bike lane. Mr. Carey said there is a bike lane two-thirds of the way down SW 49th Street, but it does not reach the subject site.

Commissioner Hann asked about horseback riding and livestock in the area. Mr. Carey said horseback riding is not very frequent; some of the neighbors, including him, do have pastures with livestock.

Liz Frenkel said that, although she lives in Stoneybrook, she wants to make clear that this is not a "not in my backyard" statement. Her concern has to do with transportation and about how ODOT will handle the intersection at SW 53rd Street and Philomath Boulevard in the future. The staff report seems to say that, when looking at the five-year land supply, livability standards, etc., on average it seems to come out okay. She doesn't think this is a great way to deal with planning. She is concerned that people will take SW 49th Street to avoid the messy intersection at Philomath Boulevard and SW 53rd Street. She is concerned that there is not a fundamental understanding of whether this annexation is needed. She thinks we need to look more clearly at the basis for how we do or do not support this request.

Rana Foster said that the layout as shown in the GLUP does not follow the contour line. She referred to LDC 4.5.4.13, which says streets shall be designated along contours and structures shall be designated to fit the topography for the site. She said the staff report has another drawing which shows the neighborhood collector being curvier to match some of the east/west topography.

I. Neutral testimony: None.

Questions from the Commission:

Commissioner Howell said he is struggling with how to evaluate this proposal. He does not think that the CDP has the required elements that would allow for an evaluation of whether the block design meets compatibility standards.

Planning Division Manager Kevin Young said that there is some flexibility in terms of what staff expects to see with the CDP. The LDC allows some discretion in terms of what is required; the application requirements are viewed as guidelines, but are not decision criteria. There is no requirement as part of the annexation and zone change applications for a DDP or a subdivision design. It would be acceptable for an applicant requesting an annexation to present a GLUP that would show a means by which a site could be developed. With this application, the applicant submitted a CDP to address the TPR. Efforts have been made for some time to address the TPR, reconciling state law with local standards. The CDP is conceptual and subject to change; staff has done its due diligence and does not see anything in the CDP that is in conflict with the LDC.

Commissioner Howell asked if the utilities plan, shown in M-104, should be considered part of the CDP. Planner Latta said those are preliminary lots drawn by the applicant

and would not be considered part of the CDP. Commissioner Howell expressed concern that approval of the CDP could conceivably constrain future evaluation of a DDP in a way that may result in variances or tradeoffs that are not desirable. In the past, he said, the Planning Commission has been bound by CDP approval and had to make concessions when a DDP was brought forward. Manager Young said that he would not agree that approval of the CDP would lock the Planning Commission into this design. If a future DDP would have multiple exceptions to LDC standards, for example, it is within the Planning Commission's discretion to deny that application. The CDP does set a pattern to some extent, but that pattern can be changed in the future. Commissioner Howell said that is different information than he has been given in prior hearings when the Planning Commission has had to comply with an approved CDP, with the reason that an applicant spent money to do a CDP, receives approval, and then goes to the extra cost to develop a DDP.

J. Rebuttal by Applicant:

Lyle Hutchens referred to public testimony from Jonathan Hayes. He clarified that the local street along the southerly boundary of the site will connect to both SW 53rd and SW 49th Streets and has more than enough capacity to handle the traffic from the subdivision and any bypass traffic.

K. Sur-rebuttal:

Jonathan Hayes said he was not implying that the local street did not connect. His point is that the neighborhood collector street on the north side, which is being connected to SW 49th Street, would appear to him to be the natural exit for the traffic. In response to an inquiry from Commissioner Feldmann, Mr. Hayes said that Stoneybrook has been in existence for approximately 10 years.

L. Additional time for applicant to submit final argument:

The applicant waived the additional time to submit written argument.

M. Close the public hearing:

MOTION: Commissioner Reese moved to close the public hearing. Commissioner Woodside seconded the motion and it **passed** unanimously.

N. Discussion and Action by the Commission:

Commissioner Howell asked whether, if the applicant presented public improvement financing security and did the improvement at SW 53rd Street and Philomath Boulevard in conjunction with Phase II, the improvement would be SDC reimbursable.

Engineering Supervisor Jeff McConnell said that the intersection is identified as an SDC project and it is possible to get SDC reimbursement for it. Commissioner Howell said he is trying to evaluate whether this might push a project outside of the order of need. Supervisor McConnell noted that SDC projects are development driven. If the SDC account is depleted, future developers would be given credits.

MOTION: Commissioner Howell moved to deny the 49th Street Planned Development request (PLD10-00006), based on findings presented during the Planning Commission deliberations. Commissioner Hann seconded the motion.

Commissioner Howell said that some of the things that are typically required in a CDP, but which the applicant indicated were not applicable, include: the number of lots and their dimensions; general location and floor area of existing and proposed structures and other improvements; maximum building heights; building types; gross density per acre; general location and dimensions of areas to be dedicated or reserved as common area or open spaces; existing proposed circulation system (driveways, sidewalks, multiuse paths, and alleys if needed); conceptual landscape plan; conceptual grading plan; indication of which buildings will have solar access protection; total number and type of dwelling units; square footage of all structures; parcel sizes; proposed lot coverage; and number of parking spaces. He said it appears that the GLUP was shoehorned into a CDP in trying to satisfy the TPR.

It is the Planning Commission's burden to find enough detail to evaluate the compatibility criteria which includes a basic site design. In spite of what staff says, Mr. Howell said, he has been instructed before that the Planning Commission cannot deny a DDP if they are asking for a variation that is consistent with an approved CDP. He noted that the LDC language for the DDP states that it is to be consistent with the CDP. He does not think this is an adequate CDP and that is the basis for his motion.

Commissioner Hann agreed; he said he has been at some of the meetings where hands were tied because of an approved CDP. He added that it is up to the Planning Commission to determine if there is available information to ensure market choice. The statement that smaller lots equal additional choice does not always bear out; he does not think that criterion has been satisfied.

The motion **passed** unanimously.

MOTION: Commissioner Howell moved to recommend that the City Council deny the request to place the proposed Annexation (ANN10-00002) on the November, 2010, ballot. The motion is based on findings presented during Planning Commission deliberations on the request. Commissioner Reese seconded the motion.

Commissioner Howell said that, although the requirements for a GLUP are less detailed than a CDP, it is required to provide enough information for this body to apply the review criteria. In terms of the 13 compatibility review criteria, several of them are difficult to evaluate with this level of GLUP. He found the detail and design were inadequate to evaluate basic site design, visual elements, preservation of natural hazard areas (steep slopes), as well as traffic and offsite parking. The argument for need was not persuasive for him. The Code currently leaves it open for the applicant to decide what they think is the most persuasive, but having the total buildable land and the statement that not all is serviceable was not persuasive for him. It would have been more persuasive to him if the applicant had addressed current approvals that are not developed. In terms of housing choice, he tends to subscribe to idea that the bigger the supply, the lower the cost, although students keep coming so that is hard to track. Regarding the data about commuters, he is not persuaded that Lebanon residents would move to Corvallis if housing were more affordable. In terms of the

benchmarks, he said that he disagreed with two that staff identified as complying: regarding the benchmark related to a DDP, he does not think that a DDP on a sliver of the annexation met the intent of that benchmark; and regarding the benchmark related to pedestrian and bicycle connections, he thinks that there would be gaps in those connections unless there is some assurance of offsite improvements. His assessment is that low market demand and the need to extend existing approvals tend to argue that there is not a strong case for additional land for development at this time.

In response to an inquiry from Commissioner Woodside, Manager Young affirmed that staff believed that the application met the requirements for the CDP.

Commissioner Hann said he thinks the subject site is serviceable and an argument could have been made, but was not, that the terrain on this property may be more favorable to development than other areas that have been approved. Although staff believed the applicants met the CDP requirement, he agrees with Commissioner Howell that they did not. He said that, for him, this boils down to the fact that he does not think there is enough information to recommend that the City Council present this annexation request to the voters.

The motion **passed** unanimously.

MOTION: Commissioner Hann moved to deny the 49th Street Zone Change request (ZDC10-0002) based on findings made by the Planning Commission during deliberations on the request. Commissioner Feldmann seconded the motion.

Commissioner Howell said the requested zoning would be the most appropriate if this area were to be annexed. Given the recommendation to deny the annexation, he will vote in favor of the motion to deny the zone change request.

The motion **passed** unanimously.

O. Appeal Period:

Attorney Brewer explained that the Annexation request will be forwarded to the City Council along with the Planning Commission's recommendation. The other two decisions will be effective 12 days from when the Notice of Disposition is signed, unless an appeal is filed with the City Recorder.

III. PLANNING COMMISSION MINUTES:

A. May 19, 2010:

Planning Commissioners requested the following changes to the May 19 minutes:

- Page 1, under Absent, correct spelling for *Abernathy*.
- Page 4, third paragraph, change end of sentence to read: *...through the Evanite property over the Marys River to downtown.*
- Page 4, fourth paragraph, change to read: *Commissioner Howell added that it would be good to explore obtaining a bicycle-pedestrian access easement through*

Chapman Place in South Corvallis and a multi-modal path connection through the railroad right-of-way off South 3rd Street....

- Page 4, fifth paragraph, last sentence, change *He's* to *He would*.
- Page 4, sixth paragraph, last phrase, change to read: *the County has much of the responsibility but does not have the funding for all of the improvements at this time.*

MOTION: Commissioner Hann moved to approve the minutes with the above revisions. Commissioner Woodside seconded the motion and it **passed** unanimously.

IV. **OLD BUSINESS:** None.

V. **NEW BUSINESS:**

Planning Division Manager Kevin Young called attention to the new meeting schedule on the back of the agenda. He noted that Commissioner Bird did not reapply to the Commission; he would like to take an opportunity at the June 16 meeting to thank her for her many years of service on the Planning Commission.

VI. **ADJOURNMENT:** The meeting was adjourned at 9:20 p.m.

MEMORANDUM

To: City Council Members
From: Charles C. Tomlinson, Mayor *ccv*
Date: June 30, 2010
Subject: Confirmation of Re-Appointment to Downtown Commission

As you know, at our last regular meeting I re-appointed the following person to the Downtown Commission for the term of office stated:

Jim Moorefield
Term Expires: June 30, 2013

I ask that you confirm this re-appointment at our next Council meeting, July 19, 2010.

1069

MEMORANDUM

To: City Council Members
From: Charles C. Tomlinson, Mayor *cc*
Date: June 30, 2010
Subject: Confirmation of Appointments to Advisory Boards, Commissions, and Committees

As you know, at our last regular meeting I appointed the following persons to the advisory boards, commissions, and committees indicated for the terms of office stated:

Community Police Review Board

Nick Malos
Term Expires: June 30, 2013

Downtown Commission Parking Committee

Nick Malos
Term Expires: June 30, 2013

I ask that you confirm these appointments at our next Council meeting, July 6, 2010.

MEMORANDUM

To: City Council Members
From: Charles C. Tomlinson, Mayor 
Date: June 30, 2010
Subject: Appointment to Downtown Commission

I am appointing the following person to the Downtown Commission for the term of office stated:

Mike Schweizer
Term Expires: June 30, 2013

Mike is currently on the Benton County Museum Board and is chairing the committee planning and directing design of the new Corvallis museum. He is a past City Planning Commission member and has been active in the community. Mike will serve as the Arts and Culture representative.

I will ask for confirmation of this appointment at our next Council meeting, July 19, 2010.

MEMORANDUM

To: City Council Members

From: Charles C. Tomlinson, Mayor *cc*

Date: June 30, 2010

Subject: Vacancies on Advisory Boards, Commissions, and Committees

The following positions are vacant on advisory boards, commissions, and committees:

Citizens Advisory Commission on Civic Beautification and Urban Forestry

1 position representing Downtown Landscape Review Board, Downtown Corvallis Association, or Madison Avenue Task Force; term expires June 30, 2012

Citizens Advisory Commission on Transit

1 position representing Associated Students of Oregon State University; term expires June 30, 2013

Committee for Citizen Involvement

1 position; term expires 06-30-11

Downtown Commission

1 position representing Downtown business people; term expires June 30, 2012

Parks, Natural Areas, and Recreation Board

1 position; term expires June 30, 2011

Willamette Criminal Justice Council

1 position; term expires June 30, 2013

I would appreciate your nominations of citizens to fill these vacancies.

**Information
regarding the
Boards,
Commissions, and
Committees
Directory may be
obtained by calling
the City Manager's
Office
(541-766-6901).**

MEMORANDUM

To: Mayor and City Council

From: Tony Krieg, Customer Services Manager *TK*

Subject: LIQUOR LICENSE INVESTIGATION

Date: June 28, 2010

The City of Corvallis has received applications for endorsement for the following liquor licenses:

- Lonfontaine Nguyen Owner of LiVi, LLC dba Riverfront Restaurant, located at 603 NW 2nd Street Corvallis, Or 97330. This application is for a New Outlet with a Full On-Premise sales liquor license.'
- Todd Palmer and Camille Lodwick, Owners of Manhattan Project, Inc., doing business as Bomb's Away Café located at 2527 NW Monroe Ave. Corvallis, Or 97330. This application is for a Change of Ownership with with a Full On-Premise sales liquor license.'

An affirmative recommendation has been received from the Police, Fire, and Community Development Departments. No citizen comments or input were received regarding these applications for endorsement.

Staff recommends the City Council authorize endorsement of these applications.

Full On-Premises Sales License

Allows the sale and service of distilled spirits, malt beverages, cider, and wine for consumption on the licensed premises. Also allows licensees who are pre-approved to cater events off the licensed premises.

MEMORANDUM

From: Ken Gibb, Community Development Director *Ken Gibb, AIC*
To: Mayor and City Council
Date: June 28, 2010
Re: Postponing a Scheduled Public Hearing for the 49th Street Annexation Application (ANN10-00002; ZDC10-00002; PLD10-00006)

Due to unresolved issues, the applicant requests that consideration of the 49th Street Annexation and appeal of the associated Zone Change and Planned Development applications be postponed, and that these items be considered for the May 2011, election (See Attached Letter from Applicant, Dated June 29, 2010). The City Council public hearing will be rescheduled once the issues are resolved, but in the interim, the applicant requests that the City Council public hearing scheduled for July 6, 2010, be cancelled.

RECEIVED

June 29, 2010

JUN 29 2010

Mr. Kevin Young
Planning Division Manager
City of Corvallis
501 SW Madison Ave.
Corvallis, OR 97330

Community Development
Planning Division

SUBJECT: Appeal of 49th Street Annexation (ANN10-00002; ZDC10-00002; PLD10-00006).

Dear Kevin,

We would like to extend our appeal period to meet the May 2011 election deadline. We have encountered an issue that requires more time; and it appears bringing the appeal to Council for a July 6 hearing would be impractical.

In the meantime, we will schedule with City Planning in order to better prepare the appeal in a timely manner for a future Council hearing.

Please let me know if there is any further information you need from me at this time.

Sincerely,



Jim Boeder, Manager
49th Street Annexation Partners
2022 SW 49th St.
Corvallis, OR 97330
541.754.9826



Memorandum

To: Mayor Tomlinson
City Councilors

From: Roy Emery, Fire Chief *RE*

Date: June 28, 2010

Re: OSU Contract for Fire Prevention Services

BACKGROUND

Since the early 1990's Corvallis Fire has provided prevention services to Environmental Health and Safety (EH&S) and University Housing and Dining Services (UHDS) on the Oregon State University campus. Each entity renewed a yearly contract with the fire department.

The contract with EH&S covered initial inspection and one re-inspection of forty OSU buildings. Twenty of those buildings changed each year. The contract amount was for \$12,000 annually and was increased to \$16,000 annually in FY09/10.

The contract with UHDS covered initial inspection and one re-inspection of twenty two housing, dining and service buildings each year. The contract amount was for \$7,000 annually and was increase to \$9,000 annually in FY 07/08.

CURRENT

Since the adoption of the two contracts with OSU in the early 90's, fire prevention officers have expanded the level of services provided. In addition to the inspection of 40 buildings for EH&S, the fire department provides large event safety inspections, START (new student orientations) Program participation, Fire Safety on the Quad (a four-hour public education event), and the provision of a half dozen fire safety education classes each year.

UHDS services provided in addition to the contracted services are dining hall fire safety training, Resident Assistant Fire Academy, and fire prevention week activities. Both entities also receive responses in person, via e-mail, or by phone to dozens of fire safety related enquiries during each year.

Late this spring, staff became aware of the possibility of EH&S and UHDS adding positions to oversee fire prevention services on campus. Since the fire department already provides these services to OSU, we took the opportunity to gauge OSU's interest in expanding our existing contracts to cover the prevention services provided without adding positions. Staff feels it is imperative we maintain a substantial presence on and around campus. The OSU campus accounts for a substantial amount of total facility square footage, to include significant research, educational, public assembly, and high-rise residential structures.

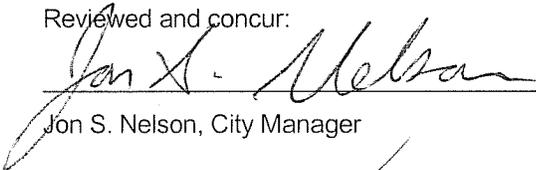
Staff has met with OSU and developed a draft agreement that outlines the prevention services that will be provided by the fire department. The agreement combines the prior two separate contracts, and the total contract amount has increased from \$25,000 annually to \$60,000 annually. This amount was determined by examining the scope of prevention services and determining it would be equivalent to .8 FTE.

The proposed contract captures the additional services that have been provided over the years and also expands some inspection, public education activities, and administrative duties. The expansion of services to OSU will decrease the availability of one fire prevention officer for other prevention-related activities. In the short term, this can be made up with the use of prevention interns, adjusting inspection frequencies, and potential re-organization of prevention activities based on decisions from the new fire marshal. However, in the long term, staff would be looking to increase an FTE in the prevention division as budgetary conditions allow.

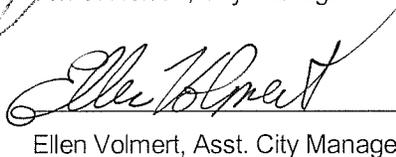
RECOMMEDATION

Staff recommends Council approval for the City Manager to enter into an agreement with OSU for fire prevention services.

Reviewed and concur:



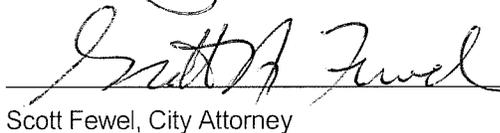
Jon S. Nelson, City Manager



Ellen Volmert, Asst. City Manager/Human Resources



Nancy Brewer, Finance Director



Scott Fewel, City Attorney

CONTRACT FOR SERVICES

THIS CONTRACT is entered into this 1st day of July, 2010, by and between the CITY OF CORVALLIS, an Oregon municipal corporation, hereinafter referred to as "City," and the STATE OF OREGON, acting by and through the State Board of Higher Education on behalf of Oregon State University, hereinafter referred to as "University," the promises of each being given in consideration of the promises of the other.

RECITALS

- A. ORS 190.110 permits units of local government and state agencies to enter into agreements for the performance of required duties or the exercise of permitted powers.
- B. City, acting through its Fire Department, provides fire protection services to the University.
- C. University requires and City is willing to provide fire and life safety services pursuant to the terms of this contract.

AGREEMENT

1. Duration. This contract shall be effective July 1, 2010, through June 30, 2011. This contract may be renewed annually by mutual agreement of the parties, upon such terms and for such consideration as the parties may agree. Renewal terms shall be set forth in writing signed by the parties not later than the expiration date of the contract. Notice of intent to renew shall be given by the University to the City at least 60 days prior to expiration of this contract.

2. Services to be provided by City.

2.1 City Fire Department agrees to perform the following services under this contract:

2.1.1. Conduct safety surveys in assigned buildings on campus with a primary focus on fire safety and prevention, hazardous materials, compressed gas, and general fire code compliance as a member of a comprehensive safety inspection team.

2.1.2. Provide written reports to responsible party for corrective action. Identify possible corrective action and assist with compliance by identifying alternative solutions

2.1.3. Perform fire investigations, develop a report to document the incident and help educate those involved. Maintain statistics on cause and contributing factors

2.1.4. Issue all required fire code permits at no additional cost to the University, except those current adopted Oregon Fire Code permits required of a contractor during construction of buildings, including LPG/temporary heating, asbestos removal, welding and cutting, and Oregon Fire Code permits for systems installed as part of a structure, including fire alarm systems, exhaust hood suppression systems, and clean agent extinguishing systems.

2.1.5 Provide safety education and training to faculty, staff, and students in the area of fire safety, fire prevention, hazardous materials, and emergency procedures and maintain educational materials such as presentations, brochures, guidelines and plans.

2.1.6. Provide expert opinions on hazardous materials requirements as regulated by the Oregon adopted Uniform Fire Code, including inventories, permits, storage and use.

2.1.7. Assist with the development of emergency preparedness materials and procedures. Coordinate, provide support and critique fire exit drills as required by the Oregon Adopted International Fire Code. Advise and provide support and consultation for long-term outages of fire protection systems and fire watch requirements.

2.1.8. Coordinate with Campus Operations the performance of campus fire alarm systems inspections and recommend action to help reduce false alarms. Schedule and monitor fire sprinkler, stand pipe, fire pump, and fire extinguisher inspections and/or testing as required by the Oregon Adopted International Fire Code.

2.1.9. Coordinate the yearly required Confined Space Rescue Drill with the Corvallis Fire Department.

2.1.10. A written report detailing activities performed pursuant to this contract will be provided to the University on December 1, 2010 and June 1, 2011.

3. Consideration. University agrees to pay City a flat rate of \$60,000.00 (Sixty Thousand Dollars) for the services provided under this contract, payable according to Paragraph 4.

4. Payment.

4.1 Thirty Thousand Dollars (\$30,000) is due between July 1, and July 15, 2010. The remaining Thirty Thousand Dollars (\$30,000) is due on or before January 1, 2011.

4.2 Payment must be received on or before the due date by:

City of Corvallis
Finance Department
P.O. Box 1083
Corvallis, OR 97339-1083

4.3 The first payment, however, shall not be made to the City of Corvallis prior to July 1, 2010.

5. Termination. Either party, without cause, may terminate its participation in this contract upon 30 days' prior written notice delivered to the persons designated in Paragraph 6. In the event of termination, University shall pay City on or before the date of termination a pro rata payment for services performed to the date of termination.

6. Contract Administration. Each party designates the following as its representative for purposes of administering this contract:

University: Associate Director
Environmental Health & Safety
130 Oak Creek Building
Oregon State University
Corvallis, OR 97331

City: Fire Chief
Corvallis Fire Department
400 NW Harrison Blvd.
Corvallis, OR 97330

Either party may change its designated representative by giving written notice to the other as provided in Paragraph 9, Notices.

7. Indemnification.

7.1 To the extent legally possible, University and City shall indemnify and hold the other, its officers, agents, and employees harmless from and against any and all claims, actions, liabilities, costs, including attorneys fees, and other costs of defense arising out of or in any way related to any act or failure to act by each other and each other's employees, agents, officers, and contractors. Nothing in this agreement, including any provisions for hold harmless, is intended to create any liability or obligations to pay claims on any single incident in excess of the amounts set forth in the Oregon Tort Claims Act. Specifically, as to actions to which the Tort Claims Act would apply, the City, by this agreement, is assuming no contractual liability in any form in excess of those limitations.

7.2 Notwithstanding any other provision of this contract to the contrary, this contract shall not be construed to relieve from or lessen the responsibility of any person for damage to anyone injured or damaged by any hazards in any building that is the subject of this contract; nor shall the City of Corvallis or any agent thereof be held as assuming any such liability by reason of inspection pursuant to this contract or by issuing a certificate of inspection or for failure to inspect or for failure to find a defect.

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

9. Notices. Any notices permitted or required by this contract shall be deemed given when personally delivered or upon deposit in the United States mail, postage fully prepaid, certified, and return receipt requested, addressed to the parties designated in Paragraph 6. Either party may change its address by notice given to the other in accordance with this paragraph.

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

11. Waiver of Breach. Waiver of any breach of any provision of this agreement by either party shall not operate as a waiver of any subsequent breach of the same or any other provision of this agreement.

12. Integration. This contract embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein. This contract shall supersede all prior communications, representations, or agreements, either oral or written, between the parties. This contract shall not be amended except in writing, signed by both parties.

13. Personal Identifying Information. University agrees to safeguard personal identifying information in compliance with Oregon Revised Statute ORS 646A.600, the Oregon Consumer Identity Theft Protection Act and the Fair and Accurate Credit Transaction Act provisions of the Federal Fair Credit Reporting Act

14. Interpretation. This contract shall be governed by and interpreted in accordance with the laws of the state of Oregon. The parties to this contract do not intend to confer on any third party any rights under this contract.

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

CITY OF CORVALLIS, OREGON

STATE OF OREGON, ACTING BY AND THROUGH
THE STATE BOARD OF HIGHER EDUCATION
ON BEHALF OF OREGON STATE UNIVERSITY

BY:

Jon Nelson, City Manager
City of Corvallis

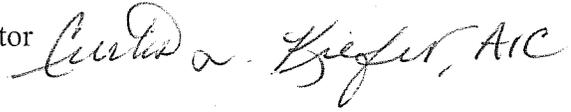
Tamara Bronson,
Procurement and Contract Services Supervisor

Approved as to Form:

City Attorney

MEMORANDUM

TO: City Council
FROM: Carolyn Rawles-Heiser, Library Director
DATE: June 28, 2010



Issue:

The Intergovernmental agreement with the State of Oregon acting through the State Board of Higher Education on behalf of Oregon State University (OSU), allows the City to lease vehicles from OSU's University Motor Pool.

Background:

The current Intergovernmental Agreement between the City and OSU expires June 30, 2010. The agreement allows City departments to lease vehicles from OSU's Motor Pool.

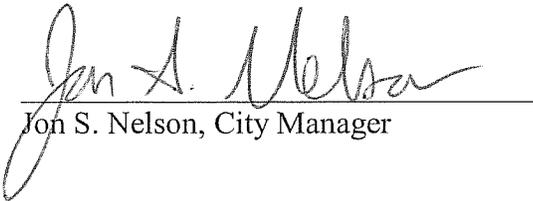
Discussion:

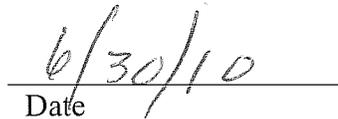
Oregon State University will provide motor vehicles to the City upon request at lease rates applicable to OSU users, subject to availability. The City understands that OSU requests shall have priority over other requests. City shall make reservations using the steps provided on the OSU Motor Pool website found at <http://motorpool.oregonstate.edu/>.

Recommended Action:

Approve proposed intergovernmental agreement.

Review and Concur:



Jon S. Nelson, City Manager

Date

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT is between the State of Oregon acting by and through the State Board of Higher Education on behalf of Oregon State University ("OSU"), and City of Corvallis, ("Agency"). The purpose of this Agreement is to allow for Agency to lease from OSU's University Motor Pool multiple vehicles for Agency's use.

NOW, THEREFORE, OSU and AGENCY agree:

1. OSU will provide motor vehicles to Agency upon request at lease rates applicable to OSU users, subject to availability. Agency understands that OSU requests shall have priority over Agency requests. Agency shall make reservations using the steps provided on the OSU Motor Pool website found at <http://motorpool.oregonstate.edu/>.
2. The term for this Agreement shall begin July 1, 2010 and expire on December 31, 2014. This Agreement may be renewed for up to one (1) additional five (5) year term.
3. OSU shall charge Agency according to the current published lease rates, a copy of which is attached, dated FY 07-10, and also found at <http://motorpool.oregonstate.edu/rates.cfm>. Rates are subject to change and OSU shall notify Agency in writing if such change occurs during the term of this Agreement.
4. Agency's use of OSU vehicles shall be in accordance with OSU's policies with regard to vehicle use. Agency shall be responsible for ensuring its employees operating OSU vehicles abide by such policies. The policies can be found at <http://motorpool.oregonstate.edu/authorizeduse/driverauth.cfm>.
5. OSU shall invoice Agency after each use. Invoices are due according to OSU's standard payment terms which are Net 30 calendar days from receipt of invoice. Payment should be sent to OSU Transportation Services, 100 Motor Pool Building, Corvallis, OR 97333.
6. Amendments. The terms of this Agreement must not be waived, altered, modified, supplemented or amended in any manner whatsoever without prior written approval of both parties.
7. Assignment/Subcontract/Successors. Agency shall not assign, sell, transfer, or subcontract rights, or delegate responsibilities under this Agreement, in whole or in part, without the prior written approval of the OSU Procurement and Contract Services Department, and any attempt by Agency to assign, sell, transfer, or subcontract rights or delegate responsibilities under this Agreement, without first acquiring written approval of the OSU Procurement and Contract Services Department, will be void. No such written approval shall relieve Agency of any obligations of this Agreement, and any transferee or subcontractor will be considered the agent of Agency. Agency shall remain liable to OSU under the Agreement as if no such assignment, transfer, or subcontract had occurred.
8. Insurance. Agency shall be responsible for any claims related to vehicle operation and shall obtain and maintain, at Agency's expense, and keep in effect during the term of this Agreement, General and Automobile Liability Insurance covering personal bodily injury, wrongful death, property damage and contractual liability, with minimum limits of \$1,000,000 per occurrence. This insurance policy is to be issued by an insurance company authorized to do business in the State of Oregon. The State of Oregon, OSU, its officers, employees,

and agents shall be included as additional insureds in said insurance policy.

9. Indemnification. Agency and OSU each shall be responsible, to the extent permitted by the Oregon Tort Claims Act (ORS 30.260-30.300), only for the acts, omissions or negligence of its own officers, employees or agents.
10. Execution and Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original, all of which shall constitute but one and the same instrument.
11. Notice. Except as otherwise expressly provided by law or requested in this Agreement, any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to either party hereto shall be in writing and shall be deemed duly served and given when personally delivered to the party to whom it is directed, or in lieu of such personal service, when deposited in the United States mail, first-class postage prepaid, addressed as shown.

OSU Administrator

Justin Fleming
Motor Pool Manager
Oregon State University
Business Services
Transportation Services
100 Motor Pool Building
Corvallis, OR 97333
Telephone: 541.737.2136
E-Mail: justin.fleming@oregonstate.edu

AGENCY Administrator

Erin Kahle
Senior Administrative Assistant
City of Corvallis
645 NW Monroe Ave.
Corvallis, OR 97330
Telephone: 541-766-6928
Fax: 541-766-6915
E-Mail: erin.kahle@ci.corvallis.or.us

Copy of Notices only:

Oregon State University
Procurement and Contract Services
Attn: Contracts Officer
644 SW 13th Street
Corvallis, OR 97330
Phone: 541.737-4261
E-Mail: pacs@oregonstate.edu

12. Third Party Beneficiary. OSU and Agency are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.
13. Termination. This Agreement may be terminated at any time by mutual consent of both parties, or by OSU upon thirty (30) days' notice in writing and delivered by certified mail or in person to the other party.

14. Waiver. Failure of OSU to enforce any provision of this Agreement will not constitute a waiver or relinquishment by OSU of the right to such performance in the future nor of the right to enforce any other provision of this Agreement.

15. MERGER: THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THERE ARE NO UNDERSTANDINGS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS AGREEMENT. NO AMENDMENT, CONSENT, OR WAIVER OF TERMS OF THIS AGREEMENT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY ALL PARTIES. ANY SUCH AMENDMENT, CONSENT, OR WAIVER IS EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. AGENCY, ACKNOWLEDGES HAVING READ AND UNDERSTOOD THE AGREEMENT AND AGENCY AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS. AGENCY ALSO AGREES THAT OSU IS NOT BOUND TO ANY TERMS AND CONDITIONS EXTERNAL TO THIS AGREEMENT THAT OSU HAS NOT READ AND AGREED TO IN A WRITING SIGNED BY AN INDIVIDUAL AUTHORIZED TO BIND OSU.

| AGENCY | OSU |
|---|---|
| City of Corvallis | The State of Oregon acting by and through the State Board of Higher Education on behalf of Oregon State University and its University Motor Pool. |
| By: _____ | By: _____ |
| Name: _____ | Kelly Kozisek Manager Procurement and Contract Services |
| Title: _____ | Date: _____ |
| Date: _____ | By: _____ |
| Approved  City Attorney | Justin Fleming Motor Pool Manager Transportation Services |
| | Date: _____ |

***** MEMORANDUM *****

JUNE 30, 2010

**TO: MAYOR AND CITY COUNCIL
BOARD OF COMMISSIONERS**

FROM: JON S. NELSON, CITY MANAGER 

SUBJECT: EXPANDED ENTERPRISE ZONE (EZ) DIRECTION

I. BACKGROUND

Consistent with Council and Commission direction, staff has pursued expanding the current Enterprise Zone (EZ) to include all industrially zoned properties within the City's Urban Growth Boundary. Accomplishing this direction is proving difficult, and this memorandum is intended to gauge whether there is elected official interest in pursuing another course of action.

II. DISCUSSION

Two areas in particular are of concern regarding the direction taken at the June 3 work session: Mixed Use Transitional (MUT) zones and number of properties.

A. MUT

This designation acknowledges the community goal of transitioning away from industrial for certain properties. (Currently, the only designated MUT site is the Evanite site.) Applying an enterprise zone to MUT properties results in an incentive to not transition away from but, rather, to continue with the uses arguably more consistent with existing industrial uses. There will be much public input on this point during visitors' input, should MUT properties be included in an expanded zone.

B. Number of Properties

Attached is a list of more than 300 properties, an example of a more-detailed property map better showing property ownership and zoning, and the Oregon Administrative Rules on EZ expansion boundary requirements. Removing public properties will reduce the list somewhat, but staff is under the impression that specific legal descriptions on almost every property would be necessary. One estimate of staff time

and financial support to complete this task is 700 hours and \$30,000, neither of which may be accommodated within existing staff work programs and budget.

III. ALTERNATIVES

Prior to more staff time being spent on the EZ expansion, staff wanted elected officials' feedback on considering other alternatives. There are many options; however, the most obvious is a Phase I expansion of the Zone to the Sunset Research Park and Hewlett-Packard area properties based upon immediate opportunities. These properties were the original subjects of interest, based upon square footage availability and specific interest by a business in expanding in Corvallis, and their hope that EZ incentives may be available. Phase II could be facilitated by the Enterprise Zone Administrator and Advisory Committee and include all of the remaining properties with outreach to property owners on their interest included in the consideration.

IV. RECOMMENDATION

City Council and Board of Commissioners provide further direction on pursuing an expanded enterprise zone.

