



**CORVALLIS  
CITY COUNCIL AGENDA**

**May 7, 2012  
12:00 pm and 7:00 pm**

**Downtown Fire Station  
400 NW Harrison Boulevard**

**COUNCIL ACTION**

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**PLEDGE OF ALLEGIANCE**

**I. ROLL CALL**

**II. CONSENT AGENDA [direction]**

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

- A. Reading of Minutes
  - 1. City Council Meeting – April 16, 2012
  - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
    - a. Citizens Advisory Commission for Civic Beautification and Urban Forestry – April 12, 2012
    - b. Economic Development Commission – April 9, 2012
    - c. Public Art Selection Commission – April 19, 2012
- B. Confirmation of Appointments to Boards, Commissions, and Committees (Bicycle and Pedestrian Advisory Commission - Karas; Citizens Advisory Commission on Civic Beautification and Urban Forestry - Castle; Parks, Natural Areas, and Recreation Board - Castellano)
- C. Announcement of Vacancies on Boards and Commissions, and Committees (Budget Commission - Cook; Downtown Commission Parking Committee - Corjasso; Parks, Natural Areas, and Recreation Board - Gonzalez; Public Art Selection Commission - Snell)
- D. Approval of an application for a "Brewery Public House" liquor license for Scott K. McFarland and Mark C. O'Brien, owners of Corvegas, Inc, dba Giant, 160 NW Jackson Avenue (New Outlet)

- E. Authorization to enter into and for the City Manager to sign an Intergovernmental Agreement with Oregon Health and Science University and Oregon Institute of Technology for paramedic clinical experience
- F. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(d)(i) (status of labor negotiations; status of employment-related performance)

### III. ITEMS REMOVED FROM CONSENT AGENDA

### IV. UNFINISHED BUSINESS

- A. Proposed City Council meeting schedule change [direction]  
*ACTION: An ordinance amending Corvallis Municipal Code Chapter 1.19, "Council Procedures," as amended, and stating an effective date, to be read by the City Attorney [direction]*

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

- A. Mayor's Reports
  - 1. Proclamation of National Historic Preservation Month - May 2012 (immediately after Consent Agenda)
  - 2. Proclamation of Older Americans Month – May 2012
  - 3. Proclamation of Building Safety Month – May 2012
  - 4. Proclamation of Drinking Water Week – May 6 - 12, 2012
  - 5. Proclamation of Public Service Recognition Week – May 6 - 12, 2012
  - 6. Proclamation of Get There Another Way Week – May 14 - 18, 2012
- B. Council Reports
- C. Staff Reports [information]
  - 1. Council Request Follow-up Report – May 3, 2012

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

- A. Occupy Corvallis (Coker)

### VII. PUBLIC HEARINGS – 7:30 pm

- A. A public hearing to consider a Comprehensive Plan Amendment (CPA 11-00001, ZDC11-00004 – Seavey Meadows)

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

- A. Human Services Committee – None.
- B. Administrative Services Committee – None.
- C. Urban Services Committee – None.
- D. Other Related Matters
  - 1. *A resolution establishing a zone of benefit for public street, street light, storm drainage, and waterline improvements at SW Hopkins Avenue, to be read by the City Attorney [direction]*

**X. NEW BUSINESS**

- A. 211 update by United Way Executive Director Jennifer Moore (immediately after Consent Agenda)

**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

MAY 7 - 19, 2012

MONDAY, MAY 7

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

TUESDAY, MAY 8

- ▶ Human Services Committee - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ OSU/City Collaboration Project Steering Committee Parking and Traffic Work Group - 5:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Historic Resources Commission - 6:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

WEDNESDAY, MAY 9

- ▶ Administrative Services Committee - 4:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Downtown Commission - 5:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, MAY 10

- ▶ Citizens Advisory Commission on Civic Beautification and Urban Forestry - 8:30 am - Parks and Recreation Conference Room, 1310 SW Avery Park Drive
- ▶ Urban Services Committee - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, MAY 12

- ▶ No Government Comment Corner

MONDAY, MAY 14

- ▶ Economic Development Commission - 3:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ OSU/City Collaboration Project Steering Committee Neighborhood Planning Work Group - 5:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

WEDNESDAY, MAY 16

- ▶ Housing and Community Development Commission - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, MAY 17

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

SATURDAY, MAY 19

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

**CITY OF CORVALLIS  
COUNCIL ACTION MINUTES  
April 16, 2012**

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<b>Consent Agenda</b> Pages 200-201			
<b>New Business</b> 1. Complete the Block fundraiser 2. City Attorney evaluation Pages 201, 207	Yes Yes		
<b>Mayor Reports</b> 1. National Library Week – April 8-14, 2012 2. Arbor Month – April 2012 3. Tree City USA 4. National Volunteer Week – April 15-21, 2012 5. Fair Housing Poster contest 6. If I Were Mayor contest Pages 201-202, 208	Yes  Yes  Yes Yes		• Proclaimed  • Proclaimed  • Proclaimed
<b>Council Reports</b> 1. Spring Garden Festival (Hogg) 2. Historic Preservation Month (Hogg) 3. Natural Areas Celebration Week (Traber) 4. Child Abuse Awareness Month; Savannah Cole recognition (Raymond) 5. Ward 7 meeting (Raymond) 6. Slow Money presentation (Hervey) 7. Corvallis Transit (Beilstein) 8. Alternative Transportation Coalition participation (Brauner) Pages 202-203	Yes Yes Yes Yes Yes Yes Yes Yes		
<b>Staff Reports</b> 1. CMR – March 2012 2. CRFR – April 12, 2012 3. Council goals update Page 203	Yes Yes Yes		
<b>ASC Meeting of April 4, 2012</b> 1. Advisory Question Ballot Title 2. da Vinci Days bridge loan funding request Pages 203-205			• Adopted and submit to voters <u>passed U</u> • Accepted report, required loan payment <u>passed 5-3</u>

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<b>USC Meeting of April 5, 2012</b> 1. CP 10-1.12, "Community Sustainability" 2. Occupy public ROW/Parking Lease  3. Executive Session Pages 205-207	Yes		<ul style="list-style-type: none"> <li>• Amended <u>passed U</u></li> <li>• Conceptually approved use of public ROW <u>passed U</u></li> <li>• Conceptually approved use of parking spaces <u>passed U</u></li> </ul>
<b>Visitors' Propositions</b> 1. BGCC (Higgins, Martinez-Padilla) Page 208	Yes		
<b>Public Hearings</b> 1. CDBG/HOME 2012-13 Action Plan  2. Downtown EID renewal  Pages 209-212			<ul style="list-style-type: none"> <li>• Adopted Action Plan, directed staff to submit to HUD <u>passed U</u></li> <li>• Authorized Mayor to sign documents submitted with Action Plan <u>passed U</u></li> <li>• ORDINANCE 2012-04 <u>passed U</u></li> <li>• RESOLUTION 2012-09 <u>passed U</u></li> </ul>

Glossary of Terms

ASC	Administrative Services Committee
BGCC	Boys and Girls Club of Corvallis
CDBG/HOME	Community Development Block Grant/HOME Investment Partnerships Program
CMR	City Manager's Report
CP	Council Policy
CRFR	Council Requests Follow-up Report
EID	Economic Improvement District
HUD	U.S. Department of Housing and Urban Development
ROW	Right-of-way
U	Unanimous
USC	Urban Services Committee

**CITY OF CORVALLIS  
COUNCIL ACTION MINUTES**

**April 16, 2012**

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:00 pm on April 16, 2012 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Manning presiding.

**PLEDGE OF ALLEGIANCE**

**I. ROLL CALL**

**PRESENT:** Mayor Manning, Councilors Brauner, O'Brien, Raymond, Hirsch, Hervey, Beilstein, Hogg, Brown, Traber

Mayor Manning directed Councilors' attention to items at their places, including a letter from Court Appointed Special Advocates (CASA) acknowledging receipt of a social services allocation (Attachment A), an e-mail from Tom Jensen related to *de novo* hearings (Attachment B), information about the Library's Complete the Block Project (Attachment C), a flier announcing the Spring Garden Festival (Attachment D), and a schedule of events for the Natural Areas Celebration Week (Attachment E).

**II. CONSENT AGENDA**

Councilors Hirsch and O'Brien, respectively, moved and seconded to adopt the Consent Agenda as follows:

- A. Reading of Minutes
  - 1. City Council Meeting – April 2, 2012
  - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
    - a. Arts and Culture Commission – March 22, 2012
    - b. Citizens Advisory Commission on Transit – March 14, 2012
    - c. Commission for Martin Luther King, Jr. – February 28, 2012
    - d. Corvallis-Benton County Public Library Board – March 7, 2012
    - e. Downtown Commission – March 14, 2012
    - f. Historic Resources Commission – March 13, 2012
    - g. Parks, Natural Areas, and Recreation Board – March 15, 2012
    - h. Planning Commission – March 7, 2012
- B. Confirmation of Appointments to Downtown Commission (Olson, Wiener)
- C. Announcement of Vacancies on Advisory Boards, Commissions, and Committees (Airport Commission – Wall; Bicycle and Pedestrian Advisory Commission – Herford)
- D. Announcement of Appointments to Advisory Boards, Commissions, and Committees (Bicycle and Pedestrian Advisory Commission – Karas; Citizens Advisory Commission on Civic Beautification and Urban Forestry – Castle; Parks, Natural Areas, and Recreation Board – Castellano)

- E. Approval of Planning and Historic Resources Commissions vacancies and proposed interview schedule

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA – None.

IV. UNFINISHED BUSINESS – None.

X. NEW BUSINESS

- A. Complete the Block fund-raising project (Corvallis-Benton County Public Library Foundation)

Library Director Rawles-Heiser said the Library occupies all but one parcel of the current block. John Fenner, property owner, provided the City first right of refusal to purchase the parcel from his estate. The Library Foundation initiated the "Complete the Block" campaign to raise money to purchase the parcel.

Steve Stephenson, Library Foundation Board Vice President, said the Foundation mission states, in part, "...to encourage community investment through private giving...." The fund-raising goal of \$525,000 is a guestimate based on assessed value, associated fund-raising costs, and potential market value of the property when it becomes available. Since the Library serves everyone in the community, the Foundation strongly supports matching funds for every donation, dollar for dollar. The Foundation is paying all fund-raising costs to ensure that every dollar collected goes toward purchase of the property.

Rosie Toy Schimerlik, Library Foundation Board President, said the Foundation is comprised of a small group of individuals trying to reach a very large goal. Including matching funds, the campaign has raised \$183,742 in cash and pledges.

As a member of the Library Foundation, Councilor Brauner said the Foundation is a private, non-profit organization, not a City board or commission. Matching funds are derived from undesignated, non-endowment bequests from members of the community. He encouraged Councilors to help support this project.

Councilor Raymond stated support for the fund-raising activity and offered her assistance.

V. MAYOR, COUNCIL, AND STAFF REPORTS

- A. Mayor's Reports

- 3. Proclamation of National Library Week – April 8-14, 2012

Mayor Manning announced that she joined Library staff last week in honoring Library volunteers. She read the proclamation.

- 1. Proclamation of Arbor Month – April 2012  
and
- 2. Tree City USA awards presentation

Parks and Recreation Director Emery introduced Mike Riddle, representing the National Arbor Day Foundation and Citizens Advisory Commission on Civic Beautification and Urban Forestry (CBUF) President Angelica Rehkugler. She acknowledged CBUF members in the audience and recognized Urban Forester Merja and Parks Operations Specialist Hinkle.

Mayor Manning read the proclamation.

Mr. Riddle reviewed the criteria needed to be recognized as a Tree City USA by the National Arbor Day Foundation. Corvallis meets or exceeds all of the criteria and has received this designation for 11 consecutive years.

Mr. Riddle presented Mayor Manning with a 10th anniversary Tree City USA designation award (overlooked last year), a Tree City USA flag, and a Tree City USA cap with tiara. He noted that CBUF members and Council received a National Arbor Day Foundation candy bar and thank you card.

Mr. Riddle said the City received a Tree City USA Growth Award in recognition of its cooperative efforts to share data with the Environmental Protection Agency (EPA) as they developed a research project to quantify the benefits of ecosystem services nature provides to humans. Data from Corvallis and Oregon State University (OSU) tree inventories and local sampling was used to prepare the report that is posted on the City's Web site. Mr. Riddle presented EPA representatives Don Phillips and Connie Burdick with plaques for their efforts on this project. In addition to City staff assistance, Mr. Riddle acknowledged the assistance of OSU Arborist Norm Brown, OSU retired professor Tom Cook, and United States Forest Service Urban Forestry Program member Kristin Ramstad.

4. Proclamation of National Volunteer Week – April 15-21, 2012

Mayor Manning read the proclamation and recognized Councilors with a small gift.

Mayor Manning referred to the Fair Housing poster included in the meeting materials. The poster, submitted by Alexis McLean, won first prize in a statewide contest sponsored by the Fair Housing Council of Oregon. Ms. McLean is a fifth grade student at Lincoln School and created the poster while participating in a Boys and Girls Club of Corvallis program.

B. Council Reports

Councilor Hogg said the May 6 Spring Garden Festival hosted by the Madison Avenue Task Force will be held in Central Park.

Councilor Hogg referenced the schedule of events for Historic Preservation Month included in the meeting materials. He noted that the events are free and staffed by volunteers.

Councilor Traber announced that the Sustainability Coalition is sponsoring Natural Areas Celebration Week, May 5 through 13. The Coalition is advertising community related events on their Web page: [sustainablecorvallis.org/action-teams/natural-areas](http://sustainablecorvallis.org/action-teams/natural-areas).

Councilor Raymond acknowledged Savannah Cole for organizing an event at the Benton County Courthouse in recognition of Child Abuse Awareness Month. Ms. Cole is a high school student and CASA intern.

Councilor Raymond said her recent Ward 7 meeting was well attended. City Directors provided project updates and discussions included code enforcement and residential density near OSU. She noted that Public Works is considering a project similar to Albany's Talking Water Gardens for water discharge temperature control.

Councilor Hervey reported that he recently attended a Slow Money presentation in Portland. Slow Money is related to economic development and local investment opportunities. He said it is difficult for the average resident of Corvallis to invest locally due to federal regulations that focus on bond and stock investing. The Slow Money group is finding opportunities for smaller, local investing.

Councilor Beilstein announced that Corvallis Transit has had more than 100,000 riders each month for the last three months. The transit fee will provide for a small expansion this fall and in future years.

Councilor Brauner announced that he will represent the City on a panel at the Oregon Alternative Transportation Coalition conference. His presentation includes how Corvallis moved to a fareless transit system.

C. Staff Reports

1. City Manager's Report – March 2012
2. Council Request Follow-up Report – April 12, 2012
3. City Council goals update

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

A. Human Services Committee – None.

B. Administrative Services Committee – April 4, 2012

1. Advisory Question Ballot Title

Councilors Hirsch and Traber, respectively, moved and seconded to adopt the advisory question and submit the ballot title to the voters.

Councilor Hogg agreed that the proposal represents good intentions to make all elections fair. A recent *Corvallis Gazette-Times* editorial stated that corporations are not giving to campaigns and that less than one percent of campaign contributions are from publicly-traded corporations. The proposal does not address real facts and is not necessary.

Councilor Beilstein said he is satisfied with how staff and the Administrative Services Committee (ASC) responded to this issue. The intent of the Move to Amend group has been met.

The motion passed eight to one with Councilor Hogg opposing.

2. da Vinci Days Bridge Loan Funding Request

Councilors Hirsch and Traber, respectively, moved and seconded to accept the da Vinci Days annual report for 2011 and require a minimum payment of \$2,000 toward the \$12,000 balance owed on the 2005 bridge loan.

Councilor Hirsch added that the 2010 loan payment had been deferred. ASC invited da Vinci Days to return to discuss restructuring the loan.

In response to Councilor Hervey's inquiry, Councilor Hirsch clarified that the recommendation is to accept the annual report.

Councilor Beilstein said he will oppose the motion. It is more reasonable to discuss restructuring the loan, especially since da Vinci Days has lost \$15,000 in economic development support from the City. He opined that it would be better to forgive the loan and restore economic development dollars to da Vinci Days.

Councilor Hirsch said he voted against requiring the \$2,000 payment at the ASC meeting. He agrees with Councilor Beilstein's comments. da Vinci Days is a signature event for Corvallis that should be supported.

Councilor O'Brien noted that, as part of the sunset of the economic development allocations, there was influence on Corvallis Tourism (CT) to provide support to da Vinci Days and other festivals. da Vinci Days currently receives \$6,000 in marketing support from CT. Councilor O'Brien said he is very supportive of da Vinci Days as a resident, Councilor, and downtown business owner. The City Manager's budget message confirms the City is in no position to waive a loan. It is appropriate for da Vinci Days to bring their loan repayment up-to-date. There are other City-funded loan programs, with no or low interest. Deferring or forgiving this loan could be a precedent setting decision.

Councilor Raymond said it appears da Vinci Days is receiving a "double whammy" since they lost the City's \$15,000 allocation and are required to make a \$2,000 payment. CT is only providing \$6,000. Requiring the payment is too high a burden for da Vinci Days when they do not have extra funding.

Councilor O'Brien said the economic development allocations were competitive and there was no guarantee da Vinci Days would receive an allocation. These allocations no longer exist and other local festivals have continued to operate without a City provided economic development allocation.

Councilor Traber spoke in support of the motion. During current economic conditions, it is not reasonable to forgive or defer a loan payment. The da Vinci Days materials

included with the minutes identified a substantial asset base without any information how the \$2,000 payment or a loan payoff would make or break the festival. As a Councilor, he does not feel it would be a responsible decision to defer payment or forgive the loan.

Councilor O'Brien added that ASC also discussed the substantial amount of in-kind support provided to da Vinci Days by the City. There is no proposal to reduce the in-kind support or request payment for those services. da Vinci Days is an important partner and the City will remain a prime sponsor of the festival.

Councilor Hirsch said he agrees with Councilors O'Brien and Traber in spirit. He supports deferring this payment and renegotiating loan terms. He is not suggesting loan forgiveness. da Vinci Days has recently hired a new director who should be given an opportunity to succeed. Requiring the \$2,000 payment reduces the \$6,000 allocation from CT by one-third. Renegotiating the loan terms is a better option.

The motion passed five to three with Councilors Beilstein, Raymond, and Hirsch opposing.

C. Urban Services Committee – April 5, 2012

1. Council Policy Review and Recommendation: 10-1.12, "Community Sustainability"

Councilor Brauner said the Urban Services Committee (USC) considered staff recommended amendments and an addendum that had been added to the policy approximately one year ago. The addendum was drafted by Councilor Brown and includes good information, but caused some confusion as an addendum. The proposed amendment includes referencing the addendum in the policy and including it with the supporting documents.

Councilors Brauner and Hervey, respectively, moved and seconded to amend Council Policy 10-1.12, "Community Sustainability," as amended. The motion passed unanimously.

2. Occupy Public Right-of-Way Request (SW Adams Avenue) and Parking Lease (South Riverfront Parking Lot)

and

3. Executive Session – ORS 192.660(2)(e) (status of real property transaction)

Councilor Brauner explained that this request is to use a portion of the City's right-of-way (ROW) for a hotel development proposal on the Riverfront. The request is separate from action that may come forward to Council in the future based on a land use application involving the Willamette River Greenway (WRG) that has potential to be appealed to Council.

The use of the City's ROW responds to an essential part of the proposed development to include a loading zone for the hotel which will be shared with the adjacent Benton County Historical Society development.

Councilors Brauner and Hervey, respectively, moved and seconded to approve, in concept, and contingent upon approval of a land use application, the request to use a portion of the SW Adams Avenue public right-of-way between SW 1st Street and the alley for a loading zone dedicated for use by a Riverfront hotel project and future museum project.

Councilor Raymond requested clarification about voting on this request before the land use application is approved and whether the ROW is within the WRG setback.

Councilor Brauner explained that there are two issues. Council is being asked to approve use of a City-owned ROW for a future project. The other issue is a land use decision with potential for an appeal to Council. If the project is not approved, the ROW use would not be applicable. If the project is approved, and this request is approved, the ROW would be utilized as a loading zone. Approving use of the ROW does not cause Council to prejudice action on a potential land use appeal and will eliminate the need for the developer to provide alternative proposals.

Community Development Director Gibb reminded Council that this is an approval "in concept" only. A land use review is necessary and the final product of this proposal will come to Council at a later date. The location of this specific request is related to the entrance of the proposed hotel.

Councilor Hervey said this request has a substantial impact on how the developer designs the project. If plans are designed on the assumption that the City will provide the ROW and the City chooses not to, the developer is required to initiate the land use process again.

In response to Councilor Raymond's inquiry about the loading zone being in the WRG setback, Mr. Gibb said the property, including the location for the hotel, is within the general WRG boundary. The hotel and loading zone will be evaluated in terms of WRG review criteria.

Councilor Raymond said she understands, but will not be able to support the motion as she would prefer to vote on the application prior to this request. If the ROW was not located within the WRG, she would not be concerned.

Councilor Brauner clarified that this is not a WRG setback. There is a WRG planning/zoning area that already includes development along 1st Street and west near 2nd Street. A setback is an area that does not allow for development.

City Attorney Fewel added that the right to occupy the ROW currently exists with the City and the decision is whether the City should allow someone else to occupy the ROW, contingent on a land use application. If the developer meets all applicable criteria, approval of this motion allows the developer to utilize the ROW.

Mr. Gibb added that the plan, as described in the application, does not request any variances from the Land Development Code (LDC). The reason for the WRG permit is due to location, not requested variations.

Councilor Hogg said the Downtown Commission and the Downtown Parking Committee unanimously supported this request. Not only would the hotel utilize the loading zone, the museum will use the loading zone for school buses, tour buses, or other groups.

The motion passed unanimously.

Councilor Brauner said the proposed plans also include use of 20 spaces in the South Riverfront parking lot for hotel overflow overnight parking. The hotel will reimburse the City for use of those parking spaces. This is also contingent on approval of a land use application.

The Urban Services Committee held a related executive session to discuss with staff potential lease arrangements for parking space use. The lease will come back to Council for final approval at a later date.

Councilors Brauner and Hirsch, respectively, moved and seconded to approve, in concept, and contingent upon approval of a land use application and successful negotiation of a lease agreement, use of 20 parking spaces in the South Riverfront parking lot for overnight overflow parking.

In response to Councilor Raymond's inquiry, Mr. Gibb confirmed that the Wednesday Farmer's Market relocated last year near Waterstreet Market and has no plans to move back to the South Riverfront parking lot.