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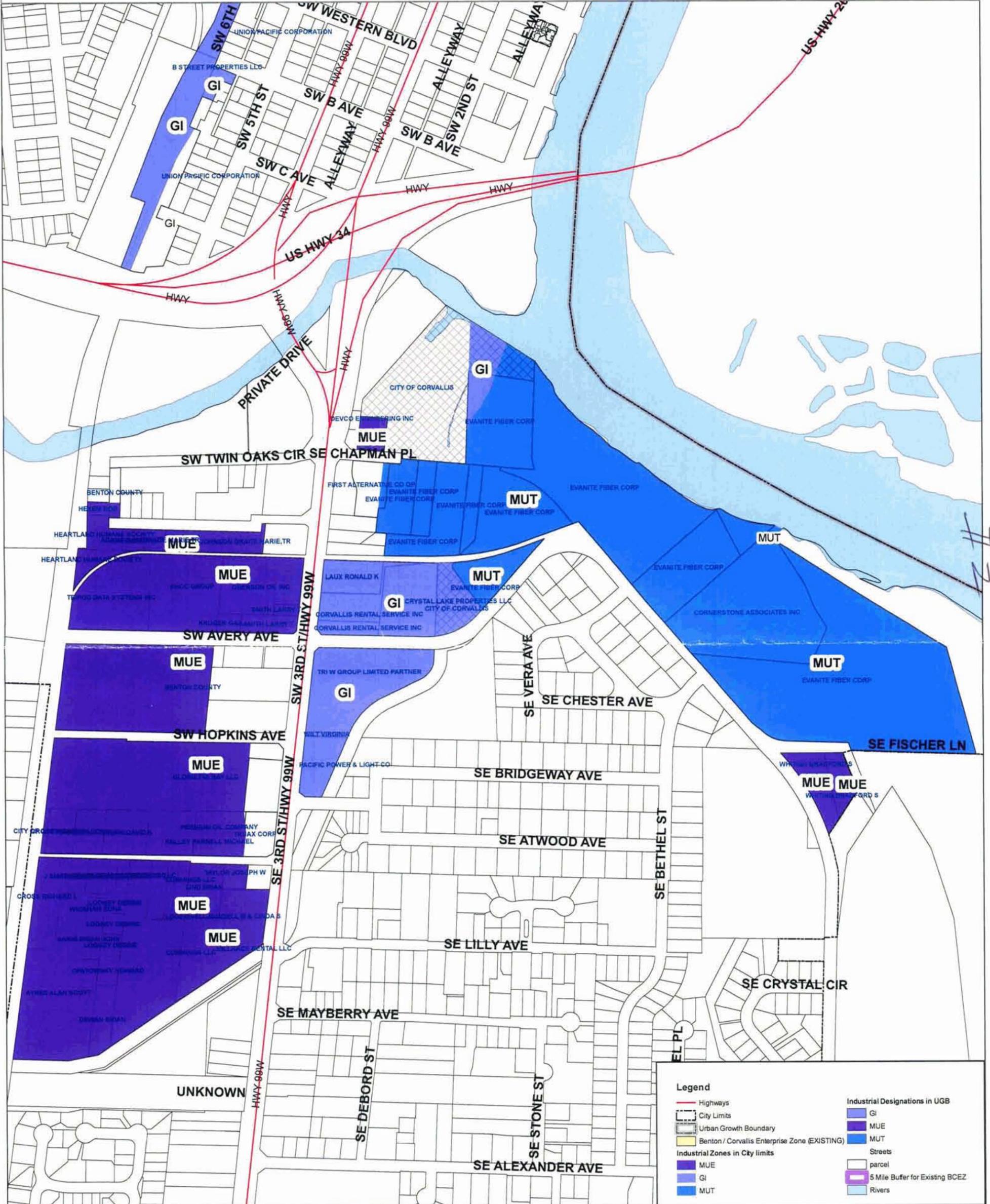
| PIN | SITUS | OWNER | MAILING | MAILCITY | MAILST#/MAILZIP |
|--------------|----------------------|-----------------------------------|----------------------------|---------------|-----------------|
| 11513000200 | 4515 NE ELLIOTT CIR | MARYS RIVER LUMBER CO | 4515 NE ELLIOTT CIR | CORVALLIS | OR 97330-9402 |
| 11513000301 | UNASSIGNED | MARYS RIVER LUMBER CO | 4515 NE ELLIOTT CIR | CORVALLIS | OR 97330-9402 |
| 11513000300 | 4515 NE ELLIOTT CIR | MARYS RIVER LUMBER CO | 4515 NE ELLIOTT CIR | CORVALLIS | OR 97330-9402 |
| 11513B000701 | 4710 NE ELLIOTT CIR | THOMAS SABRA H | 4610 NE ELLIOTT CIR | CORVALLIS | OR 97330-9402 |
| 11512C001202 | 5360 NW HWY 99W | THOMPSON MAXINE M,TR | 2715 NW FRAZIER CREEK RD | CORVALLIS | OR 97330-9727 |
| 11512C001200 | 5350 NW HWY 99W | TULL AARON R | 5350 NW HWY 99W | CORVALLIS | OR 97330 |
| 11512C000401 | 5330 NE ELLIOTT CIR | RODGERS STRUCTURAL STEEL | P O BOX 1990 | CORVALLIS | OR 97339-1990 |
| 11512C001100 | 5260 NW HWY 99W | BLOK WILLIAM B | 5280 NW HWY 99W | CORVALLIS | OR 97330 |
| 11513BA01300 | 5140 NE ELLIOTT CIR | PB CAPITAL LLC | P O BOX 1990 | CORVALLIS | OR 97339-1990 |
| 11513BA01100 | 5050 NE ELLIOTT CIR | NORTHSIDE CHURCH OF BENTON COUNTY | 5110 NE ELLIOTT CIR | CORVALLIS | OR 97330 |
| 11513BA01201 | 5110 NE ELLIOTT CIR | FRANK RACHEL | 5110 NE ELLIOTT CIR | CORVALLIS | OR 97330 |
| 11512C001601 | 150 NW LEWISBURG AVE | TCI CABLEVISION OF ORE INC | P O BOX 173838 | DENVER | CO 80217-3838 |
| 11512C001600 | UNASSIGNED | TCI CABLEVISION OF ORE INC | P O BOX 173838 | DENVER | CO 80217-3838 |
| 11512C001500 | 5640 NW HWY 99W | BALCORTA RAMONA A | 5640 NW HWY 99W | CORVALLIS | OR 97330 |
| 11512C001400 | UNASSIGNED | DAVENPORT IRENE E,TR | 5505 NW SHASTA PL | CORVALLIS | OR 97330-9602 |
| 11512C000200 | 5480 NE ELLIOTT CIR | GILLMAN DANIEL | 555 SW ADAMS AVE | CORVALLIS | OR 97333-4611 |
| 11512C000400 | UNASSIGNED | POND ROBERT K | P O BOX 1990 | CORVALLIS | OR 97339-1990 |
| 11512C001301 | 5410 TO 5420 NW HWY | LEONARD DEXTER A | 890 NW CARPATHIAN DR | CORVALLIS | OR 97330-9518 |
| 11512C001300 | 5440 NW HWY 99W | HULTBERG DAVID W | 5440 NW HWY 99W | CORVALLIS | OR 97330 |
| 11512C001201 | 5370 NW HWY 99W | THOMPSON MAXINE M,TR | 2715 NW FRAZIER CREEK RD | CORVALLIS | OR 97330-9727 |
| 11512C001000 | 5240 NW HWY 99W | DOERNER MANFRED | 5140 NW HWY 99W #0 | CORVALLIS | OR 97330-9458 |
| 11512C000500 | 5210 NE ELLIOTT CIR | PB CAPITAL LLC | P O BOX 1990 | CORVALLIS | OR 97339-1990 |
| 11512C000600 | 5160 NE ELLIOTT CIR | THOMPSON WAYNE C | 131 NW 4TH ST PMB 120 | CORVALLIS | OR 97330 |
| 12523BC01300 | 4750 SW 3RD ST | TORGERSON KARESSA | 4750 SW 3RD ST | CORVALLIS | OR 97333 |
| 12523CB02200 | 5010 SW 3RD ST | WINLUND JON MARK,TR | P O BOX 2025 | CORVALLIS | OR 97339-2025 |
| 12523CB02100 | 4920 SW 3RD ST | WINLUND J MARK | 6600 SW RESERVOIR AVE | CORVALLIS | OR 97333 |
| 12523BC01400 | 4770 SW 3RD ST | WARNELL JONES ANN | 4770 SW 3RD ST | CORVALLIS | OR 97333-9240 |
| 12514CC00700 | 555 SW HERBERT AVE | K & H RV STORAGE | 550 SW WAKE ROBIN AVE | CORVALLIS | OR 97333 |
| 12514CC00600 | 625 SW HERBERT AVE | HORTON EUGENIE M,TR | 3303 NW JACKSON AVE | CORVALLIS | OR 97330-5072 |
| 12514CC00500 | 635 SW HERBERT AVE | HANEY ANGELA M | 635 SW HERBERT AVE | CORVALLIS | OR 97333 |
| 12514CC00400 | 655 SW HERBERT AVE | FULLER GEORGE,TR | 655 SW HERBERT AVE | CORVALLIS | OR 97333-9211 |
| 12514CC00100 | 4220 SW 3RD ST | FLETCHER CHRISTINE D | 4220 SW 3RD ST | CORVALLIS | OR 97333 |
| 12514CC00200 | 4230 SW 3RD ST | BATCHELOR LYNETTE N | PO BOX 2215 | CORVALLIS | OR 97339-2215 |
| 12514CC00300 | 4240 SW 3RD ST | RAMSEY LINDA ANN | 4240 SW 3RD ST | CORVALLIS | OR 97333-9240 |
| 125220000400 | UNASSIGNED | CHINTIMINI LAND INC | 30742 VENELL LN | CORVALLIS | OR 97333-9218 |
| 12510D000100 | UNASSIGNED | SCHUCK EDWARD B | 33451 VAN DUYN RD | EUGENE | OR 97408 |
| 12523BC01301 | 4730 SW 3RD ST | WALTER GARY GLEE,TR | 4730 SW 3RD ST | CORVALLIS | OR 97333 |
| 12523BC01200 | 4710 SW 3RD ST | WALTER SUSAN M | 4710 SW 3RD ST | CORVALLIS | OR 97333 |
| 12523BC01000 | 4680 SW 3RD ST | HOLSETH VELDA M | 4680 SW 3RD ST | CORVALLIS | OR 97330-9240 |
| 125140000800 | UNASSIGNED | KRAUSE ELWELL M | 3680 SW 3RD ST | CORVALLIS | OR 97333-9240 |
| 125220001300 | 2000 TO 2200 SW HERB | THE LOR RENE ACRES FMLY PRTN | 2000 SW HERBERT AVE | CORVALLIS | OR 97333-9211 |
| 125140000801 | UNASSIGNED | KRAUSE ELWELL M | 3680 SW 3RD ST | CORVALLIS | OR 97333-9240 |
| 12510D001200 | 550 TO 570 SW WAKE R | K & H RV STORAGE LLC | 550 SW WAKE ROBIN AVE | CORVALLIS | OR 97339 |
| 12510D001100 | 620 SW WAKE ROBIN AV | LAUX RON AG | 4038 NE FAIR ACRES DR | CORVALLIS | OR 97330 |
| 12510D000803 | 720 SW WAKE ROBIN AV | JEAN MOORE INC | 720 SW WAKE ROBIN AVE | CORVALLIS | OR 97333 |
| 12510D000900 | 660 SW WAKE ROBIN AV | RILEY JUANITA F | 790 NW SUNDANCE CIR | CORVALLIS | OR 97330 |
| 12510D000800 | 728 TO 730 SW WAKE R | SCHABERG J STEVE | 4751 LONG RIDGE PL | MARANA | AZ 86553 |
| 12510D000300 | 715 SW WAKE ROBIN AV | BONHAM BETHANY E | 31681 ROSS LN | CORVALLIS | OR 97333-9553 |
| 12510D000400 | 735 SW WAKE ROBIN AV | HOSELTON DOUGLAS W, TR | 2030 SW ALLEN ST | CORVALLIS | OR 97333 |
| 12510D000200 | 541 SW WAKE ROBIN AV | SCHUCK EDWARD B | 33451 VAN DUYN RD | EUGENE | OR 97408 |
| 11513B000600 | UNASSIGNED | THOMAS SABRA H | 4610 NE ELLIOTT CIR | CORVALLIS | OR 97330-9402 |
| 11513B000700 | 4610 NE ELLIOTT CIR | THOMAS SABRA H | 4610 NE ELLIOTT CIR | CORVALLIS | OR 97330-9402 |
| 115250001500 | 1336 NE 2ND ST | TEN PAS KATHLEEN J,TR | 7730 SE 30TH AVE | PORTLAND | OR 97202-8845 |
| 115250001308 | 1350 TO 1520 NE HWY | MCFADDEN ARTHUR L | 401 SW ALDER ST | PORTLAND | OR 97204 |
| 12504CD01300 | UNASSIGNED | OSU FEDERAL CREDIT UNION | P O BOX 306 | CORVALLIS | OR 97339-0306 |
| 12504CD01100 | 4700 SW RESEARCH WAY | NYPRO REALTY HOLDINGS INC | 4700 SW RESEARCH WAY | CORVALLIS | OR 97333 |
| 12504CD01200 | UNASSIGNED | OSU FEDERAL CREDIT UNION | P O BOX 306 | CORVALLIS | OR 97339-0306 |
| 12504CD00500 | 4500 SW RESEARCH WAY | SUMMIT INFORMATION SYSTEMS | P O BOX 3003 | CORVALLIS | OR 97339 |
| 12504CD00703 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR 97339 |
| 11524CC01200 | 115 NE WALNUT BLVD | PELTIER REAL ESTATE CO | 110 NE WALNUT BLVD | CORVALLIS | OR 97330 |
| 11524CC01000 | 2595 NE BELVUE ST | PASTEGA MARIO, TR | 7015 NW CONCORD DR | CORVALLIS | OR 97330 |
| 11524CC01100 | UNASSIGNED | PASTEGA MARIO, TR | 7015 NW CONCORD DR | CORVALLIS | OR 97330 |
| 11525BB00400 | 2325 NE BELVUE ST | CRESCENT VALLEY COMPANY LLC | P O BOX 173 | ALBANY | OR 97321-0051 |
| 11525BB01100 | 815 TO 825 NE WOODCR | BIG FISH ENTERPRISES LLC | 1770 NW SULPHUR SPRINGS RD | CORVALLIS | OR 97330 |
| 11525BB01000 | 835 TO 845 NE WOODCR | MCKENNA ARN | 1755 NW LEWISBURG AVE | CORVALLIS | OR 97330-9724 |
| 11525BB00901 | 855 TO 865 NE WOODCR | RDS RETIREMENT LLC | P O BOX 857 | GILCHRIST | OR 97737 |
| 11525B000500 | UNASSIGNED | OREGON STATE DEPT TRANSPORT | 434 TRANSPORTATION BLDG | SALEM | OR 97310 |
| 11525B002600 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR 97339 |
| 11525B002400 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR 97339 |
| 11524CC00100 | 2636 NE BELVUE ST | PEPSI COLA BOTTLING CO CORV IN | P O BOX 1103 | CORVALLIS | OR 97339-1103 |
| 11524CC00906 | UNASSIGNED | PELTIER REAL ESTATE CO | 110 NE WALNUT BLVD | CORVALLIS | OR 97330 |
| 11524CC00905 | 300 NE WALNUT BLVD | OSU BOOK STORES INC | P O BOX 489 | CORVALLIS | OR 97339-0489 |
| 11524CC00904 | 850 NE WALNUT BLVD | WALNUT BLVD LLC | 3975 NW LINCOLN AVE | CORVALLIS | OR 97330-2361 |
| 11525B001600 | 2121 NE JACK LONDON | ACCU FAB SYSTEMS INC | 2121 NE JACK LONDON ST | CORVALLIS | OR 97330 |
| 11525BB00100 | 110 NE WALNUT BLVD | PELTIER REAL ESTATE CO | 110 NE WALNUT BLVD | CORVALLIS | OR 97330 |
| 11524CC00902 | UNASSIGNED | PELTIER REAL ESTATE CO | 110 NE WALNUT BLVD | CORVALLIS | OR 97330 |
| 11524CC00901 | 2555 NE BELVUE ST | PACGAM REALTY ASSOCIATES LLC | 10 RYE RIDGE PLAZA STE 200 | RYE BROOK | NY 10573 |
| 11525BB00300 | 755 NE CIRCLE BLVD | OLDS HARRY W,TR | 9104 PINTAIL LOOP | BLAINE | WA 98230 |
| 11525B001700 | 2120 NE JACK LONDON | ACCU FAB SYSTEMS INC | 2121 NE JACK LONDON ST | CORVALLIS | OR 97330 |
| 11525BB00402 | 2325 TO 2335 NE BELV | MCKENNA ARN | 1755 NW LEWISBURG AVE | CORVALLIS | OR 97330-9724 |
| 11525BB00403 | UNASSIGNED | CRESCENT VALLEY COMPANY LLC | P O BOX 173 | ALBANY | OR 97321-0051 |
| 11525B001800 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR 97339 |
| 11525B002500 | UNASSIGNED | ABI ENTERPRISES LLC | 2604 NW GARRYANNA DR | CORVALLIS | OR 97330 |
| 11525B001500 | 2121 NE JACK LONDON | WHITE FANG 2 LLC | 2101 NE JACK LONDON ST | CORVALLIS | OR 97330 |
| 11525B001400 | 2101 NE JACK LONDON | WHITE FANG LLC | 2101 NE JACK LONDON ST | CORVALLIS | OR 97330 |
| 11525BB01200 | 810 TO 820 NE WOODCR | WELLS ARDIS C,TR | P O BOX 2106 | CORVALLIS | OR 97339 |
| 11525BB01300 | 830 TO 840 NE WOODCR | WELLS ARDIS C,TR | P O BOX 2106 | CORVALLIS | OR 97339 |
| 11525BB01400 | 860 TO 870 NE WOODCR | THOMAS DONNA C | 34361 RIVERSIDE DR | ALBANY | OR 97321-9452 |
| 11525BB01500 | 880 TO 890 NE WOODCR | VANDEHEY BRIAN | 875 NE WOODCREST AVE | CORVALLIS | OR 97330 |
| 11525BB01800 | 825 NE LAWNDALE PL | STOVALL GEORGE F | 825 NE LAWNDALE PL | CORVALLIS | OR 97330 |
| 11525BB01700 | 855 NE LAWNDALE PL | GALPIN MICHAEL G | 7906 NE 131ST ST | KIRKLAND | WA 98034 |
| 12502CC02500 | 1680 SW 3RD ST | TRUAX CORP | 4221 SW RESEARCH WAY | CORVALLIS | OR 97339-3002 |
| 11525BB01600 | 911 NE LAWNDALE PL | NOLDE CHARLOTTE F | 911 NE LAWNDALE PL | CORVALLIS | OR 97330-4219 |
| 11525B000500 | 1105 NE CIRCLE BLVD | DAVIS PAUL R | 1105 NE CIRCLE BLVD | CORVALLIS | OR 97330-4255 |
| 11525BB00201 | 325 NE CIRCLE BLVD | PERLENFEIN STEVE R | 631 KOONS DR NW | ALBANY | OR 97321 |
| 11525BB00801 | 875 TO 885 NE WOODCR | VANDEHEY BRIAN | 875 NE WOODCREST AVE | CORVALLIS | OR 97330 |
| 11525B002700 | UNASSIGNED | ABI ENTERPRISES LLC | 2604 NW GARRYANNA DR | CORVALLIS | OR 97330 |
| 11525B000601 | UNASSIGNED | ANDERSON DAVID MARK | 3650 HILYARD AVE | KLAMATH FALLS | OR 97603 |
| 11525B002300 | UNASSIGNED | ABI ENTERPRISES LLC | 2604 NW GARRYANNA DR | CORVALLIS | OR 97330 |
| 11525BB00301 | 703 TO 725 NE CIRCLE | OLDS HARRY W,TR | 9104 PINTAIL LOOP | BLAINE | WA 98230 |
| 11525BB02600 | 805 NE CIRCLE BLVD | BARTZ JOAN D | 35335 RIVERSIDE DR NW | ALBANY | OR 97321-9405 |
| 11525BB02500 | 825 NE CIRCLE BLVD | BARTZ JOAN D | 35335 RIVERSIDE DR NW | ALBANY | OR 97321-9405 |

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| 11525BB02400 | 845 NE CIRCLE BLVD | BARTZ, JOAN D | 35335 RIVERSIDE DR NW | ALBANY | OR | 97321-9405 |
| 11525BB00302 | 777 TO 797 NE CIRCLE | ROBINSON ROSE S,TR | P O BOX 100 | NORTH PLAINS | OR | 97133 |
| 115250001202 | 1000 NE CIRCLE BLVD | HEWLETT PACKARD CO | P O BOX 105005 | ATLANTA | GA | 30348 |
| 11524CC01300 | 115 NE WALNUT BLVD | 115 NE WALNUT LLC | 115 NE WALNUT BLVD | CORVALLIS | OR | 97330-4258 |
| 11525BB01900 | 815 NE LAWNDALE PL | TRUEBLOOD EDWARD A | 815 NE LAWNDALE PL | CORVALLIS | OR | 97330 |
| 12502CC02400 | UNASSIGNED | PREMIUM OIL COMPANY | 3077 NW ST HELENS RD | PORTLAND | OR | 97210 |
| 11525BB02000 | 810 NE LAWNDALE PL | OLSON RICHARD R | 4340 NE HWY 20 | CORVALLIS | OR | 97330-8627 |
| 11525BB02100 | 830 NE LAWNDALE PL | DESALUNIERIS LARRY M | 830 NE LAWNDALE PL | CORVALLIS | OR | 97330-4218 |
| 11525BB02200 | 850 NE LAWNDALE PL | BARTZ, JOAN D | 35335 RIVERSIDE DR NW | ALBANY | OR | 97321-9405 |
| 11525BB02300 | UNASSIGNED | BARTZ, JOAN D | 35335 RIVERSIDE DR NW | ALBANY | OR | 97321-9405 |
| 115260000400 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 115260000500 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502CD00201 | UNASSIGNED | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12502D000301 | 1445 SE CRYSTAL LAKE | CORNERSTONE ASSOCIATES INC | P O BOX 973 | CORVALLIS | OR | 97339 |
| 12502D000300 | 1551 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12509BA05200 | 1650 SW 45TH PL | THE OLD MILL SCHOOL INC | P O BOX E | CORVALLIS | OR | 97339 |
| 12502D000200 | 1335 SE CRYSTAL LAKE | EVANITE FIBER CORP | 4515 SW COUNTRY CLUB DR | CORVALLIS | OR | 97333 |
| 12502CA00402 | 320 SE CHAPMAN PL | FIRST ALTERNATIVE CO OP | P O BOX E | CORVALLIS | OR | 97339 |
| 115260000600 | 1205 TO 1245 NE 3RD | CITY OF CORVALLIS | 1007 SE 3RD ST | CORVALLIS | OR | 97333-1248 |
| 12502CA00900 | 1050 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 115250001400 | 1340 NE 2ND ST | AVERILL SYLVIA | P O BOX E | CORVALLIS | OR | 97339 |
| 11535AA00200 | 1245 NE 3RD ST | CITY OF CORVALLIS | 1340 NE 2ND ST | CORVALLIS | OR | 97330 |
| 11532D000504 | UNASSIGNED | MARTIN ANDREW M,TR | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502BA09304 | UNASSIGNED | SOUTHERN PACIFIC TRANSP CO | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 12502BA09700 | 535 SW 7TH ST | KIRKELIE LORNA,TR | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 11525BB00500 | UNASSIGNED | CITY OF CORVALLIS | 30312 WALNUT DR SW | ALBANY | OR | 97321-9454 |
| 12502CA00200 | 551 SE CHAPMAN PL | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502BB17300 | 800 SW WASHINGTON ST | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502BB16800 | 500 SW 7TH ST | WASHINGTON HALL LLC | P O BOX 1442 | CORVALLIS | OR | 97339-1442 |
| 12502BA09702 | UNASSIGNED | HOGG PROPERTIES LLC | P O BOX 1442 | CORVALLIS | OR | 97339-1442 |
| 115320000801 | 6450 SW RESERVOIR AV | SOUTHERN PACIFIC TRANSP CO | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 11532D000600 | UNASSIGNED | BOWMAN PATRICIA | P O BOX 341 | PHILOMATH | OR | 97370-0336 |
| 11532D000700 | 390 SW 53RD ST | MARTIN ANDREW M,TR | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 12527A000300 | 5530 SW 3RD ST | MARTIN ANDREW M | 380 SW 53RD ST | CORVALLIS | OR | 97333 |
| 12527A000200 | 5470 SW 3RD ST | MCALLISTER LEONARD,TR | 5530 SW 3RD ST | CORVALLIS | OR | 97333-9240 |
| 12527A000200 | 5470 SW 3RD ST | KRALUSE JOHN H | 5470 SW 3RD ST | CORVALLIS | OR | 97333 |
| 12527A000100 | UNASSIGNED | KRALUSE JOHN H | 5470 SW 3RD ST | CORVALLIS | OR | 97333 |
| 125270000300 | 5571 SW PLUMLEY ST | C BAR S LLC | 28874 DORR RD | CORVALLIS | OR | 97330 |
| 12522D000300 | 5495 SW AIRPORT PL | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 12522D000100 | 5125 SW HOUT ST | CITY OF CORVALLIS | 622 NE GRAND AVE | PORTLAND | OR | 97232 |
| 115320000600 | 6240 RESERVOIR AVE | EAST FORK CORP | 6860 SW WINDING WAY | CORVALLIS | OR | 97333 |
| 11532D000800 | 390 SW 53RD ST | BOGART CHRISTOPHER | 390 SW 53RD ST | CORVALLIS | OR | 97333 |
| 11532D001000 | 420 SW 53RD ST | SMITH WILLIAM E | 420 SW 53RD ST | CORVALLIS | OR | 97333 |
| 11532D000900 | 410 SW 53RD ST | MARTIN ANDREW | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 11532D001100 | 430 TO 432 SW 53RD S | PET BENEFITS LLC | 3356 NW HARRISON BLVD | CORVALLIS | OR | 97330 |
| 115320000800 | 6400 SW RESERVOIR AV | TIMIAN DONALD E | 6400 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 12502BB17200 | UNASSIGNED | WASHINGTON YARD LLC | 223 NW 2ND ST | CORVALLIS | OR | 97330 |
| 12503AA04300 | 644 SW 13TH ST | OREGON STATE BOARD HIGHER ED | OSU BLDG 45 #103 | CORVALLIS | OR | 97331-2145 |
| 12502BB08600 | 624 SW 11TH ST | GANGESTAD DALE V | 624 SW 11TH ST | CORVALLIS | OR | 97333 |
| 12502BB09000 | UNASSIGNED | GUSTAFSON BARRY LEE,TR | 2039 WOODHAVEN CT | SALEM | OR | 97304 |
| 12502BB07100 | 960 SW WASHINGTON AV | PACIFIC FRUIT PROPERTIES LLC | P O BOX 1442 | CORVALLIS | OR | 97339-1442 |
| 12502BB16000 | UNASSIGNED | UNION PACIFIC CORPORATION | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12502BC01700 | 1100 SW 7TH ST | UNION PACIFIC CORPORATION | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12502CA01000 | 1030 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12502CA01100 | 1050 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12502CA01201 | 1100 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12502BB16400 | UNASSIGNED | DENSON CASEY | P O BOX 1036 | CORVALLIS | OR | 97339 |
| 12502BB08500 | 626 SW 11TH ST | HILL JANICE TALLU,TR | 626 SW 11TH ST | CORVALLIS | OR | 97333-4248 |
| 12502BB08800 | 1125 SW A AVE | LANGSTRAAT GERALD R,TR | 229 NW 21ST ST | CORVALLIS | OR | 97330 |
| 12502BB09200 | 621 SW 11TH ST | PALMER CAROL A,TR | 330 NW 7TH ST | CORVALLIS | OR | 97330-6306 |
| 12502BB08900 | 635 TO 645 SW 13TH S | GUSTAFSON BARRY LEE,TR | 2039 WOODHAVEN CT | SALEM | OR | 97304 |
| 12502BB16500 | 530 TO 550 SW 7TH ST | DENSON CASEY | P O BOX 1036 | CORVALLIS | OR | 97339 |
| 12502BB08400 | 642 SW 11TH ST | ODELL TERYL | PO BOX 2326 | CORVALLIS | OR | 97339 |
| 12502BB16301 | UNASSIGNED | SOUTHERN PACIFIC TRANSP CO | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12502BA09400 | 610 SW WASHINGTON AV | MIDDLETON KENNETH M | 610 SW WASHINGTON AVE | CORVALLIS | OR | 97333-4312 |
| 12502BB16300 | 807 SW WESTERN BLVD | JOHN & MATT PROPERTIES LLC | 809 SW WESTERN BLVD | CORVALLIS | OR | 97333 |
| 12502BB16401 | UNASSIGNED | SOUTHERN PACIFIC TRANSP CO | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12502BB11100 | 1010 TO 1012 SW A AV | FORREST ROBERT | 1010 SW A AVE | CORVALLIS | OR | 97333 |
| 12502BA09300 | 635 SW WESTERN BLVD | DAGGETT COLLIN | 601 SW WESTERN BLVD | CORVALLIS | OR | 97333 |
| 12502BB16200 | UNASSIGNED | LONDON DEAN | P O BOX 802 | CORVALLIS | OR | 97339-0802 |
| 12502BB16501 | UNASSIGNED | SOUTHERN PACIFIC TRANSP CO | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12502BA09302 | UNASSIGNED | MIDDLETON HEAT & SHEET MTL INC | 610 SW WASHINGTON AVE | CORVALLIS | OR | 97333-4312 |
| 12502BA09305 | UNASSIGNED | SOUTHERN PACIFIC TRANSP CO | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12502BC01500 | 560 SW B AVE | B STREET PROPERTIES LLC | 560 SW B AVE | CORVALLIS | OR | 97333 |
| 12503B000801 | 800 TO 850 SW 35TH S | OREGON STATE BOARD HIGHER ED | P O BOX 1086 | CORVALLIS | OR | 97339-1086 |
| 12502BB09100 | 605 SW 13TH ST | INDEPENDENT AUTO WERKS INC | 605 SW 13TH ST | CORVALLIS | OR | 97333 |
| 12502BB08700 | 622 SW 11TH ST | HOLST CHARLES DAVID | 622 SW 11TH ST | CORVALLIS | OR | 97333 |
| 12502BB09300 | 605 SW 11TH ST | WHITE JOHN D & BETTY E | P O BOX 1841 | CORVALLIS | OR | 97339-1841 |
| 12502BB16101 | UNASSIGNED | SOUTHERN PACIFIC TRANSP CO | 1400 DOUGLAS STOP 1640 | OMAHA | NE | 68179-1640 |
| 12522D000100A9 | 1985 SW AIRPORT AVE | OREGON RUBBER CO | 3595 W 1ST | EUGENE | OR | 97402 |
| 12522D000100A8 | 1965 SW AIRPORT AVE | RCBEC LLC | 7250 NE AVALON DR | CORVALLIS | OR | 97330 |
| 12522D000100A7 | 1863 SW AIRPORT AVE | RODGERS GARY A | 950 NE ANGLEEE PL | CORVALLIS | OR | 97330 |
| 12522D000100A4 | 1801 SW AIRPORT AVE | CARPENTER FAMILY LTD PTN | 605 NW 5TH ST STE 2C | CORVALLIS | OR | 97330-6420 |
| 12522D000100A5 | 1749 SW AIRPORT AVE | AVI BIO PHARMA INC | 4575 SW RESEARCH WAY SUITE 20 | CORVALLIS | OR | 97333 |
| 12522D000100A1 | 5070 SW HOUT ST | PLASTECH INC | 5070 SW HOUT ST | CORVALLIS | OR | 97333 |
| 12522D000100A3 | 5010 SW HOUT ST | BURNSIDE ETHAN R | 5010 SW HOUT ST | CORVALLIS | OR | 97333-9530 |
| 12522D000100A1 | 4950 SW HOUT ST | RAMSAY DALE B,TR | 6711 SW RANDALL WAY | CORVALLIS | OR | 97333-9353 |
| 12522D000100A1 | 5025 SW HOUT ST | WESTERN PULP PRODUCTS CO | P O BOX 968 | CORVALLIS | OR | 97339-0968 |
| 12522D000100A1 | 5125 SW HOUT ST | WKL INVESTMENTS HOUT LLC (LH) | 5200 SW MEADOWS RD STE B-100 | LAKE OSWEGO | OR | 97035 |
| 12522D000100A2 | 5125 SW HOUT | WESTERN PULP PRODUCTS CO | P O BOX 968 | CORVALLIS | OR | 97339-0968 |
| 11526A000600 | 1850 NE FOUR ACRE PL | CORVALLIS STATION LLC | 901 NE GLISAN ST | PORTLAND | OR | 97232 |
| 11526A000700 | 1880 NE FOUR ACRES P | CORVALLIS STATION LLC | 901 NE GLISAN ST | PORTLAND | OR | 97232 |
| 11532D000502 | UNASSIGNED | PET BENEFITS LLC | 3356 NW HARRISON BLVD | CORVALLIS | OR | 97330 |
| 11532D000505 | UNASSIGNED | MARTIN ANDREW M,TR | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |

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| 11532D000501 | 5700 SW RESERVOIR AV | MARTIN ANDREW M,TR | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 11532D000503 | UNASSIGNED | MARTIN ANDREW M,TR | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 11532D000500 | 5700 SW RESERVOIR AV | MARTIN ANDREW M,TR | 5700 SW RESERVOIR AVE | CORVALLIS | OR | 97333 |
| 12514BC02200 | 121 SW MC KENZIE AVE | WILLAMETTE GRAYSTONE INC | P O BOX 7816 | EUGENE | OR | 97401 |
| 115320000700 | 6240 TO 6320 SW RESE | EAST FORK CORP | 6860 SW WINDING WAY | CORVALLIS | OR | 97333 |
| 12514BC01100 | 3550 SW DESCHUTES ST | KELSAY DAYTON & KELSAY LLC | P O BOX 1066 | ROSEBURG | OR | 97470 |
| 12514BC01200 | 3646 SW DESCHUTES ST | CORVALLIS INDUSTRIAL PARK LLC | PO BOX 912 | SILVERTON | OR | 97381 |
| 12514BC01800 | 126 SW MC KENZIE AVE | OREGON STATE UNIVERSITY | 644 SW 13TH ST | CORVALLIS | OR | 97333 |
| 12505DB00500 | UNASSIGNED | OLIVER DAVID N | 13012 SATICOY ST #3 | NORTH HOLLYWOOD CA | | 91605 |
| 12502CC00600 | 465 SW AVERY AVE | HEARTLAND HUMANE SOCIETY | P O BOX 1184 | CORVALLIS | OR | 97339 |
| 12502CC00500 | 345 SW AVERY AVE | TRIPOD DATA SYSTEMS INC | P O BOX 947 | CORVALLIS | OR | 97339-0647 |
| 12502CC00400 | 245 TO 275 SW AVERY | RHCC GROUP | 29754 SE SHADY OAKS DR | CORVALLIS | OR | 97339 |
| 12502CC00100 | 1260 TO 1320 SW 3RD | OBERSON OIL INC | P O BOX A | CORVALLIS | OR | 97339 |
| 12502CD00300 | 1225 SE 3RD ST | LAUX RONALD K | 4038 NE FAIR ACRES DR | CORVALLIS | OR | 97339 |
| 12502CD00400 | 1245 SE 3RD ST | CORVALLIS RENTAL SERVICE INC | P O BOX 908 | CORVALLIS | OR | 97339 |
| 12502CD00202 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502CD00200 | 195 SE CRYSTAL LAKE | CRYSTAL LAKE PROPERTIES LLC | P O BOX 12605 | SALEM | OR | 97309 |
| 11525B001200 | 1915 NE FOUR ACRE ST | BRANDIS SDC PARTNERSHIP | 601 N LAMAR BLVD STE 301 | AUSTIN | TX | 78703 |
| 11525B000903 | 750 NE CIRCLE BLVD | CARMIKE CINEMAS INC | 1301 1ST AVE | COLUMBUS | GA | 31901 |
| 125220000300A1 | 480 TO 490 SW AIRPOR | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 125220000300A2 | 5495 SW AIRPORT PL | CITY OF CORVALLIS | P O BOX 1602 | PORTLAND | OR | 97207-1602 |
| 125220000300A3 | 5475 SW AIRPORT PL | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 125270000300A9 | 5570 SW PLUMLEY ST | LOWTHER FRED R,TR | P O BOX 339 | CORVALLIS | OR | 97339-0339 |
| 125270000300A6 | 5800 SW PLUMLEY ST | AVIA FLIGHT SERVICE INC | 5695 AIRPORT PLACE | CORVALLIS | OR | 97333 |
| 12502D000100 | 1120 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12502CA00100 | 1115 SE CRYSTAL LAKE | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339-0598 |
| 12502CA00204 | 211 SE CHAPMAN PL | DEVCO ENGINEERING INC | PO BOX 1211 | CORVALLIS | OR | 97339 |
| 12502CA01200 | 1120 TO 1185 SE CRY | EVANITE FIBER CORP | P O BOX E | CORVALLIS | OR | 97339 |
| 12502CB00500 | UNASSIGNED | BENTON COUNTY | P O BOX 964 | CORVALLIS | OR | 97339 |
| 12504CD00400 | 4575 SW RESEARCH WAY | RESEARCH WAY INVESTMENTS | P O BOX 1833 | PASO ROBLES | CA | 93447 |
| 12504CD00900 | UNASSIGNED | P & B PENCE LLC | 3781 SHROPSHIRE WAY S | SALEM | OR | 97302 |
| 12504D000300 | 4045 SW RESEARCH WAY | ASHBROOK INDEPENDENT SCHOOL | 4045 SW RESEARCH WAY | CORVALLIS | OR | 97333 |
| 12502CB02200 | 500 SW TWIN OAKS CIR | JOHNSON GRACE MARIE,TR | 10880 SW HIGHLAND DR | TIGARD | OR | 97224 |
| 12502CB01900 | 410 SW TWIN OAKS CIR | ADAMS NANCY J,TR | 4838 SW HOLLYHOCK CIR | CORVALLIS | OR | 97333 |
| 12502CB02100 | 416 TO 420 SW TWIN O | JOHNSON GRACE MARIE,TR | 10880 SW HIGHLAND DR | TIGARD | OR | 97224 |
| 12504DC02100 | 4314 SW RESEARCH WAY | RJAC2 LLC | 7250 NE AVALON DR | CORVALLIS | OR | 97330 |
| 12504DC02000 | 4272 SW RESEARCH WAY | RJAC2 LLC | 7250 NE AVALON DR | CORVALLIS | OR | 97330 |
| 12504D000700 | 4238 SW RESEARCH WAY | OWYHEE RIVER LLC | P O BOX 1082 | CORVALLIS | OR | 97339 |
| 12504D000600 | 4170 SW RESEARCH WAY | HONG KONG METRO REALTY CO INC | 4610 UNIVERSITY AVE STE 1018 | MADISON | WI | 53705 |
| 12502CC00101 | UNASSIGNED | SMITH LARRY T | 15930 SW GREENS WAY | TIGARD | OR | 97224-4664 |
| 12504D000500 | 4100 SW RESEARCH WAY | RJACI LLC | 7250 NE AVALON DR | CORVALLIS | OR | 97330 |
| 12502CC00300 | 135 SW AVERY AVE | KRUGER GAIL | 29715 SE MEADOWLARK DR | CORVALLIS | OR | 97333-2535 |
| 12502CC00200 | 1380 SW 3RD ST | SMITH LARRY T | 15930 SW GREENS WAY | TIGARD | OR | 97224-4664 |
| 12502CD00204 | UNASSIGNED | CORVALLIS RENTAL SERVICE INC | P O BOX 908 | CORVALLIS | OR | 97339 |
| 12502CC00700 | 360 TO 480 SW AVERY | BENTON COUNTY | P O BOX 964 | CORVALLIS | OR | 97339 |
| 12502CD00502 | 100 SE CRYSTAL LAKE | TRI W GROUP LIMITED PARTNER | 100 SE CRYSTAL LAKE DR | CORVALLIS | OR | 97333 |
| 12504D000400 | UNASSIGNED | RJACI LLC | 7250 NE AVALON DR | CORVALLIS | OR | 97330 |
| 12502CD00290 | UNASSIGNED | WILT VIRGINIA | 100 SE CRYSTAL LAKE DR | CORVALLIS | OR | 97333 |
| 12502CD01300 | 1595 SE 3RD ST | PACIFIC POWER & LIGHT CO | 825 NE MULTNOMAH #1900 | PORTLAND | OR | 97232 |
| 12502CC01300 | 1520 SW 3RD ST | GLORIETTA BAY LLC | 100 FERRY ST NW | ALBANY | OR | 97321 |
| 12504DD07800 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502D000600 | UNASSIGNED | WHITING BRADFORD S | 3555 NW POLK AVE | CORVALLIS | OR | 97330 |
| 12502D000500 | 1555 TO 1557 SE CRY | WHITING BRADFORD S | 3555 NW POLK AVE | CORVALLIS | OR | 97330 |
| 12502CB01500 | 375 SW TWIN OAKS CIR | HEXEM BOB | 375 SW TWIN OAKS CIR | CORVALLIS | OR | 97333 |
| 12504DC02300 | 4311 SW RESEARCH WAY | OBRIEN MICHAEL | 3038 NW SNOWBERRY PL | CORVALLIS | OR | 97330-3518 |
| 12504DC00600 | 4275 SW RESEARCH WAY | TRUAX HOLDINGS LTD | P O BOX 3002 | CORVALLIS | OR | 97339 |
| 12504DC00700 | 4257 SW RESEARCH WAY | TRUAX HOLDINGS LTD | P O BOX 3002 | CORVALLIS | OR | 97339 |
| 12504DC02200 | 4221 TO 4239 SW RESE | TRUAX JOHN W | P O BOX 3002 | CORVALLIS | OR | 97339 |
| 12504DC02500 | 4185 TO 4203 SW RESE | NATIONAL INTRAMURAL REC ASSOC | 4185 SW RESEARCH WAY | CORVALLIS | OR | 97333-1067 |
| 11526A000800 | 1815 NE FOUR ACRE PL | CORVALLIS STATION LLC | 901 NE GLISAN ST | PORTLAND | OR | 97232 |
| 11526A000900 | 1780 NE FOUR ACRE PL | HOME DEPOT USA INC | P O BOX 105842 | ATLANTA | GA | 30348 |
| 12504DC01200 | 4175 SW RESEARCH WAY | WILD ROSE HOLDINGS LLC | 7055 NW GRANDVIEW DR | CORVALLIS | OR | 97330 |
| 12504DC01300 | 4149 SW RESEARCH WAY | FOREST ENGINEERING INC | 620 SW 4TH ST | CORVALLIS | OR | 97333-4428 |
| 12502CB01700 | 398 SW TWIN OAKS CIR | HEARTLAND HUMANE SOCIETY | P O BOX 1184 | CORVALLIS | OR | 97339 |
| 12504D000200 | 4077 SW RESEARCH WAY | HEATH & ASSOCIATES LTD CO | 2710 SW FAIRMONT AVE | CORVALLIS | OR | 97333 |
| 12511BB01200 | 460 TO 490 SW CUMMIN | CROSS RICHARD L | 497 SW CUMMINGS AVE | CORVALLIS | OR | 97333-1107 |
| 12511BB01100 | 360 SW CUMMINGS AVE | J SMITH REAL INVESTMENTS LLC | 91655 MARCOLA RD | SPRINGFIELD | OR | 97478-9737 |
| 12511BB01000 | 330 SW CUMMINGS AVE | J SMITH REAL INVESTMENTS LLC | 91655 MARCOLA RD | SPRINGFIELD | OR | 97478-9737 |
| 12511BB00900 | 300 SW CUMMINGS AVE | J SMITH REAL INVESTMENTS LLC | 91655 MARCOLA RD | SPRINGFIELD | OR | 97478-9737 |
| 12511BB00500 | UNASSIGNED | CUMMINGS LLC | P O BOX 2087 | SALEM | OR | 97308 |
| 12511BB00700 | 250 SW CUMMINGS AVE | CUMMINGS LLC | P O BOX 2087 | SALEM | OR | 97308 |
| 12511BB00600 | 240 SW CUMMINGS AVE | LOGGERWELL RUSSELL M & CINDA S | 240 SW CUMMINGS AVE | CORVALLIS | OR | 97333-1112 |
| 12511BB00400 | 160 SW CUMMINGS AVE | LIND BRIAN | P O BOX 1978 | CORVALLIS | OR | 97339 |
| 12511BB00300 | 130 SW CUMMINGS AVE | TAYLOR JOSEPH W | 501 NE THOUSAND OAK DR | CORVALLIS | OR | 97330-9410 |
| 12502CC01900 | UNASSIGNED | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12502CC02000 | 497 SW CUMMINGS AVE | CROSS RICHARD L | 497 SW CUMMINGS AVE | CORVALLIS | OR | 97333-1107 |
| 12502CC02100 | 465 SW CUMMINGS AVE | DOONEY DORIS A | 465 SW CUMMINGS AVE | CORVALLIS | OR | 97333-1107 |
| 12502CC02200 | 345 SW CUMMINGS AVE | TAYLOR DAVID N | P O BOX 108 | CORVALLIS | OR | 97339 |
| 12502CC02300 | 245 SW CUMMINGS AVE | KELLEY PARNELL MICHAEL | P O BOX L | CORVALLIS | OR | 97339 |
| 12511BB00200 | 1750 TO 1780 SW 3RD | MILLRACE RENTAL LLC | 69574 LANTZ LN | COVE | OR | 97824 |
| 12511BB01800 | UNASSIGNED | LOONEY DEBBIE | 541 SW WAKE ROBIN AVE | CORVALLIS | OR | 97333 |
| 12511BB01500 | 1710 SW EDGEING DR | AYRES ALAN SCOTT | P O BOX C | CORVALLIS | OR | 97339 |
| 12511BB01700 | 1730 SW EDGEING DR | WICKHAM EDNA | 1730 SW EDGEING DR | CORVALLIS | OR | 97333-1703 |
| 12511BB01900 | 1745 TO 1747 SW EDGE | LOONEY DEBBIE | 541 SW WAKE ROBIN AVE | CORVALLIS | OR | 97333 |
| 12511BB01600 | 1750 SW EDGEING DR | SARNI BRIAN JOHN | 1750 SW EDGEING DR | CORVALLIS | OR | 97333-1703 |
| 12511BB02000 | UNASSIGNED | LOONEY DEBBIE | 541 SW WAKE ROBIN AVE | CORVALLIS | OR | 97333 |
| 12511BB02100 | 1815 SW EDGEING DR | OPATOWSKY HOWARD | 1815 SW EDGEING DR | CORVALLIS | OR | 97333 |
| 12511BB02200 | 1835 SW EDGEING DR | DEWAN BRIAN | 1835 SW EDGEING DR | CORVALLIS | OR | 97333 |
| 125110000300 | 1350 SE GOODNIGHT AV | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12511CC00500 | 420 TO 450 SW WAKE R | OLSON INVESTMENT PROPERTIES | P O BOX 40337 | EUGENE | OR | 97404-0049 |
| 12511CC00400 | 350 TO 360 SW WAKE R | WAKE ROBIN PROPERTIES LLC | P O BOX 758 | CORVALLIS | OR | 97339 |
| 12511CC00300 | 342 SW WAKE ROBIN AV | KAUFFMAN KENNETH L | 342 SW WAKE ROBIN AVE | CORVALLIS | OR | 97333-1619 |
| 12511CC00200 | UNASSIGNED | SOUTH 3RD PROPERTIES LLC | 4665 SE BOONEVILLE DR | CORVALLIS | OR | 97333 |
| 12511CC00100 | 2910 SW 3RD ST | FINSTAD PROPERTIES LLC | 4665 SE BOONEVILLE DR | CORVALLIS | OR | 97333 |
| 12511CB01500 | 475 SW WAKE ROBIN AV | ALBERTI JOHN L | 728 SW WAKE ROBIN AVE | CORVALLIS | OR | 97333-1612 |
| 12511CC00701 | UNASSIGNED | WAKE ROBIN PROPERTIES LLC | P O BOX 758 | CORVALLIS | OR | 97339 |
| 12511CC00700 | 2940 SW 3RD ST | FINSTAD PROPERTIES LLC | 4665 SE BOONEVILLE DR | CORVALLIS | OR | 97333 |
| 12511CC00800 | 2936 SW 3RD ST | SOUTH 3RD PROPERTIES LLC | 4665 SE BOONEVILLE DR | CORVALLIS | OR | 97333 |
| 12511CC00900 | 2960 SW 3RD ST | HOFFMAN D IRENE,TR | 2960 SW 3RD ST | CORVALLIS | OR | 97333-9240 |
| 12511CC00600 | UNASSIGNED | CORVALLIS INDUSTRIAL PARK LLC | PO BOX 13969 | SALEM | OR | 97309 |
| 125140000600 | UNASSIGNED | CORVALLIS INDUSTRIAL PARK LLC | PO BOX 912 | SILVERTON | OR | 97381 |
| 12514BC01500 | UNASSIGNED | SLAYDEN BRUCE | P O BOX 912 | SILVERTON | OR | 97381 |
| 12514BC00900 | 3525 SW DESCHUTES ST | FISHER HOLDING COMPANY LLC | 901 N BRUTSCHER ST STE 205 | NEWBERG | OR | 97132 |

| | | | | | | |
|--------------|----------------------|---------------------------------------|----------------------------|-----------|----|------------|
| 12514BC00800 | 3430 SW DESCHUTES ST | FISHER HOLDING COMPANY LLC | 901 N BRUTSCHER ST STE 205 | NEWBERG | OR | 97132 |
| 12514BC00700 | 3405 SW DESCHUTES ST | FISHER HOLDING COMPANY LLC | 901 N BRUTSCHER ST STE 205 | NEWBERG | OR | 97132 |
| 12514BC00200 | 3440 SW 3RD ST | CORVALLIS DRILLING CO INC | 3440 SW 3RD ST | CORVALLIS | OR | 97333-9240 |
| 12514BC00100 | 3400 SW 3RD ST | CITY OF CORVALLIS | P O BOX 1083 | CORVALLIS | OR | 97339 |
| 12514BC00600 | 3415 SW DESCHUTES ST | FISHER HOLDING COMPANY LLC | 901 N BRUTSCHER ST STE 205 | NEWBERG | OR | 97132 |
| 12514BC00300 | 3444 SW 3RD ST | SEVEN J, LLC | 29400 SANTIAM HWY | LEBANON | OR | 97355 |
| 12514BC01000 | 3540 SW DESCHUTES ST | CORVALLIS INDUSTRIAL PARK LLC | PO BOX 912 | SILVERTON | OR | 97381 |
| 12514BC01300 | 3658 SW DESCHUTES ST | TAMAMO I LLC | 229 NW 7TH ST | CORVALLIS | OR | 97330 |
| 12514BC01700 | 3661 SW DESCHUTES ST | CORVALLIS INDUSTRIAL PARK LLC | PO BOX 912 | SILVERTON | OR | 97381 |
| 12514BC01900 | 3664 SW 3RD ST | ABNEY CATHY J | 1151 NW ALDER CREEK DR | CORVALLIS | OR | 97330 |
| 12514BC01400 | 3662 SW DESCHUTES ST | CORVALLIS INDUSTRIAL PARK LLC | PO BOX 912 | SILVERTON | OR | 97381 |
| 12514BC02000 | 3676 SW 3RD ST | SCHONING MICHELLE A | 4363 NW HONEYSUCKLE DR | CORVALLIS | OR | 97330-3354 |
| 12514BC01600 | 3665 SW DESCHUTES ST | WOLFF ERNEST G | 1990 NW BROWNLY HEIGHTS DR | CORVALLIS | OR | 97330 |
| 12514BC02100 | 3680 SW 3RD ST | KRAUSE ELWELL M | 3680 SW 3RD ST | CORVALLIS | OR | 97333-9240 |
| 125150000500 | UNASSIGNED | CRLP LIMITED PARTNERSHIP | 30742 VENELL PL | CORVALLIS | OR | 97333 |
| 125150000501 | UNASSIGNED | CRLP LIMITED PARTNERSHIP | 30742 VENELL PL | CORVALLIS | OR | 97333 |
| 125150000600 | 1875 SW HERBERT AVE | CALDWELL SOUTH FARM LLC | 2773 SW TITLEIST CIR | CORVALLIS | OR | 97333-1183 |
| 125220000200 | 2800 SW WELTZIN AVE | WELTZIN WALLACE C | 2800 SW WELTZIN AVE | CORVALLIS | OR | 97333 |
| 125220001300 | 2200 SW HERBERT AVE | HERBERT DONALD V & CONNIE L | 2200 SW HERBERT AVE | CORVALLIS | OR | 97333 |
| 12504CD00704 | UNASSIGNED | OLD MILL CENTER FOR CHILDREN & FAMILI | 4515 SW COUNTRY CLUB DR | CORVALLIS | OR | 97333 |
| 125100000700 | UNASSIGNED | CALDWELL SOUTH FARM LLC | 2773 SW TITLEIST CIR | CORVALLIS | OR | 97333-1183 |
| 125150000100 | UNASSIGNED | CALDWELL SOUTH FARM LLC | 2773 SW TITLEIST CIR | CORVALLIS | OR | 97333-1183 |
| 125150000200 | UNASSIGNED | CRLP LIMITED PARTNERSHIP | 30742 VENELL PL | CORVALLIS | OR | 97333 |

Benton / Corvallis Enterprise Zone OAR Division 650 Study



Total Area of Expanded Enterprise Zone: approximately 3.5 sq. mi.
(12 sq. mi. maximum per OAR 123-650-1000)

Map Author: City of Corvallis - Community Development Department



Common Matters for Designations and Boundary Changes

1. 123-065-1000

Defining the Zone Boundary

Any proposed enterprise zone designation or boundary change, as described in this division of administrative rules, shall demonstrate adherence with OAR 123-065-0080 or 123-065-0090 by including all of the following with the application or request that is submitted to the Department:

- (1) Estimate to the nearest 0.1 square miles of the entire proposed enterprise zone area (pursuant to boundary change).
- (2) Map or set of maps drawn to scale with a clear representation of the entire enterprise zone's proposed boundary, such that:
 - (a) Maps must contain north directional arrow, legend/scale and title with the name of the zone;
 - (b) An overview map showing the entire proposed zone boundary is always required;
 - (c) As necessary, inset or sub-maps are used to adequately show detail for portions of the zone, as referenced or linked to the overview map; and
 - (d) In the case of a boundary change, separate mapping of areas to be specifically added or removed is mandatory.
- (3) Narrative legal description of the enterprise zone's boundary in a continuous fashion corresponding to the overview map in section (2) of this rule (with separate descriptions for areas being added or removed by a boundary change). Although it is principally based on metes & bounds surveying, for the sake of simplification, one or more of the following may substitute for some or all of the metes & bounds, where it exactly corresponds or coincides to the enterprise zone boundary:
 - (a) Permanent landmarks or natural margins such as a waterway, road, track or transmission line;
 - (b) Official borders or demarcations such as city limit, urban growth boundary, county line or right of way, provided that dated documentary references are made (zone boundary will not automatically change with later changes to these demarcations);
 - (c) Census Statistical Units larger than a census block (with official, dated documentation);
 - (d) Whole cadastral sections, quarter sections and so forth (with official, dated documentation);
or
 - (e) Tax lots as dated and documented through the county assessor's office in association with maps used for section (2) of this rule.