Councilor Hirsch noted that if the Wednesday Market decided to move back to the parking lot in the future, there would not be a conflict since the parking spaces would only be used by the hotel at night.

The motion passed unanimously.

#### X. NEW BUSINESS – continued

##### B. City Attorney performance evaluation process

Councilor O'Brien announced that Council will evaluate the City Attorney in April. He requested Councilors complete the evaluation forms he distributed and return them to Assistant to City Manager/City Recorder Louie no later than April 30. The Council will discuss the results of the evaluation during Executive Session on May 7. Following discussions with the City Attorney, it is anticipated that an addendum to the Contract will be approved by Council on June 4.

Mayor Manning recessed the Council at 1:06 pm and reconvened the Council at 7:00 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

#### I. ROLL CALL

PRESENT: Mayor Manning, Councilors Brauner, O'Brien, Raymond, Hervey, Beilstein, Hogg, Brown, Traber

ABSENT: Councilor Hirsch (excused)

VI. VISITORS' PROPOSITIONS

A. Helen Higgins, Boys & Girls Club of Corvallis Executive Director

Mayor Manning announced that the League of Oregon Cities (LOC) sponsors a statewide contest each year for students on what they would do if they were Mayor for a day. This year, the City worked with the Boys and Girls Club of Corvallis (BGCC) to promote the contest as the theme was related to the valuable contributions after school programs provide a community.

BGCC Executive Director Helen Higgins said the BGCC is a primary after school provider with 1,800 members and 350 to 400 daily participants in the main clubhouse. Fifty percent of the members come from families who earn less than \$25,000 annually and 40 percent are from single-parent households. The BGCC offers a vital service, including academics, tutoring, physical education, sports, and enrichment activities.

BGCC Clubhouse, Education and Afterschool Program Director Gus Martinez-Padilla said the BGCC allows members to come and go from various activities. He introduced several staff members and volunteers who assisted with the contest.

V. MAYOR, COUNCIL, AND STAFF REPORTS – continued

A. Mayor's Reports – continued

5. “If I Were Mayor ...” contest winners recognition

Mayor Manning said 11 participants submitted PowerPoint presentations. She introduced each participant and awarded them with certificates:

Addison Renkauf	Lela Connolly	Dayna Dumas
Anya Edgerly	Alfonso Amaton	Krysta Wilson
Amber Ihde	Jasmin Perry	Jade Chambers
Laurel Nowak	Alejandra Rodriguez Rivas	

Mayor Manning read from the winning entry submitted by Ms. Rodriguez Rivas (Attachment F). Ms. Rodriguez Rivas received an OSU Bookstore gift card. Her presentation will be forwarded to LOC for the statewide contest and opportunity to win a laptop.

VI. VISITORS' PROPOSITIONS – continued

Because there were no other citizens in attendance wishing to address the Council under Visitors' Propositions, and the public hearings were advertised to begin at 7:30 pm, Mayor Manning recessed the meeting from 7:14 until 7:30 pm.

## VII. PUBLIC HEARINGS

- A. A public hearing to consider the Fiscal Year 2012-2013 Community Development Block Grant/HOME Investment Partnerships Program Action Plan

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

### Staff Report

Housing Division Manager Weiss presented the Fiscal Year 2012-2013 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Action Plan (Plan) developed by staff and the Housing and Community Development Commission (HCDC). The funds, received from the U.S. Department of Housing and Urban Development (HUD), are intended to provide affordable housing, alleviate rent burdens, expand economic opportunities, and other similar activities.

The Plan represents activities for the final year of a five-year consolidated plan. Priorities are consistent with the last four years with a focus on lowest income community members and increasing the amount of loan funding versus grants. The shift to loans helps recycle funds back into the program.

Mr. Weiss highlighted some of the projects in the proposed Plan:

- HOME funds allocated to Home Life, an agency providing housing and services to adults with developmental disabilities. Home Life is hoping to build a four plex on their property to provide independent supported housing for eight clients.
- CDBG funds for the rehabilitation of buildings owned by the Center Against Rape and Domestic Violence (CARDV).
- HOME funds to Willamette Neighborhood Housing Services (WNHS) for rehabilitation of their 50-unit Lancaster Bridge affordable rental housing apartments.
- Economic support for the Linn-Benton Community College Micro Business Education Program.
- Continued delivery of the City's housing loan programs:
  - ▶ Rehabilitation for owner-occupied units, and
  - ▶ Down payment assistance and closing costs for low income home buyers.

Smaller activities are covered by the Human Services fund, including eight agencies providing nine activities. The City recently received notice from Community Outreach, Inc., (COI) that they could no longer provide permanent supportive housing program assistance for Benton Plaza residents. Although HCDC anticipated this decision, they allocated funds for the COI activity hoping the funds could be used as leverage for other funding. Staff recommends leaving those funds in the Plan for allocation to agencies who may be able to provide the services COI can no longer provide. If the services cannot be provided, staff will work with HCDC to reallocate the funds to agencies already receiving funding.

Staff requests approval of the Fiscal Year 2012-2013 Action Plan and authorization for the Mayor to sign application and certification documents with direction for staff to submit the documents to HUD.

### Public Testimony

Sheila O'Keefe, South Corvallis Food Bank Associate Director, thanked HCDC for recommending continued support of a CDBG grant that pays a large portion of their rent. She noted that food bank clients have increased 25 to 30 percent in the last year.

Jim Moorefield, WNHS Executive Director, thanked Council for their continued support. The proposed Plan includes a second request for federal funds to support the Lancaster Bridge project. As federal HOME funds diminish, it is becoming common to make more than one request for financial support to complete affordable housing projects. WNHS currently has a \$5.7 million application pending with the State to complete the Lancaster Bridge financing. The median household income at Lancaster Bridge is slightly more than \$21,000 with 47 percent being single-parent homes. Rents are 26 to 31 percent below market value. Of the 163 people living in the 50 units, 83 are children.

Aleita Hass-Holcombe, represented the Corvallis Daytime Drop-In Center (CDDC) and Corvallis Homeless Shelter Coalition (CHSC). CDBG funds help keep the CDDC doors open. The agency has hired a part-time counselor and initiated the Homeless Employment Launching Project (HELP). The CHSC receives CDBG funds for the cold weather shelter which was utilized by 124 people this year.

Mayor Manning closed the public hearing.

### Questions of Staff

Councilor Raymond: Is there a government entity responsible for the people living in the Benton Plaza?

*Mr. Weiss: A number of the residents receive services through the Benton County Health Department. Those services will continue to be provided. COI expanded the Health Department activities to make sure services were received in-house, residents received reminders to take medications, and were given opportunities to participate in social activities. The intensive one-on-one management will be lost with COI's decision.*

### Deliberations and Final Decision

Councilors Traber and Raymond, respectively, moved and seconded to adopt the Fiscal Year 2012-2013 Community Development Block Grant/HOME Investment Partnerships Program Action Plan, as written and direct staff to submit the Action Plan to the United States Department of Housing and Urban Development for review and approval. The motion passed unanimously.

Councilors Traber and Brauner, respectively, moved and seconded to authorize the Mayor to sign the Community Development Block Grant and HOME Investment Partnerships Program application and certification documents, as stipulated by the United States Department of Housing and Urban Development, that will be submitted as elements of the adopted Action Plan. The motion passed unanimously.

- B. A public hearing to consider renewal of the Downtown Economic Improvement District

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

Staff Report

Associate Planner Johnson said, in 1993 the City authorized an Economic Improvement District (EID) to fund the programs and operations of the Downtown Corvallis Association (DCA). The EID was renewed several times since 1993, with the latest five-year renewal occurring in 2007. The rate has consistently been \$1.25 per \$1,000 real market value since the initial 1993 authorization.

EID exempt properties include residential and governmental buildings. State law requires the EID to be voluntary, meaning any property owner has the right to remove their property from the EID. In order for the EID to be approved, 67 percent of the values represented within the EID must willingly participate. These requirements are outlined in Oregon Revised Statutes (ORS) 223.118.

The DCA is requesting renewal of the EID for continued support of their programs and operations. The current proposal continues the \$1.25/\$1,000 rate for another five-year assessment period with a boundary similar to the current boundary. An estimated value of the proposed EID, based on assessed value of affected properties, is \$180,000 with full participation. At 67 percent, the estimated amount is \$123,500.

State law requires Council to hold a public hearing to consider the formation of an EID, provide public comment opportunity, adopt a resolution to establish the EID, authorize staff to notify affected property owners of their individual assessments, and provide property owners with an opportunity to withdraw from the proposed EID.

Corvallis Municipal Code (CMC) Chapter 10.07, "Economic Improvement District," is specific to the years of the current EID and estimated value. A draft ordinance is included in the meeting materials amending the EID years of service, estimated value, and notice of public hearing information. Notice to affected property owners will be sent at least 30 days prior to the next public hearing scheduled for June 18. Property owners can voluntarily withdraw from the EID up to and including the time of the public hearing.

Public Testimony

Joan Wessell, DCA Executive Director, and Steve Hutchison, DCA President and Downtown Commission member, read from written testimony (Attachment G). Mr. Hutchison noted that the Downtown Commission unanimously supported the DCA's request (Attachment H).

Mayor Manning closed the public hearing.

Questions of Staff – None.

Deliberations and Final Decision

Mr. Fewel read an ordinance amending Corvallis Municipal Code Chapter 10.07, "Economic Improvement District," and setting the assessment rate and duration within the Downtown Voluntary Economic Improvement District.

ORDINANCE 2012-04 passed unanimously.

Mr. Fewel read a resolution relating to the establishment of a Downtown Economic Improvement District, setting the Economic Improvement District boundaries, authorizing staff to notify property owners of the assessment, and providing an opportunity for property owners to remonstrate.

Councilors O'Brien and Brauner, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2012-09 passed unanimously.

XI. ADJOURNMENT

The meeting adjourned at 8:01 pm.

APPROVED:

---

MAYOR

ATTEST:

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CITY RECORDER



RECEIVED

APR 16 2012

CITY MANAGERS  
OFFICE

April 12, 2012

Mayor Julie Manning and Corvallis City Councilors  
P.O. Box 1083  
Corvallis, Oregon 97339-1083

Re: CASA-Voices for Children

Dear Mayor Manning and City Councilors,

I am confirming that CASA-Voices for Children has received a check dated April 13, 2012 in the amount of \$2,492.64 from the City of Corvallis Social Services funds. We are grateful to the City for its longstanding and steadfast support of the many unfortunate children in Benton County that are removed from their home on account of child abuse or neglect and placed in foster care.

Funds we receive from the City are used to further our mission to ensure a safe, permanent and nurturing home for every foster child. We are one of only two active Oregon CASAs that provides an independent highly trained advocate for each and every child in our foster care system.

Thank you to the City of Corvallis for all you have done for us. An investment in our disadvantaged children is an investment in our community.

Warmly

Maria Chavez-Haroldson  
Executive Director

Tax ID # 94-3265415

ATTACHMENT A

Page 212-a

**Louie, Kathy**

---

**To:** Mayor and City Council  
**Subject:** RE: de novo

**From:** Richardson, Robert  
**Sent:** Monday, April 16, 2012 8:19 AM  
**To:** Louie, Kathy  
**Subject:** FW: de novo

Kathy,  
Here is an email to City Council from Tom Jensen.

**Bob Richardson**  
Associate Planner,  
City of Corvallis  
(541) 766-6908

**From:** Thomas jensen  
**Sent:** Sunday, April 15, 2012 9:43 PM  
**To:** Richardson, Robert  
**Subject:** de novo

City Council, Please keep the *de novo* hearing and appeal process. Because projects may be modified or altered before presentation at appeal, citizens must be allowed opportunity for oral testimony at that time. Written testimony has time and research constraints, and cannot reflect citizen's interest like attendance and testimony can. Thanks for your attention, tj

# Secure the Future...

*Make an impact  
on the future  
of our city and  
our library!*

For more than 100 years, the Corvallis-Benton County Public Library has been a focal point of the city, welcoming kids, families and seniors alike.

Now, the library will have the opportunity to purchase the last remaining parcel to "complete" the library block.

*We need your help.*

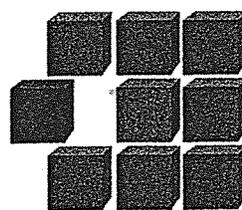
Working together, we can make the desire for a relevant, diverse, technologically savvy library a reality, now and in the future.

"Completing the library block will help ensure that the library will have the capacity to serve our community for years to come."

— Julie Manning,  
Mayor of Corvallis



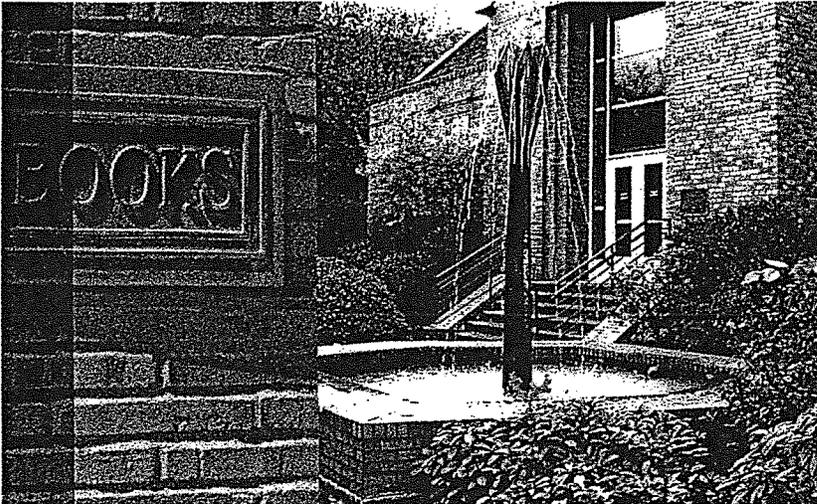
Amanda Marie Photography



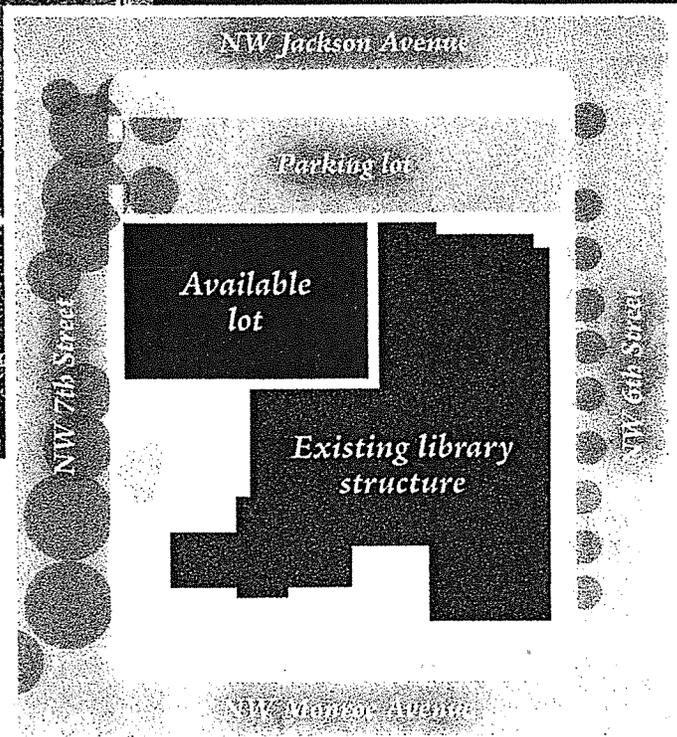
## COMPLETE THE BLOCK

ATTACHMENT C Page 212-c

Make a Difference! Visit [www.completetheblock.org](http://www.completetheblock.org)



The Corvallis Public Library has occupied Block 12—between Monroe and Jackson, and Sixth and Seventh streets—since 1921, when the Corvallis Woman's Club purchased two lots on the block. Since then, the city of Corvallis and citizens have invested millions to expand the library's services and construct our beautiful, historic main library building and subsequent additions.



1921

Woman's Club and Commercial Club raise funds to buy the Holgate property. Library housed in existing house until construction of first library building in 1931.



1931

Dedication of the first Corvallis Public Library building, designed by Pietro Belluschi



1965

Completion of the library's first addition



1992

Completion of the library's second addition

## Now is the Time...

We need your help to secure the future of our library and its service to the community.

Over the last 90 years, the library has steadily acquired all of the land on this block with the exception of the lot currently occupied by law offices.

The owner of this lot has expressed his desire for the library to acquire this last remaining piece of the block. To this end, he has created an option agreement with the city, giving the library the first right to purchase the land from his estate. Both the property owner and the Corvallis-Benton County Public Library Foundation realize that for the library to expand and continue to meet the needs of the community while remaining in its central downtown location, it must acquire this property.

Because of ongoing funding challenges, the city is not in a position to act on the option agreement any time soon. For that reason, the Foundation has started a capital campaign, Complete the Block, to raise the money needed to purchase this land. But we don't have much time: When the property becomes available, the Foundation has only six months to complete the purchase.



## That's Where All of Us Come In!

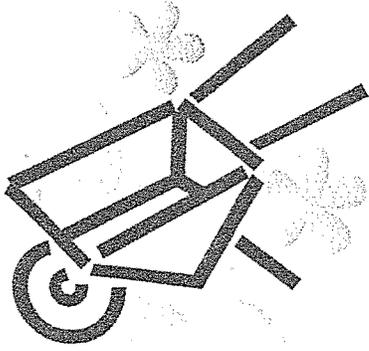
Please consider donating to this vital effort. The goal of the Complete the Block campaign is to raise \$525,000. The Foundation has pledged to match your tax-deductible donation dollar for dollar. Together we can help ensure that our library continues to grow with the community it serves.

**COMPLETE THE BLOCK**

Page 212-d

Make a Difference! Visit [www.completetheblock.org](http://www.completetheblock.org)

Madison Avenue Task Force 25<sup>th</sup> Annual



# Spring Garden Festival

## Garden Sale

Annuals/Perennials/Herbs/ Orchids/ Miniature  
Roses/Flower Baskets/Garden Art and more

## Master Gardener's Displays,

## Demonstrations and Plant Clinic

Bees/butterflies/birds/bats, No space: Planting  
Vertically, Container Gardening, Easy Perennials,  
Herbs, Pruning Basics, Cold Frames, Composting

## Kid's Garden Activities

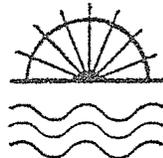
sponsored by Kiwanis Club

## Entertainment

- 10:30 Public dedication of The Plaza  
(name to be revealed)
- 11:30—2 PM The Ancient Ways Community  
Marimba Ensemble
- 2—3 PM The Oregon Tuba Ensemble
- 3—4 PM The Willamette Valley  
Olde Time Musicians

Coordinated by Madison Avenue Task Force with assistance from  
The Arts Center, Corvallis Parks & Recreation and  
Benton County Master Gardeners.

**Tour of Trees in Corvallis**  
 Discover "Tree City, USA" on this FREE  
 2 hour guided tour by Pat Breen, former  
 OSU Horticulture professor & lead guide.  
 Tour Central Park & Lower Campus.  
 All ages welcome.  
 Meet at the Central Park Gazebo at 1 PM  
 Sponsored by Civic Beautification Urban  
 Forestry Commission.



## Snacks!

- Olde Tyme Kettle Korn
- The Pretzel Queen
- Creperie du Lys

**@ The Arts Center**  
 Fingerlicking Good:  
 Art about Food

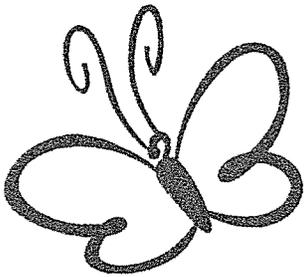
**Sunday May 6, 9am— 4 pm, The Arts Center Plaza,  
7th and Madison Ave, at Central Park**

ATTACHMENT D  
Page 212-e

# MASTER GARDENERS DISPLAYS

## SPRING GARDEN FESTIVAL 2012

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### BEEES/BUTTERFLIES/ BIRDS/BATS

We will showcase environments that encourage bees, butterflies, birds, bats and other beneficial garden creatures. It is amazing how

these garden inhabitants help us and we will share examples.

*Lori Bienes, Susi Palmrose, Patty Wachs, Richard Taylor, Sandy Piper, Vickie Fullmer*

### SHORT ON SPACE?

#### NO PROBLEM. PLANT VERTICALLY!

Does limited space or physical limitations make gardening challenging? Vertical gardening may be just the answer. Besides addressing limited space, vertical gardening can be aesthetically pleasing, provide a privacy wall, reduce the number of insect problems, and accommodate handicapped persons.

*Yvonne Hilton, Lynn Trimpe, Chris McKim, Alana Spinrad, Pam Jones*

### CONTAINER GARDENING -

#### "UNBOUND CONTAINER GARDENING"

We will be providing a variety of containers - focusing on re-used items and different plant materials, both ornamental and food, to show what can be planted in a container.

*Rosie Feyereisen, Nancy McCullum, Maciej Maselka, Rosalind Hutton, Janet Magedanz, Gilbert Seid*

### EASY PERENNIALS

There are easy to grow perennials ideal for every type of garden and we would like to introduce you to a few of them.

*Barbara Coffman, Catherine Draper, Ilene McClelland, Peggy Straube, Kim Thorp*

### PRUNING BASICS- THE WHAT, WHEN AND HOW OF PRUNING

We will demonstrate the reasons for pruning. We will show the proper techniques and tools to use. And we will explain how and when to prune various types of plants.

*Phil McCullum, Lori Fulton, Connie Dailey, Susan Hoffman, Bob Howell, Peggy Straub*

### HERBS

Come visit our booth to learn about the many different kinds of herbs that you can grow in the Willamette Valley. We will be discussing their culinary, aromatic, and cosmetic uses as well as how you can use them in the landscape to attract beneficial insects.

*Cynthia Kolp, Paula Daniels, Linda Steppan, Sherryl Flick, Delia Philpot, Alenne Walker*

### COLD FRAMES

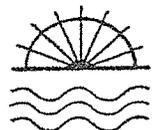
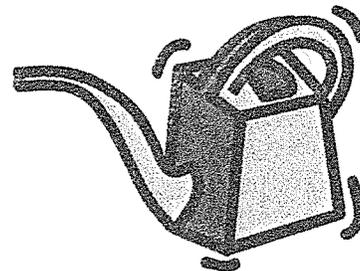
Want flowers earlier and lettuce all year round? Discover easy and inexpensive ways to prolong your growing season. Build your own cold frame! *Michelle Layman, Patricia Fordney, Ellen Horton, Rita Tyner, Ben Verhoeven, Katherine May, Charity Morris*

### COMPOSTING -

#### WASTE, WORMS & WHAT TO DO

Take ordinary kitchen and yard waste and create an extraordinary garden wonder!