Stat. Auth.: ORS 285A.075, 285C.060(1), 285C.065(3) & 285C.250(4)

Stats. Implemented: ORS 285C.060, 285C.065, 285C.075, 285C.085, 285C.090, 285C.115, 285C.120 & 285C.250

Hist.: EDD 1-2005, f. & cert. ef. 2-25-05

123-065-0310

1. Boundary Change Request by Zone Sponsor

The request by the sponsor of an enterprise zone for a change to the zone boundary under ORS 285C.115 shall address the following:

- (1) Resolutions lately adopted by the governing body of each existing and proposed member comprising the zone sponsor, copies of which are included.
- (2) Change or retention of the zone's official name.
- (3) Definition of enterprise zone boundary in accordance with OAR 123-065-1000.
- (4) Consideration of economic hardship conditions in or near any area proposed for addition to the zone, relative to economic hardship for the existing enterprise zone and local areas associated with it consistent with OAR 123-065-0365.
- (5) Adherence to OAR 123-065-0320 and 123-065-0330, including but not limited to commentary about the following:
 - (a) Usability of land proposed for addition or removal;
 - (b) Location of new areas to be added relative to urban growth boundaries; and
 - (c) Actions and documentation of appropriate or necessary public involvement.
- (6) Conformity with:
 - (a) Mandatory city/county/port sponsorship or consent described in OAR 123-065-0010, such that despite previous consent by resolution of a city, port or county governing body, the zone sponsor will still need further consent for any subsequent boundary change that adds area inside territory of the city, port or county, unless the previous resolution expressly granted such open-ended consent;
 - (b) Spatial parameters for an enterprise zone delineated in OAR 123-065-0080 or 123-065-0090; and
 - (c) Requirements of ORS 285C.115(2)(b) and (d) for retaining:
 - (A) Sites of all current, actively authorized business firms; and
 - (B) At least half of the land originally in the zone.
- (7) For a proposed new cosponsor, as desired and contained in its resolution:
 - (a) Binding proposals to provide local incentives under ORS 285C.115(7)(a) (consistent with OAR 123-065-0240) to authorized or qualified business firms locating or expanding in parts of the proposed zone exclusive to that jurisdiction or port district; or
 - (b) A restriction in the case of a city or county under ORS 285C.115(7)(b) from hotel, motel or

destination resort businesses being eligible in the enterprise zone exclusive to that city or county jurisdiction (but only if such businesses are eligible elsewhere in the existing zone under ORS 285C.070 or section 56(1), chapter 662, Oregon Laws 2003).

(8) Request for a needed waiver of maximum rural distances per OAR 123-065-0090(4).

(9) Explain, as appropriate, why the change to the zone boundary complements the zone's strategic plan or marketing efforts as formulated in or since the application for designation of the zone.

(10) Describe any immediate justification, as appropriate, for the change to the zone boundary, including but not limited to one or more of the following:

(a) The ability to immediately site and authorize a prospective investment by an eligible business firm that will result in:

(A) Significant new employment;

(B) Preservation of local full-time jobs that would otherwise be lost;

(C) Notable worker compensation levels;

(D) Valuable new training opportunities for local workers; or

(E) Diversification of the local economy;

(b) The opportunity to exploit recent changes in local land use designations and ordinances consistent with the purpose of an enterprise zone under ORS 285C.050 to 285C.250;

(c) The extension of enterprise zone benefits to a city, port or county that is not sponsoring a current enterprise zone; or

(d) Other compelling reasons of the zone sponsor.

Stat. Auth.: ORS 285A.075, 285C.060(1), 285C.066 & 285C.115(6)

Stats. Implemented: ORS 285C.060 & 285C.115

Hist.: EDD 3-1996, f. & cert. ef. 4-2-96; EDD 5-1996, f. & cert. ef. 6-24-96; EDD 1-997, f. & cert. ef. 1-17-97; EDD 5-1998, f. 3-12-98, cert. ef. 3-15-98; EDD 9-2000, f. & cert. ef. 5-2-00; EDD 1-2005, f. & cert. ef. 2-25-05; EDD 1-2007(Temp), f. & cert. ef. 1-8-07 thru 7-6-07; EDD 2-2007, f. 6-15-07, cert. ef. 7-1-07



**Economic Vitality
Partnership**

June 29, 2010

Business Enterprise
Center

Mr. Jon Nelson
City Manager

Benton County

City of Corvallis
501 SW Madison

City of Corvallis

Corvallis, Or 97333

Corporate Round
Table

Corvallis-Benton
Chamber Coalition

Corvallis
Independent
Business Alliance

Corvallis Tourism

Downtown Corvallis
Association

Linn Benton
Community College

Oregon Natural
Step Network

Oregon State
University

Software
Association of
Oregon

Willamette
Neighborhood
Housing Services

Corvallis School
District, 509J

Dear Jon:

At the Prosperity That Fits ("PTF") meeting last night one of the topics that was discussed was the application to extend the Enterprise Zone to include the properties at Research Park and the HP Campus. It is our understanding that a request for such extension was made before the City Council in March, and that the request has subsequently grown to include consideration of additional properties.

The Committee would like you to take into consideration that we support the extension of the Enterprise Zone to the Research Park and HP campus sites. We would also like to request that such consideration be expedited at this time- even if that means that all properties cannot be considered at one time. As you are aware, one of the key elements of the PTF is support for existing businesses, and in this case we understand that there is a business waiting to make a decision about a capital investment project based upon the outcome of the Enterprise Zone designation. We feel that the support of such is good for prosperity, and will lead to job creation in Corvallis. We also understand that other geographies are actively courting the business in question, and therefore the need to move quickly is accentuated.

Please let me know if additional information is needed, or if you think oral testimony before the City Council would be helpful.

Respectfully,

Elizabeth H. French
Chair, Prosperity That Fits

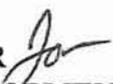
CC: Steering Committee Members

Annabelle Jaramillo/ Benton County Board of Commissioners
Nick Fowler, Perpetua Power

***** MEMORANDUM *****

JUNE 30, 2010

TO: MAYOR AND CITY COUNCIL

FROM: JON S. NELSON, CITY MANAGER 
KEN GIBB, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ECONOMIC DEVELOPMENT REVIEW AND METRICS

BACKGROUND

Attached (#1) is the excerpt from the June 14, 2010, Council work session discussion on the economic development white paper and next steps. Additionally, the City Council goal is to "continue to implement Prosperity That Fits/Economic Vitality Partnership/Economic Development and refine as necessary."

The current Council Policy on economic development, which drives the City allocations and investments is also attached (#2).

DISCUSSION

The purpose of this discussion is to determine City Council's preference for proceeding. From past experience, it is anticipated that existing funding recipients will attend and want to provide feedback during the policy discussions. There may be other stakeholders, as well, that will engage in the discussion. The Fiscal Year 2010-2011 budget includes purchase of approximately one-fourth Community Development staffing support to facilitate the review. Expected outcomes include a revised economic development policy that will drive allocations and investments. Also anticipated as an outcome is the establishment of metrics to be used to measure success and help guide future investments. Staff thoughts:

Timeline –

July through December 2010. Completion prior to the Fiscal Year 2011-2012 economic development allocations budget cycle.

Review Process –

1. Council Work Session for initial discussion and direction to Administrative Services Committee, including recipient and stakeholder visitors' propositions. Agenda items, based on existing policy, to include Council's desired starting point on:
 - a. Mission and goals focus, including Prosperity That Fits Plan

- b. Assumed future funding level
 - c. Eligible activities and application requirements
 - d. Funding process, including metrics and monitoring
 - e. Identification of resources to use in reviewing the policy (example, economic development white paper)
2. Administrative Services Committee - multiple meetings to develop a revised draft policy consistent with Council direction from the work session. ASC meetings to include opportunities for recipient and stakeholder input.
 3. City Council Evening Meeting - consideration of a "final" draft policy following one last visitors' propositions opportunity.

ALTERNATIVES

Many exist. Staff is suggesting the above approach, based upon the many different recipients and stakeholders and the difficulty in adding citizen members to ASC who will not have a perceived conflict of interest.

RECOMMENDATION

City Council provide a direction for proceeding.

- b. Council committee/staff to work on a poll.
- c. Possible levy on either the May or September 2011 ballot.
- d. Council liaisons will ask boards and commissions their appetite for new revenues.

4. Economic Development White Paper

Councilor Brown discussed the attached handout, as well as referencing the previously shared white paper. Councilors shared their perspectives on economic development, including opinions that the current system is generally working, partnerships are valuable, more criteria in the economic development policy is appropriate, and the Prosperity That Fits Plan is a community-wide asset. Next Step for City Council is a future Council meeting discussion on the framework (timeline, who is tasked, general expected outcomes) for continuing Council's economic development goal and discussion.

5. Relationships Using Self-Evaluation Tools

Mayor Tomlinson facilitated a discussion that focused on the written comments in the General Practices, Specific Practices, and Code of Conduct sections of the tool. Following the sharing, Mayor Tomlinson noted this would be the last self-evaluation conducted by the 2009-2010 City Council.

6. Other

There was no other business.

III. ADJOURNMENT

The work session was adjourned at 9:05 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

2

CITY OF CORVALLIS
COUNCIL POLICY MANUAL

POLICY AREA 6 - COMMUNITY DEVELOPMENT

CP 96-6.03 **Economic Development Policies**

Adopted July 19, 1989

Amended June 4, 1990

Affirmed October 7, 1991

Revised April 17, 1995

Revised December 16, 1996

Reviewed November 5, 2001

Revised November 18, 2002

Revised May 5, 2003 (funding section only)

Revised December 17, 2007

Revised December 15, 2008

Revised December 21, 2009

6.03.010 Purpose

The primary purpose of the economic development policy is to preserve and support community livability by encouraging economic stability and sustainable economic opportunities for the citizens of Corvallis. In partnership with citizens, community, and regional organizations, this will be achieved through a balanced program that addresses retention and the creation of family wage jobs, infrastructure development, and the availability of support services such as housing and employment training.

6.03.020 Policy

In order to guide economic development organizations and City government in achieving the Council's economic development goals, the following mission statement, goals, and policies are adopted. These goals and policies may be amended or suspended by the City Council at any time after following existing procedural rules for public notice and participation.

Council Policy 96-6.03

6.03.021 Mission

To engage in a comprehensive Economic Development Program which:

- a. Increases the quality of wages and benefits and, thus, the quality of life for all Corvallis residents;
- b. Is consistent with our desire to protect and enhance the environment, natural resources, and our neighborhoods;
- c. Encourages participation in our prosperity by all members of our diverse community;
- d. Builds upon our unique resources, including our educational system and physical environs;
- e. Develops long-term strategies for our future economic health which support the sustainability of existing businesses and which encourage further diversification of the local economic base;
- f. Promotes a high level of communication and cooperation between public, non-profit, educational, and private sectors, in order to achieve economic vitality and community livability.

6.03.022 Goals

- a. Support retention, expansion, and development of professional service, commercial, and manufacturing firms which are compatible with the community and which provide for a diverse economic base.
- b. Support the role of Downtown Corvallis and the Riverfront District as a vital commercial, cultural, and social center of the community.
- c. Develop the Airport Industrial Park as an attractive business location which creates quality jobs, and provides resources necessary to support the operation and expansion of the Airport.
- d. Support business development by planning for appropriate amounts and locations of industrial and commercial land and by planning for the necessary public infrastructure.

Council Policy 96-6.03

- e. Attract dollars to the local economy through the expansion of the convention and visitor industry, and community activities, such as regional sporting events.
- f. Support programs, projects, and activities which encourage local spending, thereby sustaining the local economy.
- g. Support education and training programs that enhance the availability and productivity of the local work force.
- h. Support the development of a supply of adequate housing which is affordable to employees of existing and future businesses.
- i. Support financial and technical assistance programs that are available to business startups, small business development, local product development, and environmentally responsible modernization.
- j. Facilitate partnerships with public, non-profit, educational, and private sector organizations to maximize the effectiveness of economic development resources.
- k. Develop methods by which the success of the economic development program in addressing community livability and economic sustainability can be evaluated.
- l. Support activities that are identified in the October, 2006 Corvallis-Benton County Economic Vitality Partnership "Prosperity That Fits" Action Plan Matrix.

6.03.030 Funding Allocation of Transient Room Tax Revenues

6.03.031 Funding Source

- a. To provide a stable funding source, an amount equal to 55% of the transient room tax revenue collected and due to the City in the previous calendar year shall be allocated from the General Fund for City sponsored direct and indirect economic development activities.
- b. The Corvallis Convention & Visitors Bureau (CCVB) aka Corvallis Tourism, will be allocated, as a dedicated amount thirty percent (30%) of the total transient room tax collected and due to the City, from the prior calendar year.

Council Policy 96-6.03

- c. The remaining monies will be allocated to agencies, organizations, or entities requesting funding through the annual Economic Development Allocation Process. Such requests shall be consistent with the purpose, mission, and goals of the Economic Development Policy. The amount of this funding will be equal to 25% of the total transient room tax revenue collected and due to the City in the previous calendar year, of which 4% will be allocated to festivals and events; 19% will be allocated to other agencies, organizations, or entities; and 2% will be allocated to the City for the development of metrics, standard evaluation tools, and review of contracts for use by the City Council to assess the efficacy of programs funded by this allocation process.
- d. Applicants who are provided economic development monies shall meet the criteria for funding by addressing the Application Requirements in section 6.03.033 of this policy, which are intended to foster accountability and a demonstration of results derived from the City's investment.
- e. The economic development funding formula shall be modified, and may be suspended, during times of significant economic downturn, especially during years when the City's General Fund balance falls below 5% of revenues, or when other revenue sources for City government are significantly reduced. This also applies to the dedicated funding for CCVB.

6.03.032 Eligible Activities

- a. Applicants should refer to and also reference in their submittal the goals identified in section 6.03.022 above.
- b. Applicants may use City monies to fund economic development activities for the requested funding period. The funds may not be used to repay indebtedness or create a reserve.

6.03.033 Application Requirements

- a. Applicants shall provide organizational information which includes a listing of board members, a statement about the purpose of the organization, the address where the organization is housed, and the names of paid professional staff, if any.
- b. The applicant shall submit evidence that, for the two years preceding the requested period of funding, success has been achieved in at least two (2) of the economic development goals as defined in section 6.03.022.

Council Policy 96-6.03

- c. Applicants shall submit a work plan for the requested funding period predicated on furthering at least two (2) of the economic development goals defined in section 6.03.022 and one or more of the economic indicators listed below. The applicant's work plan should incorporate an anticipated budget for activities which include City funding. Work plans shall show direct linkages between proposed activities, policy goals, and economic indicators.

- d. Listed below are some indicators of community health. In addition to addressing the goals in section 6.03.022 of this economic development policy, applicants should state how their proposals for funding address one or more of the following indicators of economic health or barriers to employment:
 - 1) Indicators of economic health
 - a) Housing cost and availability
 - b) Business retention and expansion
 - c) Average family income levels
 - d) Commercial and retail vacancy rates
 - e) Unemployment rate
 - f) Percent of employees with health insurance
 - g) Percent of citizens underemployed
 - h) Visitor spending levels
 - i) Businesses embracing sustainability concepts

 - 2) Barriers to Employment
 - a) Lack of housing
 - b) Lack of access to child care
 - c) Lack of availability of transportation
 - d) Lack of health insurance
 - e) Lack of job skills

In any given funding year, where the indicators fall below acceptable levels, specific areas may be targeted by the City through the allocation process.

- e. Applicants shall submit a plan to leverage City monies to non-City funding sources, with a preferred goal of one City dollar to three other dollars. Leverage sources may include cash contribution or in-kind services. Applicants shall clearly identify all sources of income, direct or indirect, cash contributions, or in-kind services, including volunteer hours which shall be calculated at the current Corvallis living wage, and activities.

Council Policy 96-6.03

- f. Applicants shall address one or more of the following objectives: retaining or generating ten dollars of local business gross sales, payroll generated, or property tax revenues collected, for every dollar of funding support from the City.
- g. These requirements are not intended to preclude innovative proposals from organizations or preclude consideration of funding for new or "startup" organizations. Applications from new entities shall provide mission statements, goal statements, or other information on how the request furthers the City's economic development goals and is consistent with this policy.

6.03.034 Funding Process

- a. Economic development funding will be allocated by the City Council upon recommendation of the Administrative Services Committee joined by three (3) Mayor-appointed members chosen from a pool of nominees from the community-at-large. Nominees shall not be a current board member, officer, employee, or immediate relative of any organization requesting funds.
- b. All applicants, including CCVB, will present budgets and work plans for the coming year during the annual allocation process. This presentation will include the preceding year's activities and results.
- c. Recipients of City funding will be expected to provide work progress narratives with related financial information on a regular basis to City Council as stipulated by each agency agreement, if applicable, to be reviewed by the appropriate committee as determined by Council Policy 91-2.02.
- d. Efforts will be made to coordinate funding between the City and other public funding sources. Preferably, organizations will pursue public/private partnerships that will further extend the influence of public funds.
- e. Contracts shall be monitored and programs of the economic development providers evaluated.

6.03.040 Review and Update

Council Policy 96-6.03

These policies shall be reviewed every five years by Council, or sooner, upon request or significant change in the general and economic well-being and prosperity of the community.

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

JUNE 28, 2010

TO: MAYOR AND CITY COUNCIL
FROM: JON S. NELSON, CITY MANAGER
SUBJECT: POLLING



At your most-recent work session, City Council stated interest in conducting a fall poll relative to our financial condition and options for the future.

City staff is prepared to work with a Council committee on this effort. Major elements include:

- Selection of a polling vender.
- Meeting with and suggestions to the vender on question development and review.
- Review of final report, including implications.

From City Staff, City Manager's Office Management Assistant Carla Holzworth and I will participate on the committee. From the Finance Department, Budget and Financial Planning Manager Janet Chenard will participate. A Councilor from each standing committee appointed by Mayor Tomlinson is an approach that has worked well in the past.

Prior to the poll proceeding, a final review by the entire City Council and Department Directors is appropriate.

c: Carla Holzworth
Janet Chenard
Department Directors



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Corvallis, OR 97339-1083
(541) 766-6985
FAX: (541) 766-6780
e-mail: mayor@council.ci.corvallis.or.us

PROCLAMATION

National Recreation and Parks Month

July 2010

- WHEREAS, July is nationally recognized as Recreation and Parks Month; and
- WHEREAS, Parks and recreation activities provide opportunities for young people to live, grow, and develop into contributing members of society; create lifelines and continuous life experience for older members of the community; generate opportunities for people to come together and experience a sense of community; and pay dividends to the community by attracting businesses, jobs, and increasing housing value, and
- WHEREAS, Parks and recreation services play a vital role in creating active and healthy communities through Smart Growth planning; mobilizing the community to use chronic disease prevention practices, connecting children with nature, and combating obesity in youth, and
- WHEREAS, Parks, natural areas, and trails encompass a variety of activities and facilities for all ages and abilities, contribute to community livability, protect and improve the environment, promote sustainability, and result in enhanced quality of life, and
- WHEREAS, The citizens of Corvallis have long supported and valued community livability with the investment in park land since 1889 and recreation programs since 1944, and
- WHEREAS, The Parks and Recreation Department continues to celebrate the theme "Friends, Fun, and Fitness" throughout the year.
- NOW, THEREFORE, I, Charles C. Tomlinson, Mayor of Corvallis, Oregon, do hereby proclaim **July 2010** as **National Recreation and Parks Month** in the City and urge all citizens to acknowledge the value of constructive recreational activities and to use the park, trail, and natural area facilities and recreation programs available to them in the community.

Charles C. Tomlinson, Mayor

Date

1066

Breaking Out of a Circle of Scarcity

Oregon Business Plan's Challenge for the 2010s and Beyond

Spring 2010

Overview

- What is the Oregon Business Plan?
- The Circle of Prosperity: The Foundation of the Oregon Business Plan agenda
- The Circle of Scarcity: The reality of Oregon since 1997
- Framing the Challenge for the next decade
- Getting to Work: The OBP agenda for 2010

What is the Oregon Business Plan?

- **A shared vision of Oregon's economic future and what it takes to get there**
- **A common agenda for the business community**
- **A sustained, productive partnership between business and public leaders**

Business Plan Framework

Goal

+

Vision

+

Strategy

+

Initiatives

Oregon Business Plan Goal

Goal: Create quality jobs for all Oregonians.

**Jobs and
the
Economy**

Business Plan Framework

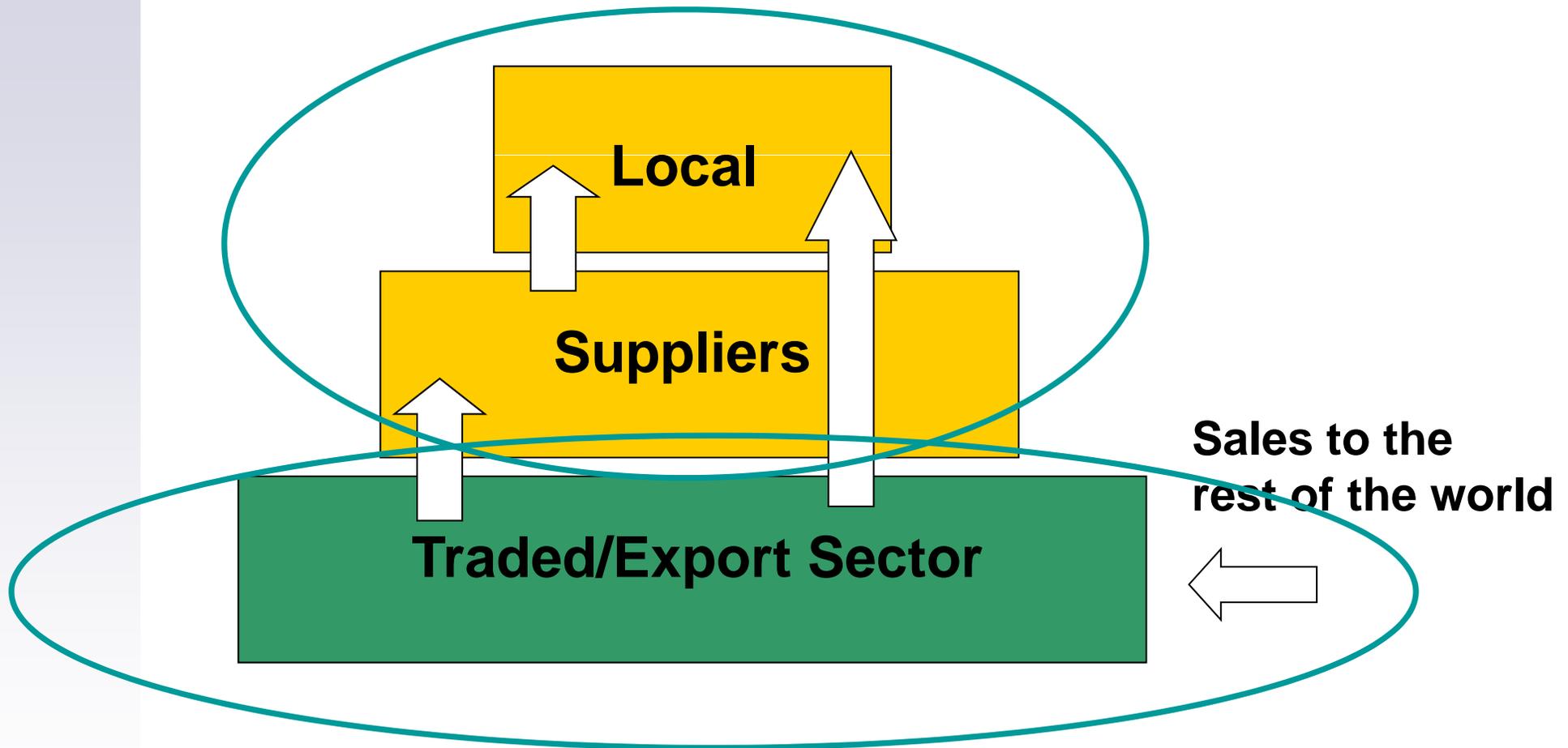
Goal
+
Vision
+
Strategy
+
Initiatives

OBP Vision: Traded Sector Success Through Innovation

- **Leading-edge traded sector (export) companies are the engine that grow quality jobs and statewide prosperity.**
- **Oregon has many companies competing well through innovation in product and process, good R&D, smart marketing, and other practices.**

Traded Sector Drives Growth

Most jobs are here: schools, hospitals, grocery stores, restaurants



But firms in this sector drive the economy

Clustering is Critical

- **Traded sector success isn't random**
 - **traded sector businesses cluster**
- **Similar and related businesses draw advantages from proximity**
- **Places specialize**

Business Plan Framework

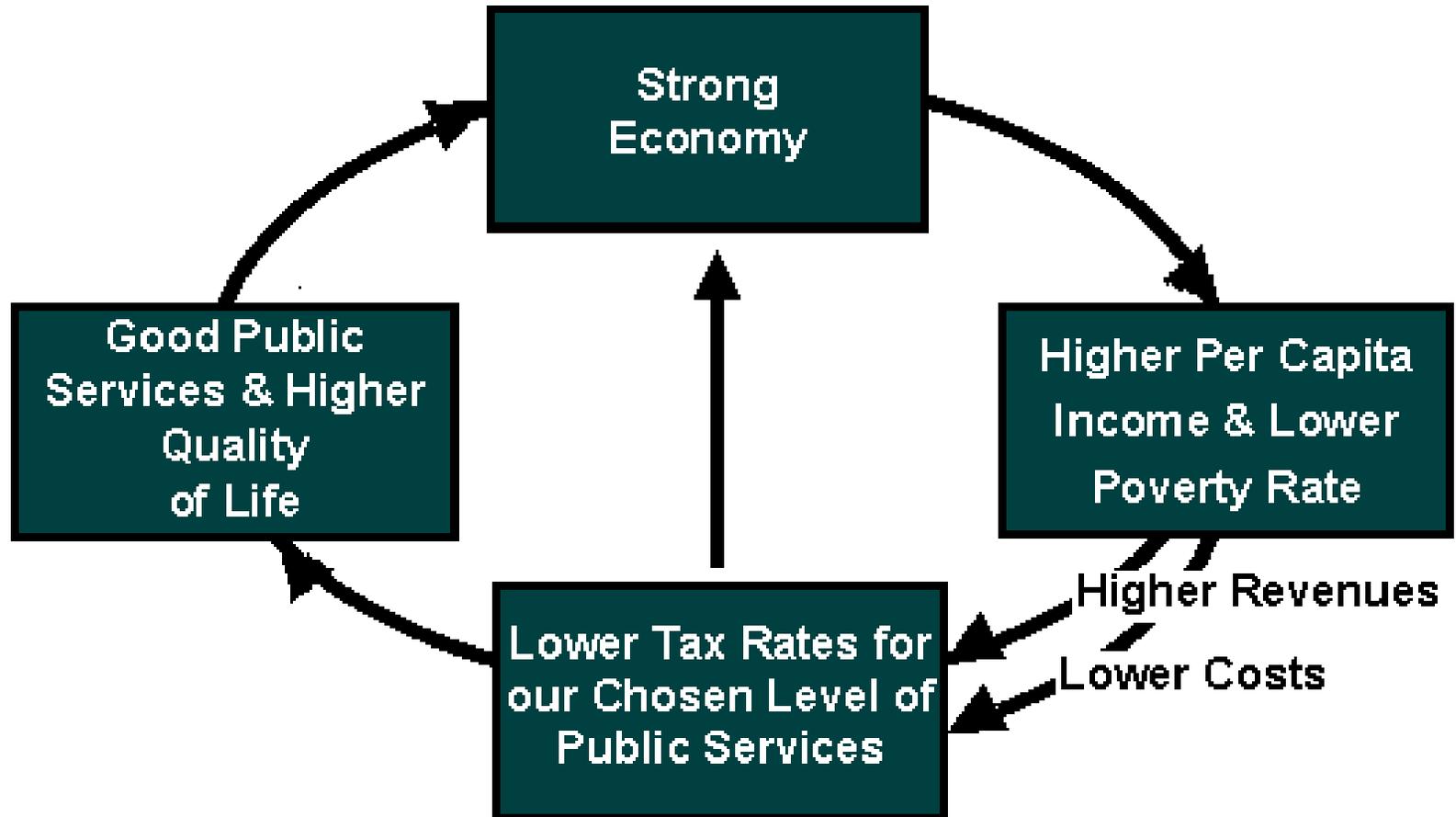
Goal
+
Vision
+
Strategy
+
Initiatives

Four Ps for Prosperity

- **People**: Support for the education & training of our current & future workforce.
- **Place**: Working to enhance Oregon's quality of life and resource utilization.
- **Productivity**: Ensuring the availability of cost-competitive public and private resources and services.
- **Pioneering Innovation**: Support for innovative research, business formation, availability of investment capital, and commercialization of research.



The 5th P – Public Finance



Business Plan Framework

Goal

+

Vision

+

Strategy

+

Initiatives

Progress on Specific Initiatives

- Reform the PERS system
- Identify shovel-ready industrial land
- Support higher K-12 standards
- Invest in roads and bridges
- Improve international air access
- Increase innovative signature research
- Simplify and streamline state regulation and permitting
- Create a state rainy-day fund

much work remains.

Business Association Endorsements (Partial List)

- American Electronics Association, Oregon Council
- Associated Oregon Industries
- Oregon Association of Minority Entrepreneurs
- Oregon Business Association
- Oregon Business Council
- Portland Business Alliance
- Oregon Science & Technology Partnership
- Software Association of Oregon
- Ambassador Program of the Portland Development Commission
- Oregon Independent Colleges Association
- Strategic Economic Development Corporation
- Albany Area Chamber of Commerce
- Beaverton Area Chamber of Commerce
- Canby Area Chamber of Commerce
- Corvallis Area Chamber of Commerce
- Forest Grove Chamber of Commerce
- Grants Pass/Josephine County Chamber of Commerce
- Gresham Area Chamber of Commerce
- Hillsboro Chamber of Commerce
- Lake Oswego Chamber of Commerce
- The Chamber of Medford/Jackson County
- Newberg Area Chamber of Commerce
- North Clackamas County Chamber of Commerce
- Roseburg Area Chamber of Commerce
- Sherwood Chamber of Commerce
- Tualatin Chamber of Commerce
- Woodburn Area Chamber of Commerce

Regional Meetings 2010

- **Two rounds in each community: spring and fall**
- **Bring business and community leaders together to discuss the hard facts about Oregon's economic and budgetary trends and trajectory.**
- **Develop ideas for specific initiatives to pursue in partnership with elected leaders in the following areas:**
 - **Sparking job and income creation now**
 - **Improving the business and innovation climate for the long-run**
 - **Balancing the state budget and improving the budget process**
 - **Reforming the tax system**

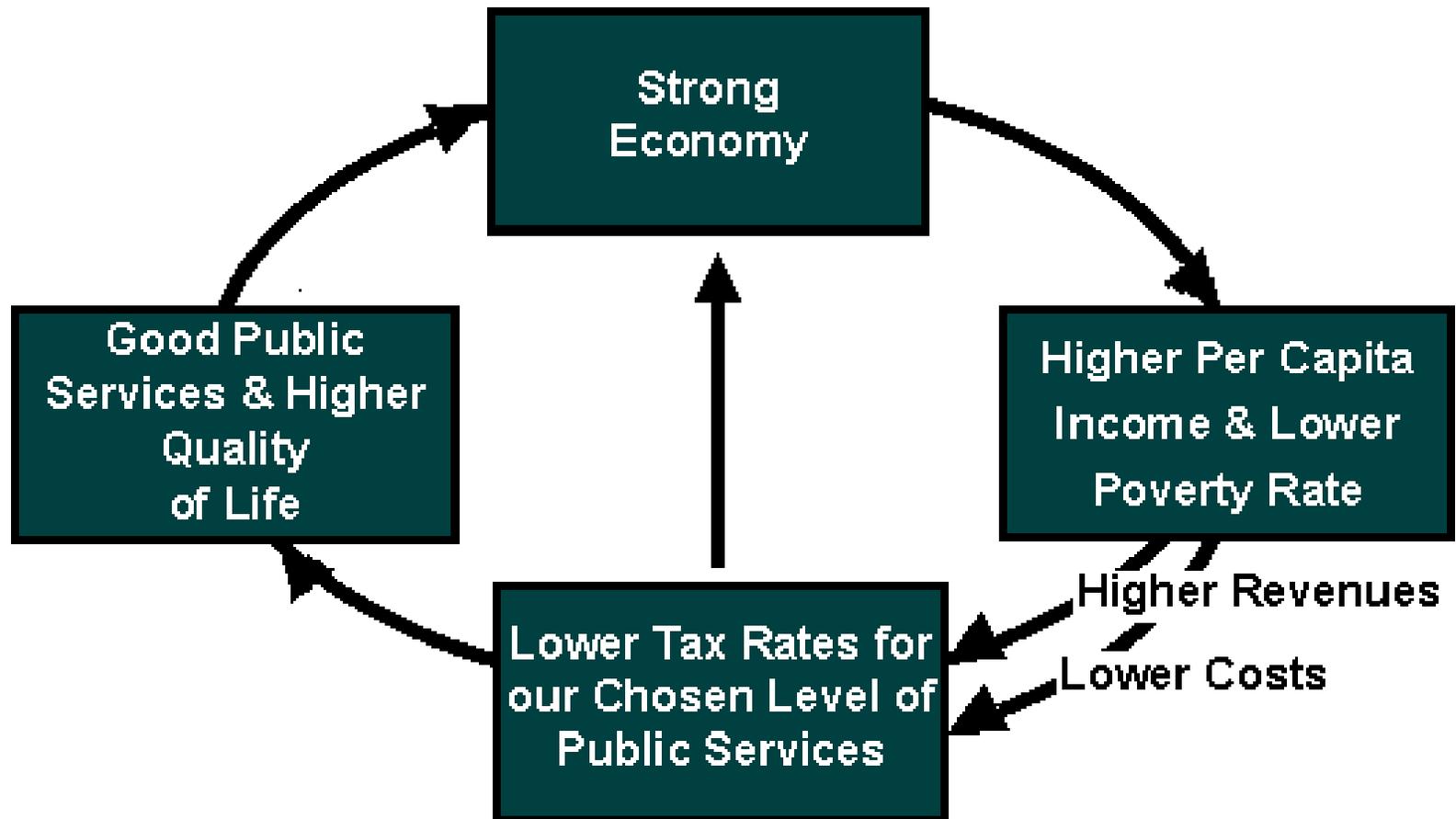


Leadership Summit: December 2010 Oregon Convention Center

- Bring together business, political & community leaders from across Oregon
- Make commitments to act on specific initiatives identified in the Plan
- Identify road blocks
- Celebrate successes

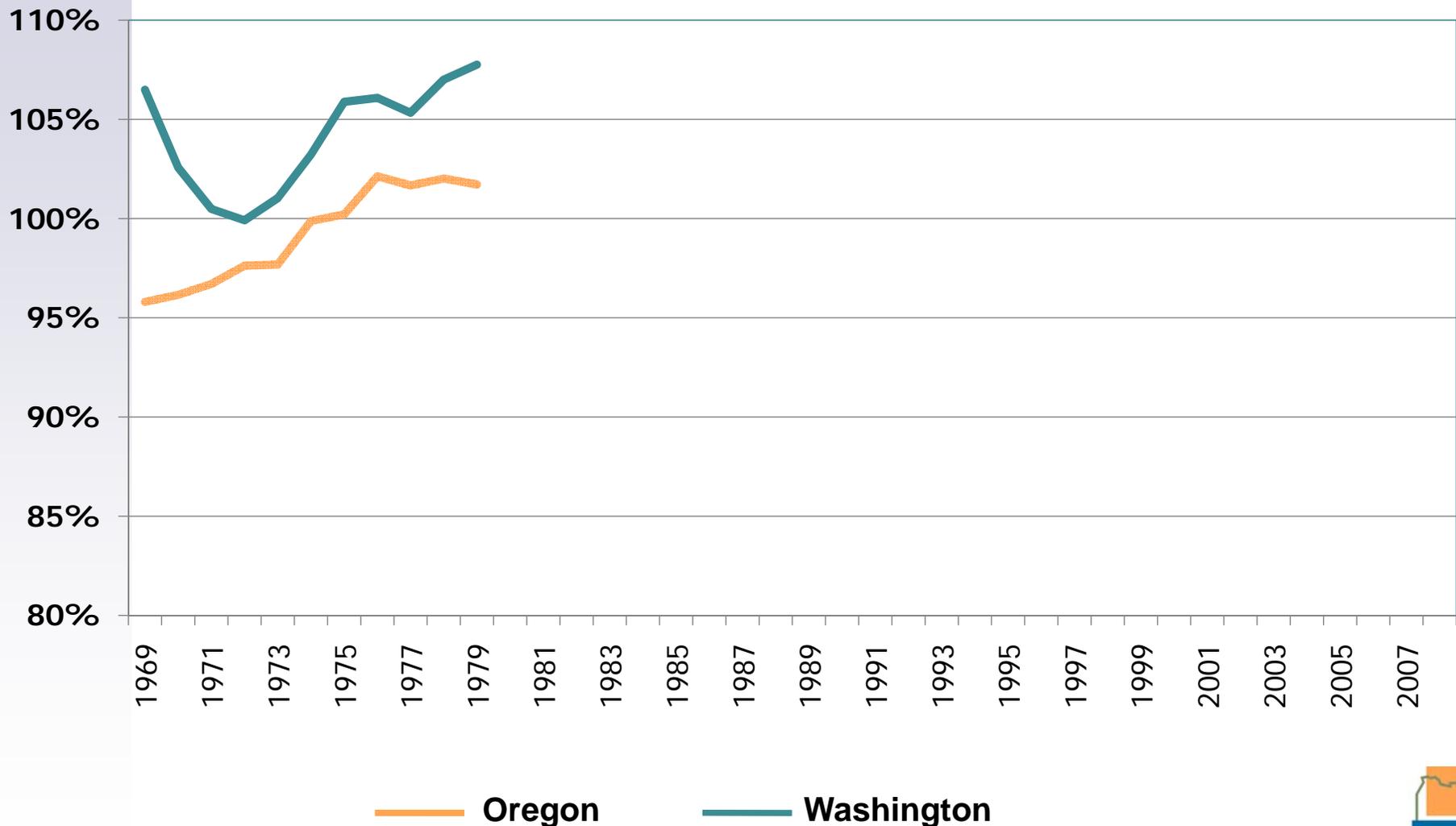


Circle of Prosperity: How it's supposed to work



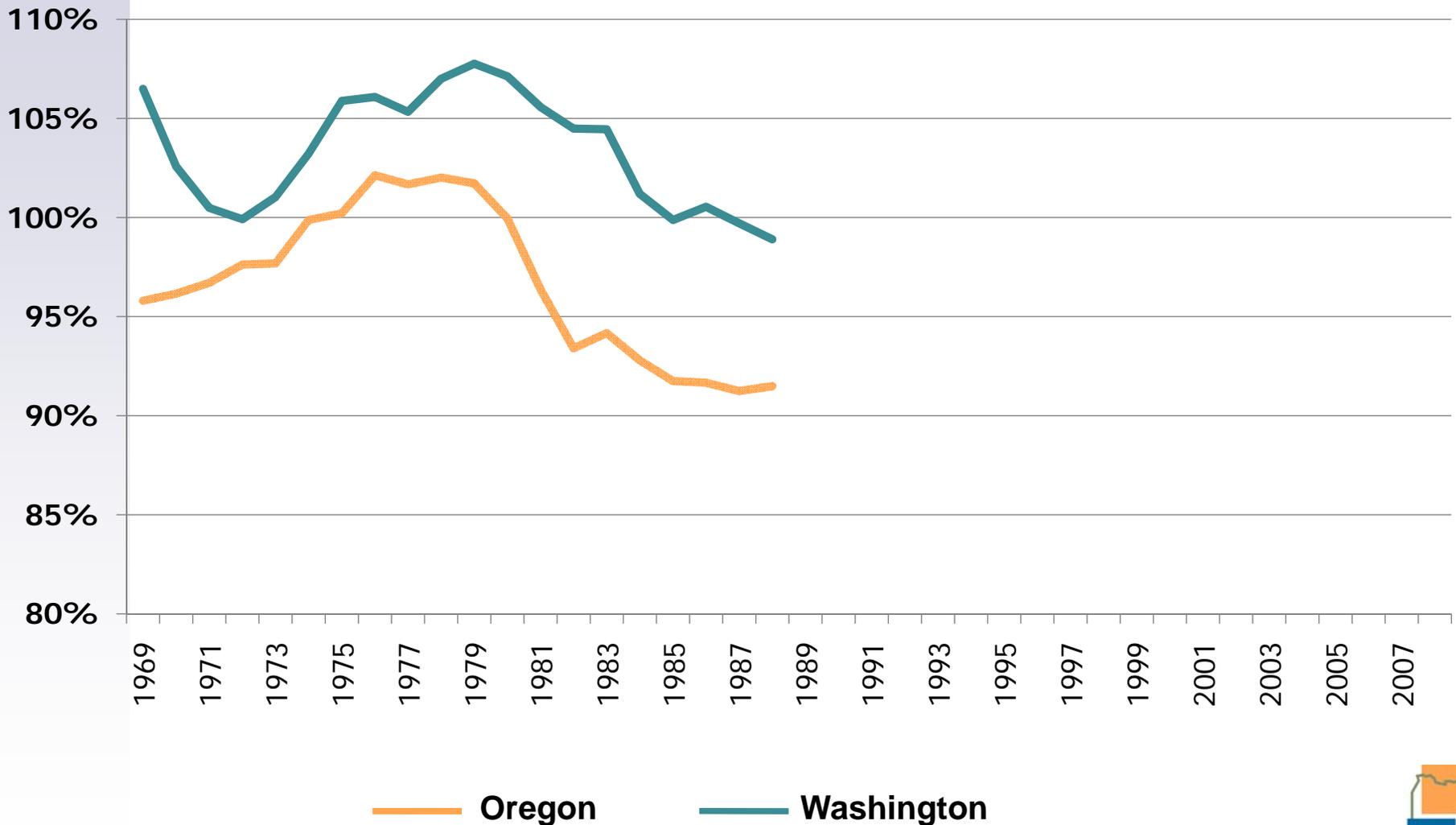
Oregon prospers in the 1970s, fueled by a strong timber economy