*John Howe, Jeanette Fair, Toni Hayman, Allan Holmes, Ron Smith, Jennie Kisselburgh*



[www.MadisonAvenueTaskForce.org](http://www.MadisonAvenueTaskForce.org)

Page 212-f

# Natural Areas Celebration Week

Enjoy our local  
natural heritage

- All events are free
- Take a guided nature hike
- See the area's best preservation efforts
- Learn about local wildlife and plants
- Explore local history
- Events for all ages

**May 5-13, 2012**  
[sustainablecorvallis.org/action-teams/natural-areas](http://sustainablecorvallis.org/action-teams/natural-areas)

## Natural Areas Celebration Week

- Sat, May 5 Kings Valley Archaeology Walk (9am - 12pm)  
 Work Party at Finley Wildlife Refuge (10 am)  
 Digital Photography Workshop—Finley Wildlife Refuge (1 - 3pm)
- Sun, May 6 Birdsong Walk—Willamette Park (8 - 11am)  
 Spring Garden Festival—Central Park (9am - 4pm)  
 Corvallis Parks and Recreation's Tour of Trees (1 - 3 pm)  
 Wildflower Walk—Peavy Arboretum (3 - 5:30pm)  
 Talking Water Gardens Walk—Albany (5 - 8pm)
- Mon, May 7 Herbert Farm and Natural Area Tour (1 - 3pm)  
 Evening Walk at Bald Hill Farm (6 - 7:30pm)
- Tues, May 8 Toddler Storytime—Library (10am)  
 Evergreen Field Day Volunteer Event (8:30am - 2:30pm)  
 Climate Change & Prairie Ecology—Library (7 - 8:30pm)
- Wed, May 9 Infant Storytime—Library (10am)  
 Jackson-Frazier Wetland Tour (9am - Noon)  
 Restoration and Butterfly Hike—Beazell Forest (1:30 - 4 pm)  
 Marys River Natural Area (6 - 7:30pm)
- Thurs, May 10 Pre-school Storytime—Library (10am)  
 Franklin School Neighborhood & Tree Tour (2pm)  
 McDonald Forest New & Old Growth Nature Walk (5:30 - 8pm)  
 Corvallis Backyard Birds—Library (7 - 9pm)
- Fri, May 11 Wobbler Storytime—Library (10am)  
 Tye Wine Cellars Bonfire, Wine Tasting, and Owling (5 - 8pm)
- Sat, May 12 Audubon Society of Corvallis Birding Field Trip (7:30am - noon)  
 Barns & Bluegrass—Finley Wildlife Refuge (11am-3pm)  
 Birding Photography Walk—Finley Wildlife Refuge (2 - 4pm)  
 Bat Night—Starker Arts Park (8:45 - 10pm)
- Sun, May 13 Chintimini Wildlife Center Tour and Baby Shower (10am - 2pm)

**May 5-13, 2012**

[sustainablecorvallis.org/action-teams/natural-areas](http://sustainablecorvallis.org/action-teams/natural-areas)

# IF I WERE MAYOR FOR A DAY....

By Alejandra Rodriguez Rivas

## THINGS I WOULD DO

- ⦿ I would talk to the governor of Oregon about the gas prices.
- ⦿ I would make signs, posters and go to schools to encourage kids of all ages to help our communities with all kinds of charity work.
- ⦿ Help homeless people, and foster children in ways to make their lives easier.
- ⦿ Definitely talk to kids about bullying, and how it affects everyone.

## THINGS TO START WITH

- ⊙ I would make every one that lives in Corvallis go green(make economically smart choices) every day.
- ⊙ Help stray animals, and keep them all off the streets.
- ⊙ Make schools and neighborhoods safer.
- ⊙ Make libraries “cooler” and more fun for children, to make the library a popular hang-out place for teens and kids.

## NO BULLYING POLICY

- ⊙ I would make laws that say bullying of any type is forbidden in Corvallis.
- ⊙ All bully situations would be handled maturely and with some type of discipline.
- ⊙ Corvallis would be a greater place for teens with this system.
- ⊙ The percentage of suicide attempts would be reduced by at least 5%, making Corvallis a safer, and more comfortable place for everyone.

### HELPING LIVES

- ⊙ If I were mayor I would create a teen(over 18) brothers project for foster children so they wouldn't feel lonely.
- ⊙ Each foster child a teen brother or sister to go out with to fun places.
- ⊙ This would give a chance for all kinds of kids to communicate and make new friends.
- ⊙ I would help homeless people find a homeless shelter and help them get back on their feet.

### THE END OF THE DAY

- ⊙ At the end of my day as mayor, I would make a carnival or a parade and invite One Direction, Justin Bieber, and other singers to come and perform for everyone.
- ⊙ The point of this is to bring everyone together and just have a good time.



Thank you so much for  
your time!

I hope you enjoyed  
this power point!

**The Downtown Corvallis Association - Economic Improvement District  
EID presentation to City Council Meeting - 16 April 2012**

The DCA is working to establish a new 5-year EID *of \$1.25 per \$1,000 real mkt. value*  
We are requesting the same assessment rate *as we have since 1993*  
The EID provides approx. 90+% of DCA's operating budget, which we leverage to high heaven!

The EID provides the DCA with stable funding to continue offering programs, business advocacy & business networking services for Downtown business & property owners, Monthly Membership Meetings, Monthly Downtown After Hours, Free Brown Bag Workshops & Business Education opportunities. These services help strengthen Downtown business relationships that enhance the community. The newest project in which the DCA is proud to be involved: "Ride for the Cure", a partnership between The DCA and Visit Corvallis to raise funds for Breast Cancer Awareness. The event is the first bike ride in Oregon to be sanctioned by the Susan G. Komen Foundation.

EID funds help keep the DCA's doors open and for items such as: rent, electricity, office supplies, telephone, equipment replacement & repair, EID expense to the City, postage, worker's compensation, payroll taxes, accounting, accounting review, insurance, permits & fees, advertising, website assistance, Oregon Main Street expenses, public relations, DT Red Carpet Welcomes, Downtown Directory printing, a full time executive director and a half-time assistant.

City Economic Development Allocations used to provide funds that The DCA used ~~to~~ strictly for Downtown Economic Development services such as: Development of a 0% interest loan program to help property and business owners make façade/upper floor/interior improvements to their buildings/store space (has been responsible for over \$1,000,000 in Downtown *improvements* since its 1994 inception), Recruitment and Retention activities (helping Downtown property owners market and fill their vacant Downtown space), helping Downtown businesses relocate, and recruiting appropriate and complementary businesses to Downtown Corvallis, 36 Downtown trash receptacles, DCA website development, Downtown Holiday Light Pole Ornaments, and Downtown Image Marketing, to name just a few.

A few of the services offered to the community by the DCA include: Downtown Trick or Treat attracting over 1,700 children and parents to Downtown Corvallis, a Children's summer reading program that gets children into reading during school recess (a partnership with MOM Magazine and the Corvallis Public Library), Science Pub Corvallis (a collaboration between DCA, OSU, & OMSI), Red White & Blue Riverfront Festival, the twice-yearly Rhapsody in the Vineyard Downtown Wine Walk and so many more.

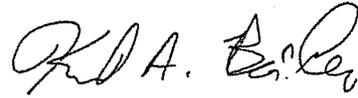
As you can see, the DCA offers countless programs and services, none of which I guess business and property owners have time to duplicate while they are trying to run a business and/or keep their buildings filled with tenants.

Not wishing to bend your ear any more, I will close to ask if you have any questions.

**MEMORANDUM**

**TO: Mayor and City Council**

**FROM: Kirk Bailey, Downtown Commission Chair**



**SUBJECT: Downtown Economic Improvement District Recommendation**

**Discussion**

At their April 11, 2012, meeting, the Downtown Commission received an explanation of the Downtown Corvallis Association's proposed Economic Improvement District that would fund programming and operations for the next five years (2012 - 2017). After discussion, the Commission unanimously agreed that the EID is an important funding mechanism that provides a benefit to the health of downtown, and voted to recommend the City Council approve the DCA's request to initiate the EID.

**Recommended Action**

The Downtown Commission recommends the City Council approve the DCA's request to initiate an Economic Improvement District downtown, as shown on the map in Exhibit A of the EID materials.

**CITY OF CORVALLIS  
MINUTES OF THE  
CIVIC BEAUTIFICATION AND URBAN FORESTRY COMMISSION  
APRIL 12, 2012**

Attendance

Angelica Rehkugler- Chair  
Tim Brewer, Vice Chair  
Tony Livermore  
Becki Goslow  
Ross Parkerson  
Larry Passmore  
Kent Daniels  
Dan Bregar  
Joel Hirsch, Council Liaison

Staff

Karen Emery, Director  
Becky Merja, Urban Forester  
John Hinkle, Park Operations Specialist  
Mark Lindgren, Recorder

Visitors

Erik Burke  
Josh Hooley  
Randy Miller  
Deb Curtis

Absent/Excused

Joe Majeski, OSU Liaison

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Recommendations
II. Review of Minutes	X		
III. Visitor Propositions- Deb Curtis, Recreation Coordinator	X		
IV. Staff Reports- if questions			Motion passed <b>to</b> change regular meeting times to 8:30 a.m. to 10:30 a.m. on the second Thursdays of the month.
V. City Council/ OSU Liaison Reports	X		
VI. Report on Subcommittees	X		
VII. Break into Subcommittees	X		
VIII. Adjournment	X		The next CBUF meeting will be at 8:30 a.m. May 10, 2012, at the Parks and Recreation Conference Room.

**CONTENT OF DISCUSSION**

- I. CALL TO ORDER:** Chair Rehkugler called the meeting to order at 8:01 a.m.
- II. REVIEW OF MINUTES.** Ross Parkerson moved and Kent Daniels seconded to approve March 8, 2012 minutes as presented; motion passed.
- III. VISITORS' PROPOSITIONS.**  
Recreation Coordinator Deb Curtis said last fall's garden tour will be repeated on May 19 and September 15. She highlighted posters and asked members distribute them. The May 19 tour will be in South Corvallis; many have additions such as rainwater catches, chicken coops, permeable hardscape, water features, etc. Tickets are \$12 ahead of time and \$15 on the day. There are seven gardens on the tour; she

is asking a community garden to participate as well. It is a Parks and Rec fundraiser. She said 180 people attended last year, netting \$1,800. She plans to include Japanese garden in the Soap Creek area in fall; she solicited suggestions for gardens. Daniels suggested including the recently upgraded Peavy Arboretum as well.

Rehkugler said she liked the idea of themes. Curtis related that last fall's gardens bought locally and hired local workers, creating a local economic stimulus.

Josh Hooley, a Pacific Power certified forester, introduced Randy Miller, Director of Vegetation Management. He said normal line maintenance activities are underway, especially in the Kings Boulevard, Circle Boulevard, and Grant Street areas. Some of the work is around wires in backyards. The intent is to cover all circuits in the Corvallis district, finishing by July or August. He said inspectors are certified arborists ("forest techs"), who give property owners 48-hour notice as they perform inspections on circuits, knocking on doors and leaving notice hangers if no one is at home; and also leaving survey cards on doors for feedback afterwards. Miller emphasized that forest techs knock on doors to try to address residents' concerns. He noted the State has clearance requirements for wires; the company must be responsible for trees being clear from wires, protecting the public from possible electrical contact. The company seeks to find a balance between tree health and providing proper service.

Miller noted that sometimes the company can accommodate concerns, but sometimes it can't, and in those cases, it does its best to explain. Merja related that CBUF has had a longstanding relationship with PacifiCorp and it has improved its communications with customers. She noted that it has a program for tree removal and replacement, to put appropriate trees under power lines, which is the best ultimate solution. Miller agreed, saying it's not fair to trap a tall-growing tree under a power line.

Miller stated they are just starting to work on incorporating professional tree climbing techniques, and moving away from spur climbing. He agreed that professionals all over the state already use proper climbing techniques, and don't use spikes. He emphasized that maintaining a relationship with CBUF was very important and would try to address its concerns. Hooley said his phone number was 541-223-4356; his email is josh.hooley@pacificorp.com. He said they grind up brush with chippers and are always looking for locations to deposit them.

#### **V. FRIENDS OF TREES-ERIK BURKE.**

Erik Burke stated that the best examples of municipal arboriculture were Vancouver and Eugene; Portland is a mixed bag. Having a commission, a well produced urban forestry study and a canopy study (like Corvallis has) are among the best practices. He said Eugene was working to get an urban forestry management plan and related the City of Eugene was having serious funding issues.

Another issue in Eugene was planting trees when there wasn't enough money to maintain them; there is a huge maintenance backlog. The homeowner is considered responsible for all care and pruning of trees; that is fairly common in code nationwide. However, the City of Eugene perceives itself to be responsible for all pruning of trees in the public right-of-way, but can only afford to do hazard pruning. He said the right-of-way comprises about 15% of the city. The Eugene population is 180,000, with a metro area of 350,000. He praised the Corvallis Urban Forest Management Plan, with its goals and action items; he said relatively few cities were doing that.

He stated that Friends of Trees (FOT) is an organization whose mission is to build community through planting and caring for trees; it was established 25 years ago. The Eugene FOT chapter is a year old, following several years of preparation work. For fourteen years before that, many of the principals were involved in the Eugene Tree Foundation (ETF), founded in 1997, focusing on education, advocacy and

tree planting. They got tree codes passed, but these were challenged in LUBA and were lost in court. Portland has one of few new tree codes passed in the US; they should go into effect this year.

Burke summarized that FOT has three programs. The **Green Space Initiative** (GSI) is the tree-planting program for natural areas, parks, roadways, industrial ways, etc. It is currently planting thousands of trees along the multi-use path that parallels I-205 in Portland, funded by a four-year Multnomah Soil and Water Conservation District and ODOT. Their GSI project in Eugene is planting a half-mile buffer between a poor neighborhood and a rail yard; Union Pacific indefinitely leased a ten-yard wide swath for the trees.

The **Stewardship Program** includes a volunteer pruning program and volunteer work parties for plant removal, watering, weeding, mulching, etc.

He related that the Eugene FOT is doing its first **volunteer tree inventory** by neighborhoods, copying the recent Portland Parks and Recreation program. Portland's first year's inventory was in the Concordia neighborhood, where there were many active volunteers. Last year's inventory covered six neighborhoods. He related he attended the Tree Inventory Summit last fall, where FOT presented their data. He said 150 volunteers participated (25 per neighborhood) in collecting information on right-of-way trees in the neighborhood. City and temp workers collated the data. The Tree Stewards created a plan for their own neighborhoods. They found no statistically significant between tree species under power lines and not under power lines.

He said it was exciting to involve neighbors in understanding and managing the urban forest in their area as part of the Stewardship Plan. They'll update the City of Eugene's tree inventory by looking at gaps in it, like sidewalk and utility conflicts and hazard trees. The Eugene FOT will try to store information on hazard trees to reduce possible liability to the city. One of the big issues with tree removal in Eugene is sidewalk conflicts; they are looking for opportunities to try out solutions such as rubber sidewalks and other techniques to avoid removing trees.

Emery asked about the group's relationship with the City of Eugene; Burke replied that the Eugene Tree Foundation did all of the planting and founded the Eugene NeighborWoods program in 1992. He said the ETF had been the last remaining Eugene tree group, following the previous demise of Friends of Eugene's Urban Forest and the Eugene Tree Commission. He said the all-volunteer ETF had collaborated with the City on all its projects, but it has been put on hold and they hope to re-form it as an advocacy group in the future. The metro area plantings, the Stream Team, and street tree plantings were with the NeighborWoods Program. He said the ETF founder Dennis "Whitey" Lueck continues as newsletter editor. He clarified that the ETF board moved over to the Friends of Trees and took over as a steering committee.

Burke related that FOT is negotiating a contract with the City to do volunteer planting, tree pruning and inventory. The group is moving from an all-volunteer group to having staff. It is a non-profit group. Funding comes from the Neighborhood tree program; Vancouver pays \$140 for every tree planted (which actually costs \$350). Each tree gets a tag that list care instructions, species info, and corporate sponsors (covering about 20% of the cost). He said they have found that trees get much better care if owners pay a nominal fee for a tree; they have sliding scale scholarships.

He said FOT gets grant funding and individual donations; he highlighted FOT's annual reports he'd brought. He related that during the recent Arbor Day, the City of Eugene paid for 50 street trees; the utility paid for 35; and FOT paid for 15, as well as all yard and fruit trees. Burke said the City of Eugene is negotiating on paying FOT to run volunteer pruning programs. FOT is working in Vancouver, and all Portland metro cities; the model is different in each city. In Vancouver, the City plants 800 trees a year:

400 with a contractor and 400 with FOT; he said the FOT was negotiating a new three-year project. Portland has a Grey to Green initiative, launched by Environmental Services in 2008 with a five year, \$55 million investment to sustainably manage storm water runoff, control invasive plants, restore native vegetation, protect sensitive natural areas, and replace culverts that impede fish passage. FOT has a contract to be the primary tree planter, getting some \$400 per tree. The program includes a lot of marketing for Portland's plan; the contract was extended from five to eight years.

In Eugene, the program got six large grants last year; they are hoping to get another this year to help stabilize the Eugene chapter funding. He related that while Portland has 24 employees; he is currently the only Eugene staff, at .75 FTE; the planter works hourly and there are interns. The Portland Executive Director does the grant writing; Burke has written a couple last year. The group is very successful at writing grants. He related that staff have time-keeping software on their computers to keep track of their hours for different localities. He related the current Eugene intern lives in Corvallis and would like to see FOT programs in Corvallis. The plan is to be a statewide organization; the Eugene chapter is the first one outside of the Portland area. There is a lot of excitement for the Portland area. The recent Eugene Arbor Day event was very successful, with 128 volunteers in eight teams planting 100 trees, with one of the teams planting them all from bike trailers. Portland has eight all-bike-plantings a year.

He highlighted the open source tree inventory program that FOT is developing, which copies the Philadelphia and San Francisco programs. He said the two cities' programs have not had vandalism problems with their databases, which allow anyone to enter trees, but Eugene will only allow those who have undergone training to use its database. The Eugene program will include not just right-of-way trees, but the entire city of Eugene, including yard trees, fruit trees, habitat relics and native habitat components. They hope to expand it further into the Willamette Valley in a year; it is being developed in Corvallis. He encouraged members to look at the databases at [www.phillytreemap.org](http://www.phillytreemap.org) and [www.urbanforestmap.org](http://www.urbanforestmap.org). The inventories are a collaboration between the municipality, the power company and the non-profit. The combined inventories are searchable by species, diameter, and other fields. He related that he found that the TreeWorks program (used by Corvallis Parks and Rec) was rather slow. He said they would get input from individuals and scientists.

The street and yard tree program, **The Neighborhood Tree Program**, brings people together. He estimated that 90% are public right-of-way street trees and 10% are yard trees; he added that it was nice to include some yard trees. He noted that in Portland conifers and fruit trees are allowed in park strips, while in Eugene they are banned. In Eugene the tree lists are by soil type; in Eugene soil types vary much more widely than Portland, which has uniformly excellent soils. He said much of Eugene has wetland clay soils, in which most trees don't thrive. Few under power line trees exist, other than golden ash.

The Neighborhood Tree Program is almost entirely run by volunteers; staff are glorified volunteer coordinators. Volunteers are trained to do leadership work. Neighborhood coordinators go through training and form neighborhood tree committees of several people to organize plantings. They find staging areas for plantings, they organize food donations, and each planting ends with a neighborhood potluck. They go door to door to every house that has a blank spot in its planting strip and offer discounted trees, (it varies according to the relative wealth of a neighborhood) and organize plantings. The FOT plantings generally do 100 to 300 trees at a time, with an average of one volunteer per tree. Generally teams of ten people plant ten trees, and each team has a Lead Crew Leader and an Assistant Crew Leader that go through a training program. The Lead Crew leader does a planting demonstration on the first tree, carefully highlighting quality and safety issues and roles on planting day. That seems to work better than trying to do training with several hundred people at a time. It also seems to work best to have two leaders per five general volunteers, to keep the event tightly organized.

He explained that the events are completely run by Friends of Trees. A volunteer pickup truck hauls ten trees and tools. All trees are delivered to a staging area, where they are divided into piles and volunteer pickups load trees and tools. He said a critical element is that when people sign in, they get a nametag and are broken into teams. The GSI program uses native plant names for the teams, while the street tree program just uses letters to identify teams. Everyone goes to their assigned team name or letter. A homeowner gets assigned to the team planting their own tree and nearby trees. Neighbors who often have never met finally get to meet each other. There are different waiver forms and rules for children.

Neighborhood coordinators go door to door in the neighborhood in the evenings, signing people up. The ETF and the City of Eugene had an “opt-out” method; they identified blank spots in the park strip and left letters or door hangars stating that they would plant unless the property owner says they didn’t want a tree. Most recipients did not read the letters. On planting day, some property owners would be surprised and state that they did not want a tree, and then the City would be responsible for watering the tree; the City can no longer afford to do that. In contrast, with the FOT model, the homeowner does all the watering and they are given a tree care sheet. The trained volunteer Tree Inspectors follow a route of thirty trees planted in their neighborhood for the trees’ first two years, making sure the trees are being watered and are healthy. They are essentially volunteer stewards for 30 trees, and do follow-up talks or calls or leave door hangars.

He cited a 2010 research paper that showed much higher tree survival rates with Stewards; FOT has a 97% survival rate the first year. The FOT database records every tree the group has planted. It has planted a total of 420,000 trees and shrubs. Portland FOT planted 5,000 street trees this year.

He said FOT sees their activities as a pyramid; some people who get involved as volunteers go on to become leaders. Many volunteers have been involved for many years. They have annual award events to recognize volunteers. They ask volunteers to commit to four plantings each year.

He noted that Portland has very narrow planting strips, between 2.5 to 4’; they plant smaller ornamental trees there. Under power lines, Douglas Hawthorn and Cascara are planted. He said that ideally, you wouldn’t plant in planting strips; they were developed as a place to plow snow to and to house utilities. Ideally, you’d plant between the sidewalk and the house, on private property. He noted that people often plant inappropriate trees in their yards.