Per Capita Income Expressed as a Share of the U.S. Average, 1969-1979



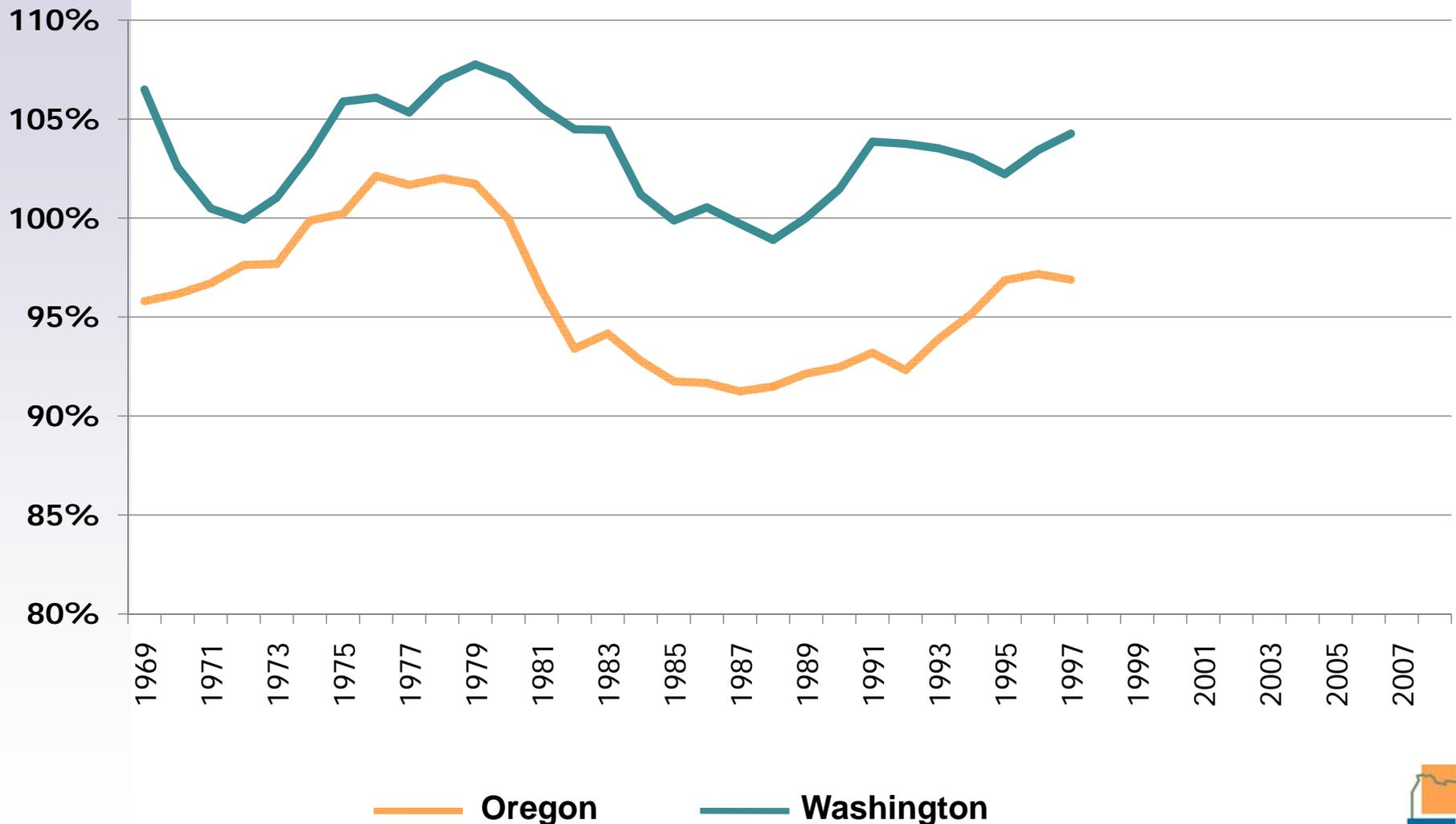
The 1980s hit the Northwest hard

Per Capita Income Expressed as a Share of the U.S. Average, 1969-1988



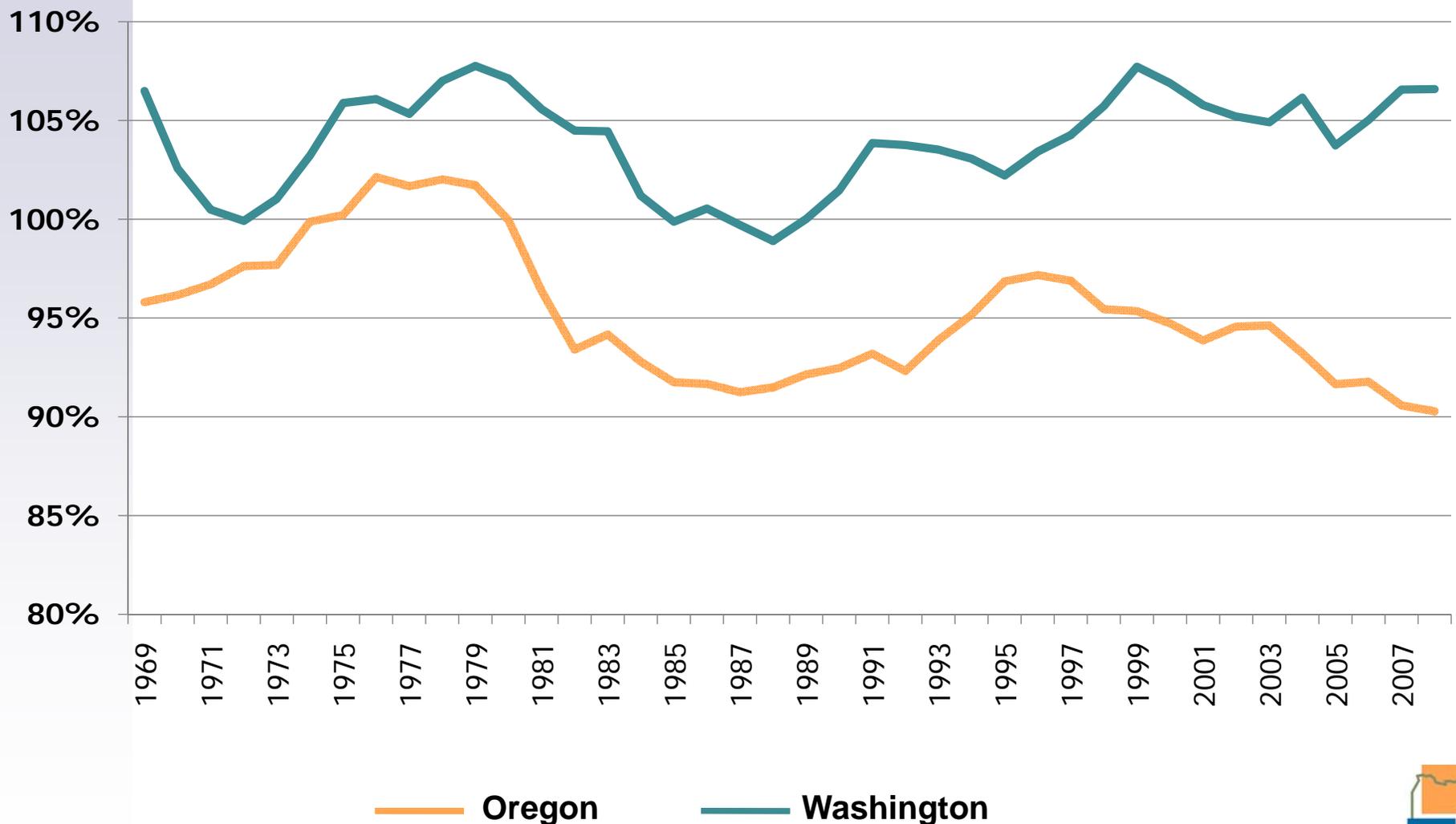
During the early to mid-1990s, Northwest economies diversify and outpace US growth

Per Capita Income Expressed as a Share of the U.S. Average, 1969-1997

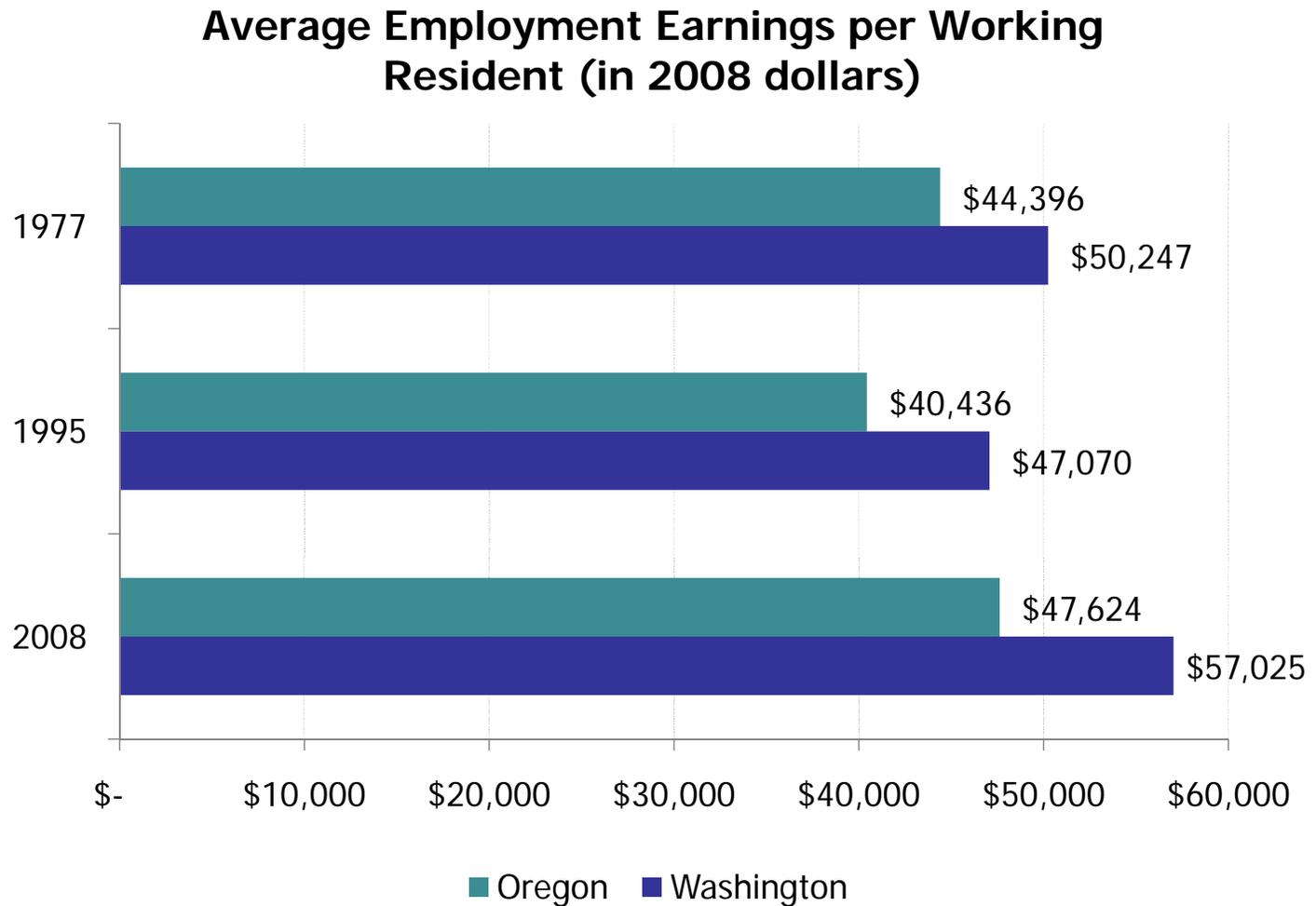


Since 1997, Oregon's income has fallen off the US pace

Per Capita Income Expressed as a Share of the U.S. Average, 1969-2008

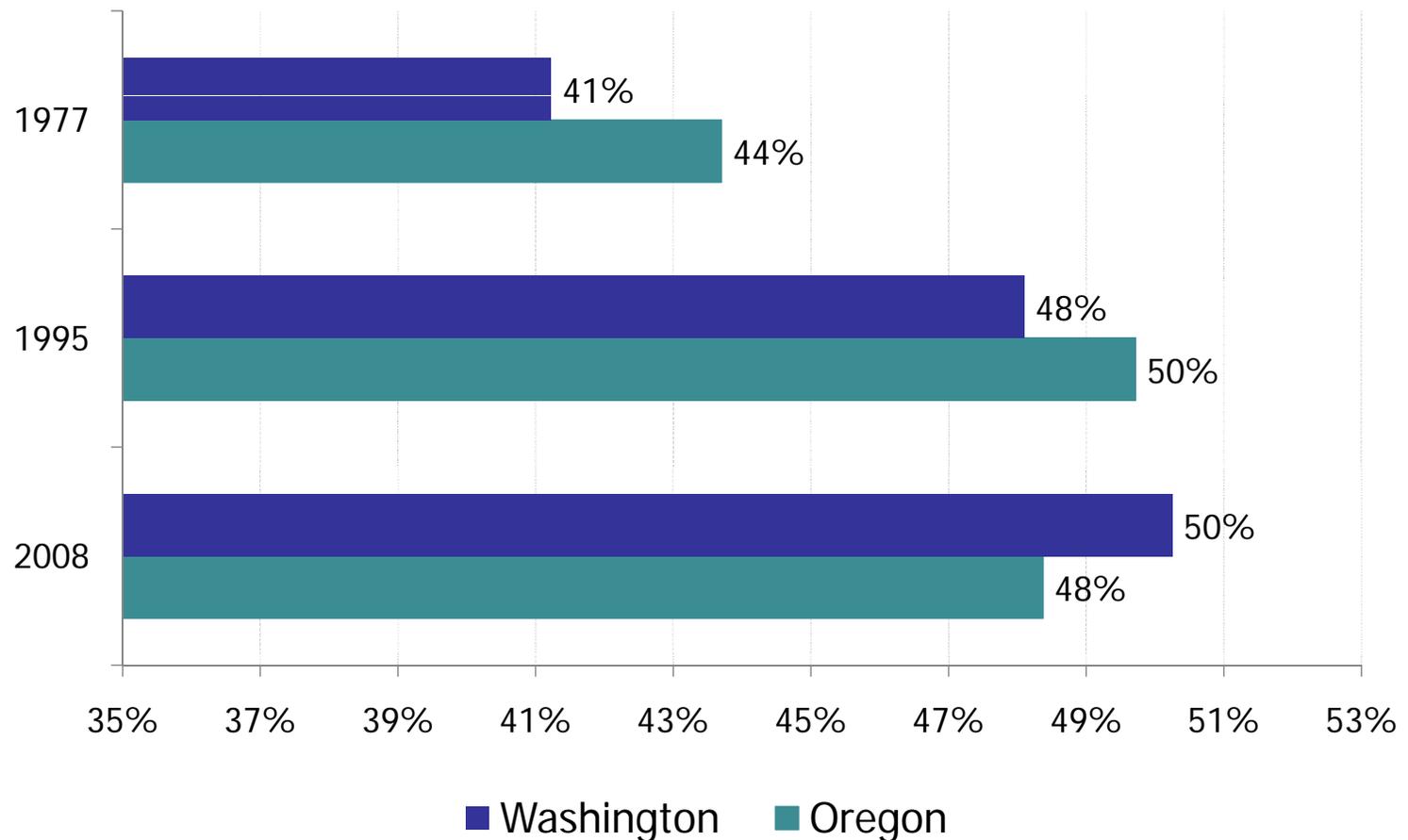


Washington's workers brought home an average of \$9,400 more than Oregon's workers in 2008

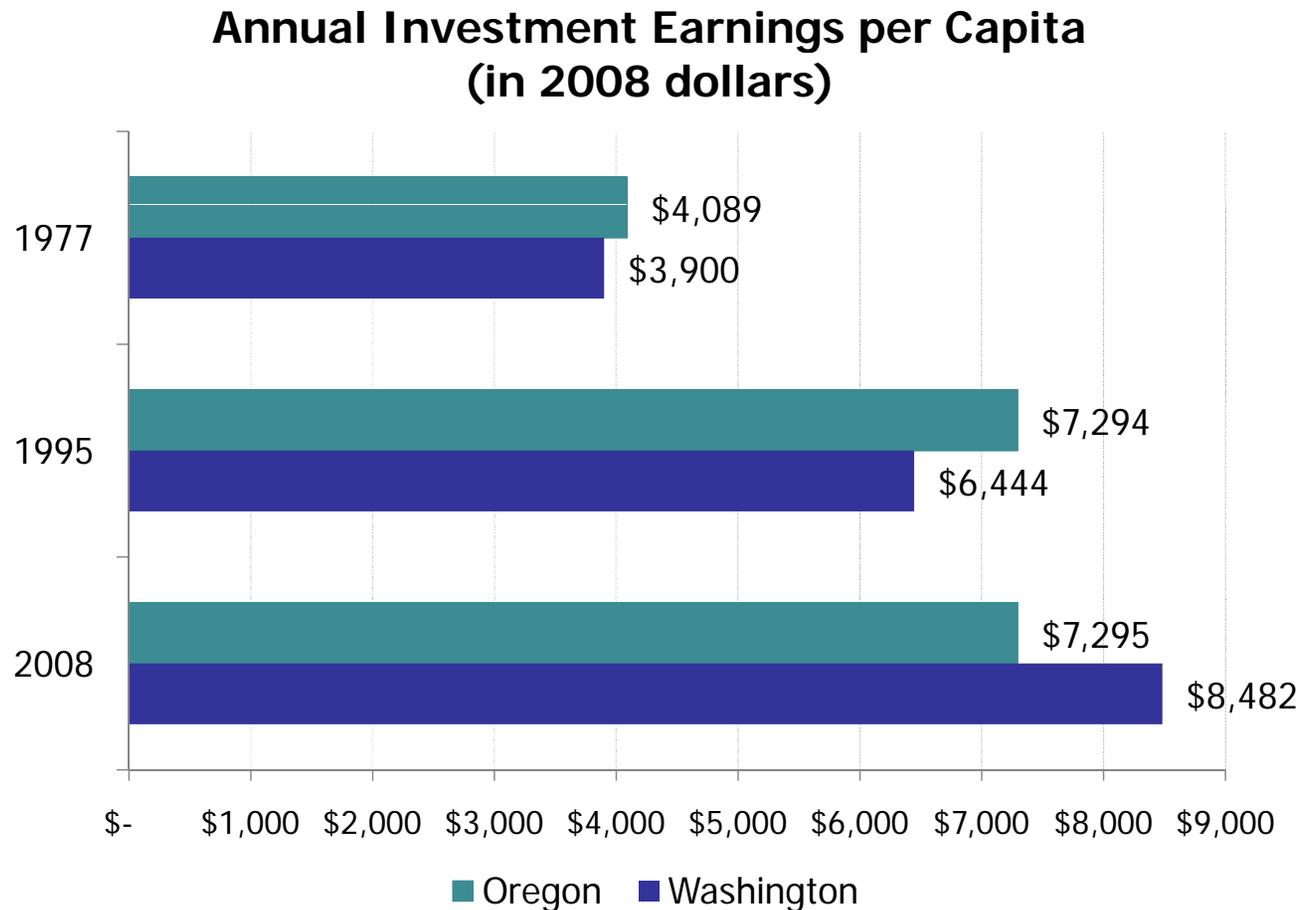


...unlike the past, a lower share of Oregonians worked in 2008.

Share of Total Population Employed, Oregon and Washington, Selected Years

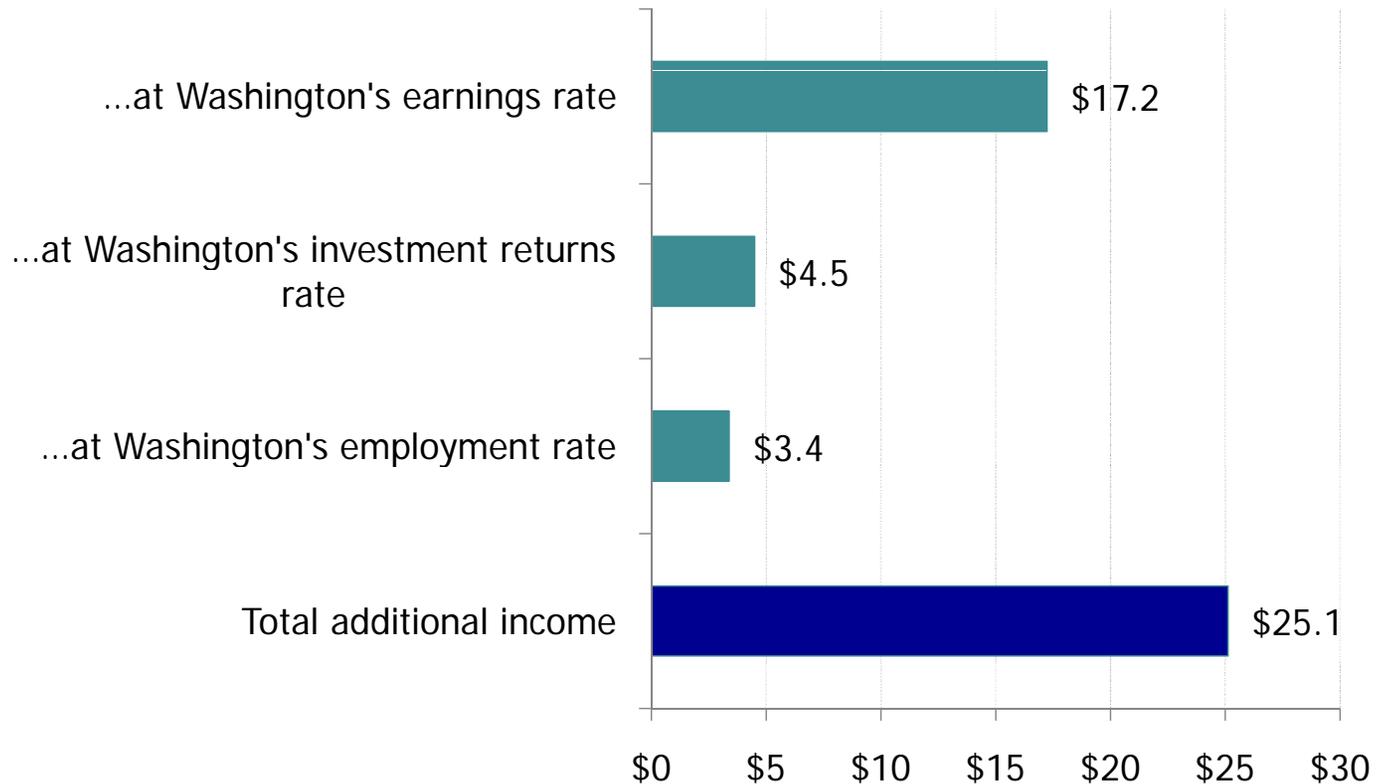


Oregon residents earned an average of \$1,187 less in investment income in 2008



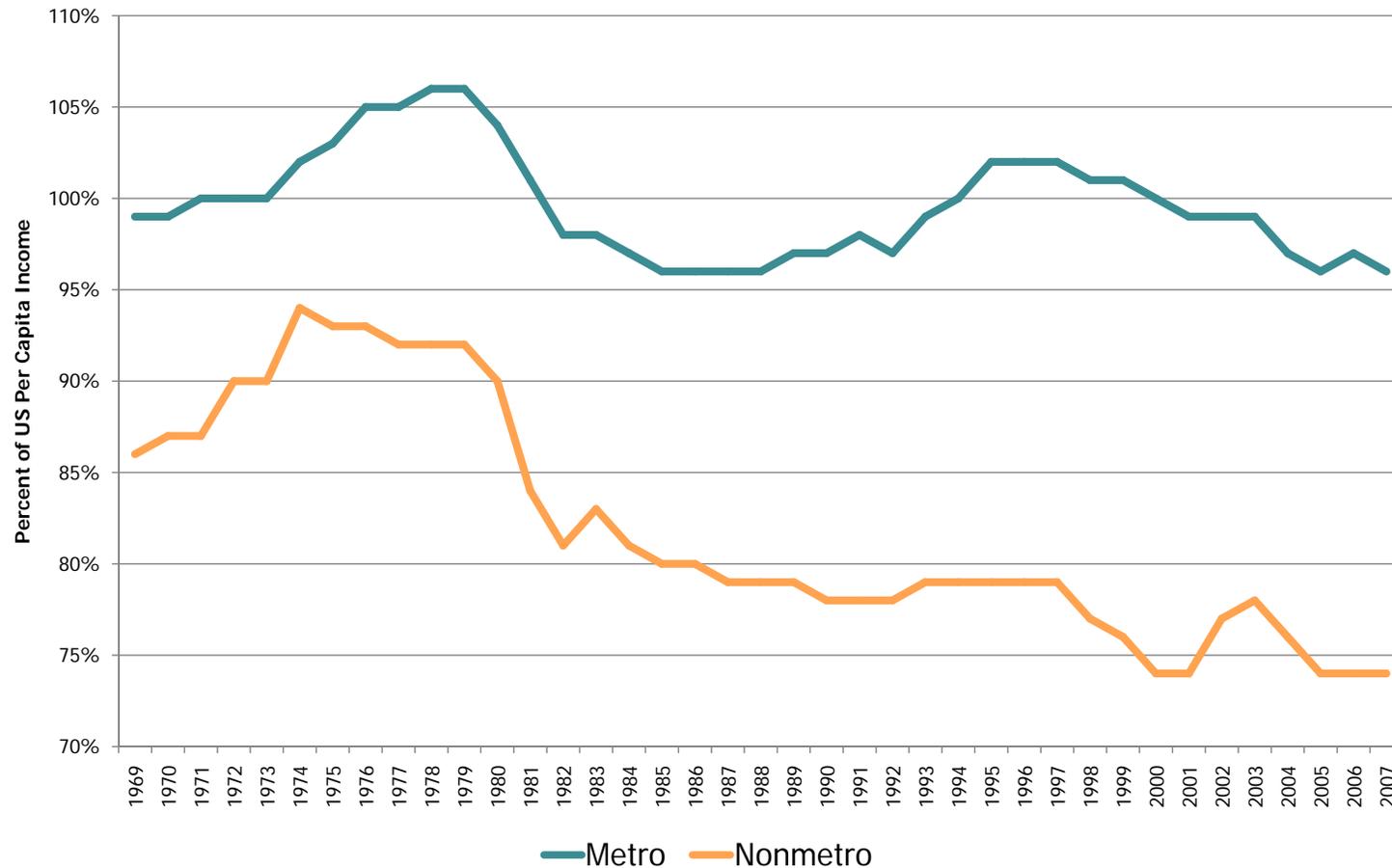
If Oregonians earned like Washingtonians...

Additional amount of income that would accrue to Oregon (in billions)



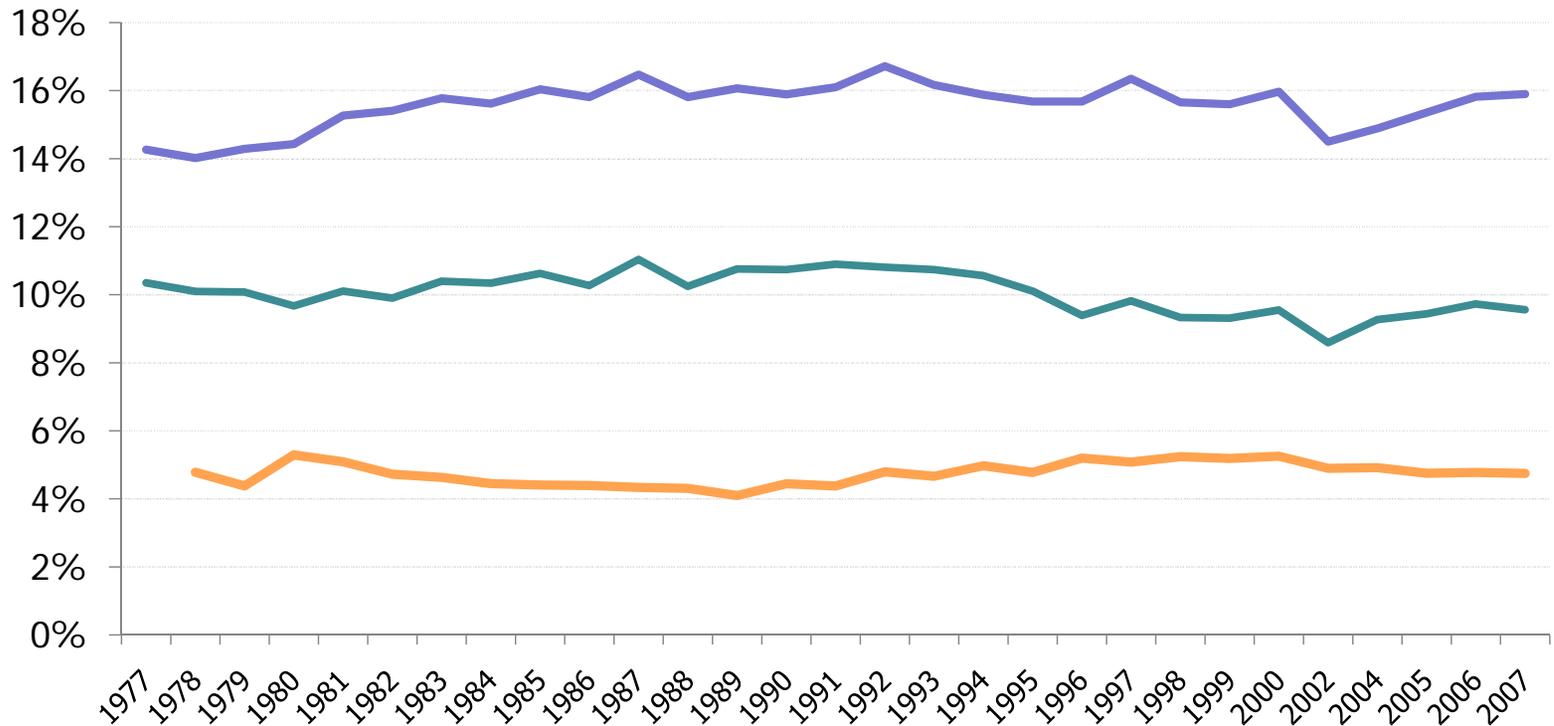
Rural Oregon didn't rebound from the losses of the 1980s

Personal Income Per Capita Expressed as a Share US Average, 1969-2007



For 30 years, public sector revenues have remained a roughly constant share of personal income

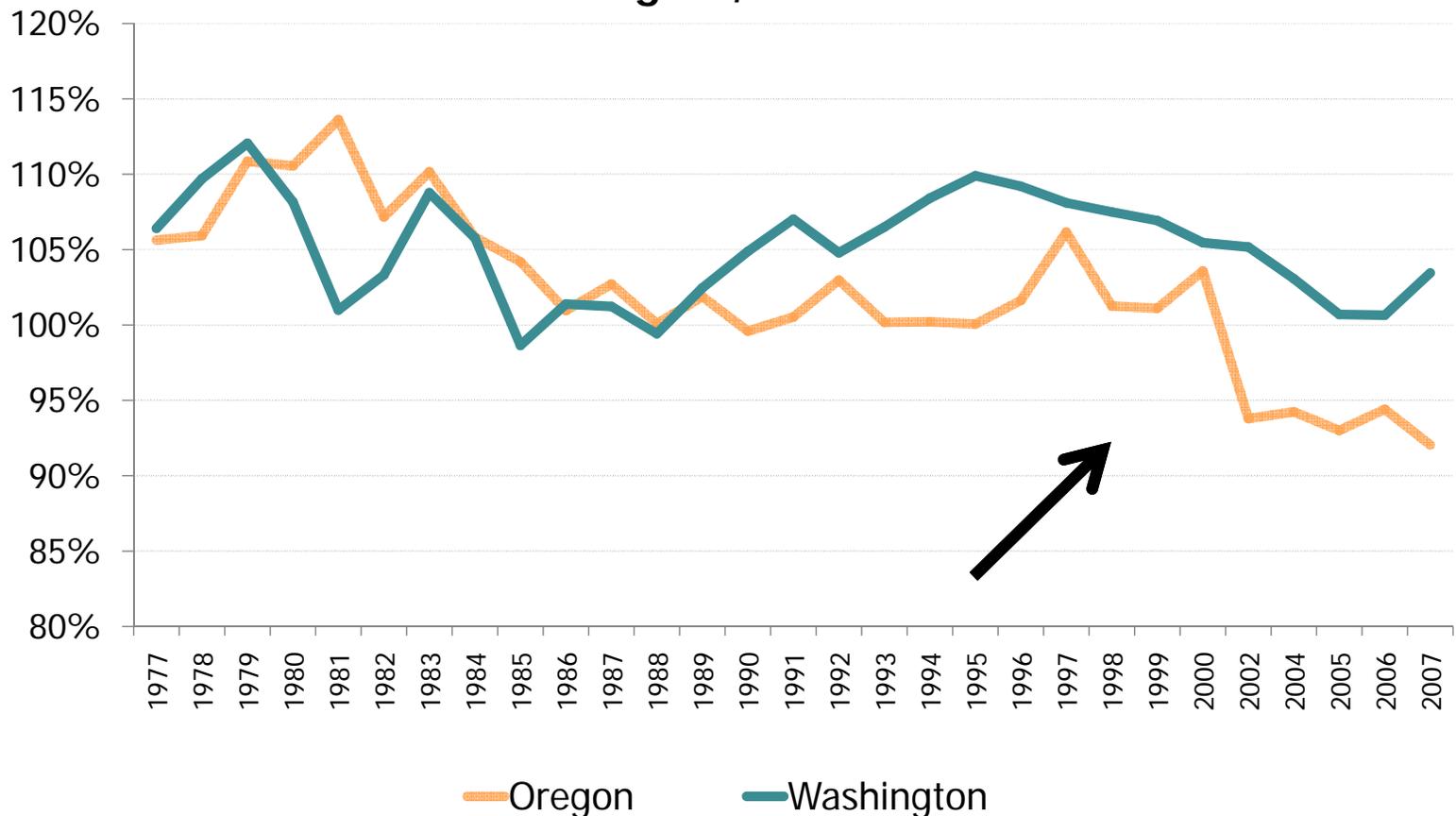
Selected Government Resources, Expressed as a Share of Personal Income, Oregon, 1977-2007



- State & Local Revenue
- State & Local Taxes
- General/Lottery Fund (State Only)

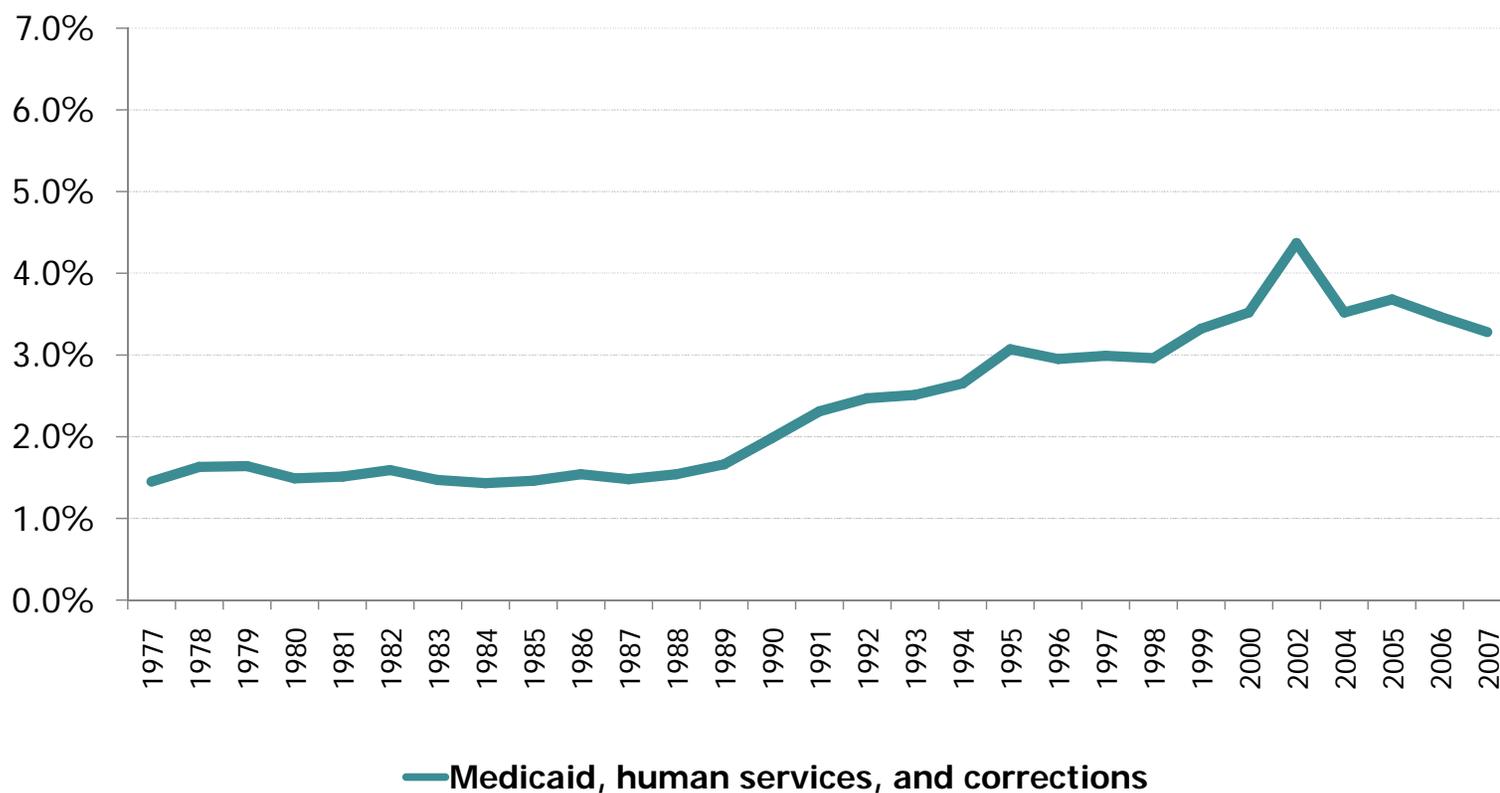
Circle of scarcity: Subpar income delivers fewer resources for critical public services

State and Local Revenue Per Capita, Expressed as a Share of the US Average, Oregon and Washington, 1977-2007



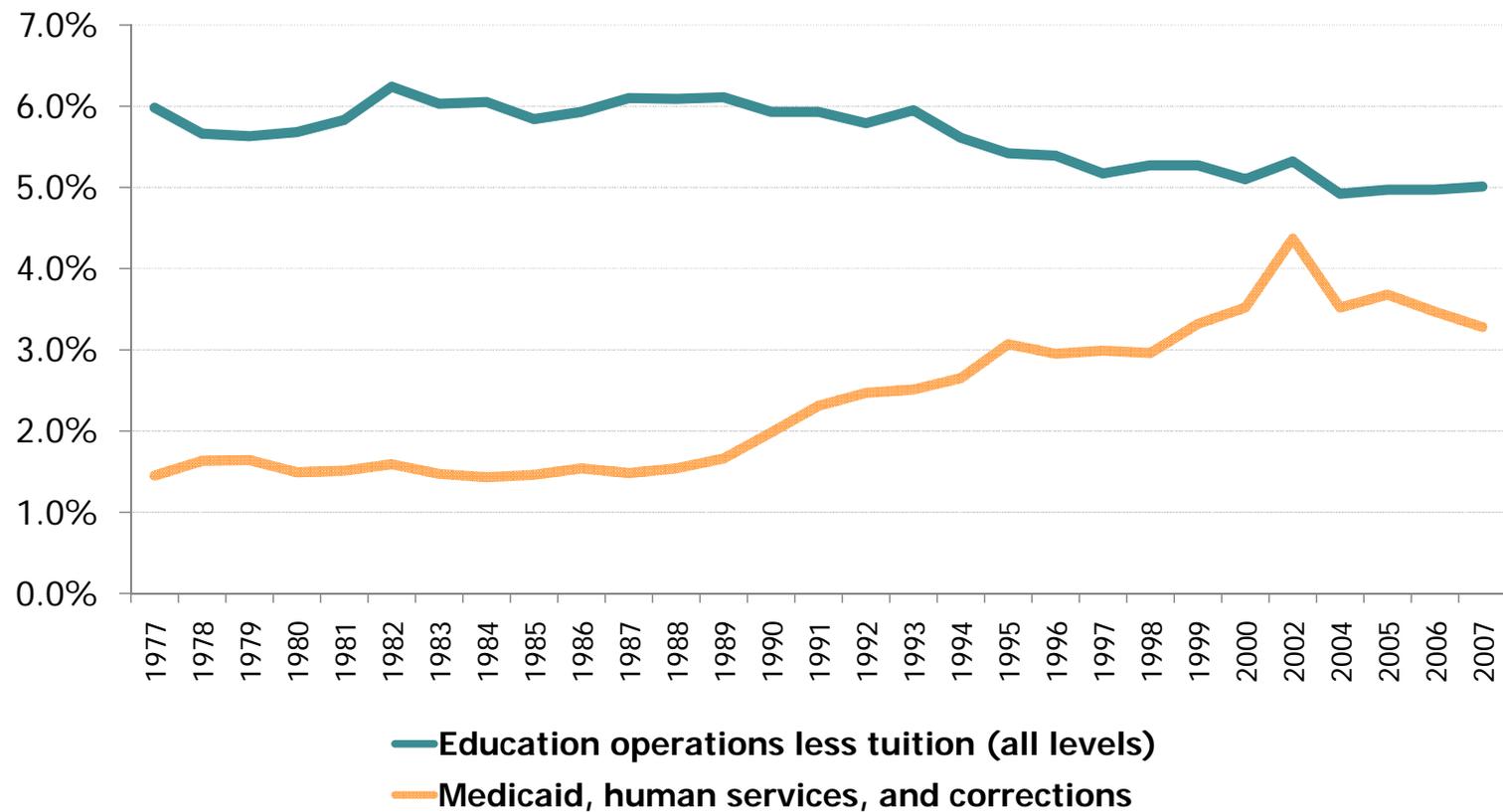
Tradeoffs: If certain public services grow faster than personal income...

Education and Medicaid/Human Services/Corrections Operational Expenditures, Expressed as a Share of Personal Income, Oregon, 1977-2007



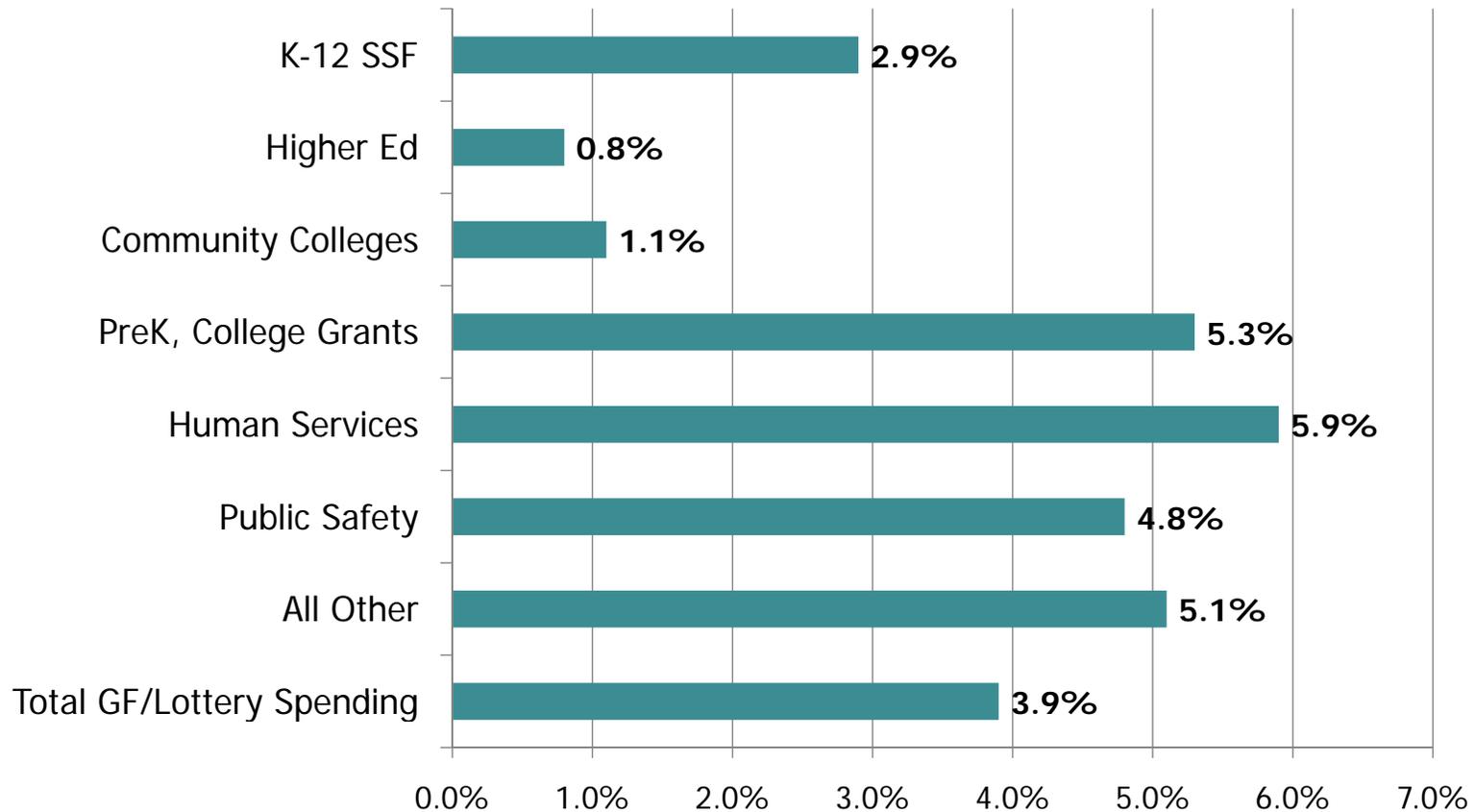
...others have to decline.

Education and Medicaid/Human Services/Corrections Operational Expenditures, Expressed as a Share of Personal Income, Oregon, 1977-2007



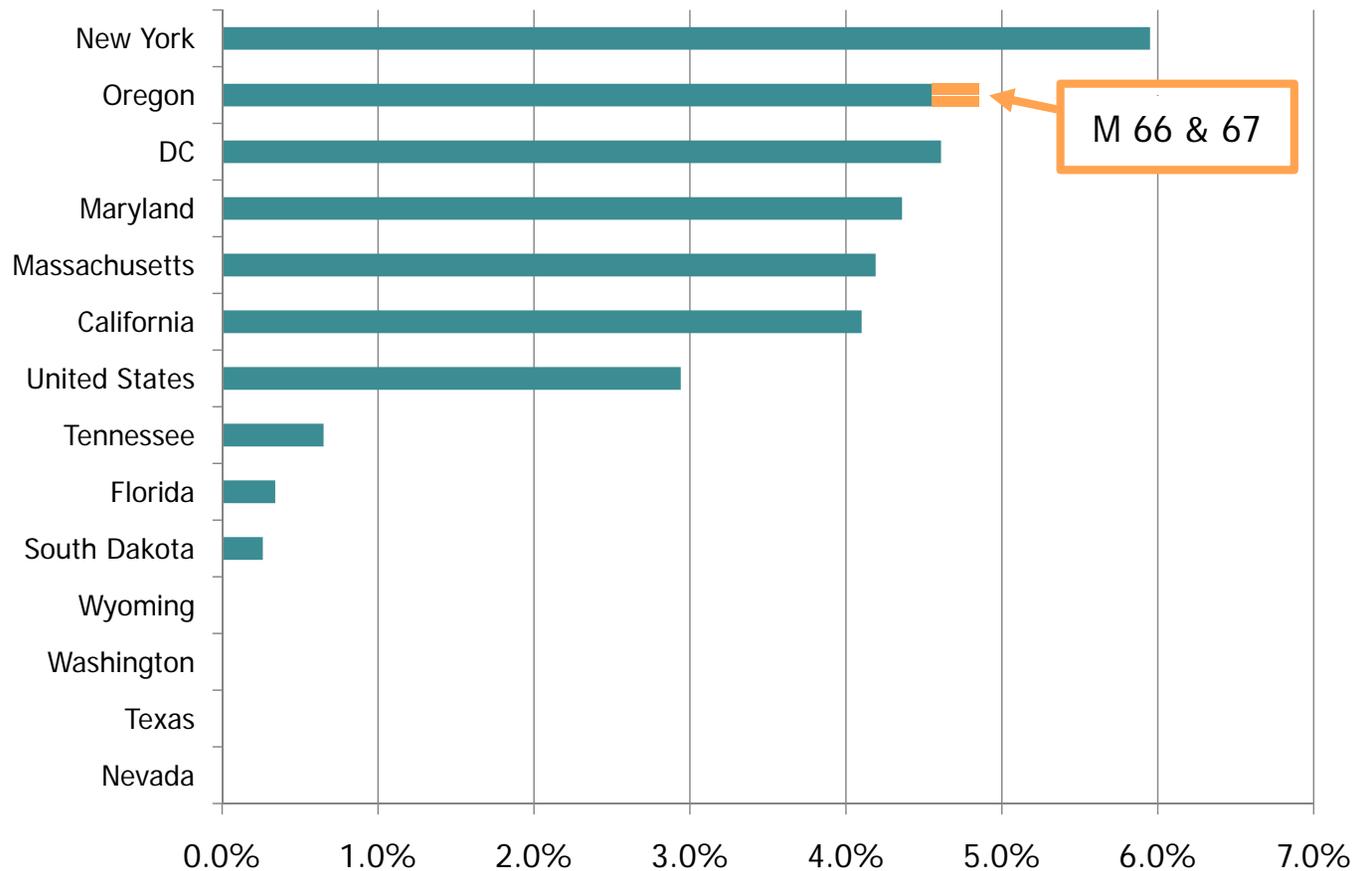
Tradeoffs: In the state's General Fund, the crowding out of education has been pronounced during the past decade...

Annual Average Growth, FY 2000-2011 in Selected General/Lottery Fund Areas



And now, (with no sales tax), Oregon is ever more reliant on taxing income

Income Taxes Expressed as a Share of Personal Income, Selected States, 2007



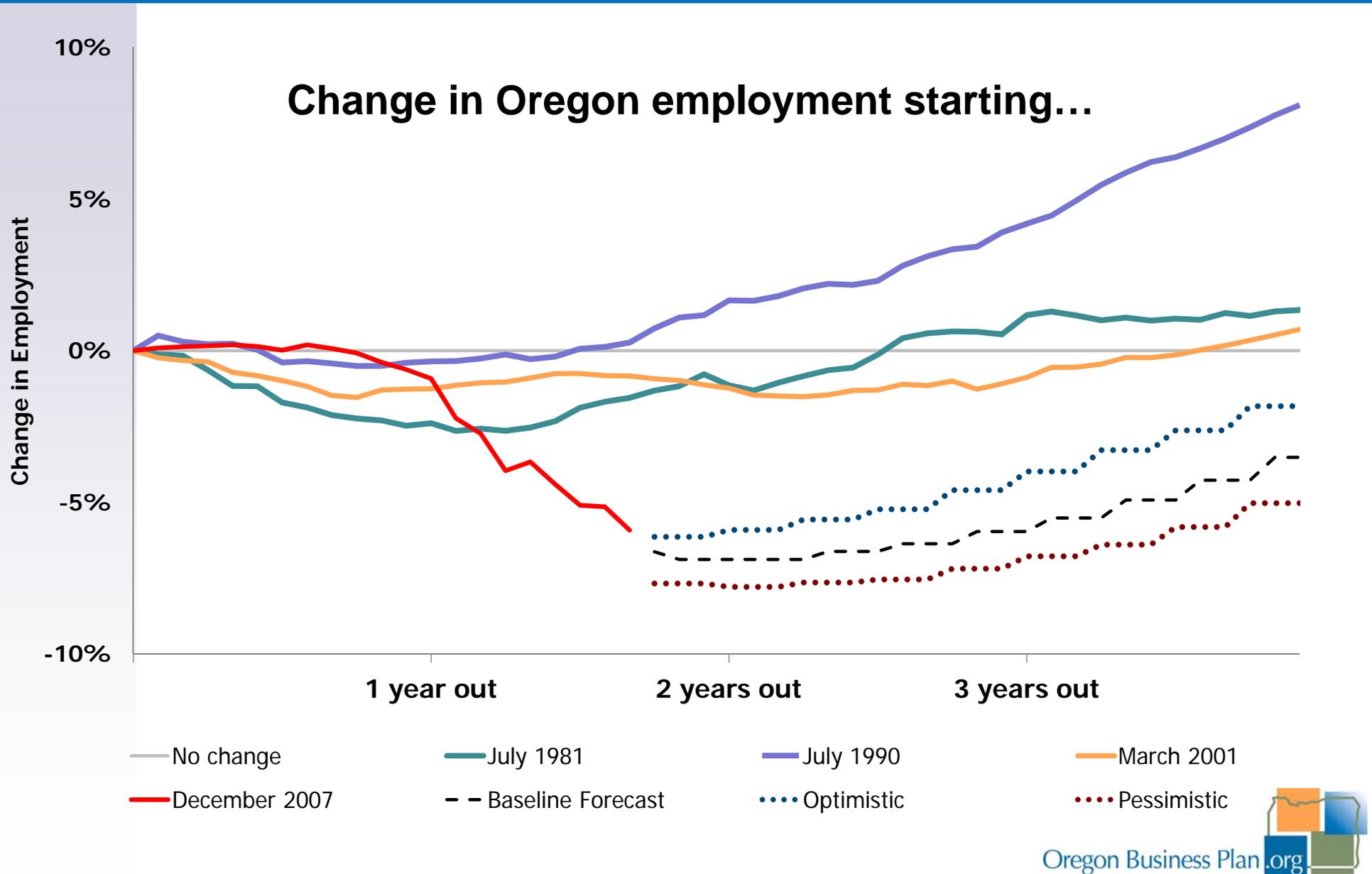
Three Decades in Review

- As a share of total personal income, public revenues and expenditures have remained roughly constant.
- Oregon's income per capita did not keep pace with the US average; Oregon public spending per capita is subpar.
- Medicaid and corrections have grown as a share of personal income; Education has declined as share of income.
- All other public services—police, fire, parks, highways etc.—have remained a roughly constant share of income.

Will we circle into a drain?

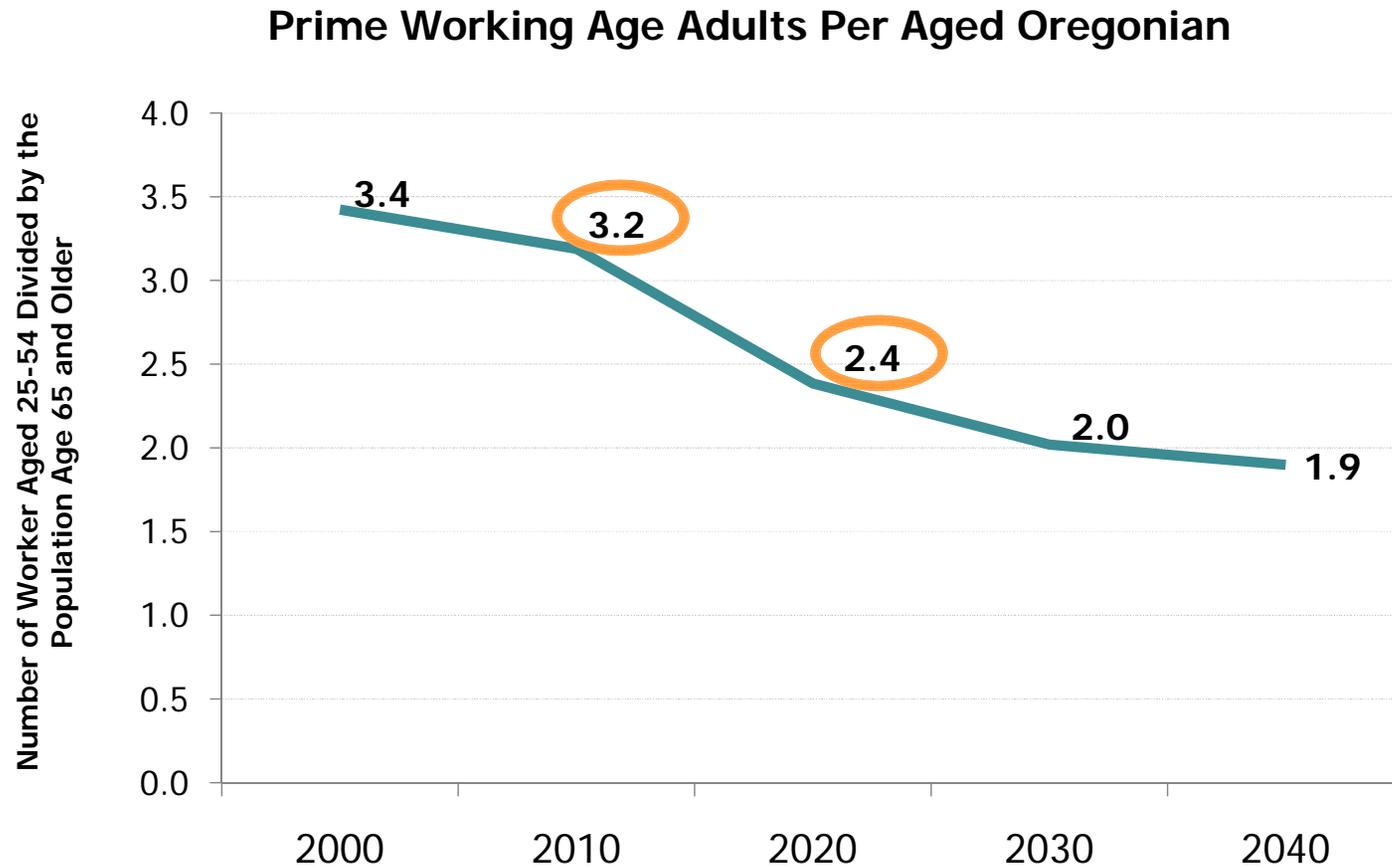
- Low investments in post-secondary education and high income tax rates threaten further erosion of personal income levels
- The U.S. and Oregon economies appear poised for a slow, jobless recovery.
- Aging of the Baby Boom generation will increase the age 65+ population by 46% during 2010-2020, putting upward pressure on Medicaid spending.
- High health inflation will continue, which will drive up the costs of Medicaid and public employee compensation.
- Legacy costs of a poorly managed/conceived pension system have come due.

Slow job recovery will curb revenue growth...



Demographics add to the challenge

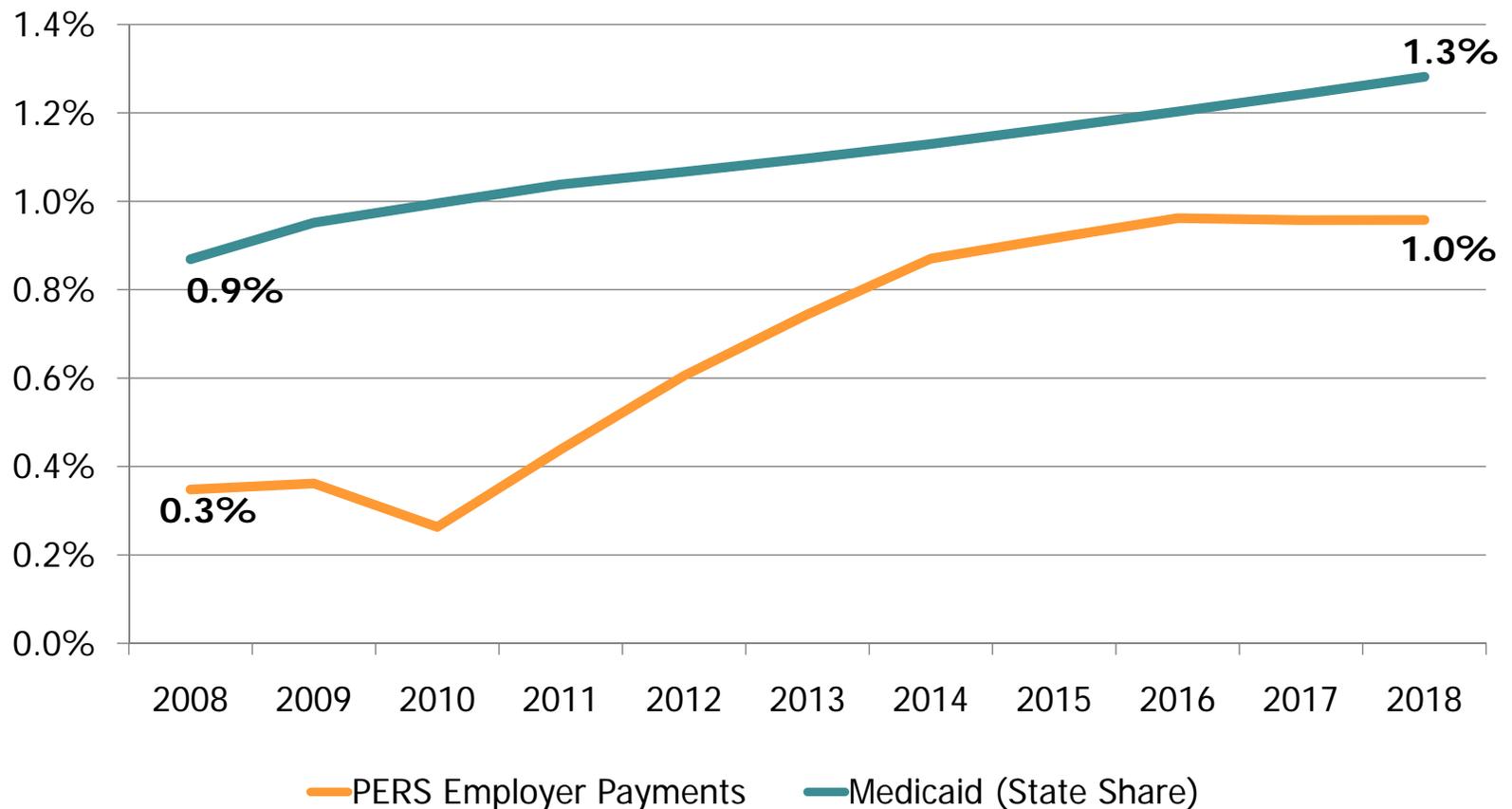
Fewer workers to pay for an aging population



The Decade's Twin Challenges

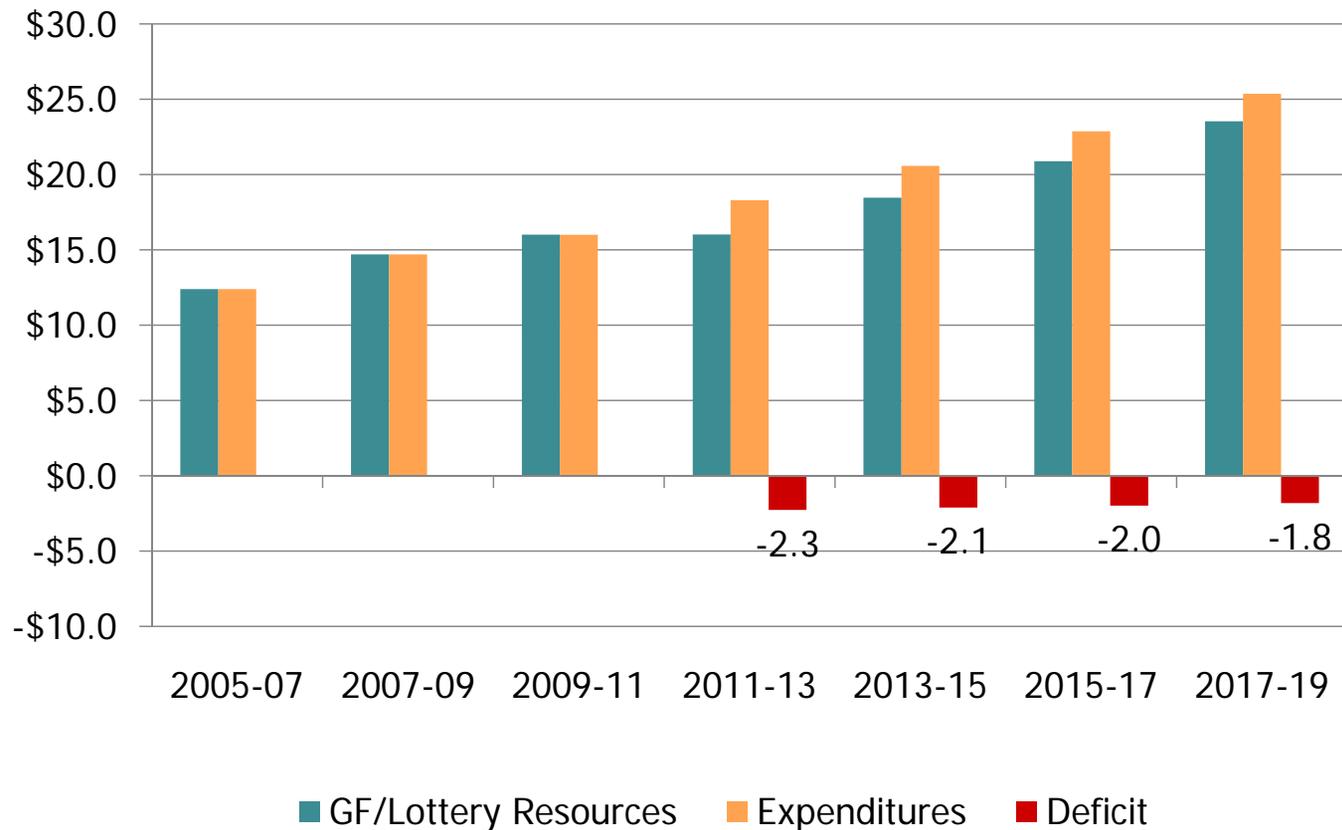
Projections indicate PERS and Medicaid costs could demand an additional 1.1% point of total personal income.

Medicaid (State Share) and PERS Employment Payments Expressed as a Share of Total Personal Income, Oregon, 2008-2018



Twin Challenges Contribute to a “Decade of Deficits”

**General and Lottery Fund
Resources, Expenditures, and Deficits,
Actual and Projected (in Billions)**



A Preview of Coming Events?

General/Lottery Fund Resources and Expenditures (in millions)

| | 2009-11 | 2011-13 | % Change |
|---------------------------|---------------|---------|----------|
| Resources | | | |
| General/Lottery | 14,422 | | |
| Stimulus/Reserves | 1,584 | | |
| Total Resources | 16,006 | | |
| Expenditures | | | |
| K-12 SSF | 6,181 | | |
| OUS, CCWD, PreK | 1,903 | | |
| Human Services | 4,450 | | |
| Public Safety | 2,520 | | |
| All Other | 964 | | |
| PERS Increase | - | | |
| Total Expenditures | 16,018 | | |

A Preview of Coming Events?

General/Lottery Fund Resources and Expenditures (in millions)

| | 2009-11 | 2011-13 | % Change |
|---------------------------|---------------|---------------|-----------|
| Resources | | | |
| General/Lottery | 14,422 | 16,019 | 11% |
| Stimulus/Reserves | 1,584 | - | -100% |
| Total Resources | 16,006 | 16,019 | 0% |
| Expenditures | | | |
| K-12 SSF | 6,181 | | |
| OUS, CCWD, PreK | 1,903 | | |
| Human Services | 4,450 | | |
| Public Safety | 2,520 | | |
| All Other | 964 | | |
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A Preview of Coming Events?

General/Lottery Fund Resources and Expenditures (in millions)

| | 2009-11 | 2011-13 | % Change |
|---------------------------|---------------|---------------|-----------|
| Resources | | | |
| General/Lottery | 14,422 | 16,019 | 11% |
| Stimulus/Reserves | 1,584 | - | -100% |
| Total Resources | 16,006 | 16,019 | 0% |
| Expenditures | | | |
| K-12 SSF | 6,181 | | |
| OUS, CCWD, PreK | 1,903 | | |
| Human Services | 4,450 | | |
| Public Safety | 2,520 | | |
| All Other | 964 | | |
| PERS Increase | - | 431 | |
| Total Expenditures | 16,018 | | |

A Preview of Coming Events?

General/Lottery Fund Resources and Expenditures (in millions)

| | 2009-11 | 2011-13 | % Change |
|---------------------------|---------------|---------------|-----------|
| Resources | | | |
| General/Lottery | 14,422 | 16,019 | 11% |
| Stimulus/Reserves | 1,584 | - | -100% |
| Total Resources | 16,006 | 16,019 | 0% |
| Expenditures | | | |
| K-12 SSF | 6,181 | | |
| OUS, CCWD, PreK | 1,903 | | |
| Human Services | 4,450 | 4,895 | 10% |
| Public Safety | 2,520 | | |
| All Other | 964 | | |
| PERS Increase | - | 431 | na |
| Total Expenditures | 16,018 | | |

A Preview of Coming Events?

General/Lottery Fund Resources and Expenditures (in millions)

| | 2009-11 | 2011-13 | % Change |
|---------------------------|---------------|---------------|-----------|
| Resources | | | |
| General/Lottery | 14,422 | 16,019 | 11% |
| Stimulus/Reserves | 1,584 | - | -100% |
| Total Resources | 16,006 | 16,019 | 0% |
| Expenditures | | | |
| K-12 SSF | 6,181 | | |
| OUS, CCWD, PreK | 1,903 | | |
| Human Services | 4,450 | 4,895 | 10% |
| Public Safety | 2,520 | 2,671 | 6% |
| All Other | 964 | | |
| PERS Increase | - | 431 | na |
| Total Expenditures | 16,018 | | |

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| Expenditures | | | |
| K-12 SSF | 6,181 | 6,181 | 0% |
| OUS, CCWD, PreK | 1,903 | 877 | -54% |
| Human Services | 4,450 | 4,895 | 10% |
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| PERS Increase | - | 431 | na |
| Total Expenditures | 16,018 | 16,019 | 0% |

Two Possible Paths Going Forward

Replay the debate of the 2000s

*"Taxes are inadequate;
businesses and wealthy
Oregonians pay too little."*

VS.

*"Public employees are
underproductive,
overcompensated, and
protected during economic
downturns."*

Refocus the debate

- Grow income and expand public revenue without changing the overall tax burden.
- Reinvent government
- Reform the tax system

Getting to Work

Building the Business Plan Agenda

- Job #1: Generate actionable ideas to create jobs and increase the income levels of Oregonians
- Develop breakthrough ideas for public service budgeting, compensation and productivity
- Review Oregon's tax policies and explore reforms from tweaks to overhaul

Job #1: Grow Personal Incomes

The best and least controversial way to balance the budget

- If Oregon's *per capita* incomes had kept pace with the US during 1996-2007—and state and local revenue remained at 16% of total income—state and local governments would have had an **additional \$1.5 billion** in revenue in 2007.
- The state General/Lottery fund would have had an **additional \$460 million in revenue in 2007.**

How Can We Grow Income?

- Agree that it is important, in GOOD times, not just bad.
- Agree that increasing incomes is the best way we can support families, public services and non-profits.
- Build community culture that respects business and responds to needs. (Attitude of public officials is important).

As we listen, develop specific initiatives and set priorities in key economic areas for mid/long term

- Tax and expenditure policy
(taxes, budget, compensation)
(includes PERS))
- Education and workforce development
- Health care cost and quality
- Transportation
- Economic Innovation
(research, commercialization,
product and process innovation,
access to capital)
- Energy access and price
- Water and sewer access and price
- Business finance
- Permitting processes
- Environmental regulation

And, create a tactical list for immediate job creation, such as...

- Energy efficiency crusade
- East-side forest restoration
- Northeast water access for agriculture
- Energy transmission infrastructure
- Targeted transportation projects
- Business retention and recruitment

And develop industry specific agendas

For example

Forestry and Wood Products - improve federal land practices and increase utilization of biomass energy.

High technology – increase number of engineering graduates from Oregon universities.

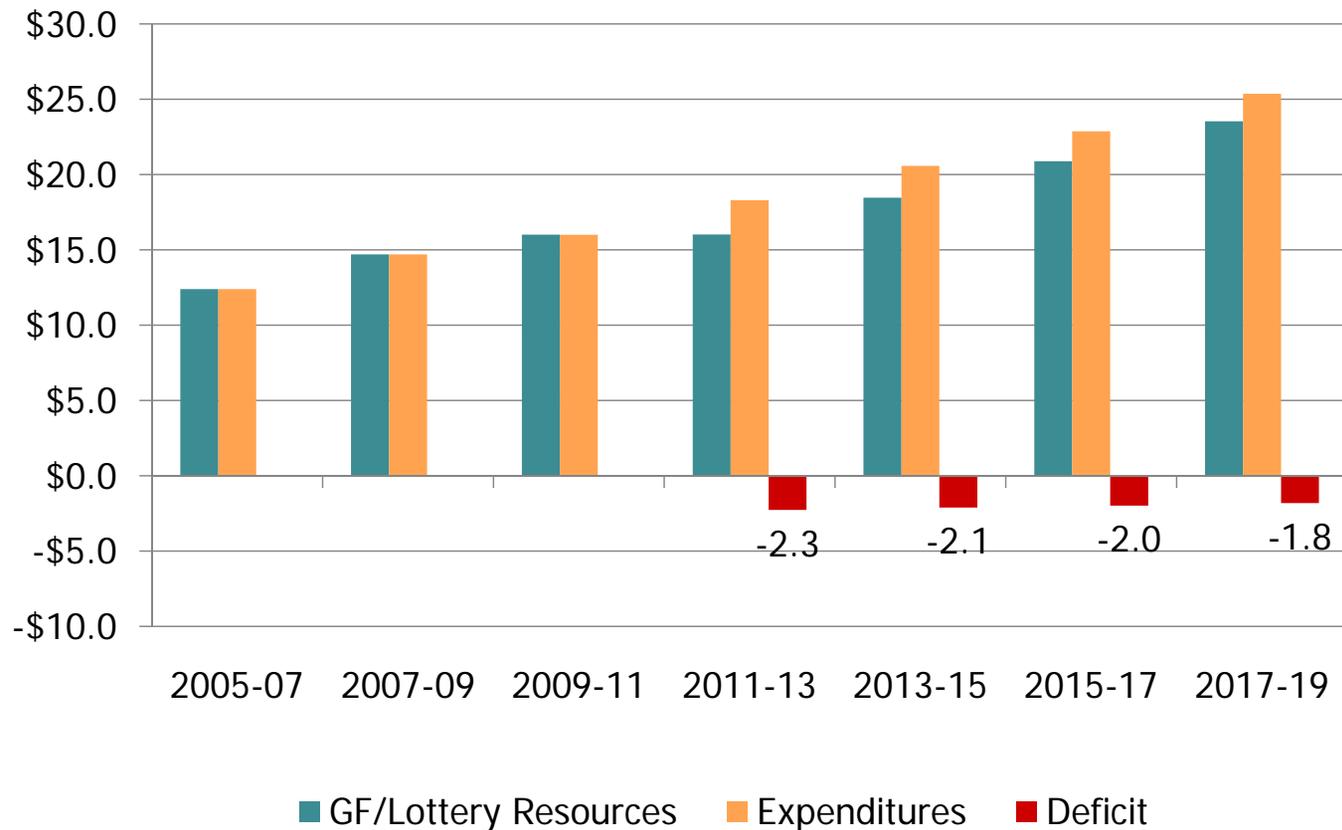
Food processing – meet aggressive energy efficiency goals to enhance global competitiveness

Public Finance will be key, connected with education and health care

- Tax and expenditure policy
(Tax team, budget team, compensation team (includes PERS))
- Education and workforce
- Health care cost and quality
- Transportation
- Innovation
- Energy access and price
- Water and sewer access and price
- Business finance
- Permitting processes
- Environmental regulation

Twin Challenges Contribute to a "Decade of Deficits"

**General and Lottery Fund
Resources, Expenditures, and Deficits,
Actual and Projected (in Billions)**



Long-Term, Performance Based Budgets

Oregon Business Plan is driving the debate

OBP's Position on education budgets:

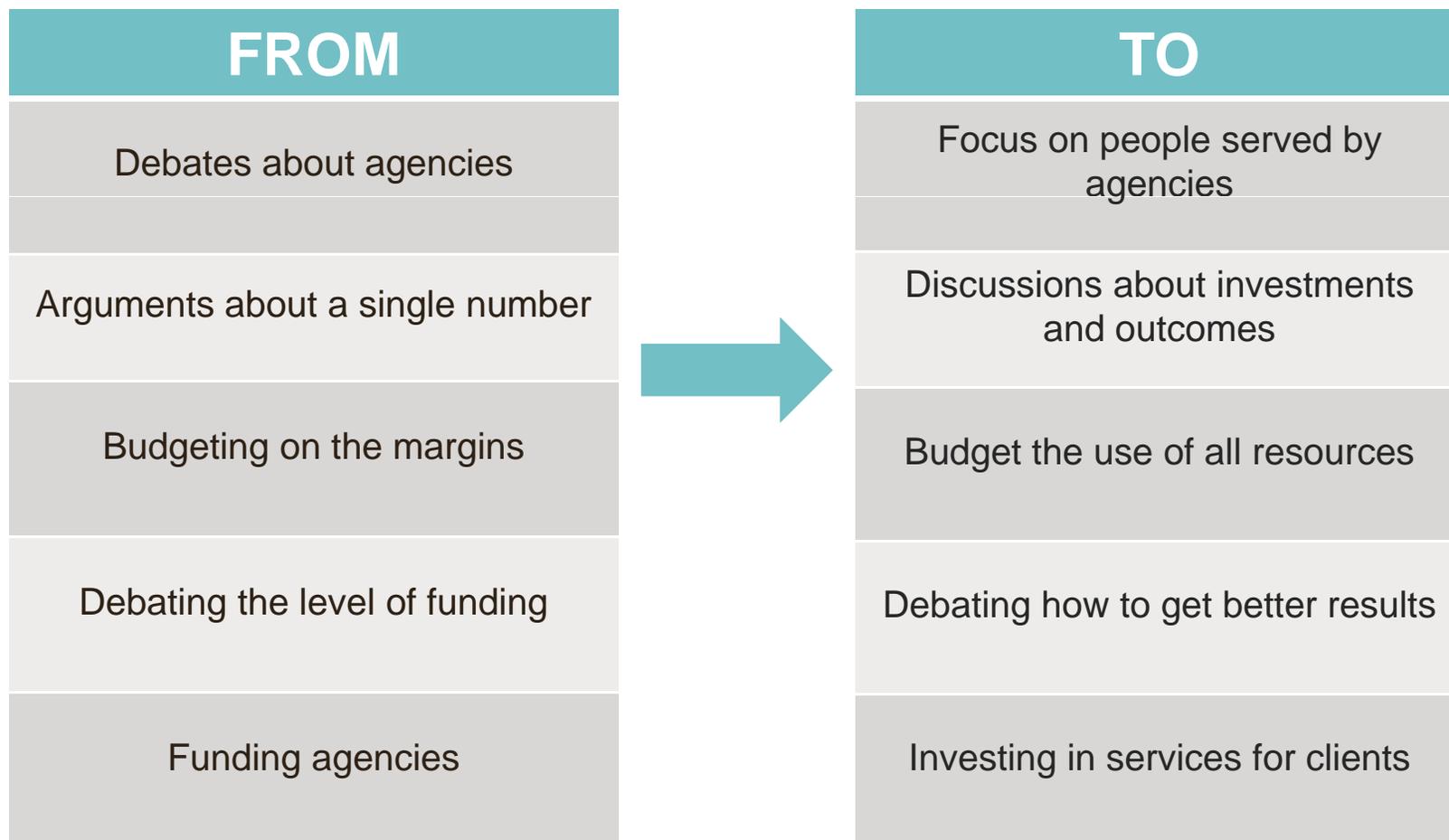
- Unified across the educational spectrum
- Transparent
- Comprehensive
- Student-centered
- Performance-based

Follow the Money!

General/Lottery Fund Resources and Expenditures (in millions)

| | 2009-11 | 2011-13 | % Change |
|---------------------------|---------------|---------------|-----------|
| Resources | | | |
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New Budgets Will Transform Policy Discussions



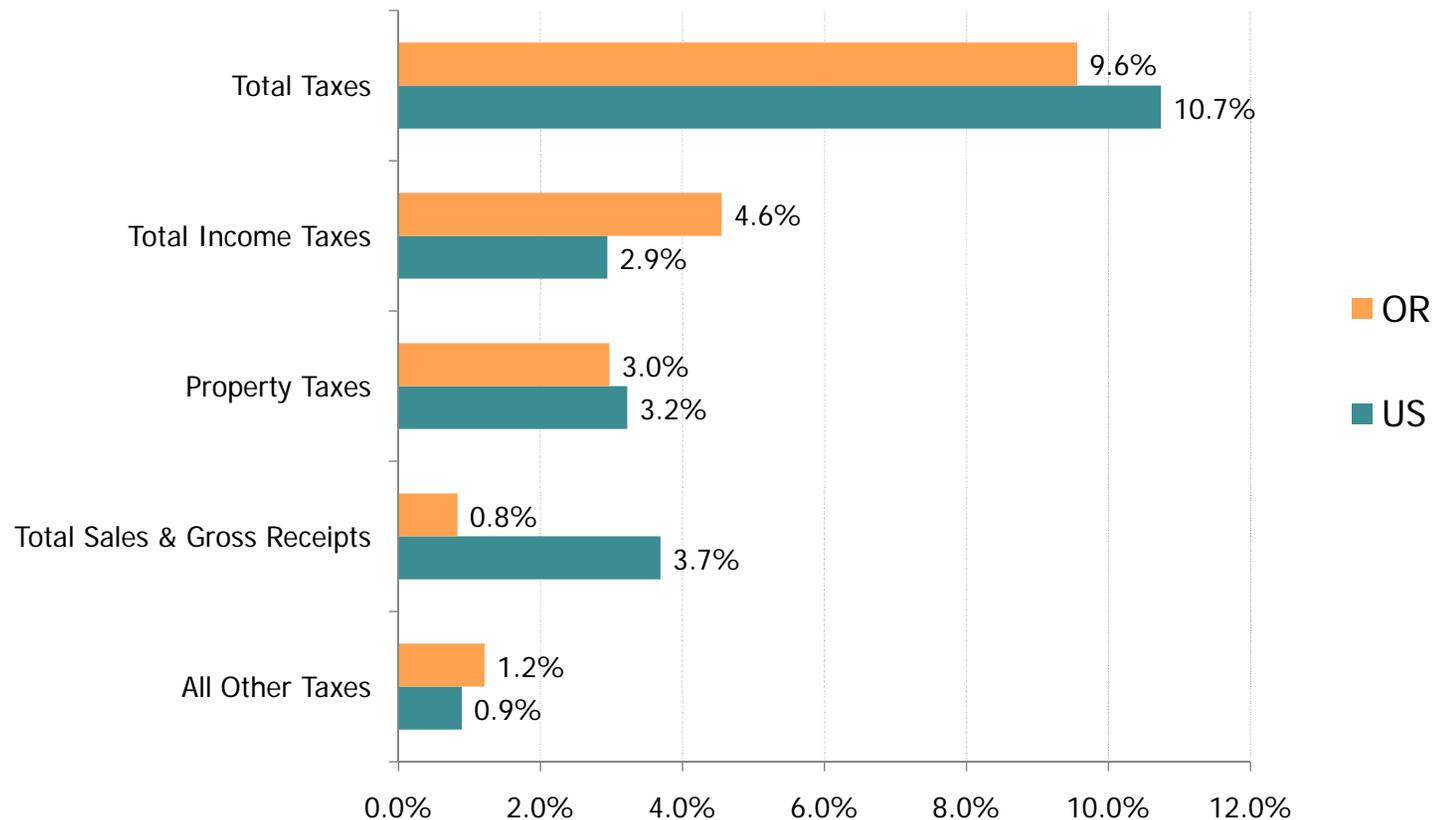
Public Sector Compensation & Productivity

- Oregon Public Employee benefits are higher than other states. Need to review total compensation, including PERS and health care.
- What can, and cannot, change about PERS will be central to discussions about public sector compensation.
- Rising PERS costs will drive to intergenerational debates:
 - Today's taxpayers versus tomorrow's
 - Newly hired public employees versus older, Tier I employees

Tax Policy-Tweaks and Overhauls

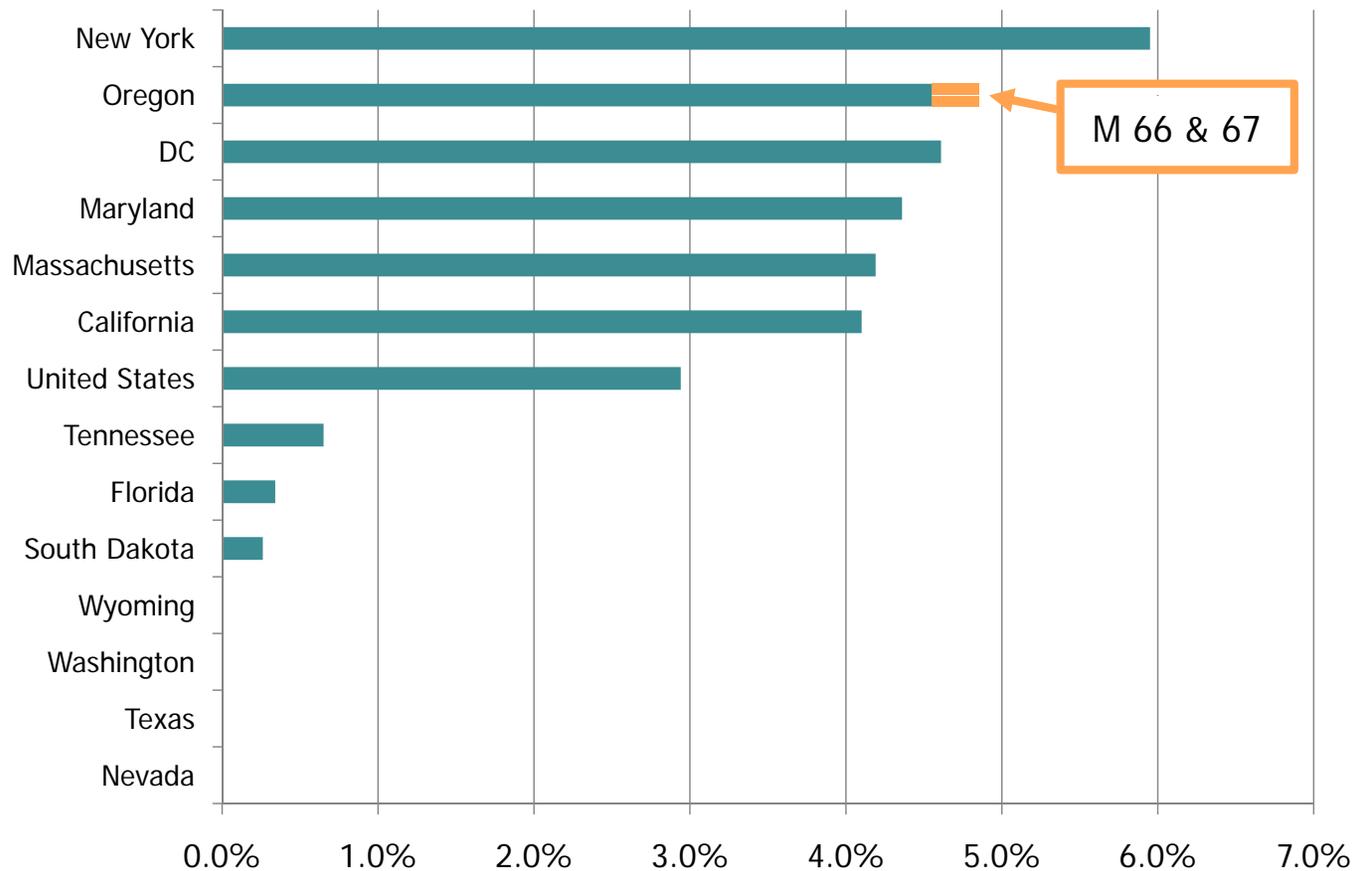
Is it time to address an over-reliance on the income tax?