He related that Aaron Lesan is the Corvallis intern. Daniels asked how we would adapt this in Corvallis, and how to get involved as a public body. He related there are many absentee landlords in his neighborhood, so volunteers must care for trees; Burke replied that that was true in the U of O area as well. Merja said she will be meeting with Burke after this meeting to find out what we can learn from them; she noted that FOT has a volunteer base of people willing to assist in tree projects.

Emery added that Burke’s presentation brings the topic to the forefront and brings up ways to improve our program, and perhaps broadening the volunteer program. She noted that CBUF has an obligation for tree education through some of its funding, so CBUF needs to look at how it can achieve that goal. Daniels said if Corvallis had a FOT program, it would be a non-governmental program, but it wouldn’t be part of CBUF. Burke remarked that it is different in different cities; in Vancouver, for example, FOT volunteers are housed in the Urban Forester’s office and they have a joint AmeriCorps worker.

He related FOT has been using iTree, the Forest Service open-source, free software for its inventory and to evaluate benefits of trees and canopy cover. They used it for an analysis of Corvallis, and found canopy cover of 28%, and compared it to CBUF’s LIDAR analysis, which found 28.38% cover, which is very close.

Goslow asked if there were open spaces where volumes of trees could be planted; Merja replied that some neighborhoods, such as the Hayes Avenue area, where the tree stewards group is working, is a good example, where declining older cherry trees must be replaced over several blocks; 50-60 trees could easily be planted. Bregar noted that while Corvallis has a number of natural areas, often the issue there is keeping trees from growing in maintaining prairie areas. Burke related that the West Eugene wetland program removes trees as part of prairie restoration.

Rochefort said a private Friends group could come into its own where neighborhoods don't have planting strips; such a group could work with homeowners to plant trees in their front yards. Emery said Parks and Rec manages 1,200 acres of natural areas. She related that the department Volunteer Coordinator McGettigan recently worked with 174 7<sup>th</sup> graders planting trees at Village Green along Dixon Creek, in a stream restoration partnership with Public Works. Rochefort added that stream shading to reduce stream temperatures was a big goal for the city. Merja added that clearing out invasive species was another goal of that planting.

Burke related that that FOT was negotiating to take over some of Portland's Forest Park ivy removal management. In Eugene, most natural area plantings are along Amazon Creek and the Willamette River to reduce stream temperatures. For riparian forest, they often focus on invasive species removal.

Burke asked how much stormwater drove the tree programs in Corvallis. He noted that in Portland the EPA will levy a huge fine on Portland for discharges in Willamette, so almost all tree planting in Portland is based on mitigating stormwater. The Big Pipe sewer line will be at capacity when it is finished. In Eugene, they don't have a combined sewer, so Eugene is more driven by stream temperature concerns. Portland offers a 'treebate' of \$10 to \$50 based on the size of the tree on private land for stormwater abatement. Emery related that when cities place parks under Public Works rather than Parks and Recreation, there is a different focus. The storm water program doesn't drive department choices, but they try to partner with Public Works on projects. Rochefort added the City does have a stormwater management plan; there is a combined sewer (CSO).

Merja related that raingardens were established in the Beca area since there was nowhere to pipe the stormwater to; they were intended to slow and cleanse water before it enters the stream.

Rehkugler suggested a follow-up visit by Eric Burke would be helpful. Burke distributed FOT materials.

#### **V. STAFF REPORTS- IF QUESTIONS.**

Rochefort related the CIP subcommittee will meet this month or in May. She asked for one or two volunteers for a single two-hour meeting; Daniels volunteered.

The Arts Center Plaza has been officially named; the dedication is Sunday, May 6 at 10:30 a.m. during the Spring Garden Festival.

Daniels asked for an update in the future on staff regarding plantings and removals, including how tree utility funding is impacting that. He said he is seeing a lot of activity around town; he would like an overview. Merja replied that there has been a lot of storm cleanup; there were 21 removals; there will also be work on Country Club Drive to replace over-mature trees. Emery said there will be a report to Administrative Services in May, so a report to CBUF in May or June is good timing. John Hinkle related that a Cryptomeria was removed after storm damage.

Director Emery related that the Budget Commission will meet April 19; the City Manager will present a balanced budget; every department has made reductions. There will be a public hearing the following week to respond. After that the budget will be altered or accepted as presented.

Staff negotiated with Northwest Gas on the proposed pipeline on an easement; about \$140,000 will come to the department, and they are prioritizing funding of deferred maintenance and ADA projects in parks. She outlined the proposed 10" pipeline route from Orleans Natural Area to OSU campus, running 60' below all parks; it must be done via a bore by the end of November.

Merja reported that at noon on Monday April 16, at the downtown fire station meeting room, the Council will observe the Arbor Day celebration. Former CBUF member Mike Riddle will present the award. She said that we will thank researchers that assembled the ecosystems services report. She asked members to wear CBUF shirts and hats.

#### **V. CITY COUNCIL/OSU LIAISON REPORTS.**

Rehkugler noted there needed to be discussion of changing meeting times, since several members have a conflict. Brewer said 10 a.m. to noon is better. Livermore asked for later in the morning, closer to nine. Bregar said classes start at 8:15 a.m.; he can get here by 8:15 a.m. but has to be back for the next class, so 8:15 a.m. to 10:15 a.m. is best; perhaps 8:30 a.m. is better. All three agreed that 8:30 a.m. was better. She noted that Passmore and Daniels had departed.

**Parkerson moved to change regular meeting times to 8:30 a.m. to 10:30 a.m. on the second Thursdays of the month; Bregar seconded; motion passed.** Emery added that that time is easier for staff.

#### **VI. REPORT ON SUBCOMMITTEES**

Rehkugler highlighted a front page G-T article on the CBUF cleanup project. Merja related she met with the DCA design review committee on the March 31 project; they were very happy with the help of CBUF and Volunteer Coordinator McGettigan. Joan Wessell arranged coffee and cookies for volunteers. Gaia and Tim Brewer donated trucks to help move debris. She asked for more such help on the Sunday, April 29 event, around Monroe and Jackson. She said the Doxology Church will provide a large number of volunteers; CBUF can help move volunteers go forward.

Goslow said it went really well, with 25 volunteers working in snow and rain. She suggested doing it in one event rather than two next year. She said McGettigan used flags to divide the two teams. She suggested working inward out. She suggested using a blower to tidy up the staging area afterwards, and doing mulching all at once. Merja noted that using Sunday does not conflict with Farmers Market.

John Hinkle related the Neighborhood Forester Committee did a site visit, to get a feel for the neighborhood. Tom Cook wrote a draft letter, which was edited, and the letter will be mailed out, to be followed up with visits to homeowners. They will formalize a tree list and come up with a formal plan for what trees will be planted where. The timeline remains the same.

Rehkugler highlighted attending the OSU dedication of the Trysting Tree, a Gray Poplar, which was a cutting from the old tree. She met a representative from the State Heritage Tree Program who offered her help. She clarified the tree was part of the State Heritage Tree program; she wasn't sure how to deal with overlapping when Corvallis begins its own program. Merja highlighted a heritage Black Walnut on the way to Philomath off 4<sup>th</sup> Street.

Merja highlighted the next cleanup event at 9 a.m. on April 29, meeting at Jackson Street plaza at 1<sup>st</sup> and Jackson. She said that the DCA must get commitments from property owners to water before anything is planted in tree wells.

Rehkugler highlighted the May 6 Spring Garden Festival. The next meeting will include work on Beautification Awards. Rochefort said an ROTC volunteer group could help. Rochefort said there is a little money to buy plantings.

**VII. BREAK INTO SUBCOMMITTEES.** Subcommittees did not meet.

**VIII. ADJOURNMENT:** The regular meeting adjourned at 10:00 a.m.



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

**CITY OF CORVALLIS  
ECONOMIC DEVELOPMENT COMMISSION  
April 9, 2011**

**Present**

Skip Rung, Vice-Chair  
Nick Fowler  
Pat Lampton  
Ann Malosh  
Rick Spinrad  
Jay Dixon  
Larry Mullins

**Staff**

Ken Gibb, Community Development Director  
Claire Pate, Recorder

**Visitor**

Bill Ford, BEC  
Kyle Mason, EZ/CAIP  
Pam Silbernagel, Cascades West COG

**Excused Absence**

Elizabeth French, Chair  
Sam Angelos  
Dan Brown, Council Liaison

**SUMMARY OF DISCUSSION**

	Agenda Item	Summary of Recommendations/Actions
I.	Call to Order	
II.	Approval of 2.13.12 Meeting Minutes	Approved.
III.	Visitor Comments	None
IV.	Staff Update	For Information only
V.	Regional Industrial Wetlands Initiative – Pam Silbernagel, Cascades West COG	Presentation, For information only.
VI.	Business Enterprise Center Presentation/Discussion – Bill Ford	For information only
VII.	Other Business	For information only
VIII.	Adjournment	The meeting adjourned at 5:10pm. Next meeting will be on May 14, 2012, at 3:00 p.m.

## **CONTENT OF DISCUSSION**

### **I. CALL TO ORDER.**

Vice Chair Rung called the meeting to order.

### **II. APPROVAL OF 2.13.12 MEETING MINUTES**

The minutes were approved by unanimous vote.

### **III. VISITORS COMMENTS - none**

### **IV. STAFF UPDATE**

#### **A. BEC Report – Bill Ford**

Mr. Ford gave a brief update on economic development activities accomplished as part of the BEC's interim services contract. He also explained that in addition to the monthly report to the BEC and to Community Development, he also provides a written quarterly report to the Airport Commission, along with monthly oral updates. For the past quarter, the BEC received 79 calls, with approximately 10% of those from out-of-state. In response to a Commissioner request, Mr. Gibb said that he would forward a copy of the monthly report highlights for March, which is usually a part of the packet. In response to an additional question, Mr. Gibb clarified that the BEC interim contract covers general economic development services, Enterprise Zone management, as well as marketing of the Airport Industrial Park.

#### **B. ED Staffing Update – Ken Gibb**

Mr. Gibb handed out a projected timeline for the hiring of Economic Development staff, cautioning that at this point it is still subject to approval of and adoption by the City Council through the budget process, as well as Benton County participation. Target date for City Council's budget hearing is during its first meeting in June. It is anticipated that there will be from \$75-80,000 in carryover funds to help out with startup costs. If all goes as anticipated, the first ED position could be filled by August, with a second position to be filled at a later date. In response to questions from the commissioners, Mr. Gibb responded as follows:

- The EDC will have a chance to provide input on the job descriptions and staff will work with Chair French to determine how to do so.
- The position will have to align with the City's internal classification and compensation framework, but an external comparison with similar positions will also play into determination of the salary range.
- EDC, or selected representatives of the EDC, will certainly play a role in the interview process.
- The recruitment package has yet to be put together, but will include at a minimum a job description, profile of an ideal candidate, and information about the program and the community.
- Spring is usually a good time for recruitment of candidates, and commissioners are encouraged to suggest good candidates for notification.
- The position will be in the City Manager's office, but the final title for the position is yet to be determined.

### **C. Information Sharing – Ken Gibb**

- Relating to the Airport Industrial Park (AIP), City staff met in work session with the County Planning Commission last week to discuss needed changes to align the County's zoning designation to match up with the Airport Master Plan vision and document which has been signed off at the City level. The intent is to have County zoning allow for the uses intended at the AIP which are included in the Airport Master Plan, so that there will be a smoother review process with fewer steps involved for development at the site.
- More progress is being made relating to a hotel project in the downtown area. Tentative agreements have been reached relating to parking and use of the public right-of-way. Because of the location of the site, it will have to go through a Willamette Greenway review process.

A discussion ensued about whether there were options to having a City public process and hearing associated with the State Greenway requirements. The discussion led into the issue of exploring other models for land use development reviews, including the use of a hearings officer. Mr. Gibb said that this issue was one being discussed by the Development Review and Resources (DR2) Blue Ribbon Panel and it was anticipated that by the next EDC meeting there would be some recommendations in this regard which would eventually go to City Council for action. This would not require a Charter change, but would entail changes to the Land Development Code language. Commissioner Mullins asked that staff bring back any information it might glean about other jurisdictions that use a hearings officer. This topic will be added to the next meeting's agenda.

### **D. Information Sharing – Commissioner Fowler**

Commissioner Fowler said he had just returned from a visit to Columbia, Missouri and he was struck by the parallels to Corvallis. It is the home of the University of Missouri, a land grant university. They have a Memorandum of Understanding between the University and the City and are about a year in advance of Corvallis in this regard. One of their concerted efforts is to keep the University students in Columbia post-graduation. He offered to link up the appropriate Corvallis Collaboration Project members with the Vice President of Economic Development in Columbia.

- E. Vice Chair Rung directed attention to the two articles included as part of the packet: 1) a writeup on Corvallis as part of the April 2012 edition of Oregon Business; and 2) a Time Magazine article relating to the economy which has a reference to Corvallis and NuScale Power.

### **V. REGIONAL INDUSTRIAL WETLANDS INITIATIVE – PAM SILBERNAGEL, CASCADES WEST COUNCIL OF GOVERNMENTS (CWCOG) - presentation**

Director Gibb introduced Ms. Silbernagel, and explained that though the presentation would highlight the work and various initiatives of CWCOG, the intent was to focus on one of the tracks which hopefully will improve predictability and efficiency in the Corvallis' development review process for industrial lands.

Ms. Silbernagel handed out copies of her PowerPoint presentation relating to the CWCOG's regional industrial wetlands initiative. She began by giving some background on the agency, which is an association of all of the cities, counties, ports, and Confederated Tribes of the Siletz in Linn, Benton and Lincoln counties. They also collaborate with the Linn Council of Governments; and in collaboration with these entities, they have formed the Cascades West

Economic Development District. Every five years, they determine priorities efforts towards building a future economy which will improve on the current situation. One of their tasks is to identify ways of supporting existing businesses, and to encourage new businesses coming out of the research and development centers associated with the University. Their intent is to speed up the slide of "idea" to "marketplace." Another identified priority is helping businesses get access to capital. The final priority, which relates to the topic under discussion, is getting the industrial sites ready to go. They have focused on larger sites of 10 acres or more in size, and the important consideration is to protect and/or enhance the natural resources on those properties by clustering wetlands with other wetlands and providing mitigation in that way. Council of Governments is a lead partner, but the efforts are done in cooperation with all the other City and County partners. As a representative of Corvallis, Mr. Gibb has been involved in the process.

Virtually all of the Willamette Valley is comprised of wetlands, and it requires a soil scientist to make the determination. A lot of the farmlands have been tiled with drainage systems, but are still wetlands even though they might not have standing water. The wetlands are important to preserve because they retain storm water, provide wildlife and plant habitat, and ground water recharge. Most of the industrial lands are impacted by having wetlands, so the intent is to anticipate what the issues are and how they can be mitigated either on or off-site. If this work can be done preliminarily, a potential developer will have a greater certainty of what will be required and how much time it will take to get the permits. CWCOG and their partner cities went through a process of identifying how many acres of industrial land would likely be consumed over the next twenty years, and determined that a preferred inventory would require at least twice that amount in various sized parcels. Though lots less than 10 acres in size will play an important part in future development, their efforts focused on identifying 20 larger "key sites" to work towards getting a regional general permit through the Army Corps of Engineers which would identify upfront what mitigation requirements would need to be met. A preliminary review shows that up to 300 acres of additional wetlands might be needed to mitigate development on those industrial sites, and that mitigation would need to take place in the upper Willamette basin area. Farm fields are the easiest areas for using as wetland mitigation lands, and it is preferable to consolidate the mitigation areas as much as possible.

Track A of the mitigation strategy was to look at regional mitigation. A task force met with City representatives taking part. They prepared a preliminary business plan for how to work together through either creating their own banking area for mitigation credits or by optioning some credits. The most current cost for the credits was in the area of \$93,000/credit. There was discussion about the opportunity to have mitigation areas that served other purposes such as birding habitats frequented by eco-tourists, or using those areas educationally with grade school or University students. Funding is always the issue, and there are efforts to find those funding partners.

The second track which has huge support from the State is to streamline permitting. The intent is that when a business is enticed to locate in Oregon conditions exist that can make it happen quickly. This consists of putting all the sites for which there is demand into one permit that will be pre-reviewed by the Department of State Lands and by the Corps of Engineers. That way all of the conditions can be determined ahead of time for each site. Because of the State support for this effort, they were able to get \$250,000 from the Governor's reserve fund to help fund the habitat work. Of the twenty sites selected to be a part of the combined effort, six are located in the Corvallis area. Consultants are already in the field, and after the findings are discussed with the owners of the 20 sites, the intent is to

submit an application to the Corps of Engineers for a Regional General Permit by September. All affected agencies will be given a comment opportunity during that review process.

The six sites in Corvallis include Cascade View, Airport Industrial Park area, Krause site in South Corvallis, McFadden farm by Hewlett-Packard, and two sites by Reservoir Road. Selection of sites was determined by looking at many "readiness" issues including street access and availability of utilities. If the State continues on the track they anticipate, the hope is that a permit would be issued by next spring.

Ms. Silbernagel stressed that though certain properties are part of the consolidated permit, it does not mean that these properties will necessarily be the first to be developed. Some of them might be bypassed for a piece of property that has a lower cost.

Commissioner questions and Ms. Silbernagel's responses are as follows:

- C. Will all six Corvallis sites get the mapping and pre-certification work done?
- R. Yes, they all get bundled together with the other 14 sites. There was no ranking of projects. The consultants are doing the wetlands mapping work right now to see if they can be developed.
- C. What is the next major checkpoint?
- R. The next step is for the property owners to be invited in to look at the mapping data, and to get some real estate consultants in to help with pricing the properties. The property owners then would be able to give a better idea of what amount they would be looking at for their property.

## **VI. BUSINESS ENTERPRISE CENTER PRESENTATION/DISCUSSION – BILL FORD**

Mr. Ford said that the contract with the Business Enterprise Center was originally due to end in December, but was extended by the City until June. He has been working "in the pits" of economic development for 20 years, and would be able to assist with turning the EDC's "Big Ideas" into tactical, executable smaller steps. The path forward is the BEC's willingness to work with the EDC on a collaborative, supportive implementation plan.

The BEC originated over 25 years ago with three companies and grew to, at its highest level, 27 companies. Over that period of time, they have supported over 150 companies. There were successes and failures through those years, but they have always had a good working relationship in the community with a lot of networks.

There are six areas for which the BEC has key responsibility under contract: marketing of the Corvallis/Benton County Enterprise Zone; serving as a regional business incubator; maintaining contact with the Oregon Prospector; marketing the Airport Industrial Park; general economic development; and staffing and support for the Willamette Angel Conference (WAC), Willamette Innovator's Night (WIN) and "Will It Fly?" (WIF) programs. The three latter programs have separate owners making it difficult to coordinate, and he thinks that bringing the three under one umbrella would be a good first step. He does not have a specific plan but would suggest a steering committee could be formed that might bring the three disparate events into a single, solid program that would take business formation, vet them in a "Will It Fly?" effort; turn them into a sponsorship, focused event "Willamette Innovator's Night"; leading to the business plan competition at a "Willamette Angel Conference" on an annual basis.

Mr. Ford went on to describe the various activities with which they have been involved. He then described how the BEC's assistance could be continued to be used for supporting Big Idea #2 (Leverage Incubator/accelerator resources); Smaller Step #2 (Support ED Events); and Smaller Step #4 (Relationship with Business Oregon). Since the BEC has already been providing support in these three areas, they stand ready to continue to help in any way they can through the transition.

Director Gibb noted that to follow that up, he and City Manager Patterson have been having discussions over the past couple of months about the type of transitional services that would be necessary and beneficial to hiring the new Economic Development staff and bringing them on board. He added that while this type of transitional service level contract with the BEC would be handled at the staff level, both he and Mr. Patterson met with Chair French a couple of weeks ago to discuss these opportunities.

The following are Commissioner's questions and responses to those questions by both Mr. Ford and, where appropriate, Director Gibb:

- C. Do you know who submitted the information that was contained in the Time Magazine article?
- R. No, that information did not come from the BEC but might have come from the Chamber. He will track it down.
- C. In terms of WAC, WIN and WIF, does it make more sense to pull back and do a needs assessment of what programs might be more effective in meeting the current set of economic development challenges, instead of trying to figure out some way of stitching the three programs together without doing that analysis?
- R. An assessment is needed, I would agree, that might be an appropriate track, but there are two parts to WIN and the virtual, internet connected part of that program should be kept. It requires little support and is what the Council of Governments has an interest in providing some ownership, mentoring and coaching. The annual event of WIN might not be necessary any more.

Director Gibb said that the new Economic Development staff person will most likely want to get a sense of what each of these various programs are and bounce ideas by the EDC and to determine whether they should be a part of the core function of the Economic Development program. This is some of the vetting that a new staff person would want to do coming into this situation. Vice Chair Rung added that the Economic Development goals and attached metrics set by the EDC are in place and he believes, are the firmest part of this strategy. The implementation of these should guide the decisions and strategy followed by the new staff person.

Mr. Ford said he appreciated the work that the EDC has done.

## **VII. OTHER BUSINESS**

Commissioner Fowler asked if staff could send out a Commissioner term sheet so he and others could track when terms are up.

Secondly, Commissioner Fowler asked if there might be some discussion about the Harrison Apartments public hearings process and determine if it might be appropriate for the EDC to provide some input to City Council, from its perspective, on how the process impacts perceived economic development readiness. Commissioner Mullins said that it would not be appropriate for him to take part in such a discussion as it would be a conflict of interest in

that Samaritan Services owns the property in question.

It was agreed that this discussion could be rolled into the larger discussion to be held next month relating to the Blue Ribbon Panel's recommendations related to land use and planned development hearings processes, and what changes might be made to make the process more efficient. Commissioner Fowler agreed that he could wait until the next meeting to get the update on the Harrison Apartments process, which could be a part of the larger agenda item.

Commissioner Lampton pointed out that since the land use development rules limit the City from considering economic consequences of the process, it might be the EDC's legitimate function to point out those consequences.

#### **VIII.ADJOURNMENT**

The meeting adjourned at 5:10 p.m. The next meeting will be at 3:00 p.m., May 14, 2012, Madison Avenue Meeting Room.