Selected Taxes Expressed as a Share of Personal Income, Oregon and US Average, 2007



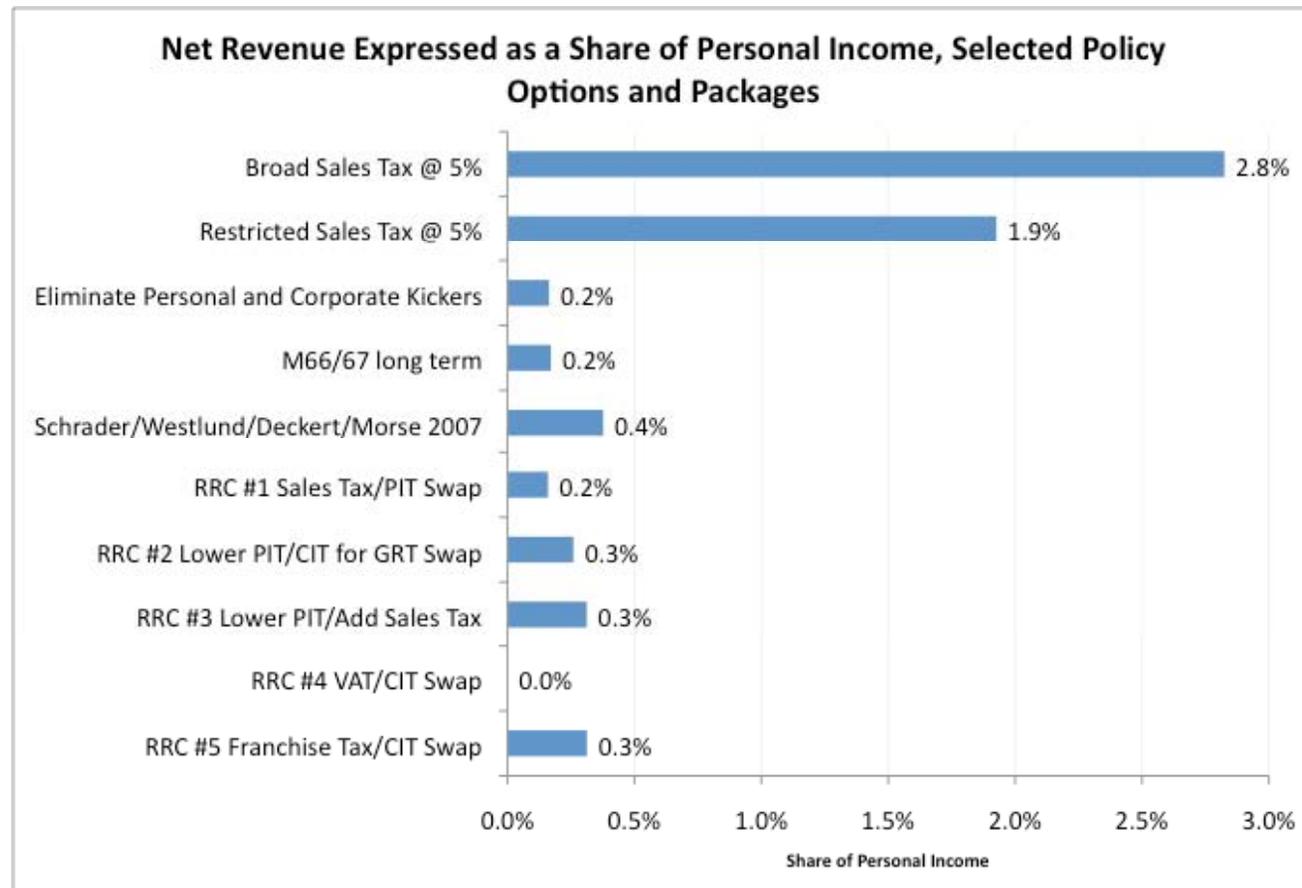
With no sales tax and average property tax, Oregon relies heavily on income taxes

Income Taxes Expressed as a Share of Personal Income, Selected States, 2007



Tax Policy-Tweaks and Overhauls

Tax packages, discussed by the Revenue Restructuring Committee (RRC) and others, increase net revenues between 0.2% and 0.4% of personal income; Stand-alone sales taxes, with no personal income offsets, could add more.



How You Can Help (Regional meetings)

- Prioritize our list of proposed initiatives and offer actionable ideas to advance them. As we share our own ideas in the coming weeks, provide us with specific feedback.
- Identify key industries that drive this region's economy and their top 3 things Oregon could do to help them create more high-paying jobs.
- Invite us back in the fall to review regional and statewide priorities and plan for action.
- Connect with local candidates and elected officials.
- Participate in the Summit Dec. 2010.

To: Corvallis City Council
From: Dan Brown, Ward 4

July 1, 2010

Topic: Further Reflections on Economic Development Data

The agenda restricted the time available for discussion of Economic Development at the June 14, 2010 City Council work session. I want to respond to a few points made then by other Councilors for the benefit of furthering our public policy discussion. My overall concern was motivated by the word "deceptive." I hope this was directed toward the data, mostly from government sources, and not an *ad hominem* attack.

The purpose of preparing the white paper (WP) was information, primarily for the City Council. The investigation began in January with a general sense of unease with unemployment and insufficient property tax revenues but without a clear sense of whether the local Corvallis economy was in good, average, or poor condition.

At first, data seemed hard to find, but later on the tide of data became overwhelming. The white paper attempted to organize and report what there was into a broad-brush document, realizing that more work and discussion needed to be done. The authors of the white paper must take responsibility for communicating specific issues correctly.

This statement focuses on the June 14 discussion on Economic Development. I believe the Council's work on Economic Development will benefit from developing the argument further through the following process:

THESIS → ANTITHESIS → SYNTHESIS

I will provide six theses, and I invite other Councilors to provide additional data or alternate interpretations (antitheses), which will raise the overall level of the analysis (synthesis). Here are some points I challenge you to support:

- Antithesis 1: The current jobs situation in Corvallis is sufficient to provide "economic vitality."
- Antithesis 2: Despite the local declines in job numbers (total and manufacturing) jobs are adequate for the City's (and 509J and Benton County) budget situation.
- Antithesis 3: Current local wages levels are desirable for the local economy.
- Antithesis 4: Unemployment is not a local problem.
- Antithesis 5: In a comparison between the City of Corvallis and the rest of Benton County, the demographics and psychographics of the two areas are similar as they relate to Economic Development. (In particular, the average income levels are about the same.)

Thesis 1: Total Local Employment has Declined

"Jobs" is the mantra at the federal and state levels with regard to economic development. It is likely that "jobs" are considered important here as well. Government data show that our employment situation began deteriorating long before the most recent recession started.

"Back in August 1997, . . . total jobs peaked in Benton County" (WP, p.5).

"The following table provides some very valuable insights about our economy. The numbers show that employment in Corvallis and in Benton County peaked in August, 1997 . . . (WP, p.55).

| | 1995 | 1997 | 1999 | 2001 | 2003 | 2005 | 2007 | 2009 |
|---------------------------------|-------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Corvallis Employment | 24,951 | 25,783 | 24,052 | 24,304 | 24,297 | 25,005 | 25,167 | 24,281 |
| Benton County Employment | 40,529 | 41,881 | 39,069 | 39,872 | 39,860 | 40,229 | 40,641 | 39,210 |

Further, since the population has grown since 1997, local per capita jobs have declined more than shown in the data. *Corvallis has grown 6.2% between 2000 and 2009 (Benton County w/o Corvallis has grown 9.8%) (WP, p. 60).*

Finally, a premise in the *Corvallis Comprehensive Plan* is no longer relevant to the local economic situation.

For the period 1986 to 1996, employment in Corvallis and in Benton County grew more than twice as fast as the population as a whole (CP, 8.2.f).

Thesis 2: The Proportion of Employment that Produces Property Taxes has Declined

In many respects a job is a job. But some types of economic activity contribute more property taxes than others. First, manufacturing jobs were isolated in GRAPH 1 for an important reason. On a per employee basis, manufacturers typically pay the most property taxes, including "personal" property taxes. These employers benefit the City coffers the most.

*Very significantly, two thirds of the local manufacturing jobs have been lost since then [i.e. August, 1997]. (For example see **GRAPH 1** and **GRAPH 2** at the end of the **EXECUTIVE SUMMARY**). These losses have weakened the stability and productivity of the economy, and have eroded the property tax base used to fund essential public services. (WP, p.5).*

Second, public sector employers do not pay property taxes; Therefore jobs at OSU, 509J, Benton County, City of Corvallis, and the U.S. Government are not connected to employer-paid property taxes.

Incidentally, the industry employing the largest number of non-farm jobs in Corvallis is Government, at 35% of total non-farm jobs. (In February 2010, OSU employed 4,106 full time employees and 5,759 part timers) (WP, p.55)

Third, not-for-profit employers do not pay property taxes either. This is true for most, if not all, of Good Samaritan's activities.

Private education and Health Services placed a distant second, at 14% of total non-farm jobs. (WP, p.55)

The only industries in Corvallis which did not experience decline in 2009 were the Government and Education and Health Services industries (WP, p55).

Thus, employers who do not pay property taxes account for roughly half the total and the proportion is growing.

Thesis 3: Local Wages are Falling Behind National Trends

GRAPH 2 presents data about average wages - for all local employers. The trend line reveals the HP induced boom which reversed itself in 1997. For a few years, wages still exceeded the state average. But averages continued to decline. They fell steeply and remain below state and national averages. The latest data show that wages are substantially lower than they were back in 1993 and only about 85% percent of the national norm.

Thesis 4: Local Unemployment is no Longer "Too Low"

Although Economic Development is not just about unemployment, unemployment is a serious concern. The following data come from p. 69 in the white paper.

| | 1995 | 1997 | 1999 | 2001 | 2003 | 2005 | 2007 | 2009 |
|-----------------------------------|------|------|------|------|------|------|------|------|
| Corvallis Unemployment | 2.4% | 2.5% | 3.1% | 4.7% | 6.1% | 4.8% | 4.1% | 7.3% |
| Benton County Unemployment | 2.2% | 2.4% | 2.9% | 4.5% | 5.8% | 4.9% | 4.1% | 7.9% |

Since 1997, local unemployment has shifted from what could be interpreted to be "too low" to being a matter of concern.

"... unemployment has been consistently above 4% since 2000" (p.55).

This situation makes a couple of premises from the Corvallis Comprehensive Plan contrary to current fact.

The unemployment rate for Benton County in 1996 was 2.79% (CP 8.3.a).

Benton County's low unemployment rate has made it difficult for many Corvallis employers to locate qualified, skilled workers for available jobs (CP 8.3.c).

Today, a significant number of local people are suffering from lack employment. And unemployment levels are even more exaggerated in periods of economic downturn such as 2003 and 2009.

Thesis 5: Citizens in Corvallis and the Rest of Benton County are Different

In many traditional data series, it has not been possible to easily separate Benton County and Corvallis, and so the data for the two places have been used interchangeably. This problem has the potential to lead to inaccurate conclusions about local citizens.

New technology, based on micro-geographic data, is available. This makes it possible to create custom reports about any locality of interest. Not long before the white paper was completed, Mark O'Brien, Dan Brown, and other interested parties witnessed a demonstration, provided by Corvallis Public Works employees, of a particular service offered by XXXXXXXXXXXX. Afterward, at our request the Public Works employees provided reports for (1) the city of Corvallis and (2) Benton County excluding Corvallis. The reports are quite long, and a few highlights were included in the white paper under topic, "Other Data of Interest," on p. 59 and p. 60 in the white paper. Further evaluation of these data will be desirable, and other Councilors may be interested in the full reports; let me know if you want access.

| | Corvallis | Rest of Benton Co. |
|--------------------|------------------|---------------------------|
| Average Income | \$59K | \$85K |
| Median Age | 29 | 42 |
| Owner Occupied | 43% | 74% |
| Average Home Value | \$175K | \$210K |

Tapestry© life style data is based on attitudes, interests, opinions, and buying behavior. The data reflect the diversity of our town, showing that Corvallis has fifteen different segments, the largest of which is only about fourteen percent of the population. Fifteen segments is quite a few for an area the size of Corvallis. A similar-sized suburb in a large city might have only one. The rest of Benton County has a dominant segment (38%) and a different overall profile.

Top Five Lifestyle Segments

| Corvallis | Benton excluding Corvallis |
|-------------------------------------|-------------------------------------|
| Enterprising Professionals 14.3% | Exurbanites 38% |
| Dorms to Diplomas 14.2% | Green Acres 9.8% |
| Metropolitans 11.1% | Aspiring Young Families 9.5% |
| College Towns 10.4% | Salt of the Earth 8.6% |
| Aspiring Young Families 9.5% | Sophisticated Squires 8.5% |

Although not fundamental to significant conclusions in the white paper, these data seem controversial to some Council members. They were included because they seemed surprising and even counterintuitive.

In defense of the data, they are (1) provided by a reputable and impartial source with no obvious bias about Corvallis or Benton County and (2) they are based on government statistics.

These data are intriguing and the best I have seen on a comparison of Corvallis with the rest of Benton County (including North Albany). But of course, further investigation may provide useful insights.

Thesis 6: College Students must be Considered in Setting Up Metrics

I've been aware of the following issue for over 35 years, and there is no antithesis for Thesis 6. Unlike most cities, college students play an extremely important role in our local economy. For example, they create a large local market for items like rental housing, holiday travel, and food/beverage items young people prefer. On the other hand, many students do much of their significant shopping in their hometowns and vote there as well.

Understanding of the role of students is key to understanding data for Corvallis. For example, Corvallis may not really be a city of 50,000. Corvallis drops from about 55,000 to about 35,000 residents during June, July, and August. Do we really qualify for Metropolitan Planning Organization status on a year-round basis?

We have to figure out how to address student data in order to understand and monitor appropriate benchmarks for our local economy.

- From a data perspective, students skew the demographic profile of our town in terms of age and renting.
- In terms of Economic Development goal variables, the large number of students influences employment levels, average income, and property taxes paid.
- Students place special demands on City services. For example, Barney and Worth recognize that young males create more need for police services (B&W, p. 50).
- A high proportion of students places a bigger burden on workers to financially support municipal activities (B&W, p.50)

COUNCIL REQUESTS

FOLLOW-UP REPORT

JULY 1, 2010

1. Procedure for Selecting Streets for Major Maintenance (Brauner)

Beginning in Fiscal Year 2011-2012, three funding sources will drive an expansion of street maintenance activities. The uses of the re-authorized Transportation Maintenance Fee have been expanded to include preventive maintenance activities on all city streets. These activities include crack sealing, slurry sealing, chip sealing and asphalt overlays. Preventive maintenance is most appropriate for those streets where the deterioration (cracking, oxidation, and rutting) is limited to the pavement and does not extend into the base material supporting the pavement. Generally, crack sealing and slurry sealing will be done on an area-by-area basis on an approximate ten-year cycle on those streets where this type of work is appropriate. Overlay and chip seal projects will be selected based on relative pavement condition (worst first), but priority will be given to arterial and collector streets.

The Oregon Jobs and Transportation Act of 2009 includes a six-cent-per-gallon increase in the gasoline tax. The City's portion of this increase is projected to be approximately \$1 million per year, and the Council has authorized the use of \$500,000 per year to address the backlog of re-construction of city-standard residential (non-arterial/collector) streets that are already past the time that preventive maintenance is feasible. The backlog is currently estimated to be at least \$3 million. Projects will be selected based on relative pavement condition.

Federal funds, allocated through the Metropolitan Planning Organization (MPO), will be used to fund projects to re-construct arterial and collector streets that have already passed the time that preventive maintenance is feasible. These projects will be selected for submittal to the MPO for funding based on pavement condition. The next project scheduled for this funding is SW Ninth Street between SW Monroe and SW Jefferson Avenues.

You will note that the key to project selection is the pavement condition. The City has had a pavement condition rating system since 1991. The system rates condition indicators (cracking, rutting, patching, etc) for each block and calculates a rating from 0 (worst) to 10 (best). However, due to budget constraints, condition

surveys were eliminated for the local street network after 2003. Because of Federal funding requirements, condition rating for arterial and collector streets has continued through joint efforts by the City and Benton County. Staff intends to implement condition rating of local streets through the use of existing staff resources to provide updated local street pavement condition numbers on which to base project selection.

2. City Initiation of a Land Development Code Text Amendment to Allow Agricultural Uses on Industrially Zoned Lands (Daniels)

The attached memorandum from Community Development Director Gibb outlines the issues and considerations involved in the Council initiating a Land Development Code text amendment to allow agricultural uses of industrially zoned lands.


Jon Nelson
City Manager



MEMORANDUM

DATE: June 29, 2010

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director 

SUBJECT: Considerations related to Council Initiation of a Land Development Code Text Amendment to allow Agricultural Uses on Industrially Zoned Land

DISCUSSION:

The City Council asked Community Development Staff to prepare an analysis of issues related to the City initiation of a Land Development Code (LDC) Text Amendment to allow agricultural uses on industrially zoned land. Following are issues to be considered in relation to the potential text amendment:

- This work task was not identified as a project in the 2010 Planning Division Work Program. This was because the approach discussed with the Bald Hill Farm representative in late 2009 was for Bald Hill Farms to apply for approval of a Land Development Code Text Amendment to allow certain agricultural uses in industrial zones. It was noted that if the City initiated such an amendment, it would compete with other identified work program items for scheduling priorities and would not be necessarily confined to issues of interest to Bald Hill Farms (BHF). Based on that conversation, BHF submitted a request to initiate a text amendment in December, 2009 and the Council approved the initiation in January 2010. A text amendment application was submitted in May 2010 and subsequently withdrawn by BHF.
- In order to accomplish the text amendment this year through a City sponsored approach, another work program item would need to be delayed. At this point, Staff efforts regarding the FEMA update, an update to the Airport Industrial Park plan, removal of the South Corvallis Town Center Planned Development Overlay, and

historic preservation-related LDC changes are underway, or will soon begin. It is hoped that work on natural features-related LDC Changes may begin within the next few months. Assuming the City Council would like Staff to continue work in those areas, the item that would likely be delayed by the agricultural uses issue would be consideration of General Land Development Code changes (also known as general "code tweaks"). This work project is identified as Item #6 of the current Planning Division Work Program. These code revisions include a variety of items that would clarify the LDC and provide more efficiency in applying the code that would benefit both the public and staff. Some examples of items from the general "code tweaks" list are: clarifying Minimum Assured Development Area (MADA) provisions and clarifying elements of the Pedestrian Oriented Design Standards (PODS).

- The proposed text amendment submitted by Bald Hill Farms (which has been withdrawn) proposed two distinct revisions to the LDC.

One was proposed to revise the definition of Agricultural Sales to include the following components: 1) allow the retail sale of agricultural food products, 2) require that the products be consumed off-site, 3) limit the size of the retail space in square footage, 4) provide parking similar to other commercial retail uses, and 5) require that the seller of the products be involved in the production of agricultural food products.

The other proposed amendment was to: 1) allow for row, field, and tree crop production on all LI-O and LI zoned lands, 2) allow for row, field, and tree crop and limited livestock production on all GI and II zoned lands, 3) limit livestock production to sustainable methods that would not result in compatibility issues, 4) limit the amount of capital investment in permanent improvements for the operation, so as not to conflict with future industrial development on the property, 5) prohibit Confined Animal Feeding Operations (CAFOs) in all industrial zones, and 6) require enhanced buffer zones and setbacks adjacent to residential lands.

There may be other issues that members of the community would suggest be included in the LDC Text Amendment within the general topic area of "urban agriculture." However, broadening the scope of the potential text amendment would likely complicate and slow the adoption of measures that would allow agricultural uses in industrial zones.

- Any change to the LDC will be reviewed by the Department of Land Conservation and Development (DLCDD) to ensure consistency with Statewide Planning Goals. For this reason, and others, it is recommended that if the list of allowed agricultural uses in industrial zones is broadened, it should be made clear that such uses are transitory in nature and will not preclude future industrial development on the subject properties. The Oregon land use planning program is predicated on planning for urban-style development within urban growth boundaries (UGBs) and planning for rural, agricultural, and other uses outside of UGBs.

- Although some proposed agricultural uses in industrial zones are anticipated to be fairly benign, other potential uses, such as intensive livestock operations and large-scale agricultural sales operations could have significant compatibility issues for nearby residents and property owners. Therefore, proposed code changes should be carefully considered and crafted to ensure that unintended compatibility conflicts are not created.
- It is recommended that if the City Council wishes to pursue potential code amendments along these lines, the Council should direct Staff to prepare a white paper report, in consultation with the Planning Commission, that would outline potential measures to be considered, and would include a specific timeline for the project. This would provide Staff with clear direction prior to beginning actual code writing and the public review process. An estimate for the time required to compose the white paper report, receive direction from the City Council, and then process changes to the Land Development Code through the required public hearing process is approximately four to six months.

**CITY OF CORVALLIS – COUNCIL REQUESTS – TRACKING REPORT
PENDING REQUESTS**

| Council Request Item | Requested By | Date of Request | CM Report Due Date | Assigned to | Response in CM Rpt No. | Comments |
|---|---------------------|------------------------|---------------------------|--------------------|-------------------------------|-----------------|
| City Initiation of a Land Development Code Text Amendment to Allow Agricultural Uses on Industrially Zoned Lands (staff time, possible options, etc.) | Daniels | 06-21-10 | 07-13-10 | Gibb | CCR 07-01-10 | |
| Procedure for Selecting Streets for Major Maintenance | Brauner | 06-21-10 | 07-13-10 | Rogers | CCR 07-01-10 | |

**ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS**

July 1, 2010

| MEETING DATE | AGENDA ITEM |
|--------------|--|
| July 7 | No meeting |
| July 21 | <ul style="list-style-type: none"> • Land Use Application Fees Review • Municipal Code Review: Chapter 5.03, "Offenses" (Prohibit Feeding Wild Turkeys) |
| August 4 | |
| August 18 | |
| September 8 | <ul style="list-style-type: none"> • Fourth Quarter Operating Report • Economic Development Allocations Fourth Quarter Reports |
| September 22 | |
| October 6 | <ul style="list-style-type: none"> • Council Policy Reviews: <ul style="list-style-type: none"> • CP 91-1.01, "Copying of City Material; Charges for" • CP 92-1.05, "Miscellaneous Property Ownership" |
| October 20 | |
| November 3 | <ul style="list-style-type: none"> • Utility Rate Annual Review • Economic Development Application Process and Calendar |
| November 17 | <ul style="list-style-type: none"> • Comprehensive Annual Financial Report |
| December 3 | <ul style="list-style-type: none"> • Economic Development Allocations First Quarter Reports |
| December 22 | <ul style="list-style-type: none"> • First Quarter Operating Report |

ASC PENDING ITEMS

- Utility Rate Structure Review
- Voluntary Donations on Electronic Utility Payments

Public Works
Finance

Regular Meeting Date and Location:

Wednesday following Council, 3:30 pm – Madison Avenue Meeting Room

**HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS**

July 1, 2010

| MEETING DATE | AGENDA ITEM |
|--------------|--|
| July 7 | <ul style="list-style-type: none"> • Corvallis Farmers' Markets Annual Report • Council Policy Review: <ul style="list-style-type: none"> • CP 07-4.15, "Use of Computer Lab Equipment & Public Internet Access at Senior Center" |
| July 20 | <ul style="list-style-type: none"> • Willamette Neighborhood Housing Services Third Quarter Report • Municipal Code Review: Chapter 5.03, "Offenses" (Special Response Fee) • Council Policy Review: <ul style="list-style-type: none"> • CP 07- 4.16, "Code of Conduct for Patrons at Parks and Recreation Facilities, Events, and Programs" • CP 92-4.05, "Library Meeting Rooms Policy" |
| August 3 | <ul style="list-style-type: none"> • Parks and Recreation Annual Fee Review |
| August 17 | <ul style="list-style-type: none"> • Social Services Semi-Annual Report • Municipal Code Review: Chapter 5.03, "Offenses" (Begging) |
| September 8 | |
| September 21 | <ul style="list-style-type: none"> • Rental Housing Program Annual Report |
| October 5 | <ul style="list-style-type: none"> • Council Policy Reviews: <ul style="list-style-type: none"> • CP 91-1.02, "Liquor License Approval Procedures" • AP 08-1.11, "Identity Theft Prevention and Red Flag Alerts" • CP 91-1.04, "Official Flower" • CP 95-1.07, "Policy Regarding the City Flag" |
| October 19 | |
| November 2 | <ul style="list-style-type: none"> • Willamette Neighborhood Housing Services Fourth Quarter Report |
| November 16 | |
| December 7 | <ul style="list-style-type: none"> • Council Policy Review: <ul style="list-style-type: none"> • CP 94-4.07, "City-Owned Art Objects on Private Property" |
| December 21 | |

HSC PENDING ITEMS

- Municipal Code Review: 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**

July 1, 2010

| MEETING DATE | AGENDA ITEM |
|--------------|---|
| July 8 | <ul style="list-style-type: none"> • Urban Stormwater Quality Management and Control Ordinance • Residential Parking Permit District Ordinance • Total Maximum Daily Load Update |
| July 22 | <ul style="list-style-type: none"> • Corvallis-To-The-Sea Trail Designation • 9th Street Bike Lanes • Airport lease – HTSI |
| August 5 | |
| August 19 | |
| September 9 | |
| September 23 | |
| October 7 | |
| October 21 | |
| November 4 | <ul style="list-style-type: none"> • Council Policy Review: <ul style="list-style-type: none"> • CP 98-9.06, "Transportation Corridor Plans" |
| November 18 | |
| December 9 | <ul style="list-style-type: none"> • Council Policy Review: <ul style="list-style-type: none"> • CP 91-9.03, "Residential Parking Permit District Fees" |
| December 23 | |

USC PENDING ITEMS

- | | |
|--|---|
| <ul style="list-style-type: none"> • Council Policy Review: CP 91-7.08, "Sidewalk Policy" • Display Advertisement for Annexation (49th Street Annexation) • Fire Protection Services in Health Hazard Residential Areas • Reducing Potential for Fire Spread Involving Natural Resources • Renewable Energy Sources • Traffic Calming Program • Voters' Pamphlet Article (49th Street Annexation) | <ul style="list-style-type: none"> Public Works Community Development Fire Fire City Manager's Office Public Works Community Development |
|--|---|

Regular Meeting Date and Location:

Thursday following Council, 4:00 pm – Madison Avenue Meeting Room

UPCOMING MEETINGS OF INTEREST



City of Corvallis

JULY - NOVEMBER 2010

(Updated July 1, 2010)

JULY 2010

| Date | Time | Group | Location | Subject/Note |
|------|--------------------|---|----------------------------------|---|
| 1 | 7:00 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 2 | 7:00 am | Bicycle and Pedestrian Adv Cmsn | Madison Avenue Mtg Rm | |
| 3 | | No Government Comment Corner | | |
| 5 | | City holiday - all offices closed | | |
| 6 | 7:00 am | Airport Commission | Madison Avenue Mtg Rm | |
| 6 | 12:00 pm | City Council | Downtown Fire Station | |
| 6 | 5:30 pm | Downtown Parking Committee | Madison Avenue Mtg Rm | |
| 6 | 7:00 pm | City Council | Downtown Fire Station | |
| 7 | 12:00 pm | Human Services 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 | Library Board | Library Board Room | |
| 8 | 8:00 am | Citizens Advisory Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 8 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 10 | 10:00 am | Government Comment Corner | Library Lobby - Jeanne Raymond | |
| 13 | 5:00 pm | Parks and Recreation | Library Meeting Room | Herbert Farm/Natural Area Mgmt Plan City-sponsored |
| 13 | 7:00 pm | Ward 8 meeting (Hamby) | Fire Station 5 | |
| 13 | 7:00 pm | Historic Resources Commission | Downtown Fire Station | |
| 14 | 8:20 am | Citizens Advisory Cmsn on Transit | Madison Avenue Mtg Rm | |
| 14 | 5:30 pm | Downtown Commission | Madison Avenue Mtg Rm | |
| 15 | 6:30 pm | Parks, Natural Areas, and Rec Brd | Downtown Fire Station | |
| 17 | 10:00 am | Government Comment Corner | Library Lobby - TBD | |
| 19 | 12:00 pm | City Council | Downtown Fire Station | |
| 19 | 7:00 pm | City Council | Downtown Fire Station | |
| 20 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 21 | 12:00 pm | Housing and Community Dev Cmsn | Madison Avenue Mtg Rm | |
| 21 | 3:30 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 21 | 5:30 pm | Watershed Mgmt Advisory Cmsn | Madison Avenue Mtg Rm | |
| 21 | 5:30 pm | <i>Land Development Hearings Brd</i> | <i>Downtown Fire Station</i> | |
| 21 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 22 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 22 | 7:00 pm | City Council Work Session | Downtown Fire Station | sustainability initiative fees |
| 24 | 10:00 am | Government Comment Corner | Library Lobby - TBD | |
| 26 | 4:00 pm | <i>Airport Industrial Park Plang Cmte</i> | <i>Downtown Fire Station</i> | |
| 27 | 12:00 pm | Cmsn for Martin Luther King, Jr. | City Hall Meeting Room A | |
| 27 | 6:00 pm | Historic Resources Commission | Madison Avenue Mtg Rm | <i>regular meeting and work session</i> |
| 31 | 10:00 am | Government Comment Corner | Library Lobby - Richard Hervey | |

AUGUST 2010

| Date | Time | Group | Location | Subject/Note |
|------|----------|---|-----------------------------------|-----------------------------|
| 2 | 12:00 pm | City Council | Downtown Fire Station | |
| 2 | 7:00 pm | City Council/Planning Commission work session | Downtown Fire Station | Prosperity That Fits |
| 3 | 7:00 am | Airport Commission | Madison Avenue Mtg Rm | |
| 3 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 3 | 5:30 pm | Downtown Parking Committee | Madison Avenue Mtg Rm | |
| 4 | 3:30 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 4 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 4 | 7:30 pm | Library Board | Library Board Room | |
| 5 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 5 | 7:00 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 6 | 7:00 am | Bicycle and Pedestrian Adv Cmsn | Madison Avenue Mtg Rm | |
| 7 | 10:00 am | Government Comment Corner | Library Lobby - Charles Tomlinson | |
| 10 | 7:00 pm | Historic Resources Commission | Downtown Fire Station | |
| 11 | 8:20 am | Citizens Advisory Cmsn on Transit | Madison Avenue Mtg Rm | |
| 11 | 5:30 pm | Downtown Commission | Madison Avenue Mtg Rm | |
| 12 | 8:00 am | Citizens Advisory Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 14 | 10:00 am | Government Comment Corner | Library Lobby - David Hamby | |
| 16 | 12:00 pm | City Council | Downtown Fire Station | |
| 16 | 7:00 pm | City Council | Downtown Fire Station | |
| 17 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 18 | 12:00 pm | Housing and Community Dev Cmsn | Madison Avenue Mtg Rm | |
| 18 | 3:30 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 18 | 5:30 pm | Watershed Mgmt Advisory Cmsn | Madison Avenue Mtg Rm | |
| 18 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 19 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 19 | 6:30 pm | Parks, Natural Areas, and Rec Brd | Downtown Fire Station | |
| 21 | 10:00 am | Government Comment Corner | Library Lobby - TBD | |
| 23 | 4:00 pm | <i>Airport Industrial Park Plang Cmte</i> | <i>Downtown Fire Station</i> | |
| 24 | 12:00 pm | Cmsn for Martin Luther King, Jr. | City Hall Meeting Room A | |
| 28 | 10:00 am | Government Comment Corner | Library Lobby - Mike Beilstein | |

SEPTEMBER 2010

| Date | Time | Group | Location | Subject/Note |
|------|----------|-----------------------------------|------------------------------|--------------|
| 1 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 1 | 7:30 pm | Library Board | Library Board Room | |
| 2 | 7:00 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 3 | 7:00 am | Bicycle and Pedestrian Adv Cmsn | Madison Avenue Mtg Rm | |
| 4 | | No Government Comment Corner | | |
| 6 | | City holiday - all offices closed | | |
| 7 | 7:00 am | Airport Commission | Madison Avenue Mtg Rm | |
| 7 | 12:00 pm | City Council | Downtown Fire Station | |
| 7 | 5:30 pm | Downtown Parking Committee | Madison Avenue Mtg Rm | |
| 7 | 7:00 pm | City Council | Downtown Fire Station | |
| 8 | 8:20 am | Citizens Advisory Cmsn on Transit | Madison Avenue Mtg Rm | |
| 8 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 8 | 3:30 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 8 | 5:30 pm | Downtown Commission | Madison Avenue Mtg Rm | |

| Date | Time | Group | Location | Subject/Note |
|------|----------|---|--------------------------------|--|
| 9 | 8:00 am | Citizens Advisory Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 9 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 11 | 10:00 am | Government Comment Corner | Library Lobby - TBD | |
| 13 | 4:30 pm | Mayor/City Council Candidate Open House | Madison Avenue Mtg Rm | |
| 14 | 7:00 pm | Mayor/City Council/City Manager quarterly work session | Madison Avenue Mtg Rm | |
| 14 | 7:00 pm | Historic Resources Commission | Downtown Fire Station | |
| 15 | 12:00 pm | Housing and Community Dev Cmsn | Madison Avenue Mtg Rm | |
| 15 | 5:30 pm | Watershed Mgmt Advisory Cmsn | Madison Avenue Mtg Rm | |
| 15 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 16 | 6:30 pm | Parks, Natural Areas, and Rec Brd | Downtown Fire Station | |
| 18 | 10:00 am | Government Comment Corner | Library Lobby - Dan Brown | |
| 20 | 12:00 pm | City Council | Downtown Fire Station | |
| 20 | 7:00 pm | City Council | Downtown Fire Station | |
| 21 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 22 | 3:30 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 23 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 25 | 10:00 am | Government Comment Corner | Library Lobby - Jeanne Raymond | |
| 27 | 12:00 pm | Cmsn for Martin Luther King, Jr. | City Hall Meeting Room A | |
| 27 | 4:00 pm | <i>Airport Industrial Park Plang Cmte</i> | <i>Downtown Fire Station</i> | |
| 29 | 4:30 pm | Mayor/City Council Candidates | Madison Avenue Mtg Rm | meeting with City Manager and Council Leadership |

OCTOBER 2010

| Date | Time | Group | Location | Subject/Note |
|------|----------|---|---------------------------------------|--------------|
| 1 | 7:00 am | Bicycle and Pedestrian Adv Cmsn | Madison Avenue Mtg Rm | |
| 2 | 10:00 am | Government Comment Corner | Library Lobby - Hal Brauner | |
| 4 | 12:00 pm | City Council | Downtown Fire Station | |
| 4 | 7:00 pm | City Council | Downtown Fire Station | |
| 5 | 7:00 am | Airport Commission | Madison Avenue Mtg Rm | |
| 5 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 5 | 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 | Library Board | Library Board Room | |
| 7 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 7 | 5:00 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 9 | 10:00 am | Government Comment Corner | Library Lobby - <i>Richard Hervey</i> | |
| 12 | 7:00 pm | Historic Resources Commission | Downtown Fire Station | |
| 13 | 8:20 am | Citizens Advisory Cmsn on Transit | Madison Avenue Mtg Rm | |
| 13 | 5:30 pm | Downtown Commission | Madison Avenue Mtg Rm | |
| 14 | 8:00 am | Citizens Advisory Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 16 | 10:00 am | Government Comment Corner | Library Lobby - Mark O'Brien | |
| 18 | 12:00 pm | City Council | Downtown Fire Station | |
| 18 | 7:00 pm | City Council | Downtown Fire Station | |
| 19 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |

| Date | Time | Group | Location | Subject/Note |
|------|----------|---|--------------------------------|--------------|
| 20 | 12:00 pm | Housing and Community Dev Cmsn | Madison Avenue Mtg Rm | |
| 20 | 3:30 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 20 | 5:30 pm | Watershed Mgmt Advisory 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 | Parks, Natural Areas, and Rec Brd | Downtown Fire Station | |
| 23 | 10:00 am | Government Comment Corner | Library Lobby - David Hamby | |
| 25 | 4:00 pm | <i>Airport Industrial Park Plang Cmte</i> | <i>Downtown Fire Station</i> | |
| 26 | 12:00 pm | Cmsn for Martin Luther King, Jr. | City Hall Meeting Room A | |
| 30 | 10:00 am | Government Comment Corner | Library Lobby - Mike Beilstein | |

NOVEMBER 2010

| Date | Time | Group | Location | Subject/Note |
|-----------|-----------------|---|-----------------------------------|--------------|
| 1 | 12:00 pm | City Council | Downtown Fire Station | |
| 1 | 7:00 pm | City Council | Downtown Fire Station | |
| 2 | 12:00 pm | Human Services 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 | Library Board | Library Board Room | |
| 4 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 4 | 7:00 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 6 | 10:00 am | Government Comment Corner | Library Lobby - Patricia Daniels | |
| 9 | 7:00 pm | Historic Resources Commission | Downtown Fire Station | |
| 10 | 8:00 am | Citizens Advisory Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 10 | 5:30 pm | Downtown Commission | Madison Avenue Mtg Rm | |
| 11 | | City holiday - all offices closed | | |
| 13 | 10:00 am | Government Comment Corner | Library Lobby - TBD | |
| 15 | 12:00 pm | City Council | Downtown Fire Station | |
| 15 | 7:00 pm | City Council | Downtown Fire Station | |
| 16 | 12:00 pm | Human Services Committee | Madison Avenue Mtg Rm | |
| 16 | 7:00 pm | <i>City Council-Elect Work Session</i> | <i>Madison Avenue Mtg Rm</i> | |
| 17 | 12:00 pm | <i>Housing and Community Dev Cmsn</i> | Madison Avenue Mtg Rm | |
| 17 | 3:30 pm | Administrative Services Committee | 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 | Parks, Natural Areas, and Rec Brd | Downtown Fire Station | |
| 20 | 10:00 am | Government Comment Corner | Library Lobby - Charles Tomlinson | |
| 22 | 4:00 pm | <i>Airport Industrial Park Plang Cmte</i> | <i>Downtown Fire Station</i> | |
| 23 | 12:00 pm | Cmsn for Martin Luther King, Jr. | City Hall Meeting Room A | |
| 25 | | City holiday - all offices closed | | |
| 26 | | City holiday - all offices closed | | |
| 27 | | No Government Comment Corner | | |

Bold type – involves the Council ~~Strikeout~~ type – meeting canceled *Italics* type – new meeting
TBD To be Determined

STOTTER & ASSOCIATES LLC

Attorneys at Law

408 SW Monroe Ave., Suite L163
Corvallis, Oregon 97333
(541) 738-2601

RECEIVED

JUN 28 2010

CITY MANAGERS
OFFICE

June 28, 2010

Mayor Charles Tomlinson & Corvallis City Council
City of Corvallis
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083

Re: Andrew Martin / Bald Hill Farm Land Use Applications

Dear Mayor Tomlinson and Corvallis City Council:

I am writing as a follow-up to the recent statements that have been made by Andrew Martin, the owner of Bald Hill Farm, to the City of Corvallis, regarding his land use applications filed with the City of Corvallis Planning Division.

The public comments made recently by Mr. Martin suggest that he would like to be personally exempted from all of the required city land use laws that apply to all of the other citizens of this community, apparently based upon his significant wealth and status, and that the City of Corvallis should waive, or otherwise disregard, the land use laws otherwise required for his Reservoir Avenue applications. I would urge the City Council not to give in to his claims to entitlement of any special privileges for these land use applications, and would ask that the City continue to treat Mr. Martin / Bald Hill Farm in the same manner that is applicable to any other citizen of this community.

As you know, Mr. Martin previously attempted to circumvent the City of Corvallis's land use application process by unlawfully proceeding with several uses and developments on his Reservoir Avenue properties that are not permitted by the City's land use code. After the discovery of these illegal actions by Mr. Martin / Bald Hill Farm, wherein City Staff found that Mr. Martin had clearly committed multiple land use violations, he has refused to cease these unauthorized uses, notwithstanding the fact that his land use violations were subsequently confirmed at each level of the numerous appeals filed by Mr. Martin / Bald Hill Farm, first by the Community Planning Director, then by the Land Development Hearings Board (LDHP), and ultimately in review by the Corvallis City Council, affirming these land use violations.

In responding to these land use violations, the City Council and City Staff have done an excellent job of trying to encourage Mr. Martin to complete the processing of the land use applications that he filed with the planning division to obtain compliance for currently unauthorized land uses on his Reservoir Avenue properties. City Staff have endeavored to assist Mr. Martin in trying to facilitate the completion and public review of his applications for a Land Development Text

Amendment and a Planned Development Major Modification that he has filed with the Planning Division in response to the land use violations. It is clear that the city's planning staff have attempted to provide Mr. Martin with all of the information, and all of the staff support necessary for these applications to proceed forward on an expedited basis, in order to encourage Mr. Martin to move in the direction of obtaining land use compliance to redress the currently unauthorized uses of his property.

It is my opinion that the City of Corvallis has been extremely accommodating to Mr. Martin under these circumstances, providing him with every opportunity to try to obtain lawful status for his proposed uses and development of his property that are not currently allowed, and facilitating his efforts to seek appropriate permits to change the current legal violations through the application review process and the land use criteria that apply equally to all properties, and all citizens, within the City of Corvallis.

The City of Corvallis should continue to treat Mr. Martin / Bald Hill Farm in the same manner as all other citizens, and should continue to require that he complete the land use application procedures he has initiated if he seeks to obtain approval for the uses he proposes that are not currently authorized, and that have not undergone the required site review process required by the Reservoir Avenue Planned Development Zoning Overlay, including addressing applicable transportation issues, and other development compatibility criteria.

Most recently, Mr. Martin has withdrawn all of his land use applications, and publicly declared that he will move away from Corvallis unless the City agrees to waive these legal land use requirements that apply to everyone else in the city. Mr. Martin says that he feels victimized by having to comply with the laws that apply to everyone else (apparently he's just not used to that) and feels that it is very wrong for the City not to simply grant his demand for these special privileges. So if the City of Corvallis won't let him have his way, he will take his outstanding wealth and privilege elsewhere.

Mr. Martin's recent statements in the Gazette Times suggest that it is somehow "unfair" that he has to continue to process his land use applications by having to comply with all of the normal public review procedures and land use criteria that apply to all other Corvallis citizens, and indicating that he should clearly be given some level of special privileges, based upon the fact that he is a person of great wealth and public importance in this community, who could bring more jobs to the community if only the City of Corvallis would waive the normal legal requirements required by the City's land use code, and simply allow his uses to proceed without obtaining any permits or legal compliance as required by the city code.

As a land use attorney, I believe it is extremely important that all people be treated equally by the City of Corvallis in terms of their duties to comply with land use laws, and I feel that there should not be any special benefit afforded to those with great wealth, such as Mr. Martin, who attempt to assert political influence to apply laws differently for themselves, which everyone else is bound to follow. Therefore, I think it is extremely inappropriate for Mr. Martin to attempt to strong-arm the City Staff with his public criticisms, and threats to not follow-through with financial support he has previously offered the City of Corvallis unless he is allowed to bypass the laws that apply to everyone else.

I would encourage the City of Corvallis to continue to apply its land use permit applications and its land use laws equally and fairly to all, and to not give in to any of the political pressure that is currently being applied by Mr. Martin / Bald Hill Farm in seeking exemptions from the normal land use laws and procedures that control his proposed applications and land uses, just as they apply to all other citizens of the Corvallis community.

Respectfully,

A handwritten signature in black ink, appearing to read "Dan Stotter". The signature is written in a cursive, flowing style.

Daniel J. Stotter
Attorney at Law

cc: Ken Gibb, Development Director
Bob Richardson, Associate Planner



In May 2010 Community Outreach provided the following:

- **Housing (men)** – 632 nights of housing for 31 homeless men
- **Housing (women)** – 312 nights of housing for 15 homeless women
- **Housing (families with children)** – 191 nights of housing for 10 homeless families, including 341 nights for 16 children
- **Medical Clinics** – 221 visits, 15 general medical clinics held this month, plus 4 physical therapy clinics, 2 psychiatric clinics, 6 diabetes clinics, and 4 dental clinics
- **Alcohol and Drug Treatment** – 369 contact hours for 26 individuals, including 15 co-occurring clients (meaning they receive substance abuse and mental health treatment)
- **Mental Health** – 53 contact hours for 17 mental health clients
- **Therapeutic Childcare** – 981 hours working with 19 children with an additional 5 Second Step counseling and activity hours for 8 children
- **Family Support Services** – 105 hours working with 16 families
- **Crisis, Information, and Referral Services** – 835 calls or visits
- **Homeless Emergency Services** – 370 visits providing a shower or use of the community kitchen/food pantry
- **Abuse Intervention Counseling** – 85 contact hours for 20 individuals
- **Emergency Food** – 85 food boxes distributed, feeding 352 people
- **Case Management** – 150 case management meeting hours for residential men and women
- **Mail Services** – 64 clients
- **Bus Tickets** – 197 tickets, providing transportation throughout Corvallis and Albany
- **Permanent Supportive Housing** – 53 continuing clients

**HUMAN SERVICES COMMITTEE
MINUTES
June 22, 2010**

Present

Councilor Dan Brown, Chair
Councilor Mike Beilstein
Councilor Jeanne Raymond

Staff

Ellen Volmert, Assistant City Manager
Steve Deghetto, Parks and Recreation Assistant Director
Carrie Mullens, City Manager's Office

SUMMARY OF DISCUSSION

| <u>Agenda Item</u> | <u>Information Only</u> | <u>Held for Further Review</u> | <u>Recommendations</u> |
|---|-------------------------|--------------------------------|---|
| I. Council Policy Review: 98-4.12, "Guidelines for Public Art Selection" | | | Amend Council Policy 98-4.12, "Guidelines for Public Art Selection" as recommended by staff |
| II. Revision to Municipal Code Chapter 1.16, "Boards and Commissions" (Public Art Selection Commission) | | | Amend Municipal Code Section 1.16.315, "Public Art Selection Commission" to include a member of the Arts and Culture Commission and reduce the Public Art Selection Commission "at-large" members by one, by means of an ordinance read by the City Attorney |
| III. Council Policy Review: 07-4.16, "Code of Conduct for Patrons at Parks and Recreation Facilities, Events, and Programs" | | *** | |
| IV. Other Business | *** | | |

Chair Brown called the meeting to order at 12:00 pm.

CONTENT OF DISCUSSION

I. Council Policy Review: 98-4.12, "Guidelines for Public Art Selection" (Attachment)

Mr. Deghetto said the Public Art Selection Commission (PASC) reviewed the Council Policy and recommended housekeeping changes related to types of "images" of artwork.

Councilor Raymond referred to the PASC May 26 meeting minutes included with the staff report. She expressed concern that the dragon mosaic mural will not be installed in an easily accessible public location at The Arts Center.

Councilor Beilstein said The Arts Center is owned by the City and is as accessible as the Library. Mr. Deghetto added that class participants will walk past the mural and the general public frequently ask to view certain art pieces.

Councilor Raymond requested PASC consider locations more easily accessible to the public and expressed hope that the next art installation be more accessible.

Mr. Deghetto explained that the original intent of the mural was as a temporary project, not a permanent fixture.

The Committee unanimously recommends Council amend Council Policy 98-4.12, "Guidelines for Public Art Selection" as recommended by staff.

II. Revision to Municipal Code Chapter 1.16, "Boards and Commissions" (Public Art Selection Commission) (Attachment)

Mr. Deghetto said the newly established Arts and Culture Commission (ACC) requires one ACC member serve on PASC. To accommodate this requirement, PASC recommends reducing the three "at-large" members to two. Keeping the same number of members ensures an odd number for voting purposes.

Chair Brown noted that Subsection 1.16.336 2) refers to PASC as a "committee," instead of a "commission." Mr. Deghetto confirmed that this subsection, referencing the ACC, will be corrected during the next review.

The Committee unanimously recommends Council amend Municipal Code Section 1.16.315, "Public Art Selection Commission" to include a member of the Arts and Culture Commission and reduce the Public Art Selection Commission "at-large" members by one, **by means of an ordinance read by the City Attorney.**

III. Council Policy Review: 07-4.16, "Code of Conduct for Patrons at Parks and Recreation Facilities, Events, and Programs" (Attachment)

Mr. Deghetto explained that current policy establishes regulations to protect the rights and safety of staff and public at events and programs. Under current policy, if staff believes an individual should be trespassed due to prohibited behavior, the staff member submits a report to the Parks and Recreation Director for review. If the Director agrees, the Director issues a certified letter (or has City staff hand-deliver said letter) to the violator within 48 hours of the initial incident. Authorizing a Police Officer to immediately issue a trespass notice, in person, ensures the violator is promptly and correctly notified of the trespass duration, appeal process, and has an opportunity to ask questions. It also improves notification for those who do not have an address.

In response to Chair Brown's inquiry, Mr. Deghetto said the 48 hour delay places the responsibility of trespassing a person at the Director level. The original intent of the policy was to eliminate inappropriate behaviors of program participants, observers, and/or parents. Staff do not believe it is appropriate for the activity coordinator to deal with an individual who may be highly agitated. If a person refuses to stop a behavior or leave the event, the Police Department is contacted for assistance.

Councilor Beilstein said the policy establishes the offense of trespass and creates sanctions. Typically, public spaces cannot be trespassed against; however, specific behaviors can create a violation of trespass. Amending the policy, as recommended, removes the Director review except through an appeal process. He expressed concern about providing the Police Department authority to impose a trespass in addition to writing a citation for a violation. He said he is not willing to act upon the amendment without additional information provided by the Police Department and City Attorney's Office. He noted additional concerns and requested further information from staff:

- Eliminate number 7 from the list of prohibited activities in Subsection 4.16.020 since "loitering" means to "be there," and Council has discussed removing begging as a violation. This topic is scheduled for an upcoming meeting; therefore, action at this time is inappropriate.
- Include with the policy a copy of the trespass notice as described in Subsection 4.16.031 and information on how an Officer would issue a trespass notice.
- Provide examples of criminal behaviors as noted in Subsection 4.16.040.
- Can trespass be issued for non-criminal behavior since some noted violations are not crimes?

Councilor Raymond said, as a former director of Portland Parks and Recreation, she was sometimes forced to exclude people from the public pool for set periods of time and understands the need for this policy. She expressed concern that a policy trespassing individuals could target people without homes and opined that the policy may be too subjective for enforcement. She requested the following:

- Further explanation of unsafe and disruptive behaviors.
- Where an Officer directs a homeless individual to go if trespassed.
- The exact practice and procedure taken by Officers when trespassing individuals, and the limits to their discretion.
- Are homeless individuals given a six-day trespass or other specific time period because they are homeless?
- Are warnings given and is there a time period to comply with a warning?

In response to Ms. Volmert's inquiry, Councilor Raymond clarified that "disruptive" is too subjective. She inquired how an Officer would interpret disruptive, specifically related to homeless individuals.

Mr. Deghetto added that an individual trespassed in one City park could be trespassed in all City parks, depending on the severity of the incident(s). The trespass letter includes an explanation of why the individual was trespassed. He will obtain a copy of what an Officer will provide to the individual.

Councilor Raymond added that the City has total trust in the Police Department; however, the policy should not be so subjective that it could be misused. She believes the City, Parks and Recreation Department, and Police Department all have expectations to maintain order, but she will always be worried about the misuse of authority. She requested an Officer be present when this policy is discussed further.

In response to Chair Brown's inquiry, Ms. Volmert said the Library has their own Code of Conduct policy.

Chair Brown noted that Subsection 4.16.010 refers to "...all city owned facilities...," Subsection 4.16.031 refers to "...all City of Corvallis Parks and Recreation Facilities, Events...," and the policy title refers to "...Parks and Recreation Facilities, Events...." Mr. Deghetto agreed that the language could be amended to be more clear.

Councilor Beilstein opined that Subsection 4.16.010, Purpose, is related to the rights and safety of staff and community, not a location. Mr. Deghetto responded that if the Parks and Recreation Department uses the Library's parking garage for the Halloween Party, it is considered a Parks and Recreation event held in a City-owned facility. The same code of conduct would apply for any Parks and Recreation Department program, whether on City property or not, such as those offered on Corvallis 509J School District property.

Councilor Beilstein noted that the trespass notice, described in Subsection 4.16.031 describes the length of time of a trespass, but not the extent (e.g., some or all facilities and/or programs). He noted that the same paragraph refers to a permanent exclusion from all facilities, events, and programs following repeated incidents of criminal behavior. He requested representatives from the Parks and Recreation Department, Police Department, and City Attorney's Office be present during a follow-up discussion of this policy.

IV. Other Business

The next Human Services Committee meeting is scheduled for 12:00 pm on Wednesday, July 7, 2010 in the Madison Avenue Meeting Room.

Respectfully submitted,

Dan Brown, Chair



MEMORANDUM

To: Human Services Committee
From: Karen Emery, Director Parks and Recreation *KE*
Stephen DeGhetto, Assistant Director Parks and Recreation *SDG/AIC*
Date: May 28, 2010
Subject: Annual Review-Council Policy 98-4.12 Guidelines for Public Art Selection and amendment to Municipal Code 1.16.315 Public Arts Selection Commission.

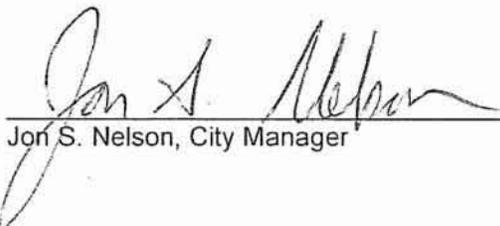
Issue: Council Policy 98-4.12–Guidelines for Public Art Selection is due for review and Municipal Code 1.16.315 requires an amendment due to the formation of the Arts and Cultural Commission

Background: The PASC administers Council Policy 98-4.12 and provides suggested revisions to HSC. As an outcome of the formation of the Arts and Cultural Commission in Municipal Code 1.16.336, an amendment is needed to the Public Art Selection Commission (PASC) Municipal Code 1.16.315 to provide consistency between the municipal codes (See attachment 3 and 4).

Discussion: Council Policy 98-4.12–Guidelines for Public Art Selection suggests one terminology change to the policy, highlighted by PASC and outlined in the 5/26/10 PASC minutes (Attachment 1). These changes are provided in Attachment 2. Municipal Code (PASC) 1.16.315 defines the composition of the seven voting board members. The four categories defined in the municipal code are as follows: one Arts Center board member, one OSU Art faculty member, two professional artists, and three "at large" committee members. The addition of one voting member from the Arts and Cultural Commission to PASC will necessitate decreasing the "at large" members by one to maintain the odd number of voting members on PASC.

Recommendation: Staff recommends approval of the changes to CP 98-4.12 and Municipal Code 1.16.315.

Review and Concur:



Jon S. Nelson, City Manager

Attachments:

- 1) PASC Meeting Minutes-5/26/10
- 2) CP 98-4.12 Guidelines for Public Art Selection
- 3) Municipal Code Section 1.16.315
- 4) Municipal Code Section 1.16.336

Attachment 1

City of Corvallis Public Art Selection Commission

Date: May 26, 2010

Attendance:

Shelley Curtis
Ross Parkerson
Paul Rickey Jr.
Cy Stadvold, chair

Absent:

Sara Krainik, excused
Cheryl O'Deay
Joel Hirsch, City Council
Megha Shyam

Staff:

Hester Coucke

Visitors:

Charlie Tomlinson, Mayor
Sara Swanberg,
Director of The Arts Center

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for further review | Action/ Recommendations |
|----------------------------|------------------|-------------------------|--|
| II. Approval of Minutes | X | | Minutes of March 6 and May 13, 2010 approved as submitted. |
| III. Staff Reports | X | | Review of Policy CP 98-4.12 generated five points of attention. Change: 4.12.044 Call for Proposals or Qualifications, paragraph b. 7), "photos or slides" should be replaced with "digital images". Change: Artwork Donation Form, where Witness Signature should be added to make it a legal document. |
| IV. Visitors' Propositions | X | | Commissioners unanimously approved a mosaic mural of a dragon at The Arts Center. |
| V. Adjournments | X | | The meeting was adjourned at 4:55 PM |

CONTENT OF DISCUSSION

1. CALL TO ORDER

Chair Cy Stadvold called the meeting to order at 4:05 Pm.

Mayor Charlie Tomlinson has taken the opportunity of May being Volunteer Month, to welcome Commissioners and express his appreciation for their volunteerism, especially Cy Stadvold, chair and Megha Shyam, who both served three consecutive terms of three years on the commission and will be leaving the Commission by July 1, 2010. The Mayor introduced Sidney Snell who has been invited to be on the commission and came to the meeting as a public observer.

Enough commissioners were present to make a quorum.

2. APPROVAL OF MINUTES

The minutes of the meetings of March 6 and May 13, 2010 were approved as submitted. Ross Parkerson remarked they were very good and thorough minutes. He asked to have the E. eliminated from his name.

3. STAFF REPORTS

Commissioners reviewed Policy 98-4.12. which created five points of attention, all brought up by Shelley Curtis.

4.12.010 Purpose paragraph d. Ms. Curtis asked if the text of paragraph d. referred to the jury process of the Library Lobby artwork, where a number of non-committee members were present. Staff explained that it went back to the history of the Riverfront Park, and the collaboration between the Riverfront Design Review Commission (no longer in existence) and the Public Art Selection Commission. The tasks and responsibilities of the two committees overlapped at times, and weren't always clearly defined. The current text of the policy 4.12.010, paragraph d. is formulated to clarify where the final jurisdiction lies.

4.12.030 Art Selection Criteria c. This item concerns a maintenance (and repair) fund. Past director Parks and Recreation Julee Conway communicated with Public Art Selection Commission liaison that it is undesirable to have a sum of money designated and potentially unused in a City budget. In reality the maintenance of the artwork is folded into the regular budget, in the same way as the artwork is insured by the general City insurance. See the occurrence of the theft of the otter (fortunately brought back to Parks and Recreation offices), which would have been covered by City's insurance.

4.12.044 Call for Proposals or Qualifications, paragraph b. 7) "Photos or slides of previous work" should be changed to "Images of previous work", since slides or photo's are seldom used anymore, and the majority of *Calls for Proposals or Qualifications* require digital images. By using just the word "images" all methods will be covered.

Ms. Curtis remarked that 4.12.044 Call for Proposals or Qualifications, paragraph c limiting the number of visitors to three to review meetings was a good one and should be followed. At the May 13 meeting for the Library Lobby artwork selection eight visitors were present, which seemed excessive. Commissioners felt that what the visitors brought forth was valuable, but that it restricted their own time and opportunity for

deliberation. Public Art Selection Commission liaison mentioned that there were more representatives of the Library Foundation than she had expected.

Ms. Curtis, as the Oregon State University Art in Agriculture collection curator mentioned that the collection at Oregon State University has a practice of having a witness signing their artwork donation paperwork, as an extra protection for the University. She suggests doing the same with the City's Artwork Donation Form. Commissioners concurred.

4. VISITORS' PROPOSITIONS

Sara Swanberg, Director of The Arts Center brought a request for approval of a mosaic mural in the outside stairwell of The Arts Center to the Commission. The mural depicts a dragon, designed by Globetrotters Arts and Culture Camp instructor Keith Moses and executed by children taking part in the Globetrotters Camp. After Ms. Swanberg read her proposal (see attached) and showed images of the process, the Commissioners took a look at the dragon mural itself. Commissioners were very taken by the mosaic; it is a colorful surprise, in the same vein as the Alley Art Surprises: suddenly it is there.

The possibility to direct people to the dragon mural was brought up, but argued against. It seemed better in character to keep it a surprise for those who use the building, and not direct, or attract attention to the bottom of the stairwell as to prevent illicit use of the space.

The Commissioners felt there was no need to paint the concrete which would require ongoing maintenance. The contrast between the rough character of the concrete and the colorful artwork made the entire rendition more attractive and characteristic: a colorful sparkly beast in a rough surrounding.

Ms. Swanberg asked for **a.** an approval for 5 year period, or **b.** an approval for permanent installation. The Commissioners opted for option **b.** a permanent installation.

Ross Parkerson made a motion to accept the dragon mosaic mural, with the stipulation that a plaque will be added stating:

1. Title or Name of the Dragon
2. Name of the artist
3. Name or reference to participating children (individual names, or Globetrotter week they were participating in)
4. Date

Paul Rickey Jr. seconded, there were no objections. The Public Art Selection Commissioners unanimously approved the dragon mosaic mural at The Arts Center.

Cy Stadsvold brought up that the naming of the dragon could be a good project for The Arts Center, in making it a competition with some kind of a prize. Ross Parkerson added that the competition should not be limited to children, but also open to adults. Ms. Swanberg picked up on the suggestions favorably.

5. ADJOURNMENT

There was no new business.

Meeting adjourned at 5:55 PM

Next meeting TBA

CITY OF CORVALLIS
COUNCIL POLICY MANUAL

POLICY AREA 4 - LEISURE AND CULTURAL ACTIVITIES

CP 98-4.12 **Guidelines for Public Art Selection**

Adopted October 5, 1998

Affirmed April 16, 2001

Revised May 3, 2004

Revised April 16, 2007

4.12.010 **Purpose**

The Public Art Selection Commission (PASC) is a seven-member commission, appointed by the Mayor and approved by the City Council, with recommending authority over acceptance, selection, and placement of all art for the City of Corvallis.

- a. Public art is defined as original works of visual art accessible to the public.
- b. This policy applies to art that is placed on property owned or maintained by the City, as well as public art financed through public and/or private funding.
- c. This policy applies to artwork that is considered permanent in status, defined as art that will remain in City ownership one year or more. If the artwork is to be in City ownership one year or less, it shall be defined as temporary and is exempt from review by PASC. The City may remove or decommission temporary artwork at the end of the one-year period.
- d. The policy shall be administered by the PASC. In the event that a separate City Council-appointed Commission or City-designated citizen task force have recommendations regarding the artwork that are different than PASC's recommendation, the City Council shall make the final decision regarding the artwork selection and placement.

Council Policy 98-4.12

4.12.020 Standards

The PASC shall adhere to the following standards:

- a. Art selected shall be of the highest aesthetic quality and represent a wide range of artistic interests, tastes, and cultures.
- b. The PASC shall encourage public dialogue and education of citizens pertaining to public art.

4.12.030 Art Selection Criteria

The PASC shall consider the following criteria in its review of proposed public art selection:

- a. Artistic aesthetic excellence/quality of artwork and craftsmanship;
- b. Relationship of artwork to site;
- c. Maintenance provisions (5-10 percent of project budget) to be deposited in the appropriate art maintenance account;
- d. Adherence to master plans of existing jurisdictions;
- e. Durability, public contact; and,
- f. Responsibility of ownership/maintenance.

4.12.040 Art Selection Categories

The process for proposing public art selected by PASC falls under one of the following categories, and requires that the proposing and/or sponsoring parties proceed according to the appropriate guidelines:

4.12.041 Donated works of art (defined as existing works of art owned by the artist or sponsor).

- a. The City or PASC representatives will contact all participating agencies, organizations, and landlords to receive tentative approval and sponsorship of the project.
- b. The donor or donor representative will contact the PASC staff person or Commission to schedule presentation of art to the Public Art Selection Commission.
- c. Prior to presentation, the donor or donor representative will supply the PASC with:

Council Policy 98-4.12

- 1) actual artwork ~~photos or slides~~ **images**; including description of medium, size, and maintenance details;
 - 2) artist biography;
 - 3) description of location and placement of work (provision of map recommended); and
 - 4) detailed budget, if any.
- d. A second meeting with the PASC for final review will be scheduled by staff. Up to three representatives of the site and/or project may be invited to attend this review. Donor or sponsor will be asked to present artwork, photos, or slides. The artist is not part of the final determination.

4.12.042 Donations of Art - Acceptance Criteria

- a. Gifts to the City of Corvallis are considered outright and unrestricted donations. Gifts of artworks are considered extremely important and are highly valued at the time acquired. However, no individual or institution can predict, nor govern, the changing attitudes of future generations, nor guarantee permanency of the accepted gifts. The donor acknowledges that the City of Corvallis is very limited in its ability to provide long-term maintenance, preservation, and/or restoration of artworks that are donated gifts.
- b. Gifts of artwork are accepted as unrestricted donations. As an unrestricted donation, the City of Corvallis reserves the right to decline acceptance, keep, loan, sell, exchange, and/or dispose of the artwork if the condition or value so warrants.
- c. Gifts of artwork will be managed in the best interests of the City. Whenever possible, upon deciding that an artwork should be disposed of, the disposal should benefit the City or appropriate City-related institution, such as the Corvallis Arts Center or the Benton County Historical Museum. Any material declared expendable must be approved by the Public Art Selection Commission or current appropriate governing body at the time.
- d. The City will handle all gifts in a respectful manner and may return a gift to the original donor, or estate of the donor, if no other action more advantageous to the City is available.
- e. Donations may be tax deductible. Return of a donation, should this action occur, may have other tax implications. Neither the City of Corvallis nor the members of the Public Art Selection Commission can

Council Policy 98-4.12

appraise donations. For the protection of the donor, artwork must be appraised by a disinterested third party before title to the artwork is conveyed to the City.

- f. Where possible, the donor shall relocate artwork to a mutually agreeable location where PASC may objectively evaluate the artwork.

4.12.043 Commissioned works of art (defined as works of art created after an invitation to artists).

- a. The City or PASC representatives will contact all participating agencies, organizations, and landlords to receive tentative approval and sponsorship of the project.
- b. A meeting shall be scheduled to present proposals to the Public Art Selection Commission.
- c. Prior to the meeting, the artist(s) shall supply PASC with a written proposal including the following:
 - 1) medium,
 - 2) size,
 - 3) location,
 - 4) budget,
 - 5) maintenance information,
 - 6) date of installation,
 - 7) photos or slides of previous work, and
 - 8) biographical information.
 - 9) preferred site proposals, if applicable
- d. After proposal review, the PASC shall recommend further action regarding the above data.
- e. The PASC shall schedule a second meeting for final review after recommendations have been followed. Sponsor will be asked to present ~~artwork, photos, or slides~~ **images**. Artists are not part of the final review. Up to three representatives of the site and/or project may be invited to attend this meeting.

4.12.044 Call for proposals or qualifications (defined as an announcement open to all artists to solicit proposals or ideas for a specific site or general area).

Council Policy 98-4.12

- a. The City or PASC representatives will contact all participating agencies, organizations, and landlords to receive tentative approval and sponsorship of the project.
- b. A meeting of the PASC shall be scheduled to review the project and establish guidelines or approve a call to artists. The sponsoring party administers the call. Artists shall be asked to include the following in their proposals:
 - 1) medium,
 - 2) size,
 - 3) location,
 - 4) budget,
 - 5) maintenance information,
 - 6) date of installation,
 - 7) ~~photos or slides of previous work~~ **images of previous work**, and
 - 8) biographical information.
- c. Following receipt of proposals, a second meeting of the PASC shall be scheduled to review those submissions. Up to three representatives of the site and/or project may be invited to attend the meeting. The sponsor will be asked to present artwork ~~photos or slides~~ **images**. Artist is not part of the final review.

4.12.050 Notification and Award

In all cases, following the review process, artists, donors, and/or sponsors shall be notified by the PASC of project approval or denial, and advised as to further action required. A contract between the City of Corvallis, the artist, and any other involved parties shall be executed and will include all aspects of the project, including ownership, responsibility, maintenance, and longevity. A Public Art account shall be established for the maintenance of public art. The Public Art Selection Commission shall administer this account with fiscal management by the City of Corvallis.

4.12.060 Appeals

The decision of the Public Art Selection Commission may be appealed to the City Council consistent with Section 54 of the Corvallis City Charter.

4.12.070 Review and Update

This Leisure and Cultural Activities Policy shall be reviewed every three years by the City Manager.

Artwork Donation Form

Conditions and Acceptance Policy

1. Gifts to the City of Corvallis are considered outright and unrestricted donations.
2. Gifts of artworks are considered extremely important and are highly valued at the time acquired. However, no individual or institution can predict, nor govern, the changing attitudes of future generations, nor guarantee permanency of the accepted gifts.
3. The City of Corvallis is very limited in its ability to provide long-term maintenance, preservation, and/or restoration of artworks that are donated gifts.
4. Gifts of artwork are accepted as unrestricted donations. As an unrestricted donation, the City of Corvallis reserves the right to decline acceptance, keep, loan, sell, exchange, and/or dispose of the artwork if the condition or value so warrants. Gifts of artwork will be managed in the best interest of the City.
5. If determined that the artwork should be disposed of, the disposal should benefit the city or appropriate city-related institution, such as the Corvallis Arts Center or the Benton County Historical Museum.
6. Any material declared expendable must be approved by the Public Art Selection Commission or current appropriate governing body of the time.
7. The City will handle all gifts in a respectful manner, and may return a gift the original donor, or estate of the donor, if no other action more advantageous to the city is available.
8. Donations may be tax deductible. Return of a donation, should this action occur, may have other tax implications. Neither the City of Corvallis nor the members of the Public Art Selection Commission can appraise donations. For the protection of the donor, artwork must be appraised by a disinterested third party before title to the artwork is conveyed to the City.

I have read the Conditions and Acceptance Policy for artwork accepted as a gift to the City of Corvallis. I understand and agree with the conditions set forth by this policy.

Signature: _____

Date: _____

Name (Print):

Address:

Telephone:

Item to be Donated:

Description:

Media:

Size:

Condition:

Artist:

Date Created:

Any Other Background
Information:

Attachment 3

Section 1.16.315 Public Art Selection Commission.

- 1) A Public Art Selection Commission is hereby created for the City.
- 2) The Commission shall consist of seven voting members all appointed by the Mayor and confirmed by the City Council. At least one member shall be an Arts Center board member, one member an OSU Art Faculty member, **one member will be an Arts and Cultural Commission board member**, two members shall be professional artists, and ~~three~~ **two** members shall serve "at-large" from the community. The Commission may ask for specialist positions (architect, landscape architect, professional historian, etc.) to sit with the Commission in an advisory capacity.
- 3) The Commission is established for the purpose of art selection for the City of Corvallis consistent with Council Policy 98-4.12, "Public Art Selection Guidelines."
- 4) Initial appointments to the Commission shall be staggered to ensure continuity of membership; two for one year, two for two years, and three for three years.
(Ord. 98-39 § 1, 10/19/1998)

Attachment 4

Section 1.16.336 Arts and Culture Commission.

- 1) An Arts and Culture Commission is hereby created for the City.
- 2) The Commission shall consist of nine (9) voting members appointed by the Mayor. Appointments to the Commission should be selected to represent the diverse nature of the community. One member shall serve on the Public Arts Selection Committee. Membership will be selected from the following fourteen categories, recognizing that members may represent multiple categories:
 - a) Literary arts
 - b) Visual arts
 - c) Performing arts
 - d) Patrons of the arts
 - e) Venues
 - f) Cultural heritage
 - g) Art education
 - h) General cultural interests
 - i) General citizens-at-large
 - j) Fairs and festivals
 - k) Emerging artists
 - l) Oregon State University
 - m) Cultural expression of diversity
 - n) Business/economic vitality
- 3) The Commission shall advise the Council in all matters pertaining to Arts and Culture, ensuring that Arts and Culture are a civic priority. Such matters shall include, but not be limited to, the following:
 - a) Recommend policies and advise and propose strategies regarding Arts and Culture for approval by the City Council.
 - b) Promote outreach to and solicit involvement of the community to advocate, to inform and engage citizenry, and to demonstrate the economic impact of Arts and Culture.
 - c) Collaborate with other governmental agencies, volunteer organizations, non-profit, for-profit and City-related organizations in the advancement of Arts and Culture planning and programming to build capacity, enhance educational opportunities and ensure comprehensive communications.
 - d) Advise on development of Art and Culture facilities, programs and improved City services.
 - e) Develop a comprehensive Arts and Culture vision and strategic plan for the City.
 - f) Recommend and support financing alternatives and resources for Arts and Culture.
- 4) The functions of the Commission may be accomplished using subcommittees, task forces, or stakeholder committees.
- 5) Initial appointment. Commissioners shall serve the following terms: one year for 3 members, two years for 3 members, and three years for 3 members.

(Ord. 2010-02 §1, 02/01/2010)

ORDINANCE 2010-___

AN ORDINANCE AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 1.16, "BOARDS AND COMMISSIONS," AS AMENDED

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 1.16.315 is hereby amended as follows:

Section 1.16.315 Public Art Selection Commission.

- 1) Public Art Selection Commission is hereby created for the City.
- 2) The Commission shall consist of seven voting members all appointed by the Mayor and confirmed by the City Council. At least one member shall be an Arts Center board member, one member shall be an OSU Art Faculty member, **one member shall be an Arts and Cultural Commission board member**, two members shall be professional artists, and **three two** members shall serve "at-large" from the community. The Commission may ask for specialist positions (architect, landscape architect, professional historian, etc.) to sit with the Commission in an advisory capacity.
- 3) The Commission is established for the purpose of art selection for the City of Corvallis consistent with Council Policy 98-4.12, "Public Art Selection Guidelines."
- 4) Initial appointments to the Commission shall be staggered to ensure continuity of membership; two for one year, two for two years, and three for three years.

(Ord. 2010-** §1, 07/06/2010; Ord. 98-39 §1, 10/19/1998)

PASSED by the City Council this _____ day of _____, 2010.

APPROVED by the Mayor this _____ day of _____, 2010.

EFFECTIVE this _____ day of _____, 2010.

Mayor

ATTEST:

City Recorder

MEMORANDUM



To: Human Services Committee
From: Karen Emery, Director *KE*
Date: June 22, 2010
Subject: Council Policy 07-4.16 Code of Conduct for Patrons at Parks and Recreation Facilities, Events and Programs

Issue:

This policy established rules and regulations to protect the rights and safety of staff and the community at all City owned facilities and events or programs sponsored by Corvallis Parks and Recreation Department. The current policy requires the Parks and Recreation Director to issue a certified letter or a City employee to hand-deliver a letter within 48 hours of a person engaging in prohibited activities. It would be more expedient to authorize Police staff to issue a trespass notice immediately to the individual which outlines the trespass duration as defined in CP 07-4.16.

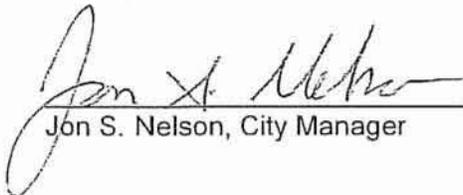
Discussion:

Individuals that are contacted for prohibited behaviors sometimes lack a mailing address to effectively receive the notice letter or the mailing address is unknown. Additionally, locating them in person for hand delivery within 48 hours is difficult and an additional drain on resources. Allowing officers to issue the trespass notice immediately and in person at the time of the violation will ensure the person is promptly and correctly notified of the trespass duration and have an opportunity to ask questions. They will also be immediately aware of the Appeal process. Allowing Corvallis Police Department staff to issue the notice is more efficient as it will not require certified mailing or hand delivery of the notice.

Recommendation:

To accept the changes to Council Policy 07-4.16 as shown in the attachment and allow Corvallis Police Department staff to issue a Trespass Notice.

Review and Concur:


Jon S. Nelson, City Manager

Review and Concur:


Gary Boldizar, Police Chief

CITY OF CORVALLIS
COUNCIL POLICY MANUAL

POLICY AREA 4 - LEISURE AND CULTURAL ACTIVITIES

CP 07- 4.16 **Code of Conduct for Patrons at Parks and Recreation
Facilities, Events and Programs**

Adopted July 2, 2007

Revised October 20, 2008

4.16.010 **Purpose**

This policy establishes rules and regulations to protect the rights and safety of staff and the community at all city owned facilities and events or programs sponsored by Corvallis Parks and Recreation Department.

Corvallis is a community that honors diversity. The City and those in its employ, do not have a policy, practice or procedure which directly or indirectly discriminates.

4.16.020 **Policy**

The following are prohibited:

1. Engaging in disruptive or unsafe activity or behavior that interferes with others' use of the facilities, or participation, or with the ability of staff to perform their job duties.
2. Derogatory language or behavior regarding race, religion, sex, color, national origin, family status, marital status, sexual orientation, age, source of income, or mental or physical disability.
3. Use of a threatening tone or physical threats towards anyone (Municipal Code 5.03.080.020).
4. Weapons such as guns, knives or explosive devices, except as allowed by State law (Municipal Code 5.03.120.020).

Council Policy 07-4.16

5. Smoking, chewing, inhalation, or other means of ingestion of tobacco or tobacco like products; i.e., cigarette, cigar, pipe tobacco, smokeless tobacco, chewing tobacco, or any other form of tobacco which may be utilized for smoking, chewing, inhaling or ingesting inside City facilities or in City parks (Municipal Code 5.03.080.160.02).
6. Consumption of alcohol inside City facilities or in City parks, unless a permit is issued as part of a facility rental (Municipal Code 5:03:040:010:06).
7. Loitering or soliciting donated funds inside or within 10 feet of a Corvallis Parks and Recreation program or facility (Municipal Code 5.03.080.150).
8. A level of personal hygiene which would be considered offensive by the majority of people in a social environment inside a City recreation facility.
9. The use of City staff offices, the office copier, office computers or the office phones, unless given permission by on-duty staff.
10. Removal of City equipment or supplies from facilities or recreation programs.
11. Engaging in any activities prohibited by law.
12. Destroying, damaging, or defacing City property.

4.16.030 Enforcement

The Parks and Recreation Department and Corvallis Police Department staff will implement the Code of Conduct rules. Unlawful activities will be reported to the Corvallis Police Department. People who violate the Code of Conduct will be asked to stop the action immediately and may be ordered to immediately leave the Parks and Recreation Department program or facility. If the prohibited behavior continues or the behavior is a crime or infraction, they may also be subject to arrest and/or citation. Refusal to leave when properly directed by staff may result in arrest for trespassing.

- 4.16.031 The Parks and Recreation Department may deny a person who has violated the Code of Conduct rules from entering any Department program or City facility for a specific time, from one week, up to one year, or permanently.

Council Policy 07-4.16

If an individual is removed from a program or facility, a certified letter **or trespass notice** will be sent **issued** from the Parks and Recreation Department Director **or the Corvallis Police Department staff** or hand-delivered by a City of Corvallis employee within 48 hours outlining the occurrence, the length of time of the removal plus the appeal and reinstatement process. If, in the judgement of the Department Director, the person constitutes a threat to the safe operation of a program or a City facility, or is involved in repeated incidents of criminal behavior, the person may be permanently excluded from all City of Corvallis Parks and Recreation Facilities, Events, and Programs.

4.16.040 Trespass Durations

Criminal behavior may result in the following trespass durations:

| <u>Criminal Behavior</u> | <u>Trespass Duration</u> |
|----------------------------------|--|
| Infraction | One Week - 7 Days |
| Crime (Non-Person) - Misdemeanor | One Month - 30 Days |
| Crime (Trespass) - Misdemeanor | Three Months - 90 Days |
| Crime (Person) - Misdemeanor | One Year - 365 Days or permanent exclusion |
| Crime - Felony | One Year - 365 Days or permanent exclusion |

Repeated incidents of criminal behavior will subject offender to additional trespass periods consecutive to original trespass duration.

4.16.050 Appeal

Anyone receiving notice of restricted access to Parks and Recreation Department programs and facilities may request a meeting to have the incident reviewed. The request must be in writing and filed at the Corvallis Parks and Recreation Department within 48 hours (exclusive of weekends) of receipt of the notice.

The incident review will be informal and the Parks and Recreation Director will consider information from City employees involved in the incident, the person requesting the hearing and from other witnesses to the incident(s). At the conclusion of the meeting, the Parks and Recreation Director may affirm, modify, or cause the notice to be canceled. A written copy of the decision will be delivered or mailed to the person requesting the meeting on

Council Policy 07-4.16

the date issued. This decision may be appealed to the City Manager or the City Manager's designee.

4.16.060 Review and Update

This policy shall be reviewed and updated every three years by the Parks and Recreation Department Director.



Community and Economic Development

1400 Queen Avenue SE, Suite 205A • Albany, Oregon 97322
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JUN 30 2010

CITY MANAGERS
OFFICE

June 29, 2010

TO: City of Corvallis

FROM: Pam Silbernagel, Community and Economic Development Planner II

RE: Industrial Lands / Wetlands Dilemma

Background: Oregon Cascades West Council of Governments (CWCOG) has been working with eight partner cities in Linn and Benton Counties, including the City of Corvallis, and the State of Oregon to improve development-readiness of industrial lands. The biggest impediment to industrial development appears to be the uncertainty and time required by a prospective industry to move through wetlands analysis and permitting requirements. All undeveloped prime (10+ acres) sites in the partner cities have known (based on delineation) or suspected (based on soils) wetlands - most of which can't be avoided by development because they are in the line of site access or meander through the majority of the site.

Next Steps: Recognizing that wetlands do provide important storm water retention, filtration, and other natural system benefits the partners have been trying to find a way to retain these wetlands functions and values while also allowing industrial development to occur. As you will read in the attached Executive Summary, the group has identified two opportunities that CWCOG is pursuing:

- ◆ We can move a group of about twenty sites through a regional permitting process. The regional permit would provide industries about 70% certainty of wetlands requirements and also significantly reduce the time required for an industry to complete the final wetlands permit steps.
- ◆ A joint approach to wetlands mitigation banking for at least the industrial sites that move through a regional permit process appears to be a cost-effective and efficient approach to providing another 10-20% certainty for prospective industries.

Action Requested: The partners identified multiple questions that need to be worked through on a policy level to clarify the best approaches and what a consortia might look like. Each City is asked to appoint two of its elected officials (a representative and an alternate) as well as one lead staff person to serve on a work group that will 1) identify which sites to move into a joint permit and 2) develop a preliminary business plan for the wetlands mitigation banking strategy. This effort will include review of alternative structures, evaluation of cost estimates, and development of an intergovernmental / corporate structure. City representatives would be responsible for attending at least three three-hour work sessions, reporting progress after each work session to their respective City Councils, and relaying policy feedback from their City to the work group.



Executive Summary

Regional Industrial Wetlands/ Wetlands Mitigation Project

The Issues

Almost all vacant industrially zoned land in the mid-Willamette Valley has some area that is a known or suspected wetlands¹. Development that may impact wetlands must be approved by the Oregon Department of State Lands (DSL) and, in most cases, the U.S. Army Corps of Engineers (US ACE).

Recognizing that the economic growth of a region directly relates to its ability to easily site industry, Oregon Cascades West Council of Governments (CWCOG) and eight cities in Linn and Benton Counties have been working with the State to develop a balanced approach to protecting wetlands resources while providing an adequate inventory of ready-to-go industrial land.

The first phase of this collaborative effort found that the major wetlands-related impediments to siting industry are the uncertainty and the time required to work through wetlands review, analysis, and approval processes. Hurdles include -

- ♦ A development plan must be on the table before regulatory review can begin.
- ♦ Review can take up to a year.
- ♦ Developers are responsible for mediating any differences between State and Federal permits.

If a wetlands area can not be avoided, the impacted area has to be mitigated² for. Creation of larger mitigation areas is generally preferred to on-site or individual approaches to mitigation as it-

- ♦ Allows for sharing of maintenance costs,
- ♦ Eases monitoring obligation, and
- ♦ Increases ability to enhance wetlands functions and values.

Industrial land demand to the year 2030 was projected for the eight partner cities. This regional Economic Opportunities Analysis (EOA) identified that 100 to 300 acres of wetlands mitigation area will be required to meet demand for new industrial sites of 10 or more acres. Additional mitigation area would be required to meet industrial demand for sites of under 10 acres (75% of industrial locations are projected to be on sites of under 10 acres). *EOA findings are summarized on the back.*



The Partners

This "Industrial Wetlands / Wetlands Mitigation Project" has been a highly collaborative effort coordinated by -

Oregon Cascades West Council of Governments

In cooperation with the -

City of Adair Village

City of Albany

City of Corvallis

City of Halsey

City of Harrisburg

City of Lebanon

City of Millersburg

City of Tangent

State of Oregon

Funding provided by -

Oregon Department of Land Conservation & Development

BL3 Regional Investment Board - Oregon Lottery Funds

Pacific Power

OCWCOG Member Dues

Oregon Department of State Lands

Our Opportunity – The Regional Mitigation of Prime Industrial Wetlands

The Proposed Solution

A regional approach to off-site mitigation of industrial wetlands appears possible -

- ♦ All partner cities are in the same river basin - Upper Willamette.
- ♦ Almost all wetlands are expected to fall within the same wetlands classification - PEM Flats.

A regional approach is expected to provide advantages of improved efficiency and increased effectiveness. The two most promising approaches appear to be joint negotiation of a purchase of wetland credits or joint development of a wetlands mitigation bank.