**DRAFT**  
**CITY OF CORVALLIS**  
**MINUTES OF THE PUBLIC ART SELECTION COMMISSION**  
**April 19, 2012**

Attendance

Shelley Curtis, Chair  
 Bill Laing  
 Chi Meredith  
 Shelley Moon  
 Ross Parkerson  
 Paul Rickey, Jr.  
 Joel Hirsch, City Council Liaison

Staff

Steve DeGhetto, Assistant Director  
 Jackie Rochefort, Park Planner  
 Terry Nix, Recorder

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Recommendations/Actions
Review of Minutes			January 19, 2012 minutes were approved as transcribed.
Visitors' Propositions	X		
Update on Graffiti Wall	X		
Current Public Art Inventory	X	X	
Value of Public Art Inventory	X	X	
CAFÉ Program Meeting Notes	X		
Future Agenda Items	X	X	
Work Session on Sunset Review			Motion passed to recommend that the Public Art Selection Commission continue for another term.
Adjournment			Adjourned at 5:15 p.m.

**CONTENT OF DISCUSSION**

**I. CALL TO ORDER**

Chair Shelley Curtis called the meeting to order at 4:05 p.m. She welcomed new member Bill Laing. Assistant Director Steve DeGhetto distributed a member list and discussion followed regarding the makeup of the Commission; there is one vacancy. Self-introductions followed.

## **II. REVIEW OF MINUTES**

**MOTION:** Ross Parkerson moved to approve the January 19, 2012 minutes as transcribed. Paul Rickey seconded the motion and it **passed**.

## **III. VISITORS' PROPOSITIONS:** None.

## **IV. UPDATE ON GRAFFITI WALL**

Park Planner Jackie Rochefort said the graffiti wall is a very exciting idea that came forward from a citizen group. Prior to the Riverfront Park improvements, there was a graffiti wall on the Mater building that was widely and respectfully used. The citizen group came forward with the idea of a graffiti wall on public property; they are most interested in the area underneath the overpass just south of Riverfront Park. This is City-owned property with an ODOT easement; ODOT has said they are okay with this moving forward. However, the area is within the Willamette River Greenway and the project would require a greenway permit. This is not an easy or inexpensive process; the permit fee is about \$6,000. Another issue is that the site is in the floodplain, but a graffiti wall could be designed to work in the floodplain. The citizen group and staff discussed making the wall temporary, but did not find a way to make that safely work. They also discussed building a frame for the wall and displaying it as alley art at Burst's Candies on Madison; however, that would require a process through the Historic Resources Commission.

Planner Rochefort said her recommendation is that a master plan be done for the entire area, taking into consideration all interested parties and uses, and that the City and stakeholder groups do a joint greenway permit application for the area. The citizen group that brought this forward has some grant money but a certain time period to spend it; she has suggested that they contact the grant agency to request an extension.

Mr. Parkerson said that, if we are going to give true worth to the graffiti wall, it should be someplace where people would see it. He thinks it would be a wonderful addition to the Riverfront Park. Planner Rochefort said that the lawn area at Riverfront Park is intended to be an open area and gathering spot, and that area would not provide protection from the elements that the group desires. She said the space under the overpass near the Skate Park was proposed by the artists who likely want to be a part of the culture that exists in that area.

## **V. CURRENT PUBLIC ART INVENTORY**

Discussion was held to a future meeting due to time constraints.

## **VI. VALUE OF PUBLIC ART INVENTORY**

Discussion was held to a future meeting due to time constraints.

## **VII. CAFÉ PROGRAM MEETING NOTES**

Shelley Moon drew attention to the meeting notes from the January 20 CAFÉ Program meeting. She said the name of the program has been changed to Corvallis Arts for All (CAFA). Posters are being made and the program will launch the first week of May.

## **VIII. FUTURE AGENDA ITEMS TO INCLUDE MAINTENANCE FUNDING AND DEPARTMENTAL RESPONSIBILITY FOR CURRENT PUBLIC ART INVENTORY**

Discussion was held to a future meeting due to time constraints.

## **IX. WORKSESSION ON SUNSET REVIEW OF PASC SCHEDULED FOR JUNE**

Mr. DeGhetto said that all of the City's Boards and Commissions go through a regular sunset review process. This Commission is scheduled for a sunset review this June. The report to the City Council is to include accomplishments and activities since the last review and future activities. He has identified as accomplishments a number of art selections. Activities include inventorying public art, establishing new places for public art, and the art tour. He invited input.

City Council Liaison Joel Hirsch said the City is looking to reduce staff time where possible. A question that the Commission may want to answer is whether it should continue to exist independently of the Arts and Culture Commission. It is important to make a case that the two groups do different things.

Chair Curtis noted that an impressive inventory of public art was included in meeting packets. She said the Commission is responsible for selecting, displaying, and taking care of public art; she thinks this is a very important Commission and she would advocate that it continue. Mr. Parkerson agreed; he said the mission of this Commission is to review and approve art in the public right-of-way which is clearly different than the mission of the Arts and Culture Commission. Ms. Meredith also agreed; she said the public art overseen by this Commission is permanent and she understands the Arts and Culture Commission deals more with cultural and performance art. As a member of both Commissions, Ms. Moon said that the two groups and their functions seem very different. Projects like the CAFÉ program, for example, may be appropriate for the Arts and Culture Commission but not necessarily for this Commission.

Mr. Hirsch said his opinion is that this is an established Commission with a purpose and a clear vision and that it should exist independent of the Arts and Culture Commission at this time.

Mr. DeGhetto said he will capture the above discussion into the report that goes to the City Council. Chair Curtis said the report should also include the art inventory. She said that, even though it has to consider complex issues at times and there is subjectivity with a seven-person group, the Commission operates very well. For example, the Commission

spent a lot of time and met often during the process to select art for the Library. That was time well spent and people were happy with the result. Mr. Parkerson suggested that the minutes of this meeting also be included in the report that goes to the City Council.

**MOTION:** Mr. Parkerson moved to recommend that the Public Art Selection Commission continue for another term. Mr. Ricky seconded the motion and it **passed**.

## **X. ADJOURNMENT**

In recognition of Volunteer Month, Mr. DeGhetto distributed a token of appreciation from the Mayor to each Commissioner.

Chair Curtis distributed a flyer on the College of Agricultural Sciences at Oregon State University's 30<sup>th</sup> annual Art About Agriculture exhibition.

Mr. Parkerson reported that May is Historic Preservation Month.

The meeting was adjourned at 5:15 p.m.

MEMORANDUM

**To:** City Council Members  
**From:** Julie Jones Manning, Mayor   
**Date:** April 25, 2012  
**Subject:** Confirmation of Appointments to Advisory Boards, Commissions, and Committees

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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:

Bicycle and Pedestrian Advisory Commission

Meghan Karas  
Term expires June 30, 2013

Citizens Advisory Commission on Civic Beautification and Urban Forestry

Emery Castle  
Term expires June 30, 2012

Parks, Natural Areas, and Recreation Board

Nicholas Castellano  
Term expires June 30, 2014

I ask that you confirm these appointments at our next Council meeting, May 7, 2012.

**MEMORANDUM**

**To:** City Council Members

**From:** Julie Jones Manning, Mayor

**Date:** April 25, 2012

**Subject:** Vacancies on Advisory Boards, Commissions, and Committees

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Terri Cook has resigned from the Budget Commission. Terri's term expires June 30, 2012.

Kathy Corjasso has resigned from the Downtown Commission Parking Committee. Kathy's term expires June 30, 2012.

Alejandra Gonzalez has resigned from the Parks, Natural Areas, and Recreation Board. Alejandra's term expires June 30, 2013.

Sidnee Snell has resigned from the Public Art Selection Commission. Sidnee's term expires June 30, 2013.

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

1031

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

To: Mayor and City Council  
From: Tony Krieg, Customer Services Manager *ck*  
Subject: Liquor License Investigation - Corvegas- dba Giant  
Date: April 26, 2012

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The City has received an application from Scott K. McFarland and Mark C. O'Brien owners of Corvegas Inc, dba Giant located at **160 NW Jackson Ave, Corvallis, Or 97330**. This application is for a **New Outlet with Brewery Public House** liquor license.

An affirmative recommendation has been received from the Police, Fire, and Community Development Departments.

Staff recommends City Council authorize endorsement of this application.

**Brewery-Public House**

This license allows the holder to manufacture malt beverages and sell them to patrons and wholesalers. It also allows the holder to sell malt beverages, wine and cider for consumption at the business, and "to go." Licensees who manufacture 500 barrels of malt beverages or fewer in a calendar year may also wholesale the malt beverages they manufacture to OLCC retail licensees. The holder can also apply to use the license privileges at one additional location

C O R V A L L I S   F I R E   D E P A R T M E N T  
M E M O R A N D U M

541 766-6961  
541 766-6938 (fax)

400 NW Harrison Blvd.  
Corvallis, OR 97330

To: Mayor and City Council  
From: Roy A. Emery, Fire Chief *RAE*  
Subject: Paramedic Clinical Experience Agreement  
Date: April 16, 2012

**Background**

As part of the synthesis between cognitive knowledge and psychomotor skills, those seeking initial EMS Provider licensure are required to complete a clinical field experience as outlined in Oregon Administrative Rule 333-265. The time and scope of these experiences will vary depending upon the level of licensure being sought. Since educational institutions do not provide direct field EMS care, they must partner with EMS agencies in order to afford field internship opportunities for students.

**Discussion**

Corvallis Fire Department (CFD) currently maintains a number of partnerships with institutions who deliver EMS provider education. On occasion, the department receives new requests from institutions such as Oregon Institute of Technology (OIT). Through these relationships, CFD helps to maintain a stable and renewable hiring pool for both career and volunteer personnel for CFD and other neighboring EMS agencies. In addition, these experiences provide staff with an ability to build and refine instructional knowledge, skills, and abilities with minimal operational and fiscal impact to the department.

**Financial Impact**

There are no direct costs or revenues generated by these activities.

**Recommendation**

Staff recommends that the City enter into an agreement with Oregon Institute of Technology as a clinical internships (clinical field experiences) site for EMS Provider students.

REVIEWED & CONCUR:

  
\_\_\_\_\_  
James A. Patterson, City Manager

**CONTRACT FOR EDUCATION**  
**Between**  
**OREGON HEALTH & SCIENCE UNIVERSITY & OREGON INSTITUTE OF TECHNOLOGY**  
**And**  
**CORVALLIS FIRE & RESCUE**

This is a Contract for Education between Oregon Health & Science University, an Oregon statutory public corporation (hereinafter called "OHSU"), and the State of Oregon acting by and through the State Board of Higher Education on behalf of Oregon Institute of Technology (hereinafter called OIT), and the City of Corvallis, an Oregon Municipal Corporation, operating through its Fire Department (hereinafter called "ENTITY"), located in the State of Oregon.

WHEREAS, OHSU and OIT jointly operate didactic and clinical training programs for Trainees in Undergraduate, Graduate, and Post-Graduate levels of **Emergency Medical Technician**, and **Paramedic** studies; and

WHEREAS, the OHSU and OIT programs are intended to provide Trainees with a variety of structured learning experiences, including provision of supervised patient care, which may include participation in patient care programs outside OHSU and OIT; and

WHEREAS, ENTITY can provide a portion of the learning experience for Trainees; and

WHEREAS, OHSU, OIT and ENTITY each shall benefit from Trainees having a structured learning experience by providing supervised patient care at ENTITY's facilities; and

WHEREAS, ENTITY is willing to accept Trainees at ENTITY's facilities and provide them with a structured clinical learning experience; and

WHEREAS, OHSU and OIT are willing to provide Trainees at ENTITY's facilities, all upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, OHSU, OIT and ENTITY each agree as follows:

<b>TERM OF CONTRACT</b>	<p>This Contract shall be in full force and effect from the date of the last signature, and shall remain in effect through June 30, 2017. This Contract shall be reviewed prior to the expiration date, and may be renewed for additional one (1) year terms upon execution of an Amendment agreed upon by OHSU, OIT and ENTITY.</p> <p>Without limiting the rights of either party with respect to termination of this Contract for good cause, this Contract may be terminated at any time by either party, with or without cause, upon at least sixty (60) days written notice to the other party.</p> <p>In the case of termination for any reason, Trainees already in training at the ENTITY shall be allowed by the ENTITY to complete their current clinical experience.</p>										
<b>SCOPE OF TRAINING TO BE PROVIDED</b>	<p>This Contract is for the provision by ENTITY of supervised clinical training experience at ENTITY for OHSU and OIT <b>Emergency Medical Technician Students (includes EMT-Basic, EMT-Intermediate, General-EMT) and/or Paramedic Students</b> (hereinafter referred to as Trainees).</p>										
<b>NOTICES</b>	<p>Any notice required or permitted to be given pursuant to this Contract shall be given in writing and addressed to the following:</p> <table border="1" data-bbox="326 1270 1516 1873"> <thead> <tr> <th data-bbox="326 1270 911 1304"><b>OHSU &amp; OIT:</b></th> <th data-bbox="915 1270 1516 1304"><b>ENTITY:</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="326 1310 911 1556"> Christyne Belden, Contracts Coordinator  Contracting Services Group  <b>Re: Contract # AFF-2012-1065</b>  Oregon Health &amp; Science University  3930 SW Macadam Avenue  Portland, OR 97239  Ofc: 503-494-3272  Fax: 503-494-6937  E-Mail: <a href="mailto:beldenc@ohsu.edu">beldenc@ohsu.edu</a> </td> <td data-bbox="915 1310 1516 1556"> Name Wil Bauscher  Title EMS Chief  Dept  Entity Corvallis Fire &amp; Rescue  Adrs 400 NW Harrison Boulevard  City/St Corvallis, OR 97330  Ofc: 541-766-6961  Fax: 541-766-6938  E-Mail: <a href="mailto:wil.bauscher@ci.corvallis.or.us">wil.bauscher@ci.corvallis.or.us</a> </td> </tr> <tr> <td data-bbox="326 1562 911 1801"> George Marlton, JD  Executive Director  Purchasing, Contracts and Risk Management  Oregon Institute of Technology  20175 NW AmberGlen Court - Suite 100  Beaverton, OR 97006  Ofc: 503-821-1277  Fax: 503-533-5190  Email: <a href="mailto:George.Marlton@oit.edu">George.Marlton@oit.edu</a> </td> <td data-bbox="915 1562 1516 1801"> Roy A. Emery  Fire Chief  Dept  Entity Corvallis Fire &amp; Rescue  Adrs 400 NW Harrison Boulevard  City/St Corvallis, OR 97330  Ofc: 541-766-6961  Fax: 541-766-6938 </td> </tr> <tr> <td data-bbox="326 1808 911 1873"> cc: Suzann Schmidt  <a href="mailto:Suzann.Schmidt@oit.edu">Suzann.Schmidt@oit.edu</a> </td> <td colspan="2"></td> </tr> </tbody> </table>		<b>OHSU &amp; OIT:</b>	<b>ENTITY:</b>	Christyne Belden, Contracts Coordinator Contracting Services Group <b>Re: Contract # AFF-2012-1065</b> Oregon Health & Science University 3930 SW Macadam Avenue Portland, OR 97239 Ofc: 503-494-3272 Fax: 503-494-6937 E-Mail: <a href="mailto:beldenc@ohsu.edu">beldenc@ohsu.edu</a>	Name Wil Bauscher Title EMS Chief Dept Entity Corvallis Fire & Rescue Adrs 400 NW Harrison Boulevard City/St Corvallis, OR 97330 Ofc: 541-766-6961 Fax: 541-766-6938 E-Mail: <a href="mailto:wil.bauscher@ci.corvallis.or.us">wil.bauscher@ci.corvallis.or.us</a>	George Marlton, JD Executive Director Purchasing, Contracts and Risk Management Oregon Institute of Technology 20175 NW AmberGlen Court - Suite 100 Beaverton, OR 97006 Ofc: 503-821-1277 Fax: 503-533-5190 Email: <a href="mailto:George.Marlton@oit.edu">George.Marlton@oit.edu</a>	Roy A. Emery Fire Chief Dept Entity Corvallis Fire & Rescue Adrs 400 NW Harrison Boulevard City/St Corvallis, OR 97330 Ofc: 541-766-6961 Fax: 541-766-6938	cc: Suzann Schmidt <a href="mailto:Suzann.Schmidt@oit.edu">Suzann.Schmidt@oit.edu</a>		
<b>OHSU &amp; OIT:</b>	<b>ENTITY:</b>										
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George Marlton, JD Executive Director Purchasing, Contracts and Risk Management Oregon Institute of Technology 20175 NW AmberGlen Court - Suite 100 Beaverton, OR 97006 Ofc: 503-821-1277 Fax: 503-533-5190 Email: <a href="mailto:George.Marlton@oit.edu">George.Marlton@oit.edu</a>	Roy A. Emery Fire Chief Dept Entity Corvallis Fire & Rescue Adrs 400 NW Harrison Boulevard City/St Corvallis, OR 97330 Ofc: 541-766-6961 Fax: 541-766-6938										
cc: Suzann Schmidt <a href="mailto:Suzann.Schmidt@oit.edu">Suzann.Schmidt@oit.edu</a>											

## STANDARD TERMS AND CONDITIONS

### 1. DEFINITIONS

"OHSU and OIT" refers to Oregon Health & Science University and to Oregon Institute of Technology.

"ENTITY" is the agency with which OHSU and OIT are contracting, who shall directly oversee clinical training of OHSU and OIT Trainees.

"Trainees" are any students receiving clinical and didactic training through OHSU & OIT.

"HIPAA" is Health Insurance Portability and Accountability Act.

"PHI" is Protected Health Information.

### 2. RESPONSIBILITIES OF OHSU, OIT AND ENTITY

- a) The parties agree to cooperate in the provision of clinical experiences for Trainees at ENTITY at no cost to OHSU or OIT.
- b) The number of Trainees at ENTITY and the clinical supervision to be exercised by faculty, staff, and employees of ENTITY during each quarter of the school year shall be mutually agreed upon by the parties prior to the start of the clinical learning experience. The parties shall mutually agree upon utilization, selection and role of preceptors, as identified in the Preceptor Handbook, which is made part of this Contract by reference. The dates and times for the Trainees' supervised experiences and other information shall be provided by OHSU and OIT.
- c) It is understood that circumstances may arise affecting either party which would prevent placement of Trainees at the ENTITY during any particular quarter of the school year. Neither party shall be penalized if Trainee placement does not occur. In such event, neither OHSU and OIT nor the ENTITY shall be considered in breach of this Contract, and the Contract shall remain in effect until terminated pursuant to specifications within the Contract.
- d) OHSU and OIT shall assign clinical faculty to be responsible for the Trainees' educational experience at ENTITY, and shall plan cooperatively with ENTITY for appropriate orientation of faculty and Trainees.
- e) OHSU and OIT shall plan for the learning experiences of its Trainees to include case selection, hours for class and laboratory practice, course content, methods of teaching, and evaluation of Trainees' programs in meeting course objectives.
- f) OHSU and OIT shall also be responsible for all personal and academic records of the Trainees and shall furnish names and other Trainee data as mutually agreed upon and to the extent allowed under student record laws and regulations.
- g) OHSU and OIT's faculty members responsible for the educational supervision of Trainees shall meet as needed with appropriate ENTITY personnel and interpret the Trainee programs.
- h) OHSU and OIT shall notify each Trainee of the following responsibilities:
  - (1) To abide by the policies, procedures, practices, rules and regulations of the ENTITY which are in effect when Trainee is at the ENTITY, as identified by the ENTITY to OHSU and OIT.
  - (2) Upon enrollment and as a condition of enrollment in the program, to provide proof of up-to-date immunizations of Diphtheria, Tetanus, Polio, Rubella, Rubeola, Hepatitis B or proof of prior disease, yearly proof of tuberculin skin tests and/or chest x-rays, CPR certification and Bloodborne Pathogen training.
  - (3) To keep in confidence any and all privileged information concerning patient/clients of the ENTITY, and upon request to provide proof of certification in HIPAA training at OHSU and OIT.
  - (4) To confer with their Preceptor regarding all client findings, interventions, and patient management plans.
  - (5) To abide by all instruction and supervised oversight of the Preceptor.
  - (6) To not take on the responsibility of or the place of ENTITY's qualified clinical staff.
- i) ENTITY shall provide any and all emergency medical treatment of OHSU and OIT Trainees while Trainees are participating in clinical experiences at ENTITY. Should Trainees be exposed to bloodborne pathogens or other agents, or incur any injury, ENTITY shall investigate the source of the exposure and the associated patient status if any, providing the information to the Trainee, OHSU and OIT for the assessment of further medical treatment. Trainees shall be responsible for the costs incurred in the provision of all medical treatments. ENTITY shall notify OHSU and OIT immediately of any incident, occurrence or event that has caused exposure or injury to the Trainee.
- j) ENTITY shall retain sole responsibility for its patients' care and treatment while Trainees are receiving supervised clinical experience at the ENTITY. Preceptor and ENTITY are responsible for direct supervision and oversight of the Trainee in all patient care activities.
- k) ENTITY may request OHSU and OIT to remove from the ENTITY, within five (5) days of receipt of notice, any Trainee who in the ENTITY's judgment is not performing satisfactorily, or who refuses to follow ENTITY's administrative and patient care policies, procedures, rules, and regulations. Such requests must be in writing and must include a statement of reason(s) why ENTITY desires OHSU and OIT to withdraw the Trainee, and shall include consultation with the designated faculty member. Prior to withdrawal from the ENTITY, the Trainee will be provided with notification from OHSU and OIT concerning the intended withdrawal and the basis thereof and shall be afforded an opportunity to respond to the notification. Such notification and response may be given verbally. However, if Trainee's performance endangers the health and welfare of patients and/or employees of the ENTITY, or if Trainee is acting negligently or outside of the scope of Trainee's placement, the Trainee shall be withdrawn immediately by OHSU and OIT upon notification by ENTITY.
- l) OHSU and OIT conduct a criminal background check for each student applicant meeting minimum criteria for admission to OHSU and OIT. Only those applicants who receive a Pass are reviewed further for admission to OHSU and OIT. Should ENTITY require additional information on the results of the background checks, ENTITY may contact the Trainee for those results, and/or ENTITY may perform its own additional criminal background check.

- m) **TRAINEE EXPOSURE AND/OR INJURY POLICY** - ENTITY agrees to provide for the following care, and the Trainee shall be responsible for all associated costs.

If the Trainee is exposed to blood or body fluids, these procedures are to be followed IMMEDIATELY:

- Remove soiled clothing and wash the exposed area with soap and water. Eye splashes are to be irrigated at the emergency eye wash station or rinsed with normal saline.
- Notify the instructor or site coordinator.
- Document the circumstances of the accident. Include the source patient's name and medical record number.
- The attending physician is to request blood from the source patient to be sent for HBV antigen, HIV and HCV antibody testing.
- Within TWO HOURS of exposure the Trainee is to contact the OHSU Student Health Service at 503-494-8665. Regular hours are 8:30am-12:30pm and 1:30pm-4:30pm.
- If a Trainee is exposed after the OHSU Student Health Service has closed for the day or on a weekend, the student is to REPORT IN PERSON to the OHSU University Hospital Emergency Department. The Trainee is to identify himself or herself to the attending physician or charge nurse as an OHSU student with BBFE (Blood or Body Fluids Exposure), and shall also indicate his or her HBV immune status and most recent tetanus vaccine.
- If the Trainee is exposed while at a clinical site, they must report immediately to the site coordinator and follow the policies of the clinical site laboratory. Though the laboratory will provide treatment for immediate exposure, the Trainee must still contact the OHSU Student Health Service for follow-up.

Emergency and acute problems not involving exposure to blood or bodily fluids:

- The Trainee is to call OHSU Student Health at 503-494-8665 for instructions.
- In an emergency occurs after hours and the Trainee is not bleeding rapidly or suffering some other emergency condition, call 503-494-8311 and ask for the OHSU Student Health Service doctor on-call.
- If a Trainee is seriously injured or requires immediate emergency care, the Trainee is to go directly to the nearest emergency department.
- Trainees should check their major medical insurance information about emergency coverage. OHSU Student Health Service does not cover emergency department visits, day surgery or hospital charges.

### 3. RELATIONSHIPS

OHSU, OIT and ENTITY intend that, under this Contract, the relationship between OHSU, OIT and ENTITY is at all times and for all purposes that of independent contractors. None of the parties to this Contract (ENTITY nor OHSU nor OIT) is to be considered an agent or employee of the other(s) for any purpose, including but not limited to how those terms are used in ORS 30.265. Each party is solely and entirely responsible for its acts and the acts of its agents or employees during the performance of this Contract. Nothing contained in this Contract shall be construed to create a relationship of agency, representation, joint venture, brokerage, partnership, ownership, control or employment between the parties other than that of independent parties contracting for the purpose of effectuating this Contract.

### 4. INDEMNIFICATION

ENTITY is exclusively responsible for the care of its patients, and under this Contract it is providing clinical supervision and training for OHSU and OIT Trainees at ENTITY under the direct supervision of ENTITY employees. ENTITY shall save, defend, indemnify, and hold harmless OHSU and OIT, their Boards of Directors, officers, employees, and agents from all claims, suits, and actions of any nature resulting from or arising out of the activities or omissions of ENTITY or any of its faculty, employees, subcontractors, or agents acting under this Contract.

Liability of OHSU and OIT, their officers, employees or agents acting within the scope of their employment or duties under this Contract, shall not exceed the limits as described in Oregon Revised Statutes (ORS) 30.260-30.300. OHSU's and OIT's officers, employees and agents (including Trainees) are indemnified and defended by OHSU and OIT respectively in accordance with the Oregon Tort Claims Act (OTCA) pursuant to ORS 30.260-30.300 when acting within the scope and course of their assignment from OHSU and OIT. Neither OHSU nor OIT has any liability for acts or omissions of OHSU's and/or OIT's officers, employees or agents outside their assigned duties.

### 5. INSURANCE

OIT requires Trainees in the OHSU and OIT programs to purchase, and to be responsible for keeping current, their individual Professional Liability Insurance coverage through OIT with a minimum limit of \$1,000,000 per occurrence and \$3,000,000 annual aggregate.

ENTITY shall secure at its own expense, and keep in effect during the term of this contract, Premises and Professional Liability insurance with a minimum limit of \$1,000,000 per occurrence and \$3,000,000 annual aggregate.

## 6. WORKER'S COMPENSATION INSURANCE

OHSU, OIT and ENTITY employees working under this Contract are subject workers under the Worker's Compensation Law; OHSU and OIT being subject to Oregon laws, and ENTITY being subject to laws of the state in which they are located. OHSU, OIT and ENTITY each agree that they shall provide worker's compensation coverage to all of their individual subject workers. It is understood that Trainees are not subject workers of OHSU, OIT nor ENTITY under Oregon's Worker's Compensation Law.

## 7. AMENDMENTS; WAIVERS; AND ASSIGNMENT

The terms of this Contract shall not be waived, altered, modified, supplemented or amended, in any manner whatsoever, except by written instrument signed by all parties. The failure of any party to enforce any provision of this Contract shall not constitute a waiver by that party of that or any other provision. None of the parties shall assign or transfer its interest in this Contract without the express written consent of the other parties. None of the parties shall enter into any subcontracts for any of the work under this Contract without obtaining prior written approval from the other parties.

## 8. SEVERABILITY

The parties agree that if any term or provision of this Contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

## 9. GOVERNING LAW

**THIS CONTRACT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON.** ANY CLAIM, ACTION, OR SUIT BETWEEN OHSU, OIT AND ENTITY THAT ARISES OUT OF OR RELATES TO PERFORMANCE OF THIS CONTRACT SHALL BE BROUGHT AND CONDUCTED SOLELY AND EXCLUSIVELY WITHIN THE CIRCUIT COURT FOR MULTNOMAH COUNTY, OREGON. PROVIDED, HOWEVER, THAT IF ANY SUCH CLAIM, ACTION OR SUIT MAY BE BROUGHT ONLY IN A FEDERAL FORUM, IT SHALL BE BROUGHT AND CONDUCTED SOLELY AND EXCLUSIVELY WITHIN THE UNITED STATES DISTRICT COURT OF OREGON. ENTITY, BY EXECUTION OF THIS CONTRACT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.

## 10. COMPLIANCE WITH APPLICABLE LAW

OHSU, OIT and ENTITY shall comply with all federal, state, county and local laws, ordinances, and regulations applicable to this Contract. Unless exempted under the rules, regulations and relevant orders of the Secretary of Labor, 41 CFR, Ch. 60, the parties agree to comply with all provisions of Executive Order No. 11246 as amended by Executive Order No. 11375 of the President of the United States dated September 24, 1965, Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 as implemented by 45 CFR 84.4, which states, "No qualified person shall, on the basis of handicap, be excluded from participation in, be denied benefits of, or otherwise be subjected to discrimination under any program or activity which received or benefits from Federal financial assistance." All parties shall also comply with all applicable rules, regulations and orders of the Secretary of Labor concerning equal opportunity in employment and the provisions of ORS Chapter 659.

## 11. FEDERAL AND STATE PROGRAM ELIGIBILITY

ENTITY, OHSU and OIT each represents and warrants that it is not excluded from participation, and is not otherwise ineligible to participate in a Federal health care program, as defined in 42 U.S.C. Section 1320a-7b(f) or in any other government payment program. In the event ENTITY, OHSU or OIT is excluded from participation, or becomes otherwise ineligible to participate in any such program during the term, the excluded party shall notify the other parties and each Participant in writing within three (3) days after such event. Upon the occurrence of such event, whether or not such a notice is provided, this Contract shall be immediately terminated without penalty to the terminating party/parties.

## 12. DIVERSITY

ENTITY acknowledges that: (i) OHSU and OIT are committed to diversity within OHSU and OIT, as well as within each of our communities; (ii) OHSU and OIT are committed to developing business relationships that encourage affirmative action and the participation of emerging small businesses and businesses owned by women and minorities; and (iii) OHSU and OIT encourage and support the development of minority business enterprises, women business enterprises, and emerging small businesses that meet high quality standards by offering business opportunities available through OHSU and OIT contracts.

Upon reasonable request by OHSU and/or OIT, ENTITY may be asked to provide information to OHSU and OIT about its diversity related efforts and programs and agrees to maintain similar or improved diversity related efforts and programs for the term of this Contract.

13. CONFLICT OF INTEREST

ENTITY acknowledges that OHSU and OIT each use ethical business practices in their ENTITY selection and other contracting practices. ENTITY certifies that neither it nor its employees or agents have, with an intent to establish or maintain a business relationship with OHSU and OIT, provided any gift or sponsorship having more than minimal value: (i) to any person working on behalf of OHSU and OIT who was or is involved in the negotiation of the Contract; (ii) to any OHSU or OIT Department or unit procuring items or services under this Contract; or (iii) to any person with authority on behalf of OHSU or OIT to enter into the Contract.

14. MERGER

THIS CONTRACT, INCLUDING ANY AND ALL ATTACHMENTS REFERENCED HEREIN, WHICH ARE FULLY INCORPORATED BY THIS REFERENCE, CONSTITUTES THE ENTIRE CONTRACT BETWEEN THE PARTIES. THERE ARE NO UNDERSTANDINGS, AGREEMENTS OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS CONTRACT. NO AMENDMENT, CONSENT, OR WAIVER OF TERMS OF THIS CONTRACT SHALL BIND ANY OF THE PARTIES UNLESS IN WRITING AND SIGNED BY AUTHORIZED REPRESENTATIVES OF THE PARTIES. ANY SUCH AMENDMENT, CONSENT, OR WAIVER SHALL BE SIGNED BY ALL PARTIES AND SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THE PARTIES, BY THE SIGNATURE BELOW OF THEIR AUTHORIZED REPRESENTATIVES, ACKNOWLEDGE HAVING READ AND UNDERSTOOD THE CONTRACT AND THE PARTIES AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS. NONE OF THE PARTIES SHALL BE ACCORDED ANY ADVANTAGE OVER THE OTHERS BY REASON OF BEING THE DRAFTER OF ANY OF THE LANGUAGE OF THIS CONTRACT.

*In Witness Whereof, the parties hereto have caused this Contract to be executed by their respective duly authorized representatives as of the date last below written.*

OREGON HEALTH & SCIENCE UNIVERSITY

CORVALLIS FIRE & RESCUE

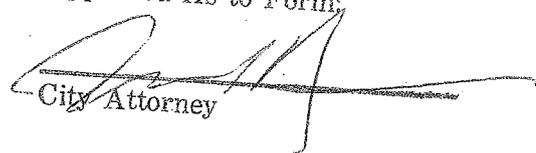
\_\_\_\_\_  
Christyne Belden Date  
Contracts Coordinator

\_\_\_\_\_  
James A. Patterson Date  
City Manager

OREGON INSTITUTE OF TECHNOLOGY

\_\_\_\_\_  
Name: Date  
Title:

\_\_\_\_\_  
George Marlton, JD Date  
Executive Director  
Purchasing, Contracts, and Risk Management

Approved As to Form:  
  
City Attorney

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

**MAY 1, 2012**

**TO: MAYOR AND CITY COUNCIL**

**FROM: JAMES A. PATTERSON, CITY MANAGER** 

**SUBJECT: PROPOSED CITY COUNCIL MEETING SCHEDULE CHANGE**

**ISSUE**

Eliminate noon City Council meetings and change evening meeting time from 7:00 pm to 6:00 pm.

**BACKGROUND**

At the March 12 work session, Council agreed that eliminating noon meetings and changing the evening meeting time from 7:00 pm to 6:00 pm would allow more interested citizens to run for elective office and participate in local government. Council asked staff to develop a proposed agenda format for consideration, based upon an evening-only meeting schedule.

**DISCUSSION**

The attached proposed agenda format puts at the beginning of the meeting all categories for which public participation is anticipated.

- Proclamation, Presentation, and Recognition is a new category and would occur immediately after Roll Call. Having this category early in the meeting would allow people involved to participate without waiting through an extensive amount of Council business.
- Visitors' Propositions has been moved to the beginning of the meeting, immediately after Proclamation, Presentation, and Recognition, to allow for maximum participation by citizens and others. If necessary, Visitors' Propositions would resume following any scheduled public hearings.
- If a public hearing is scheduled and the Council needs to meet in Executive Session, the Executive Session begins at 5:30 pm, prior to members of the public arriving for the 6:00 pm start of the regular, open session meeting. If no public hearing is scheduled, the Executive Session would be held at the end of the meeting, as is the current practice for noon meetings. A light dinner would be provided with 5:30 pm Executive Sessions.

- Public Hearings continue to begin at 7:30 pm. Keeping the specific 7:30 pm Public Hearing time avoids confusion for interested parties familiar with the current meeting format. This calls for the Council to complete its business within 90 minutes before the Public Hearing begins. Obviously, the Mayor, as the Presiding Officer, will have the flexibility to continue discussions of other agenda items after the Public Hearing or hold the items to the following meeting.
- The Public Hearing category has been moved to the end of the agenda. Staff believes it will clear up the appearance that items after the "Public Hearing" on the current agenda format are held in the evening.
- With the exception of moving Standing Committee reports, ordinances, resolutions, and motions before Mayor, Council, and staff reports, all other agenda categories remain in their current sequence.

#### **REQUESTED ACTION**

Staff requests Council discussion of the proposed agenda format. If Council concurs with the proposed format, approval of the attached ordinance would be appropriate for a July 2, 2012, meeting implementation.



**CORVALLIS  
CITY COUNCIL AGENDA**

July 2, 2012

~~12:00 pm and 7:00 pm~~ **6:00 pm**

**Downtown Fire Station  
400 NW Harrison Boulevard**

*[Note: The order of business may be revised at the Mayor's discretion.  
Due to time constraints, items on the agenda not considered will be  
continued to the next regularly scheduled Council meeting.]*

**COUNCIL ACTION**

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*5:30 pm – [Executive Session will begin at 5:30 pm when a public hearing is scheduled]*

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ~~I:~~ ROLL CALL**

**IV. PROCLAMATION / PRESENTATION / RECOGNITION**

**V. ~~VI:~~ VISITORS' PROPOSITIONS** – This is an opportunity for visitors to address the City Council on subjects not on the agenda or not related to a public hearing. Each speaker is limited to three minutes unless otherwise granted by the Mayor. ~~7:00 pm~~  
(~~Note that~~ Visitors' Propositions will continue following any scheduled public hearings, if necessary ~~and if any are scheduled~~) [citizen input].

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

A. Reading of Minutes

1. City Council Meeting –

2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)

a.

B. Confirmation of Appointments to Boards, Commissions, and Committees

- C. Announcement of Vacancies on Boards and Commissions
- D. Schedule a public hearing for \* to consider
- E. Approval of an application for a liquor license for
- F. Acknowledgment of
- G. Approval of
- H. Authorization to enter into and for the City Manager to sign an Intergovernmental Agreement with
- I. Schedule an Executive Session **at 5:30 pm or** following the regular ~~noon~~ meeting under ORS 192.660(2)(\*)

**VII. ~~III~~ ITEMS REMOVED FROM CONSENT AGENDA**

**VIII. ~~IV~~ UNFINISHED BUSINESS**

**IX. ~~V~~ STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS**

- A. Human Services Committee
- B. Administrative Services Committee
- C. Urban Services Committee
- D. Other Related Matters

**X. ~~VI~~ MAYOR, COUNCIL, AND STAFF REPORTS**

- A. Mayor's Reports
- B. Council Reports
- C. Staff Reports
  - 1. City Manager's Report
  - 2. Council Request Follow-up Report

**XI. ~~VII~~ NEW BUSINESS**

**XII. ~~VIII~~ PUBLIC HEARINGS – 7:30 pm**

**XIII. ~~IX~~ 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*



CORVALLIS  
CITY COUNCIL AGENDA

**\*\***, 2012

12:00 pm and 7:00 pm

Downtown Fire Station  
400 NW Harrison Boulevard

**COUNCIL ACTION**

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**PLEDGE OF ALLEGIANCE**

**I. ROLL CALL**

**II. CONSENT AGENDA**

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 –
  - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
    - a.
- B. Confirmation of Appointments to Boards, Commissions, and Committees
- C. Announcement of Vacancies on Boards and Commissions
- D. Schedule a public hearing to consider
- E. Approval of an application for a liquor license for
- F. Acknowledgment of
- G. Approval of
- H. Authorization to enter into and for the City Manager to sign an Intergovernmental Agreement with
- I. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(\*)

**III. ITEMS REMOVED FROM CONSENT AGENDA**

**IV. UNFINISHED BUSINESS**

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

- A. Mayor's Reports
- B. Council Reports
- C. Staff Reports

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

**VII. PUBLIC HEARINGS – 7:30 pm**

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

- A. Human Services Committee
- B. Administrative Services Committee
- C. Urban Services Committee
- D. Other Related Matters

**X. NEW BUSINESS**

**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*

**ORDINANCE 2012-\_\_\_**

**AN ORDINANCE AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 1.19, "COUNCIL PROCEDURES," AS AMENDED, AND STATING AN EFFECTIVE DATE**

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 1.19.010.010 is hereby amended as follows:

**Section 1.19.010.010 Schedule.**

Commencing at the first regularly scheduled meeting in July ~~1995~~ **2012**, and continuously thereafter, there shall be a regular meeting of the Council of the City, beginning at ~~12 noon~~, recessing at approximately ~~1:20 pm~~, and reconvening at ~~7~~ **6:00 pm**, on the first and third Mondays of each month. ~~No item of business shall be taken up at the noon meeting except by unanimous consent of Councilors present. [Evening Council meetings will continue to begin at 7:30 pm until that time.]~~ **If the first or third Monday is a holiday, the Council meeting shall be held on the Tuesday following the Monday holiday.**

(Ord. 2012-\* § 1, 2012; Ord. 95-13 § 1, 1995; Ord 83-82 § 1, 1983)

Section 2. Municipal Code Section 1.19.010.020 is hereby amended as follows:

**Section 1.19.010.020 Location.**

The ~~noon and evening~~ **regular** meetings of the Council shall be held in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, unless Council, by motion, or as in the Charter provided, shall provide for a meeting at a different location, at a specific time.

(Ord. 2012-\* § 2, 2012; Ord. 98-31 § 1, 1998; Ord. 96-09 § 1, 1996; Ord. 94-28 § 1, 1994; Ord. 93-19 § 1, 1993; Ord. 88-46 § 1, 1988; Ord. 83-82 § 2, 1983)

Section 3. Municipal Code Section 1.19.010.050 is hereby amended as follows:

**Section 1.19.010.050 Order of Business.**

- 1) The **usual** order of business of Council shall be as follows:
  - a) **Call to Order**
  - b) **Pledge of Allegiance**
  - c) Roll Call
  - d) ~~Consent Agenda~~ **Proclamation/Presentation/Recognition**
  - e) ~~Items Removed from Consent Agenda~~ **Visitors' Propositions**
  - f) ~~Unfinished Business~~ **Consent Agenda**
  - g) ~~Mayor, Council, and Staff Reports~~ **Items Removed from Consent Agenda**

- h) ~~Visitor's Propositions~~ **Unfinished Business**
- i) **Standing Committee Reports, Ordinances, Resolutions, and Motions**
- j) **Public Hearings Mayor, Council, and Staff Reports**
- k) ~~Ordinances, Resolutions, and Motions~~ **New Business**
- l) ~~New Business~~ **Public Hearings**
- m) **Adjournment**

2) Council may revise the order of business at its discretion.

(Ord. 2012-\* § 3, 2012; Ord. 95-28 § 1, 09/05/95; Ord. 93-13 § 1, 1993; Ord. 83-82 § 5, 1983)

Section 4. This ordinance shall become effective on July 1, 2012.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

EFFECTIVE this 1st day of July, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

3/12  
Work Session  
minutes

Staff will develop a potential meeting schedule for Council consideration.

Mayor Manning, Council members, and staff discussed the proposed Council meeting agenda format.

- Conducting public hearings before other business could result in the other business being postponed to a later meeting or not discussed until very late at night, especially if property development activity accelerated and the Council considered more land use issues. It would be better to allocate 60 to 90 minutes for business discussions before public hearings begin.
- Business issues could be discussed beginning at 6:00 pm, visitors' propositions could begin at 7:00 pm, and public hearings could begin at 7:30 pm. Any business not completed before the public hearing could be considered after the public hearing or deferred to the next meeting. Urgent issues should be listed first on the agenda.
- Mayor, Council, and staff reports can consume extensive time but are rarely urgent in nature. Scheduling these reports to follow public hearings might prompt quick reports.
- The proposed agenda format was intended to allow maximum citizen participation. Visitors' propositions should be conducted first. Public hearings were suggested for earlier in the meeting based upon the belief that routine business should be conducted after any public hearings or unfinished business. No specific times were suggested for visitors' propositions or public hearings.
- It would be best to conduct executive session discussions after all other business, rather than clearing the meeting room of citizens and asking them to return later for the rest of the meeting.
- If the Council changes the meeting schedule to evenings to foster more citizen involvement, it would be prudent to hear visitors' propositions early in each meeting.
- Currently, the Council conducts general business during the afternoon meeting and hears visitors' propositions and public hearings during evening meetings.
- Public hearings should begin at a specific time.
- Visitors' propositions could be scheduled to conclude at a specific time, especially if a public hearing is on the agenda.
- Meetings could include two opportunities for visitors' propositions – one opportunity for agenda items and one opportunity for non-agenda items.
- Continuing the evening meeting past 11:00 pm should require a super-majority vote of the Council, rather than a simple-majority vote.

Staff will continue pursuing a meeting agenda format for further Council discussion and potential action.

Councilor Raymond asked that staff present information regarding potential staffing costs for an evening-only meeting schedule.

Mr. Patterson noted that the Council action in response to visitors' propositions testimony can impact the schedule for the remainder of the meeting.

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

**MARCH 5, 2012**

**TO: MAYOR AND CITY COUNCIL**

**FROM: JAMES A. PATTERSON, CITY MANAGER** 

**SUBJECT: PROPOSED CITY COUNCIL MEETING SCHEDULE CHANGE**

**ISSUE**

Council President O'Brien suggested that Corvallis consider changing its meeting schedule to improve citizen participation and opportunities for working and business persons to run for office.

**BACKGROUND**

Council President O'Brien discussed his request to change Council meeting days and times with Council leadership in January. Council leadership agreed that a discussion is appropriate with the full Council at a future work session. Council leadership requested that staff develop proposal(s) for Council discussion.

**Legislation and Policies**

Corvallis City Charter Chapter 4, "Council," Section 15, "Meetings," states that the Council shall hold a regular meeting at least once each month; it does not specify when during the month the meeting(s) will occur.

Municipal Code Section 1.19.010, "Council Meetings," specifies that, effective with the first regularly scheduled meeting in July 1995, the City Council will meet at 12:00 pm and 7:00 pm the first and third Mondays of each month. Council meets on the following Tuesday, if the designated Monday is an observed holiday. It also specifies the standard order of business for Council meetings. Municipal Code Section 1.19.020, "Rules of Procedures," references the existence of the Council's three standing committees and their respective issues jurisdictions.