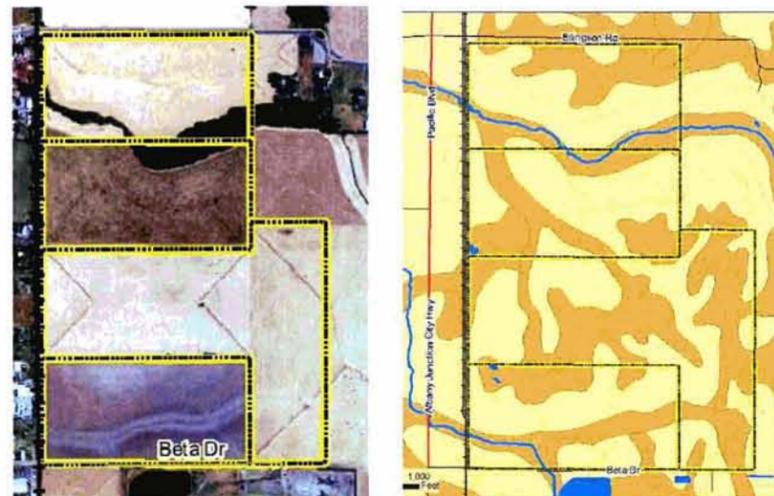
Purchasing wetlands mitigation credits³ is not currently a viable approach -

- ♦ Recent credit purchases are three times higher than the cost to develop and provide for long-term operation of a mitigation bank⁴.
- ♦ Existing and planned Upper Willamette basin credits are almost all already purchased / spoken for.

Development of a regional wetlands mitigation bank by a regional consortium of governments appears to be a feasible and effective approach. In addition to the cost efficiency noted above, a public approach allows other benefits to be incorporated alongside wetlands.

South Albany Industrial Area (PepsiCo)

247 acres – 125.5 acres delineated wetlands



The Next Steps

There are two separate, but related, tracks that require further work. OCWCOG will continue to work with partners to address these next steps into 2010.

Track 1: Streamlined Permitting

- ♦ Seek acceptance of a regional approach for a streamlined permitting process from U.S. Army Corps of Engineers and Oregon Department of State Lands.
- ♦ Identify which industrial sites to move into a regional permitting effort.
- ♦ Obtain funding for permit work.
- ♦ Conduct on-site analysis of selected sites, prepare regional alternatives analysis, and complete permit process.

Track 2: Regional Wetlands Mitigation Bank

Share information with partners and gather feedback on how we might most effectively use a consortium approach to establish a wetlands mitigation bank, including -

- ♦ Frame a business plan, including implementation strategy and long-term operation and maintenance program, for establishment of a mitigation bank.
- ♦ Establish consortium for mitigation bank operation.
- ♦ Secure funding for bank development.
- ♦ Identify, acquire, and design mitigation bank site(s).
- ♦ Obtain "mitigation bank instrument" (regulatory approval).
- ♦ Conduct mitigation bank site work to establish bank.

Lebanon Rodeo Industrial Site

120.1 acres – 73.1 acres delineated wetlands



Essential Terms

¹ **Wetlands:** Areas inundated or saturated by surface or ground water sufficient to support hydrophyte vegetation. Not all wetlands are always wet - they may be seasonal or have been altered by farming, tiling, etc.

² **Mitigation:** Reducing adverse effects of a project by (in prioritized order):

- Avoiding impact
- Minimizing impact
- Compensation – restore, create, or enhance the wetlands area and functions lost

³ **Wetlands Mitigation Credit:**

This is the unit of exchange used in compensatory mitigation. It represents attainment of wetlands functions, usually on an acreage basis in the range of 1:1 to 1:3.

⁴ **Mitigation Bank:** Wetlands constructed to compensate for future wetlands impacts. Wetlands mitigation banks generate wetlands credits for sale. A bank must be in same river basin and be the same wetlands type as the wetlands that are being mitigated for. Banks must be maintained in perpetuity.

For Further Information on Wetlands

The Oregon Department of State Lands posts several fact sheets on wetlands-related issues at: www.oregonstatelands.us/DSL/Wetland/wetlandfacts.shtml

The Details - Summary of Analysis Findings

Economic Opportunities Analysis: Using State employment projections, an analysis of key sectors, and a local vantage point the amount of land needed to meet industrial development demand was projected to 2030* for the eight participating cities. These projections provide estimates that -

- ♦ Industrial employment in project cities will increase by about 4,932 jobs during 2006-2030.
- ♦ About 431 acres of currently vacant industrially-zoned land will be developed by 2030 (this is in addition to on-site expansion at existing industrial facilities).
- ♦ An inventory of about 1,487 acres of vacant industrial land is needed to allow for development patterns (right-of-way, density, other uses) and to provide for market choice.
- ♦ This preferred inventory would require at least 84 industrial sites in ranges of:

| | | |
|-------------------|-----------------|-----------------------------------|
| Under 10 acres | 63 sites needed | Totaling about 207 acres |
| 10-19 acres | 8 sites needed | Totaling about 120 acres |
| 20-49 acres | 6 sites needed | Totaling about 210 acres |
| 50-99 acres | 2 sites needed | Totaling about 150 acres |
| 100 acres or more | 4 sites needed | Totaling about 600 acres (+Loves) |

- ♦ About 3,560 acres are currently vacant and zoned industrial in the project cities.

* EOA methodology follows State guidelines & may be used to update Comprehensive Plans to 2030.

Mitigation Requirements: Because this project focused on addressing the wetlands issue on “shovel ready” sites, the remainder of the project worked on how to meet projected demand *only for sites of 10 acres or more*. 20 “key sites” that seemed best positioned for development in their respective size ranges were analyzed by DSL. It is assumed that the full industrial lands inventory will exhibit wetlands characteristics similar to the key sites. Findings for the key sites are that -

- ♦ 99 to 308 acres of wetlands will need to be mitigated for to meet future industrial demand, depending on which sites are actually selected for development.
- ♦ All sites are in the Upper Willamette basin. About 97% of the identified/potential wetlands area on the key sites are in the same classification of Palustrine Emergent Flats (PEF).
- ♦ A Willamette Valley wet prairie ecosystem would be suitable for mitigation of these wetlands.

Options: Analysis included credit purchase costs, bank development and long-term operation cost, organizational needs, value-added options, and ability to provide certainty. Findings are that -

- ♦ A regional group could purchase credits at a preferential rate or establish its own bank.
- ♦ Credits in all existing and planned banks for the basin are already sold or spoken for.
- ♦ Recent credit purchases average much higher (\$84,500 statewide, \$93,654 Upper Willamette) than estimated bank development and long-term fund for operating costs (\$31,043).
- ♦ A bank created/operated for public entities could incorporate additional benefits and outcomes (recreation, habitat, filtering storm water, temperature reduction, etc.)

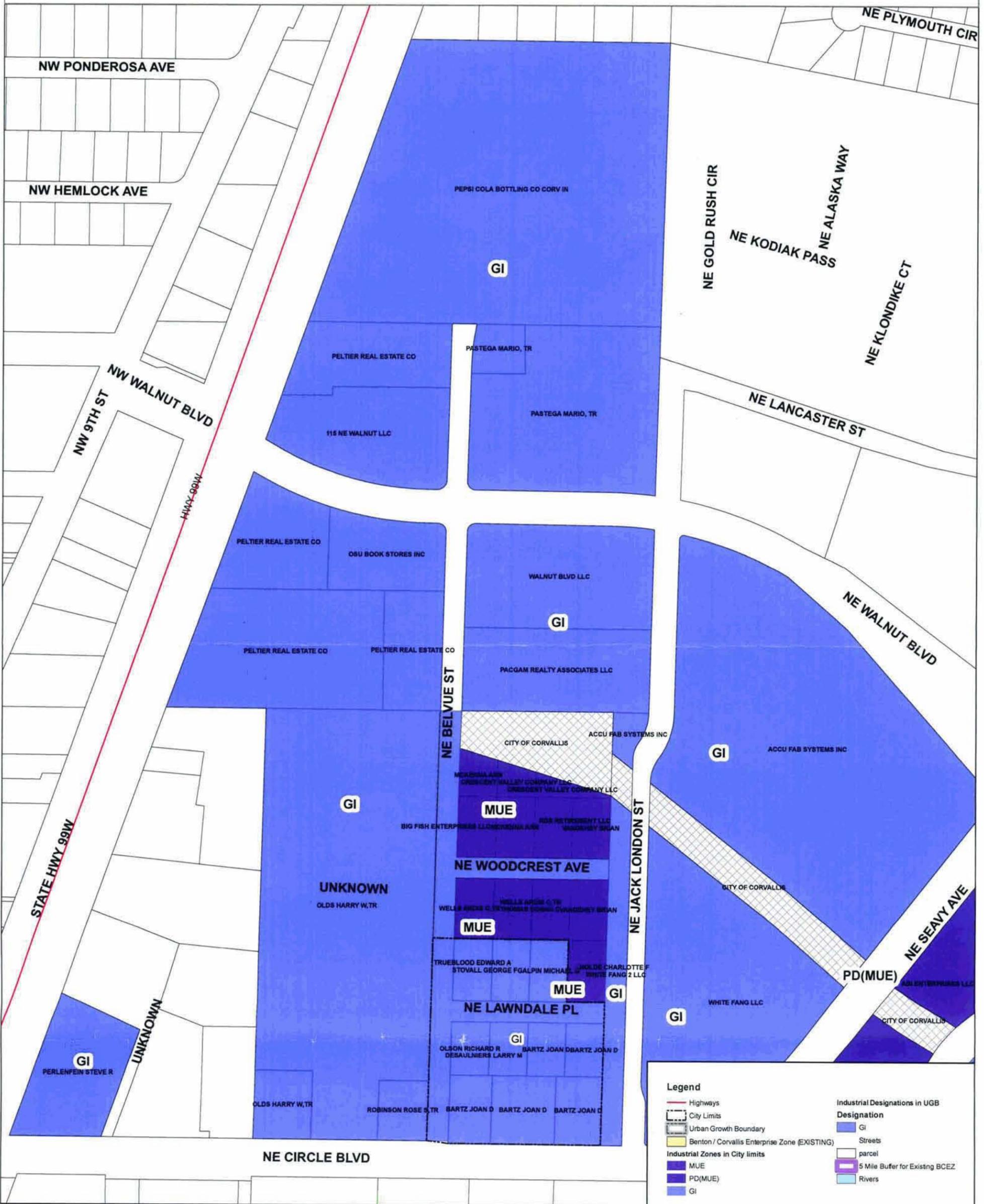
For Further Details

Regional Industrial Wetlands / Wetlands Mitigation Project report and accompanying *Regional Industrial Wetlands Impact Analysis* are posted at: www.ocwcog.org/sectionindex.asp?sectionid=106

Oregon Cascades West Council of Governments
Community & Economic Development

1400 Queen Ave SE, 205A / Albany, OR 97321 / 541-967-8551 / www.ocwcog.org

Benton / Corvallis Enterprise Zone HP Campus and Vicinity Study Area



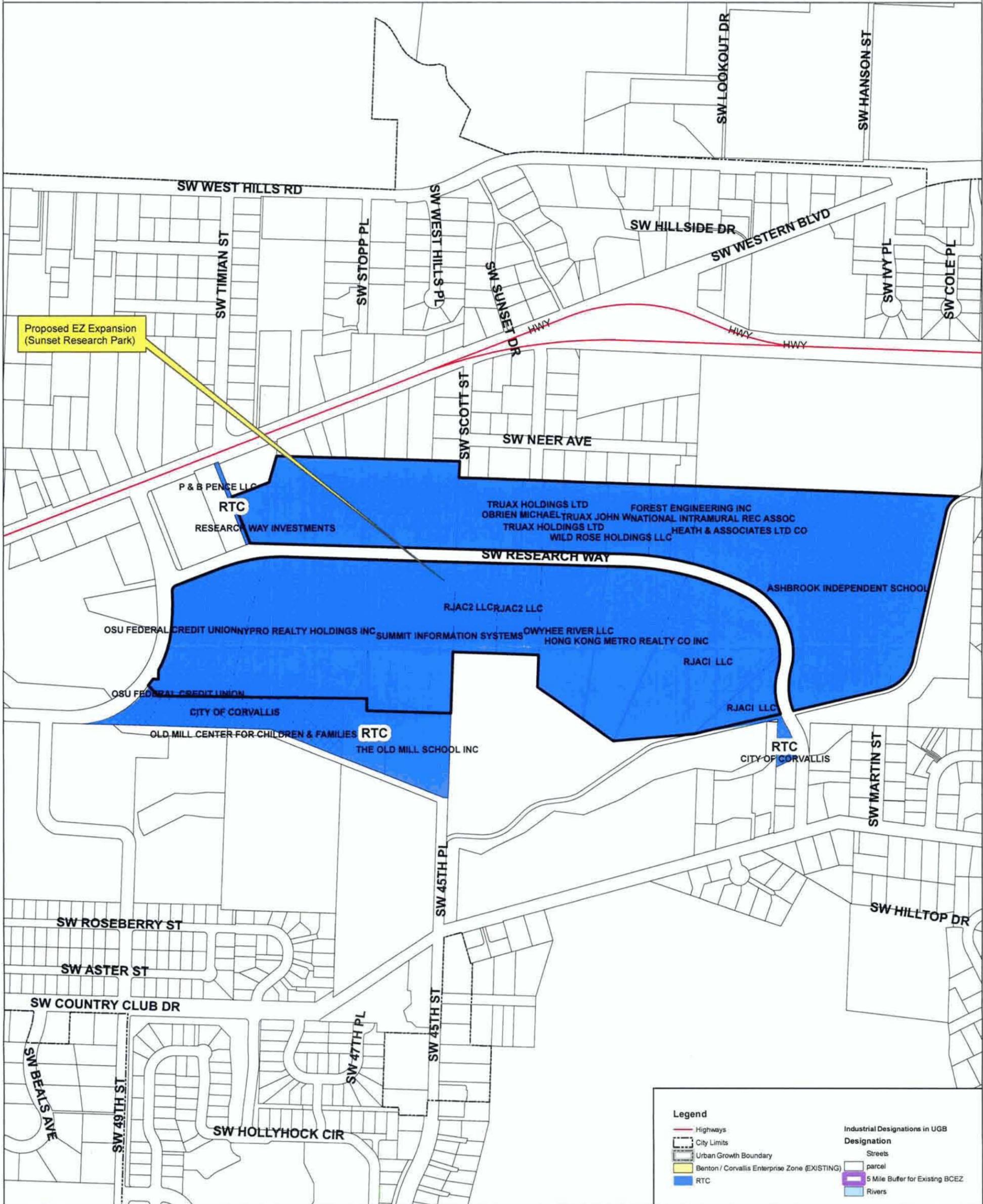
Legend

| | |
|---|---------------------------------|
| Highways | Industrial Designations in UGB |
| City Limits | Designation |
| Urban Growth Boundary | Streets |
| Benton / Corvallis Enterprise Zone (EXISTING) | parcel |
| Industrial Zones in City limits | 5 Mile Buffer for Existing BCEZ |
| MUE | Rivers |
| PD(MUE) | |
| GI | |

Map Author: City of Corvallis - Community Development Department



Benton / Corvallis Enterprise Zone Sunset Research Park Study Area



Map Author: City of Corvallis - Community Development Department

0 0.05 0.1 0.2 Miles



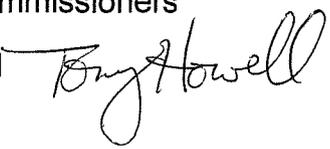
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JUL 06 2010

CITY MANAGERS
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Memorandum

To: Mayor and City Council
Board of Commissioners

From: Tony Howell 

Date: July 6, 2010

Subject: Expansion of Enterprise Zone

In your consideration of an expansion of the current Enterprise Zone, I would like to register two primary concerns:

1. The proposal to include all industrially zoned properties within the City's Urban Growth Boundary would include properties zoned Mixed Use Transitional (MUT). The MUT Zone was developed to provide a mechanism for existing intensive and general industrial uses in the zone to transition to less intensive uses over time. Providing tax incentives through the Enterprise Zone would encourage the development of new industrial uses, and would therefore undermine the purpose of the MUT Zone. The MUT Zone was developed as a part of the South Corvallis Area Refinement Plan (SCARP), after a lengthy public process involving compromises by a large group of stakeholders. It was subsequently incorporated in the Corvallis Comprehensive Plan in 1998, and then implemented in the Land Development Code in 2006. (I have provided relevant excerpts from the SCARP, the Comprehensive Plan, and the Land Development Code below.)

A change to the purpose of the MUT Zone by including it in the Enterprise Zone should not be considered without a direct public outreach process, and potentially an initiation of Comprehensive Plan and Land Development Code text amendments. Instead, I recommend omitting it from inclusion in any Enterprise Zone expansion.

2. Any expansion of the Enterprise Zone will be viewed by the public as a sign that the City can afford to forego taxes on new industrial development, and still be able to provide police and fire protection, transit, and other City services to those new developments. This is of significant concern if the City Council decides to pursue any revenue measures requiring voter approval. Although a case can be made that the value to the local economy of the new development will outweigh the foregone tax revenue, it is often difficult to communicate concepts like this convincingly during a campaign.

To reduce the likelihood of the public perceiving an Enterprise Zone expansion as a sign that the City has tax revenue to burn, I would recommend a limited expansion at this time. The original proposal of including Hewlett-Packard property and the Sunset Research Park would be such a limited expansion. This would add options

for companies seeking an existing building rather than a greenfield site at the Airport Industrial Park.

Excerpt from the South Corvallis Area Refinement Plan (1997), page 21:

The City and South Corvallis community should continue to explore the [Mixed Use Riverfront zone] and other options to achieve the following goals:

- a. Reduce conflicts between industrial and other uses over time.
- b. Transition to new, less conflicting, uses.
- c. Achieve the above two goals in a way that is fair and flexible for the companies involved.

Excerpts from the Corvallis Comprehensive Plan (1998):

13.11.17 The City shall amend the Land Development Code to establish a Mixed Use Transitional District for the purpose of providing a mechanism for existing Intensive and General Industrial uses to transition over time to less intensive uses ...

40.3.6 Mixed Use Transitional

Intended to provide a mechanism for existing general and intensive industrial uses to transition over time to less intensive uses including residential, commercial, limited industrial, and open space.

Excerpt from the Corvallis Land Development Code, Chapter 3.21 Mixed Use Transitional Zone:

Section 3.21.10 PURPOSE

This Zone implements the Mixed Use Transitional (MUT) Comprehensive Plan designation. The MUT Comprehensive Plan designation should be applied to existing industrial areas that are identified, through an area Refinement Plan, as being desirable for transition over time to less intensive Uses. The MUT Zone provides a mechanism to permit introduction of new, less intensive Uses while allowing General and Intensive Industrial Uses to remain during an indefinite period of transition. It also addresses limitations on re-intensification of Uses that have previously transitioned from General or Intensive Industrial to less intensive activities.

Key objectives of the MUT Zone include reducing conflicts between Industrial and less intensive Uses located nearby; providing an opportunity to develop a mix of non-industrial Uses in the Zone that are compatible with surrounding land uses; transitioning to new, less conflicting Uses; and achieving the transition in a way that is fair and preserves value and flexibility for the industrial businesses within the MUT Zone.

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CITY MANAGERS
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To: City Council

Copy: Mayor
City Manager

From: Betty Griffiths

Date: July 5, 2010

RE: Land Development Code Text Amendment

I applaud Trish Daniels for proposing some changes to the city's industrial zoning to include some agricultural activities such as crop production, livestock production and sales of farm products. I hope that the rest of the Council will seriously consider her proposals and agree to request staff to put them on the top of the list of code changes. Hopefully, even with the required public process these changes can be made within the next six months.

Urban farming was not a consideration for an approved activity within the city limits in any zone when the code was updated back in 1996, but times have changed. With an increased emphasis on sustainability including urban farms, it just makes sense to allow some of these activities within the city. I understand the difficulties regarding the interface between farming and residential uses; however, one of the parcels that would be under consideration for this change, the Martin property, is not very close to residential properties. In fact, the nearest residential properties are separated from it by a road and the railroad.

I appreciate your work and hope that you agree to move forward quickly with this Land Development Code Text Amendment. Thank you.

To: Corvallis City Council
From: Dan Brown

July 6, 2010

Subject: Economic Development Meeting with County Commissioners

On July 1, 2010 the three Benton County Commissioners (Jay Dixon, Annabelle Jaramillo, Linda Modrell) held a meeting to discuss Economic Development. Charlie Tomlinson, Dan Brown, and Mark O'Brien were in attendance, as was community member, Curtis Wright. David Hamby was not able to be there. There was no quorum for the City Council. The meeting was publicly announced by the County. Minutes were taken and will be available to interested parties.

Commissioners were knowledgeable about Economic Development and interested in discussing it. There was no official agenda, and the discussion ranged over many topics.

- Primary focus on preservation and creation of family-wage jobs
- Job retention and creation for local companies and recruitment of new employers
- Needs and goals of Stage 1, Stage 2, Stage 3, Stage 4 companies
- Metrics for Economic Development
- Enterprise Zone expansion
- Economic Development Partnerships
- Regional Economic Development
- City / County funded Economic Development position (in-house or contracted)
- Business License Fee potential discussion
- Oregon Business Plan, particularly the September regional meeting

With the Council's blessing, Council leadership will continue the discussion with the County Commissioners on July 8.

Conversely, there is a major need for much better, more detailed specific site-related information if these properties are to be attractive to corporate site seekers. Given the importance of quick project turnarounds and risk minimization associated with most location projects today, it is imperative that complete and accurate data for each site be prepared before a site seeker shows an interest, so that relevant information can be presented without any time delay.

Specific information issues identified in reviewing sites with local ED groups include:

- multiple names used to identify some individual sites with inconsistencies among handouts, local references and the Oregon Prospector;
- questions as to whether certain sites are actually being offered by willing sellers;
- a marked absence of asking prices for listed sites;
- missing utility line information such as where water, sewer, electric, natural gas and fiber optic telecomm lines are situated at each site, the size/capacity of these lines, and if needed, what is necessary to extend them to the site; and,
- insufficient data on utility services that can be provided through the distribution lines at a site, e.g. water, sewer and electric power availability.

A limited number of key listed sites also suffer from serious deficiencies beyond data availability and the prevalent wetlands issue. Several properties do not have adequate municipal water service, and there is a question on some sites regarding the amount of electric service for an industrial user. At least four sites require truck traffic to be routed through a reduced speed limit area (20 mph) to access I-5, which is a major drawback. These deficiencies could well mean the sites in question are unacceptable for most manufacturing plant and distribution center projects.

In general, LAS believes there is good potential for attracting a variety of industry to the region if industrial sites are made ready. This opinion of the region's assets, drawn from fieldwork, reflects:

- A broad industry base with light and heavy manufacturing, distribution centers, a few call centers and some smaller software development firms;
- A diverse labor force that can support most industry requirements;
- Good transportation access featuring I-5 as a major asset along with reasonably available rail service;
- Low-cost electric power;
- Excellent educational presence with outstanding university and community college institutions;
- An appealing quality of life with enough diversity to satisfy most transferees and out-of-area recruits as well as helping with retention of employees.

LAS believes that the region should be able to compete for most industrial projects that are considering the Pacific Northwest, if suitable sites are available. Other than site/utility issues, few area deficiencies are obvious that could cause elimination on some projects. Air service is at best adequate -- 1-1/2 hours+ to service at Portland, and some difficulties with connections to the more proximate Eugene airport. A high degree of union organization, particularly in heavy industry, could deter some firms looking for choice, but recent history suggests non-union status is a feasible option for newer firms with good labor practices and responsive management.

In summary, the portfolio of key sites, with minor substitutions, appears suitable to support a wide variety of industrial uses once wetlands and infrastructure issues are resolved. This conclusion assumes that the missing support data, discussed above, does not result in making a large number of sites unfit. It further presupposes that those sites with significant wetlands have sufficient load bearing capacity and acceptable drainage for construction of standard industrial facilities. Even if these issues are resolved, however, it still is important to remember that there is deficit of “ready” sites for short-term economic development activity.

Several other points worth noting regarding the site portfolio are summarized below.

- A site’s marketability is an important factor to site selectors after its usability for a project is determined. Make sure sites being presented are clear of debris, show well with an attractive vantage point for potential users to get an overview, have clean, pleasant looking surroundings (especially near their entrance) and are competitively priced.
- If you are targeting (or willing to accept) office operations, such as call centers and back offices, check your zoning code language for the sites you would show to insure that those operations can be sited without condition. (Many I zoning descriptions require revision to cover these operations unconditionally, and a prospect often desires an available existing building.)
- Reassess larger sites relative to where their wetlands are situated. It was noted on at least one site, that a reasonable portion could be made available for a project by avoiding the wetland areas on the property, thus reducing the burden of and time for mitigation.
- Control of a site by an ED group or local governmental agency reduces risks in showing the site to a prospect. The willingness to sell and the asking price become more certain. Selected sites could be purchased from a private owner by the entity involved, or for considerably less cost, an option to buy could be negotiated. At a minimum, a letter of commitment to sell, including an asking price should be obtained from the owner for each property you expect to show to ED prospects.

Finally, the LAS presentation provided a very quick overview of the site selection process in a typical location project, focusing on major screening factors. Based on questions and comments at the meeting LAS believes it would be helpful for some of the ED community as well as involved elected and appointed local officials to seek a fuller understanding of the site selection process. As specified in the scope of work, an assessment of current ED efforts in the two-County area is recapped below.

- Promotional materials and responses to RFPs which were provided to the consultants in the course of this assignment were generally not coordinated, well-focused packages that would be competitive with typical offerings from professional ED groups elsewhere in the nation. As noted previously, there is a major need to upgrade support data for sites. There also is a noted absence of lists showing leading employers, which would be helpful on a county basis, to include at least the company name, its function/product, its community location and number of employees.
- Individual community ED groups appear to be generally cooperative and, even though they are competitive, seem to recognize the benefits of new firms locating anywhere in the region.

- There is a marked absence of marketing among the ED groups, with project leads coming from the State and from prospects making direct contact. Some of this void may be attributed to reduced funding in the current economy, but LAS is not certain that marketing efforts were ever a significant function for most of these organizations.
- LAS believes that a regional marketing approach should be considered at least for Linn and Benton Counties and perhaps for a broader area. Branding would be necessary and regional marketing should be the most cost-effective way to generate leads. Additional benefits would be derived from a regional website with links to local ED sites, as well as improved consistent promotional materials.

Industrial Lands Analysis

Discussion of Findings

Presentation by:

Saul E. Grohs

Ronald N. Ruberg, CMC

Partners

Location Advisory Services

April 29, 2010

Presentation Agenda

- The Assignment
 - LAS Background
 - Scope of Study
 - Fieldwork Activities
- Findings and Observations
 - Overview of Wetlands Site Portfolio
 - Overview of Region for Economic Development
 - Suitability of Site Portfolio for potential ED efforts
- Assessment of Current ED efforts
 - The site selection process
 - Comments and suggestions

Location Advisory Services

- LAS is a specialized independent management consulting firm dedicated to business location and site selection
- Owned and operated by two Partners have more than 60 years of location project experience, including:

| | | |
|----------------------|----------------|----------------|
| American Express | Nabisco Brands | Nortel |
| Citigroup | Nestles | Piper Aircraft |
| Fidelity Investments | Best Foods | Staples |
| Neiman Marcus | Tommy Hilfiger | BMW |
| Sun Microsystems | Caterpillar | Verizon |

- LAS' selective economic development practice
 - Site certification, community/RFI assessments, labor market analyses

| <u>State Agencies</u> | <u>Communities</u> | <u>Utilities</u> | <u>Other</u> |
|-----------------------|--------------------|------------------|------------------|
| Oregon | Indianapolis | Georgia Power | Mesa de Sol |
| Ohio | Erie, PA | IMPA | PUL Alliance |
| New York | Ashland, KY | NYSEG | various realtors |

Scope of Engagement

- Review identified wetland impacted industrial sites in Linn and Benton Counties
 - 20 key sites plus others on list of 108 sites
 - Drive-by inspection tour
 - Site data provided to consultants
- Evaluate suitability of these properties to support economic development in the region
 - In-person meetings with each local economic development group having listed sites
 - Interviews with key stakeholders in the region
- Quick assessment of ED efforts in the region

Project Activities

- One-day driving tour of 20 key + numerous other sites in 8 communities
- Employer Focus Groups (Albany & Corvallis)
- 8 individual Community Meetings
 - ED team (rep, Mayor/city manager, planner, et al)
- Employment Service Groups
- Utility Companies
- OSU
- Linn-Benton Community College
- Laborers' Union

Wetlands Industrial Site Portfolio

- Large number of properties listed
 - Site identification (name) is not consistent
 - Question on whether properties are really for sale
 - » Consider public-sector control (options)
 - Good mix of sizes, but limited number of large sites
 - Industrial zoning in place; varies by community
- Lack of detailed site specific information
 - Water/sewer service capacity
 - Asking prices
 - Electric service levels
 - Telecomm (?POPs; lines are on OR Prospector)
- Infrastructure shortfalls
 - Water availability

Regional Attributes for ED

- Industry base is broad and included heavy and light manufacturing and distribution
 - A few call centers and smaller software development firms
- Labor force is diverse and can handle most industry requirements
 - Heavy industry firms highly organized
 - Questions regarding wage levels
 - » Regional data is available
- Transportation access is generally good
 - I-5 is a major asset
 - Rail is reasonably available, switchyard upgrade will be major asset
 - Air access (commercial) is a question
- Low-cost electric power with high reliability

Regional Attributes for ED

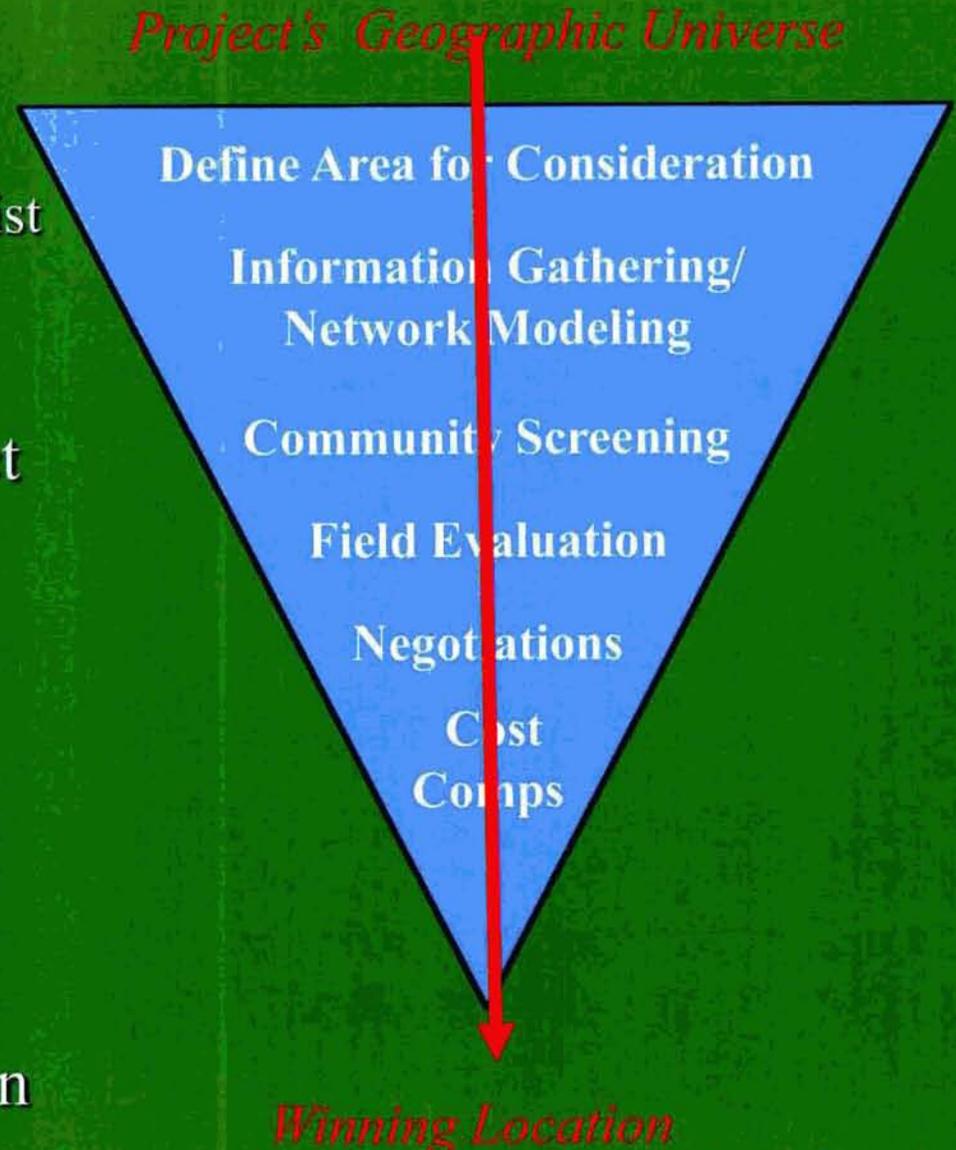
- Education institutions are excellent and add to the region's appeal
 - OSU and UO
 - LBCC
 - » Good industry assistance and excellent training opportunities
- Quality of Life is excellent and diversified enough to meet the needs of most people
 - Helps on projects with transferees and out-of area recruiting
 - Increases retention rates in existing operations
- The region should be able to compete for most industrial projects that are considering the Pacific northwest

Suitability of Site Portfolio

- Will support a wide variety of industrial uses once wetlands and infrastructure issues resolved
 - Minimal availability of “ready” sites short-term
- A few sites on top 20 list are questionable
- Usable site versus marketable site
- Lack of white-collar sites (call centers, back offices); could be a zoning issue
- Reassess larger properties to see if a readily usable site can be identified with wetlands avoidance

The Site Selection Process

- A Process of Elimination
 - Seek reasons to drop locations leading to short list of candidates (funnel)
- Traditional Steps in Location Selection Project
 - Phase I: Identify Candidates
 - Phase II: Field Investigations
 - Phase III: Incentive Negotiations and Project Implementation



The Site Selection Process

Phase I: Identify Candidates

- Search area
- Client data, alignment process
- Project specifications
- Locational objectives
- Screening
- Candidate selection

The Site Selection Process

Phase I: Identify Candidates

■ Approaches to Screening



- Use of Websites is limited prior to identification of a selected list of candidates
- Screening Factor Classifications
 - go/no-go
 - costs
 - qualitative
 - labor

Phase I Screening Factors: Go/No-Go

- Search area criteria
- Geographic relationships
- Support services
- Available building/site
- Access, transportation services
- Utility needs
- Climate; natural disaster risks
- Environmental criteria

Phase I Screening Factors: Costs

- Logistics
- Labor
- Utilities
- Taxes
- Potential for incentives
- Variation in one-time costs
- Operational differences

Phase I Screening Factors: Qualitative

- Business climate
- Quality of life
- Living conditions
- Acceptability to transferees
- Educational opportunities
- Housing
- Cost of living
- Climatic conditions

Phase I Screening: Labor, A Critical Factor

- Key to success in most cases
- Dynamic “unregulated” marketplace
- Cost versus availability
- Go/ No-go element, but not easily measured
- Quality and productivity
- Tightness of labor markets (past and future)
- Unique aspects of call centers

Due to these issues, project screening for labor is complex and difficult

Phase II: Final Candidate Evaluation

- Conduct field investigations in selected communities to include:
 - labor market evaluation (cost and availability)
 - site analysis
 - infrastructure adequacy
 - support services in area
 - community characteristics
 - potential for project acceptance
 - confirm as-of-right incentives and other assistance
 - collect data for economic comparisons
- Prior to fieldwork, utilize in-house GIS to map key labor availability factors
 - Examples are on the next three pages.

Assessment of Current ED Efforts

- Promotional and RFP materials provided to consultants were generally not coordinated, well-focused packages
 - Noted absence of top employer lists
 - » Lists by County would be extremely helpful
- Need to improve support data for sites
- Individual ED groups appear to be generally cooperative even though they are competitive
 - Some individuals would benefit from added knowledge of the corporate site selection process

Assessment of Current ED efforts

- There is a marked absence of any marketing with leads currently coming from the State and direct contact from prospects
 - May be attributed to lack of funds
- A Regional marketing approach should be considered
 - Probably the most cost-effective way to market
 - Branding of the region is necessary
 - Consistency of promotional materials, e.g., community profiles would be a positive
 - A regional marketing website with links to individual ED groups would be beneficial
 - Delineation of geographic coverage to be included in a regional group is beyond the scope of this assignment

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OR CWCOC Comparison of Key Site

May 17, 2010

| General Description (name in BOLD if state certified site) | | | | Wetland Acreage (1 entry per site; BOLD if mitigated) | | | Utilities (indicate distance from site; BOLD if line size and service capacity are known) | | | | | Availability (BOLD owner if "willing seller"; asking price per acre or total site) | | | Transportation Access | | Comments |
|--|-----------|-------------------|-------------------|---|-------|--------------|---|-----------------------------------|--|-------------------------------------|---------------------------|--|------------|------------------------------------|-----------------------|-------------------------|--|
| Name(s) | City | Acres | Zoning | Delineated | Est'd | Hydric Soils | Water | Sewer | Electric | Gas | Fiberoptic | Owner | Sale/Lease | Asking Price | I-5 | Rail | |
| Ferry St. | Albany | 12.8 | | | 1.5 | | City, adjacent | City, adjacent | Pac Pwr, Cap. ?, re: freezer expansion | NW Nat., OK | | Property Investment Group | Sale | | OK | NO | Residential adjacent, all wetlands work done (delineation expired) |
| Stone Forest | Albany | 18.6 | Light Industrial? | 0 | | | City | City | Pac Pwr, could be short depending on freezer expansion | NW Nat., sufficient | DSL, Quest, Comcast | Property Investment Group | Both | Negotiable | Good | Spur in place | Former plywood mfg., owner will demolish structures |
| Cemwood South | Albany | 19.5 | Industrial | | | 1.1 | City, 8" | City, 8" | Pac Pwr, 3-4 MW | NW Nat., OK | | SDI LLC | Sale | \$100K | OK | UP Main | Several existing buildings |
| Epping/Sprenger | Albany | 28 | Industrial | | 6.3 | | City, 12" | City, needs to be brought to site | | NW Nat., OK | | Granda Land Company | | | Access Issue | UP Main | Adjacent 7 acres zoned "open land" |
| East Albany IP | Albany | 67.7 | IP | 14 | | | City, on site | City, on site | Pac Pwr, OK | NW Nat., OK | | Albany Industrial Properties LLC (Kempt Family) | Both | Sale:\$220K, Lease:\$22K/acre/year | Excellent | NO | Certified Site, needs some road upgrading |
| South Albany IP, (SVC-PepsiCo) | Albany | 247 | IP | 125.5 | | | City, 16", east side of RR | City, 12", east side of RR | dual svc.: Pac Pwr & Consumer Pwr, needs some construction | NW Nat., 4' line across a creek | Quest/Comcast/Peak | SVC/PepsiCo | Sale | Negotiable | OK | Yes | Zoning in front of site is Light Industrial, between RR and 99E |
| SW Deschutes St. | Corvallis | 12.2 (?part gone) | | 1.8 (0.9 mitigated) | | | City | City | Pac Pwr, 3-4 MW | | Yes | Corvallis IP LLC | | | OK | UP adjacent | Nice park, adjacent 50 acres |
| Covallis Airport IP, Area B | Corvallis | 34 | | 9.4 | | | City, 15" on site | City, 15" on site | Pac Pwr, on site | NW Nat., OK | | City of Corvallis | Lease only | \$0.085/SF | Poor | Embargoed | |
| Willamette Business Park | Corvallis | 47.4 | Mixed Use, Ind. | 1.1 | 3.8?? | | City | City | Pac Pwr, 3-4 MW | NW Nat., OK | Yes | Corvallis IP LLC | Both | | OK | Rail Spur on site | Site ready to go |
| Covallis Airport IP, Areas C & E | Corvallis | 104.5 | | 51.9 (17 being mitigated) | | | City, 15" on site | City 15" | Pac Pwr, 4 MW on site | NW Nat. on site | Fiber optics to SE corner | City of Corvallis | Lease only | \$0.085/SF | Poor | Embargoed, spur on site | Area C is a Certified Site |
| South Halsey | Halsey | 25 | Fairly broad | | | 15.6 | 400' away; must cross under rail | 400' away; must cross under rail | Pac Pwr, low capacity | NW Nat., lots of gas, but across RR | | Delta Powell Tr. | | | OK | Rail spur | Utility access will be a problem |

OR CWCOC Comparison of Key Site

May 17, 2010

| General Description (name in BOLD if state certified site) | | | | Wetland Acreage (1 entry per site; BOLD if mitigated) | | | Utilities (indicate distance from site; BOLD if line size and service capacity are known) | | | | | Availability (BOLD owner if "willing seller"; asking price per acre or total site) | | | Transportation Access | | Comments |
|--|-------------|-------|--|---|-------|--------------|---|--------------------|--|--|---------------------------|--|------------|--------------------------------|-----------------------|---------------------------------------|--|
| Name(s) | City | Acres | Zoning | Delineated | Est'd | Hydric Soils | Water | Sewer | Electric | Gas | Fiberoptic | Owner | Sale/Lease | Asking Price | I-5 | Rail | |
| Ariel Farms | Harrisburg | 11.5 | Industrial: light on frontage/ remainder heavy | | | 0.3 | City, adjacent | City, adjacent | | | | Ariel farms | | | Fair | UP adjacent | Could be usable with wetlands avoidance |
| Seers | Harrisburg | 24.7 | Industrial: light on frontage/ remainder heavy | | | 7.4 | City | City | | NW Nat., OK | | William & Lydia Seers | Sale | | Fair | UP Main | |
| Mills | Harrisburg | 30 | Heavy Industrial | | | 11.4 | City, OK | City, OK | Pac Pwr, OK | None | Fiber at RR adjacent | Daniel & Camilla Mills | | | OK | Yes | |
| Reeves IP | Lebanon | 47.3 | | 9.5 | | | City, 16" adjacent | City, 18" adjacent | Pac Pwr (115KV), also Consumer Pwr | NW Nat. problematic, LP gas | T-1/T-3/DSL/Wi Fi | Albany Lebanon Investment LLC | Both | Sale: TBD, Lease negotiable | Excellent | dual access spur on site to UP & BNSF | Former Certified Site |
| Lebanon Airport IP | Lebanon | 44.7 | Limited Industrial (LI) | 46.5 | | | City, 16" on site | City, 12" on site | Consumer Pwr, 7.2 KV | None | T-1/T-3/DSL/Wi Fi | Gilbert LLC | Both | Sale: \$65K, Lease: negotiable | Excellent | NO | Shows well, shovel ready, contiguous 40 acres |
| Rodeo IP | Lebanon | 120.1 | Industrial (Z-IND) | 73.1 | | | City, 12" | City, 12" on site | dual svc.: Pac Pwr & Consumer Pwr | NW Nat., problematic | Fiberoptic/DSL/T-1/ Cable | Groggin et al. | Sale | about \$40K per acre | Excellent | NO | Largest current site available in Lebanon |
| City of Millersburg | Millersburg | 157.9 | Heavy Industrial | | 32.8 | | City, 12" | City 21" | Pac Pwr, 115 KV; enrg. Study being done for new substation | NW Nat., 4" line on south side of site | Quest/Comcast/ Peak | City, 96 acres optioned, 49 additional available | Sale | Per Appraisal | Good | Feasible | A year or less to mitigate; can offer large site avoiding wetlands |
| Tangent IP-North | Tangent | 11 | Light Industrial | | | 7.1 | Must sink well for process water | City, STEP system | Pac Pwr, Cap. ?, re: freezer expansion | NW Nat., no HP, some capacity | Quest/ Alyrica, T-1 | Tangent IP LLC | Sale | | OK | NO | Shows well, 180 SF pad, no property tax |
| Tangent IP-South | Tangent | 13 | Light Industrial | | | 7.4 | Must sink well for process water | City, STEP system | Pac Pwr, Cap. ?, re: freezer expansion | NW Nat., no HP, some capacity | Quest/ Alyrica, T-1 | Tangent IP LLC | Sale | | OK | NO | |

Note: All sites are in an Enterprise Zone except the South Halsey site.