Land Development Code Chapter 2.0, "Public Hearings," specifies the notice requirements to include the time, place, and date of the public hearings.

Council Policy CP 91-2.02, "Council Process," Section 2.02.030, "Policy – Standing Committees," specifies the formation and areas of responsibility of the Council's three standing committees (Administrative Services Committee, Human Services Committee, and Urban Services Committee).

Mayor and City Council  
Re: Council Meeting Schedule  
March 5, 2012  
Page 2

Administrative Policy AP 94-2.01, "Preparation of Agenda and Materials for Council Meetings," Section 2.01.020, "Policy," states that the City holds regular Council meetings twice monthly, quarterly Mayor/Council/City Manager work sessions, Council appointee evaluations, and numerous special meetings and work sessions on specific issues. Section 2.01.050, "Procedures," details the procedure for preparing items for the twice-monthly Council meeting packets. The Policy includes a schedule for Council packet preparation.

### Current Meeting Format

Currently, City Council meets the first and third Mondays of each month at 12:00 pm and 7:00 pm, with occasional extra meetings and/or work sessions as needed. Routine business issues (meeting minutes approvals, proclamations, announcements, staff reports, and standing committee reports) are discussed during the afternoon meetings. Public hearings and issues with extensive community interest are discussed during the evening meetings. Meeting packets for the regular meetings are assembled the preceding Thursday; packets for special meetings and work sessions are generally prepared four calendar days prior to the meetings or work sessions.

Since the early-1900s, Corvallis City Council has utilized Council subcommittees, currently in the form of three standing committees, to review issues and submit recommendations to the full Council; the Committees meet during the days following each Council meeting.

To the extent possible, Council and standing committee meetings have been and continue to be held during normal business hours to reduce staffing costs to the City and, in turn, the taxpayers. The meetings are staffed mostly by salaried employees. Confidential administrative staff (meeting minute takers) accrue 1.5 hours of compensatory time for each hour of work beyond 40 hours in a work week.

### DISCUSSION

Staff reviewed Council President O'Brien's December 27, 2011, memorandum (attached), surveyed several comparator cities regarding their meeting schedules and procedures (results attached), and developed two scenarios.

#### Scenario #1 – Change Current Council Meetings to a Schedule Similar to the City of Albany

This scenario includes semi-monthly Monday afternoon work sessions at 4:00 pm and Wednesday Council meetings at 7:15 pm during the same week. This would eliminate the noon Council meetings and utilize the evening Council meeting to handle all City matters. The work sessions would negate the necessity for the three Council standing committees but would involve attendance by the Mayor and nine Councilors, administrative and recording staff, and other support staff, depending upon the topic, in addition to the regularly scheduled Council meetings.

Like Albany, the work sessions would allow the Council to gain in-depth knowledge of a particular subject and the opportunity to debate the subject without making decisions. It is anticipated that, under this scenario, many issues currently scheduled for the standing committees would be discussed in work sessions by the full Council, and formal decisions would be made during Council meetings.

#### Advantages

- May increase citizen participation.
- Improve meeting access for working people.
- May entice working and business people to run for office.
- No more noon meetings.

#### Disadvantages

- Mayor/Council at work sessions, versus three Councilors each attending standing committee meetings.
- Insufficient time for Council to take care of all business in one evening meeting, especially with a land use public hearing.
- Inability to prepare work session minutes for decision-making reference at Council meeting two days later.
- Advisory board, commission, and committee meetings may need to be re-scheduled to accommodate the new Council work session and meeting schedule.
- Meeting room conflicts with Council meeting change.
- Increase in compensatory time costs to administrative staff for additional work sessions.
- Reduce the amount of time administrative staff is available to provide customer service in the office during normal business hours, as staff schedules would need to be "flexed" to reduce compensatory time costs.

#### Scenario #2 – Eliminate Noon Council Meetings and Change Evening Meeting Time from 7:00 pm to 6:00 pm

This scenario eliminates the noon Council meetings, keeps the current Council meeting dates on the first and third Mondays, and maintains all standing committee meeting schedules. The Council would continue to hold work sessions as appropriate. Beginning the evening meeting at 6:00 pm anticipates the Council's ability to take care of all City business on the Council meeting agenda.

#### Advantages

- Same as Scenario #1.
- Decrease number of meetings for Mayor than Scenario #1.
- Fewer logistical impacts on other City meetings.
- No more noon meetings.

Disadvantages

- Insufficient time for Council to take care of all business in one evening meeting, especially with a land use public hearing.
- Council must adjust to a new way of handling City business to ensure efficient use of meeting time.
- Possible continuation of items to a later meeting, if insufficient time is available to address them during the immediate meeting. This could leave Council discussing issues that have become "stale" with time.
- Reduce the amount of time administrative staff is available to provide customer service in the office during normal business hours, as staff schedules would need to be "flexed" to reduce compensatory time costs.
- Staff would need to leave the office early (approximately 4:30 pm) to allow time for a dinner break and time to set up meeting recording equipment before the 6:00 pm meeting.
- Increased working hours for staff, resulting in increased compensatory time costs and more overtime costs for represented staff (Planners attending land use public hearings). Depending upon the issues discussed during work sessions, attendance by represented staff could also be necessary, resulting in overtime costs.
- Adjust to a new order of business for Council meetings.

**IMPACTS OF IMPLEMENTING SUGGESTED CHANGES**

Both of the suggested scenarios would require the following changes:

- Amend Municipal Code Section 1.19.010, "Council Meetings," to specify the Council's meeting schedule and the standard Council meeting order of business.
- Amend Municipal Code Section 1.19.020, "Rules of Procedure," to remove reference to the Council's standing committees.
- Amend Land Development Code Chapter 2.0, "Public Hearings," to remove reference to the meeting time for hearings.
- Amend Council Policy CP 91-2.02, "Council Process," to remove reference to the Council's standing committees.
- Amend Administrative Policy AP 94-2.01, "Preparation of Agenda and Materials for Council Meetings," to remove reference to the Council's standing committees and adjust the timeline for preparing Council meeting and work session packets.

Additionally, the order of business for the Council meeting must be changed to accommodate the volume of decisions for Council to make and achieve maximum results with only two monthly Council meetings under either proposed scenario. A sample of the proposed Council meeting agenda is attached.

Mayor and City Council  
Re: Council Meeting Schedule  
March 5, 2012  
Page 5

**REQUESTED ACTION**

Staff requests Council direction regarding whether a change to the City Council meeting schedule is desirable, and, if so, to proceed with developing a timeline to implement legislative and policy amendments and procedural changes to accommodate a different Council meeting schedule.

December 27, 2011  
Subject: City Council Meetings  
From: Council President Mark O'Brien

After doing a little research I found the sample council schedule highlighted below. It belongs to our neighbors in Albany. I've often thought we could do with a better meeting schedule here in Corvallis. While not perfect, in my opinion a schedule such as this would be an improvement over our current system.

#### Monday Work Sessions

The City Council holds work sessions at 4:00 p.m. on most Mondays. Council work sessions are designed to allow the Council to gain more in-depth knowledge of a particular subject and to have a chance to debate many of the pros and cons of an issue without coming to resolution or a decision on a matter. Council work sessions are open to the public.

#### Wednesday Council Regular Sessions

The City Council holds regular meetings on the second and fourth Wednesdays of every month at 7:15 p.m. Regular meetings are generally held in the City Council Chambers at City Hall, 333 Broadalbin SW, Albany; but they may be held at another place if the Council designates.

My arguments for a meeting schedule similar to this one include the following;

1. Corvallis City Council is a weak body. The current schedule makes it weaker.
  - a. Council terms are only two years and run concurrently.
  - b. Councilors are elected from nine wards rather than citywide. That's quite a few councilors. Portland has five.
  - c. Meetings are scheduled at times which naturally dissuade working persons and business persons from participating or running for office.
  - d. Practically speaking, participation is impossible for many members of important constituencies.
2. A schedule such as Albany's increases access to a wider array of potential candidates from the working class (private and public sector) as well as the business community and professional class for that matter.
3. The Albany schedule vastly improves meeting access for the whole community. That's really important.
4. Albany's schedule isn't really so different from ours but what a difference a few hours might make in effectively connecting with our community.
5. Corvallis' meetings seem designed to serve staff's schedule, not Council's.
  - a. Symptomatic of several decades of a staff centric administration.
  - b. Most staff required to attend Council meetings are salaried.
  - c. Salaried staff could take necessary compensatory time as deemed appropriate by the City Manager to account for later meetings.

These are initial thoughts. I'd like to discuss this idea further. I expect we could come up with our own version that suits our needs. Beyond Council buy-in, I would like to learn what is required to implement such a change. Thanks.



Office of the Mayor

501 SW Madison Avenue

P.O. Box 1083

Corvallis, OR 97339-1083

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FAX: (541) 766-6780

e-mail: mayor@council.ci.corvallis.or.us

## PROCLAMATION

### NATIONAL HISTORIC PRESERVATION MONTH

MAY 2012

- WHEREAS, Historic preservation is about deciding what is important, figuring out how to protect it, and passing along an appreciation for what was saved to the next generation; and
- WHEREAS, Historic preservation safeguards that sense of place that makes each and every place unique; and
- WHEREAS, Geographic places with a strong sense of place have an identity and character that is deeply felt by residents and visitors; and
- WHEREAS, Historic preservation conserves and adaptively uses existing resources so that they continue to serve us well; and
- WHEREAS, Historic preservation encourages economic development, neighborhood revitalization, local pride, community character, and livability; and
- WHEREAS, Historic preservation is environmentally, socially, and economically sustainable; and
- WHEREAS, Understanding and celebrating the historic assets in our lives and honoring contributions of dedicated individuals to preserve the tangible aspects of the heritage shapes Corvallis and the nation; and
- WHEREAS, Oregon is celebrating the Centennial of Oregon's Women's Suffrage with events around the state; and
- WHEREAS, Corvallis will celebrate the Centennial of Voting Women on May 16, 2012, at the historic Majestic Theatre; and
- WHEREAS, The Annual Awards Ceremony keynote is entitled: *Women in Preservation, How Women Led the Way* to honor Women's Preservation Leadership; and
- WHEREAS, National Historic Preservation Month is co-sponsored by the Historic Resources Commission, the Benton County Historic Resources Commission, PreservationWORKS, and the National Trust for Historic Preservation and is supported by the Oregon State Historic Preservation Office and dedicated volunteers.

NOW, THEREFORE, I, Julie Jones Manning, Mayor of the City of Corvallis, Oregon, do hereby proclaim **May 2012** as **National Historic Preservation Month** and call upon the people of Corvallis to join their fellow citizens across the United States in recognizing and participating in this special observance.

---

Julie Jones Manning, Mayor

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Date



**Office of the Mayor**  
501 SW Madison Avenue  
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Corvallis, OR 97339-1083  
(541) 766-6985  
FAX: (541) 766-6780  
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**P R O C L A M A T I O N**

**OLDER AMERICANS MONTH**  
**OLDER AMERICANS: NEVER TOO OLD TO PLAY!**

**MAY 2012**

- WHEREAS, 10,269 citizens aged 65 and older make their home in Benton County; and
- WHEREAS, The City of Corvallis and its employees are committed to helping all individuals maintain their health and independence in later life; and
- WHEREAS, The older adults in Corvallis have an important role in sharing knowledge, wisdom, and understanding of the history of our community through interactions with children, youth, and adults from other generations; and
- WHEREAS, The fruits of knowledge and experience can be effectively transferred from generation to generation through meaningful social interactions; and
- WHEREAS, Their interactions with family, friends, and neighbors across generations enrich the lives of everyone involved; and
- WHEREAS, The Corvallis Senior Center serves as an important hub for education, social activities and the provision of important services for more than 54,000 community members each year; and
- WHEREAS, Our community can provide additional opportunities to enrich citizens young and old by emphasizing the value of including elders in public and family life; creating opportunities for older Americans to interact with people of different generations; providing services, technologies, and support systems that allow older adults to participate in social activities in the community.
- NOW, THEREFORE, I, Julie Jones Manning, Mayor of the City of Corvallis, do hereby proclaim **May 2012** to be **Older Americans Month** and urge every citizen to take time this month to engage with our older citizens through enjoyable social interactions and activities.

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Julie Jones Manning, Mayor

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Date



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**PROCLAMATION**  
**BUILDING SAFETY MONTH**  
**MAY 2012**

- WHEREAS, The citizens of Corvallis spend their time at home, school, work, worship, and play in buildings; and
- WHEREAS, Our City places a high value on ensuring safe buildings for the protection of its citizens from fire, wind storms, earthquakes, landslides, floods, and other natural hazards; and
- WHEREAS, Our City encourages sustainable construction practices, innovative building design, alternative energy and energy efficiency, water conservation, and reasonable safeguards for the protection of life and property; and
- WHEREAS, The effective administration of building safety codes affects our citizens and gives us confidence that our structures are safe and sound; and
- WHEREAS, Our confidence is achieved through the devotion of professional trades persons, contractors, architects, engineers, building inspectors, and fire prevention officers who work year 'round to ensure the construction of safe, durable, and sustainable buildings; and
- WHEREAS, In observance of Building Safety Month, Corvallis citizens are reminded about the benefits of safe and sustainable spaces, whether at home, work, or places where we gather in our communities.
- NOW, THEREFORE, I, Julie Jones Manning, Mayor of Corvallis, Oregon, do hereby proclaim **May 2012**, as **Building Safety Month** in the City and strongly encourage citizens to join communities across America to participate in Building Safety Month activities.

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Julie Jones Manning, Mayor

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Date



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## PROCLAMATION

### Drinking Water Week

May 6 -12, 2012

- WHEREAS, WATER is a basic, vital, life-giving component of all life on Earth; and
- WHEREAS, WATER covers well over two-thirds of the entire surface of our planet; and
- WHEREAS, Less than 1% of all known WATER on Earth is available to supply the needs of humans and all terrestrial creatures and plants that share the planet; and
- WHEREAS, The Hydrologic Cycle transports WATER throughout the planet through the processes of evaporation, condensation, precipitation, and storage in the atmosphere, rivers, lakes, oceans, and aquifers; and
- WHEREAS, Human health and happiness require an abundant supply of safe drinking WATER; and
- WHEREAS, Corvallis Water Utility provides citizens of Corvallis with a dependable supply of safe drinking WATER and expects to do so far into the future; and
- WHEREAS, Corvallis WATER was voted the best-tasting water from the Cascades to the Coast two years out of the last four; and
- WHEREAS, Every citizen should appreciate our WATER resource, protect it from pollution, and practice wise WATER use and conservation.

NOW, THEREFORE, I, Julie Jones Manning, Mayor of Corvallis, Oregon, do hereby proclaim the week of **May 6 - 12, 2012**, as **Drinking Water Week** in the City and encourage all Corvallis citizens to visit the displays along the waterfront to learn about drinking WATER and act to protect it from pollution and other threats.

---

Julie Jones Manning, Mayor

---

Date



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**PROCLAMATION**

**PUBLIC SERVICE RECOGNITION WEEK**

**May 6 - 12, 2012**

WHEREAS, Local, state, and federal government employees contribute significantly to the quality of life of the American people; these women and men, with their commitment to excellence and diversity of skills, are an invaluable resource; and

WHEREAS, Corvallis is served by more than 400 employees who are dedicated to exceptional public service, which helps to keep the City of Corvallis strong and a wonderful place in which to work and live; and

WHEREAS, Public Service is a noble calling involving a wide variety of challenging and rewarding professions; many municipal employees take not just jobs, but oaths, and risk their lives serving their community; and

WHEREAS, City employees take their mission seriously to serve residents' desires for community livability and ever-improving sustainable practices through their everyday work ensuring a safe and positive work environment, maintaining beautiful parks and safe recreation facilities, serving senior citizens, providing diverse library programs, responding to emergencies and saving lives, inspecting buildings and developments, providing a safe and clean water supply, maintaining a City infrastructure, coordinating smooth-running operations, and creating and supporting a sustainable budget; and

WHEREAS, Without these public employees at every level, there could be no continuity in a democracy such as ours which regularly changes its leaders and elected officials.

NOW, THEREFORE, I, Julie Jones Manning, Mayor of Corvallis, Oregon, do hereby proclaim **May 6 - 12, 2012**, as **Public Service Recognition Week** in the City and urge all citizens to acknowledge the accomplishments and contributions of public employees at the federal, state, county, and city levels – and particularly our local City employees.

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Julie Jones Manning, Mayor

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Date



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## PROCLAMATION

### Get There Another Way Week

May 14 - 18, 2012

- WHEREAS, Corvallis has been nationally recognized as a "gold level" community with the highest levels of bicycling and walking nationally; and
- WHEREAS, Reducing reliance on the single-occupancy vehicle (SOV) is vital to the sustainability of the community and the health and quality of life of Corvallis residents; and
- WHEREAS, Residents and visitors who are unable to afford or choose not to use an automobile use public transit, walking, bicycling, carpooling, vanpooling, and teleworking to gain access to jobs, schools, medical facilities, and other fundamental services; and
- WHEREAS, Use of transportation options decreases the demand for automobile parking, resulting in better use of land for more productive uses; and
- WHEREAS, Increased public investment in transit services and other transportation options provides the potential to expand the employment base, provide job opportunities, and enhance prosperity; and
- WHEREAS, Traffic congestion wastes productive time and can be alleviated through the increased availability and use of public transit and other transportation options; and
- WHEREAS, Walking and bicycling improve health by incorporating physical activity into daily routine; and
- WHEREAS, The use of transportation options improves air and water quality and reduces reliance on fossil fuels;
- NOW, THEREFORE, I, Julie Jones Manning, Mayor of Corvallis, Oregon, do hereby proclaim **May 14 - 18, 2012**, as **Get There Another Way Week** in the City and encourage all Corvallis citizens to consider using public transit or bicycling, walking, carpooling, vanpooling, or teleworking at least one day during this week.

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Julie Jones Manning, Mayor

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Date

*A Community That Honors Diversity*

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## COUNCIL REQUESTS

### FOLLOW-UP REPORT

MAY 2, 2012

\*\*\*\*\*

1. SDC-Eligible Projects Planned by Comparator City Silverton (Beilstein)

During discussion on the annual systems development charge (SDC) rate adjustment in March, Councilor Beilstein was interested in why the SDC rates varied so widely between communities in Oregon.

SDC calculations are based on two main factors: the value of extra capacity provided by projects that will serve new development and the growth in the community over which that value is distributed. The total value of extra capacity in existing and future capital projects divided by the growth projected for the planning window yields an SDC rate to be applied to each new development. State law requires that SDCs be based on a specific list of projects necessary to serve a community through the selected planning horizon. These project lists are typically identified through master planning efforts.

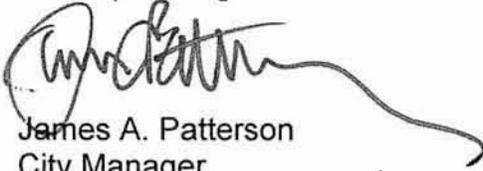
To illustrate, staff compared Transportation SDCs for Corvallis and Silverton. At the time each community's Transportation SDC was updated, the value of extra capacity to be distributed to growth totaled \$17.8 million for Silverton and \$71.5 million for Corvallis. These numbers have been adjusted to 2012 dollars using the *Engineering News Record Construction Cost Index for Seattle*. The planning horizon for each community's Transportation SDC program expressed in population growth was roughly 4,200 for Silverton and 28,400 for Corvallis. Therefore, total SDC dollars to be collected for each community per capita growth is \$4,238 for Silverton and \$2,518 for Corvallis.

2. Buildable Lands Inventory Update (Council)

The attached memorandum from Community Development Director Gibb responds to Council's inquiries about updating the Buildable Lands Inventory.

3. Priority of 2020 Vision Statement, Comprehensive Plan, or Land Development Code  
(Traber)

The attached memorandum from Community Development Director Gibb responds to Councilor Traber's inquiry regarding the priority or precedence of the City's planning documents.



James A. Patterson  
City Manager

## MEMORANDUM

**DATE:** May 1, 2012  
**TO:** Mayor and City Council  
**FROM:** Ken Gibb, Community Development Director  
**RE:** Council Request – Buildable Lands Inventory

During Visitor Propositions at the April 2, 2012 City Council meeting, the League of Women Voters (LOWV) commented on the Planning Work Program priorities and specifically, the status of the Buildable Lands Inventory (BLI) update. The LOWV urged the City Council and Planning Staff to give priority to a BLI update.

The following summarizes background and issues related to this matter:

- The current BLI was completed in 1998 as part of the Comprehensive Plan Update process.
- An update of the BLI was included in the 2010 Planning Work Program as one of 10 top priorities.
- A preliminary scope of work for a BLI update that met State requirements was developed. In order to reduce out-of-pocket costs for consultants, a significant amount of staff commitment to the project was envisioned. Still, the estimated cost of contracting for consultant expertise was in the range of \$75k.
- In response to mid-year budget pressures in FY 10-11, the \$75k for contractual services was removed from the Community Development Department budget.
- During development of the 2011-2012 Planning Work Program, the BLI was not identified by Staff as a recommended high priority project due to the lack of funds for contractual services and competing, emerging issues related to infill development task force recommendations, Council goals and a variety of potential Land Development Code amendments.
- The Planning Commission and City Council did not choose to include the BLI in the prioritized 2011-12 Planning Work Program.
- The BLI remains on the list of Unresolved Planning Issues, along with a host of other potential work items.

Staff agrees that an updated BLI would be a very valuable planning tool. However, it should be noted that there is an ongoing review of general development trends, residential, commercial and industrial construction activity and vacant land inventory that is conducted annually and published in a document called the Corvallis Land Development Information Report (LDIR). A link to the recently completed 2011 LDIR is provided here:

[http://www.ci.corvallis.or.us/downloads/cd/Publications%20&%20Maps/2011\\_LDIR\\_Report.pdf](http://www.ci.corvallis.or.us/downloads/cd/Publications%20&%20Maps/2011_LDIR_Report.pdf)

Data from the 2011 LDIR indicates that Corvallis' overall population growth has been within the parameters anticipated by the BLI in 1998 (although components of recent growth may be different than projected at the time). The data also shows that we continue to have adequate land inventory within the Corvallis Urban Growth Boundary to accommodate at least 20 years of growth as required by Oregon land use law.

A Buildable Lands Inventory update is a worthy consideration as a priority in the next bi-annual Planning Work Program (2013-14). However, there would need to be a commensurate decision to fund such a project through a budget enhancement. As described in previous information provided to the Council, the Planning budget had a historical annual average of \$145k in contractual services to support long range planning projects. The current budget amount for contractual services is \$10k which means that any significant planning project in the future such as the BLI update will require a specific allocation through the annual budgeting process. Further, in-house staff resources to support this type of project are extremely limited with 2.2 fewer FTE Planning Division Staff available now compared to 2010, when the BLI update was included as a high priority Planning Work Program project. Therefore a new business model for funding long range planning projects will be necessary in the future.

## MEMORANDUM

**DATE:** May 2, 2012  
**TO:** Mayor and City Council  
**FROM:** Ken Gibb, Community Development Director  
**RE:** Priority of 2020 Vision Statement, Comprehensive Plan, or Land Development Code

Councilor Traber recently requested that City Staff look at the following issue:

- 1. Please clarify, between the City's Vision 2020 Statement, the Comprehensive Plan, and the Land Development Code, which document takes precedence over the others in situations where the Council is deliberating on a land use application?**

Usually development applications only require reference to the Land Development Code. Through adoption of the 2006 Land Development Code, and acknowledgement by the Oregon Land Conservation and Development Commission, the City Council intended for the Land Development Code to fully implement the City's Comprehensive Plan. This means that the decision criteria in the Land Development Code represent a complete body of regulations that implement the policies in the Comprehensive Plan. However, there are provisions within the Land Development Code (Planned Developments and Lot Development Options) in which deviation from the code standards is expressly permitted, and in those areas, staff typically evaluate whether a variation is consistent with relevant Comprehensive Plan policies. In these cases, the Comprehensive Plan policies (but not the related Comprehensive Plan findings, and not the related vision statement provisions) are directly used in reviewing the proposed deviation from the LDC (and to review or require any appropriate conditions related to the deviation).

The Vision 2020 statement is not a separate land use planning regulation. The Vision statement was developed to guide development of the Comprehensive Plan. The Vision Statement is also part of the Comprehensive Plan, because it was incorporated as a supporting document to the Comprehensive Plan. Each Article within the Comprehensive Plan includes relevant Vision statement provisions that informed and guided the development of the Comprehensive Plan policies that follow them. These statements are not Comprehensive Plan Policies themselves, and will not have a regulatory function. Similarly, the Comprehensive Plan Policies guided the drafting of the Land Development Code. The purpose of the City Council at the time the Land Development Code was enacted was to fully implement the policies of the Comprehensive Plan through the land use standards and regulations set out in the Land Development Code.

In a related arena, both the Comprehensive Plan and the Vision 2020 statement are important

interpretive tools. When a Land Development Code provision is ambiguous, the Council (or staff or the Planning Commission) may choose to refer to the Comprehensive Plan to aid in interpreting the ambiguous provision. Similarly, it would be possible for ambiguity in a Comprehensive Plan policy to be resolved by referring to the findings or relevant Vision statements from the same Article. One caution, however, is that it is not a proper use of the Comprehensive Plan or the Vision statement to generate an ambiguity in provisions which are not otherwise ambiguous.

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

<b>Council Request Item</b>	<b>Requested By</b>	<b>Date of Request</b>	<b>CM Report Due Date</b>	<b>Assigned to</b>	<b>Response in CM Rpt No.</b>	<b>Comments</b>
SDC-eligible Projects Planned by Comparator City Silverton	Beilstein	03-05-12	05-01-12	Steckel	CCR 05-03-12	
Priority of 2020 Vision Statement, Comprehensive Plan, or Land Development Code	Traber	04-02-12	05-01-12	Gibb	CR 05-03-12	
Buildable Lands Inventory Update	Council	04-03-12	05-01-12	Gibb	CCR 05-03-12	

**ADMINISTRATIVE SERVICES COMMITTEE  
SCHEDULED ITEMS**

**May 3, 2012**

MEETING DATE	AGENDA ITEM
May 9	<ul style="list-style-type: none"> <li>• Sustainability Initiative Fees Update</li> <li>• Single-Use Plastic Bag Reduction Recommendation</li> </ul>
May 23	<ul style="list-style-type: none"> <li>• Visit Corvallis Third Quarter Report</li> </ul>
June 6	<ul style="list-style-type: none"> <li>• Third Quarter Operating Report</li> <li>• 2013-2014 City Council Team Building and Goal Setting Facilitator Process</li> <li>• Allied Waste Services Annual Report</li> <li>• Comcast Franchise Renewal Update</li> </ul>
June 20	<ul style="list-style-type: none"> <li>• Advisory Question Explanatory Statement</li> </ul>
July 4	No meeting
July 18	<ul style="list-style-type: none"> <li>• Council Policy Review and Recommendation:               <ul style="list-style-type: none"> <li>• CP 97-10.01-10.08, "Financial Policies"</li> </ul> </li> <li>• Land Use Application Fees Review</li> </ul>
August 8	
August 22	
September 5	<ul style="list-style-type: none"> <li>• Visit Corvallis Fourth Quarter Report</li> </ul>
September 19	
October 3	<ul style="list-style-type: none"> <li>• Council Policy Reviews and Recommendations:               <ul style="list-style-type: none"> <li>• CP 91-3.01, "Appointment of the Acting City Manager"</li> <li>• CP 08-1.11, "Identity Theft Prevention and Red Flag Alerts"</li> </ul> </li> <li>• Fourth Quarter Operating Report</li> </ul>
October 17	<ul style="list-style-type: none"> <li>• Utility Rate Annual Review</li> </ul>
November 7	
November 21	
December 5	<ul style="list-style-type: none"> <li>• Visit Corvallis First Quarter Report</li> <li>• Council Policy Review and Recommendation:               <ul style="list-style-type: none"> <li>• CP 96-6.03, "Economic Development Policies"</li> </ul> </li> <li>• Comprehensive Annual Financial Report</li> <li>• First Quarter Operating Report</li> </ul>
December 19	

**ASC PENDING ITEMS**

- da Vinci Days Loan Review/Restructuring
  - Economic Development Policy on Tourism
  - House Bill 2865 (Limits Private Claims or Rights of Action)
  - Majestic Theatre Management Loan Extension Review
  - Municipal Code Review: Chapter 3.08, "Transit Operations Fee"
  - Utility Rate Structure Review
  - Voluntary Donations on Electronic Utility Payments
- Parks & Recreation  
Community Development  
Finance  
Parks & Recreation  
Public Works  
Public Works  
Finance

**Regular Meeting Date and Location:**

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

**HUMAN SERVICES COMMITTEE  
SCHEDULED ITEMS**

**May 3, 2012**

MEETING DATE	AGENDA ITEM
May 8	<ul style="list-style-type: none"> <li>• Liquor License Annual Renewals</li> <li>• Majestic Theatre Annual Report</li> </ul>
May 22	
June 5	<ul style="list-style-type: none"> <li>• Boards and Commissions Sunset Reviews:               <ul style="list-style-type: none"> <li>• Housing and Community Development Commission</li> <li>• Public Art Selection Commission</li> </ul> </li> <li>• Social Services Allocations – Fiscal Year 2012-2013</li> </ul>
June 19	<ul style="list-style-type: none"> <li>• Community Gardens Master Plan</li> </ul>
July 3	<ul style="list-style-type: none"> <li>• Corvallis Farmers' Market Annual Report</li> </ul>
July 17	
August 7	
August 21	<ul style="list-style-type: none"> <li>• Social Services Semi-Annual Report</li> </ul>
September 4	
September 18	<ul style="list-style-type: none"> <li>• Rental Housing Program Annual Report</li> </ul>
October 2	<ul style="list-style-type: none"> <li>• Council Policy Review and Recommendation:               <ul style="list-style-type: none"> <li>• CP 95-1.07, "Policy Regarding the City Flag"</li> </ul> </li> </ul>
October 16	<ul style="list-style-type: none"> <li>• Council Policy Reviews and Recommendations:               <ul style="list-style-type: none"> <li>• CP 91-4.03, "Senior Citizens' Center Operational Policies"</li> <li>• CP 92-4.04, "Park Utility Donations"</li> </ul> </li> </ul>
November 6	<ul style="list-style-type: none"> <li>• Council Policy Review and Recommendation:               <ul style="list-style-type: none"> <li>• CP 92-4.06, "Library Displays, Exhibits, and Bulletin Boards"</li> </ul> </li> </ul>
November 20	
December 4	<ul style="list-style-type: none"> <li>• 2013-2014 Social Services Allocation Process and Calendar</li> <li>• Cost Recovery Review</li> </ul>
December 18	<ul style="list-style-type: none"> <li>• Communications Plan Annual Report</li> </ul>

**HSC PENDING ITEMS**

- Council Policy Review:
  - CP 00-6.05, "Social Service Funding Policy" Community Development
- Indoor Furniture Placed Outdoors Community Development
- Municipal Code Review: Chapter 5.01, "City Park Regulations" Parks & Recreation  
(Alcoholic Beverages in Parks)
- Municipal Code Review: Chapter 5.03, "Offenses" (tobacco) and Police  
Chapter 8.10, "Tobacco Retail Licenses"
- Municipal Code Review: Chapter 9.02, "Rental Housing Code" Community Development
- Use of City Logo by Social Services Allocation Recipients Community Development

**Regular Meeting Date and Location:**

Tuesday following Council, 12:00 pm – Madison Avenue Meeting Room

**URBAN SERVICES COMMITTEE  
SCHEDULED ITEMS**

**May 3, 2012**

MEETING DATE	AGENDA ITEM
May 10	<ul style="list-style-type: none"> <li>• Lease to Occupy Public Right-of-Way (NW Second Street and NW Jackson Avenue – Ayres)</li> </ul>
May 24	
June 7	<ul style="list-style-type: none"> <li>• Boards and Commissions Sunset Reviews:               <ul style="list-style-type: none"> <li>• Downtown Commission</li> <li>• Watershed Management Advisory Commission</li> </ul> </li> </ul>
June 21	<ul style="list-style-type: none"> <li>• Council Policy Review and Recommendation:               <ul style="list-style-type: none"> <li>• CP 95-7.12 Integrated Vegetation Pest Management (IVPM) Program</li> </ul> </li> </ul>
July 5	
July 19	
August 9	
August 23	
September 6	
September 20	<ul style="list-style-type: none"> <li>• Corvallis Forest Stewardship Plan Review and Recommendation</li> <li>• Municipal Code Review: Chapter 8.13, "Mobile Food Units"</li> </ul>
October 4	<ul style="list-style-type: none"> <li>• Council Policy Reviews and Recommendations:               <ul style="list-style-type: none"> <li>• CP 91-7.05, "Capital Improvement Program"</li> <li>• CP 91-7.06, "Engineering and Administrative Cost for Assessment Projects"</li> </ul> </li> </ul>
October 18	<ul style="list-style-type: none"> <li>• Council Policy Review and Recommendation:               <ul style="list-style-type: none"> <li>• CP 03-7.16, "Guidelines for Donations of Land and/or Improvements for Parks as an Offset to Systems Development Charges for Parks"</li> </ul> </li> </ul>
November 8	
November 22	
December 6	
December 20	

**USC PENDING ITEMS**

- Financial Implications of Council Policies/Decisions/Directions
- Parking in Bicycle Lanes

Finance  
Police

**Regular Meeting Date and Location:**

Thursday following Council, 5:00 pm – Madison Avenue Meeting Room

## UPCOMING MEETINGS OF INTEREST



### City of Corvallis

**MAY - AUGUST 2012**  
(Updated May 3, 2012)

#### MAY 2012

Date	Time	Group	Location	Subject/Note
4	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
5		No Government Comment Corner		
7	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
7	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
8	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
8	5:30 pm	OSU/City Collaboration Project Steering Committee Parking and Traffic Work Group	Madison Avenue Mtg Rm	
8	6:00 pm	Historic Resources Commission	Downtown Fire Station	
9	8:20 am	<del>Citizens Adv Cmsn on Transit</del>	<del>Madison Avenue Mtg Rm</del>	
9	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
9	5:30 pm	Downtown Commission	Downtown Fire Station	
10	8:30 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
10	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
12		No Government Comment Corner		
14	3:00 pm	Economic Development Cmsn	Madison Avenue Mtg Rm	
14	5:30 pm	OSU/City Collaboration Project Steering Committee Neighborhood Planning Work Group	Madison Avenue Mtg Rm	
16	5:30 pm	<del>Watershed Mgmt Adv Cmsn</del>	<del>Madison Avenue Mtg Rm</del>	
16	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
16	7:00 pm	Planning Commission	Downtown Fire Station	
17	6:30 pm	Parks, Natural Areas, and Rec Brd	Downtown Fire Station	
19	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
21	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
21	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
22	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
22	4:30 pm	<del>Cmsn for Martin Luther King, Jr.</del>	<del>City Hall Meeting Room A</del>	
23	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
24	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
24	5:00 pm - 8:00 pm	Watershed Management Adv Cmsn	meet in front of City Hall	Corvallis Forest tour
24	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
26		No Government Comment Corner		
28		City Holiday - all offices closed		

#### JUNE 2012

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 - Julie Manning	
4	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
4	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
5	7:00 am	Airport Commission	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
5	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
5	4:00 pm	Downtown Cmsn Parking Cmte	Madison Avenue Mtg Rm	
6	4:00 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	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
9	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
11	3:00 pm	Economic Development Cmsn	Madison Avenue Mtg Rm	
11	7:00 pm	<b>Mayor/City Council/City Manager Quarterly Work Session</b>	<b>Madison Ave Mtg Rm</b>	<b>tentative</b>
12	5:30 pm	<b>City Council work session</b>	<b>Madison Ave Mtg Rm</b>	<b>PC/HRC interviews</b>
12	7:00 pm	Historic Resources Commission	Downtown Fire Station	
13	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
13	5:30 pm	Downtown Commission	Downtown Fire Station	
14	8:30 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
14	5:30 pm	<b>City Council work session</b>	<b>Madison Ave Mtg Rm</b>	<b>PC/HRC interviews</b>
16	10:00 am	Government Comment Corner	Library Lobby - Mike Beilstein	
18	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
18	5:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	<b>work sessionb</b>
18	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
19	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
20	12:00 pm	Housing and Comm Dev Cmsn	Madison Avenue Mtg Rm	
20	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
20	7:00 pm	Planning Commission	Downtown Fire Station	
21	5:00 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 - TBD	
26	4:30 pm	<del>Cmsn for Martin Luther King, Jr.</del>	<del>City Hall Meeting Room A</del>	
27	5:00 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
28	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
30	10:00 am	Government Comment Corner	Library Lobby - TBD	

**JULY 2012**

Date	Time	Group	Location	Subject/Note
2	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
2	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
3	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
3	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
3	4:00 pm	Downtown Cmsn Parking Cmte	Madison Avenue Mtg Rm	
4		City holiday - all offices closed		
4		No Administrative Services Cmte		
5	5:00 pm	Urban Services Committee	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 - TBD	
9	3:00 pm	Economic Development Cmsn	Madison Avenue Mtg Rm	
11	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
12	8:30 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
14	10:00 am	Government Comment Corner	Library Lobby - TBD	
16	12:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
16	7:00 pm	<b>City Council</b>	<b>Downtown Fire Station</b>	
17	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
18	12:00 pm	Housing and Comm Dev Cmsn	Madison Avenue Mtg Rm	
18	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
18	7:00 pm	Planning Commission	Downtown Fire Station	
19	5:00 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	
24	<del>4:30 pm</del>	<del>Cmsn for Martin Luther King, Jr.</del>	<del>City Hall Meeting Room A</del>	
25	5:00 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
26	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
28	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	

### AUGUST 2012

Date	Time	Group	Location	Subject/Note
1	7:30 pm	Library Board	Library Board Room	
2	<i>7:30am</i>	<i>Investment Council</i>	<i>Madison Avenue Mtg Rm</i>	
4	10:00 am	Government Comment Corner	Library Lobby - TBD	
<b>6</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>6</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
7	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
8	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
9	<i>8:30 am</i>	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
9	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
11	10:00 am	Government Comment Corner	Library Lobby - TBD	
16	6:30 pm	Parks, Natural Areas, and Rec Brd	Downtown Fire Station	
18	10:00 am	Government Comment Corner	Library Lobby - TBD	
<b>20</b>	<b>12:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
<b>20</b>	<b>7:00 pm</b>	<b>City Council</b>	<b>Downtown Fire Station</b>	
21	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
22	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
23	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
23	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
25	10:00 am	Government Comment Corner	Library Lobby - TBD	
28	<del>4:30 pm</del>	<del>Cmsn for Martin Luther King, Jr.</del>	<del>City Hall Meeting Room A</del>	
29	5:00 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	

**Bold type** – involves the Council      ~~Strikeout type~~ – meeting canceled      *Italics type* – new meeting

TBD – To be Determined      PC – Planning Commission      HRC –Historic Resources Commission



City of Corvallis  
Mayor and City Council  
PO Box 1083  
Corvallis, Oregon 97339

RE: Move Our Money

Mayor Julie Manning and Esteemed Councilors,

In 2008, United States entered the worst economic crisis since the Great Depression. This recession has been felt in all aspects of the economy, including the collapse of the housing market and the highest unemployment rates in nearly 3 decades. A primary cause of this crisis was the irresponsible, predatory, and fraudulent lending practices of the nation's largest banks, combined with the use of complex financial instruments designed to externalize and obscure the risks that these banks were taking. These very same banks then received billions in government bailout dollars, all the while enriching their privileged CEO's with bonuses in the process.

Wells Fargo, with which the City of Corvallis is currently contracted for banking services, was a key part of this economic crisis. They are the nation's largest mortgage lender, and were among the top subprime lenders at the start of the crash; they were fined \$85 Million by the Federal Reserve for falsifying loan documents and forcing borrowers into high-interest subprime mortgages when they could have qualified for less expensive loans; and the Justice Department is currently pursuing a case against them for discriminatory practices in which they targeted black borrowers and majority-black neighborhoods for subprime loans.

Individuals throughout the country have seen that the Wall Street banks are to blame for this crisis, and have come to action by moving their money out of these banks and into smaller, local community banks and credit unions. The Move Your Money campaign gained momentum leading up to National Bank Transfer Day on November 5, 2011, when the Credit Union National Association estimated nearly 700,00 new credit union accounts had been opened.

While this is a step in the right direction, it is not enough. These banks remain "too big to fail":

- They continue to lend to other large corporations rather than the small businesses and home buyers at the core of our true economy.
- They continue to illegally foreclose on homeowners, furthering the housing crisis.
- They continue investing in socially irresponsible and environmentally unsustainable businesses, such as for-profit private prisons, genetically modified foods, and mountain-top mining.
- They continue to spend millions on lobbying and campaign contributions, while using offshore tax-havens to avoid paying taxes.
- They continue to pay millions in bonuses to their executives while paying tellers less than \$11 per hour.

The millions of dollars that the City of Corvallis has deposited at Wells Fargo are supporting these actions that do not represent the values of the City of Corvallis, and they are not improving our local economy or benefiting Corvallis residents. If these deposits were moved into smaller, local institutions, they would strengthen our local economy. Smaller banks consistently devote a larger portion of their assets to small business lending. For example 31% of Citizens Bank's assets have gone to small business loans, compared to only 3% at Wells Fargo. The Center for State Innovation estimates that every \$10 million dollars in public funds that are moved from multi-national banks to local, in-state banks will generate 5 to 8 in-state jobs. They also state that by targeting these funds in the smallest banks and those banks with the greatest focus on small business lending, the dollar-for-dollar impact can be even greater.

Over the past several months, Occupy Corvallis has conducted a series of interviews with Corvallis residents. The interviews each began as a single question: "What do you think needs to be done to make the country whole again?" Two consistent themes that recurred through many of the interviews were: we need to nurture local economies; and banks need to be held accountable for deceptive and unlawful practices. Comments from interviewees included:

- *"We need to end aggressive banking and monopolizing practices."* (33-year-old K12 Teacher)
- *"The power of the banks needs to be broken."* (35-Year-Old Database Administrator)
- *"The banking industry knew exactly what they were doing in issuing sub-prime loans and adjustable rate mortgages. Banking share prices rose on the volume, and the shareholders responsible for the ensuing debacle were quick to blackmail the country into making good their debts ('we are too big to fail'). Aggressive pursuit of the culprits is essential."*

An online petition circulated by members of Occupy Corvallis requesting that the City of Corvallis Move Our Money to local institutions has received comments including:

- *"The city cash deposits represent a large amount of leverage. Let's use that power to either require large banks to act more ethically, or to creatively re-invest with more ethical, local institutions."*
- *"It's important to stimulate our local economy by utilizing financial institutions based primarily in our town and county that keep their payrolls and profits in our town and county. Local community banks and credit unions do that--large national banks do not."*
- *"As a participating member of this democracy... I do not ask, but rather DEMAND that the money in our city coffers be moved out of Wells Fargo and in to a local institution, such as OSU Federal Credit Union or Citizen's Bank. Keeping our money with [Wells Fargo] is immoral and unethical. It is counter to the values of this city."*

Furthermore, the City Council's own Economic Development Policy states:

*"The council should provide prioritized support to activities and programs which provide for a diverse local economy through programs which start, develop, retain and expand enterprises which will, in turn, increase the supply of family wage jobs, and expand the property tax base."* (Council Policy 96-06.03.030)

To address these concerns and better represent the values of Corvallis residents, Occupy Corvallis calls on the Mayor, City Council and City Manager to:

- Examine the economic and social benefits of moving our money to local financial institutions;
- Examine the necessary steps, potential barriers, and ways to overcome identified barriers as they relate to the desired outcome;

- Establish guidelines and criteria for future and current investments and banking contracts to favor responsible institutions that demonstrate support for local economic and social interests, including to community reinvestment, small business lending, and local employment opportunities;
- Such criteria should also disfavor institutions that have shown a history of actions that damaged the community and economy including predatory or discriminatory lending, falsifying documents or failing to maintain required records, and failing to cooperate with loan-modifications and foreclosure-prevention programs;
- Actively seek input from community members and local businesses when developing such criteria;
- Re-examine existing investments and banking contracts to determine their compliance with the newly proposed criteria and the feasibility of ending such contracts;
- Declare support for the implementation of the Oregon Credit Union Depository Pool (created in 2010 under Oregon House Bill 3700 to allow credit unions to hold public funds in excess of the NCUA insured limit) by submitting a letter of intent to at least one credit union to deposit at least \$250,000 in that credit union as allowed by HB3700;
- Declare support for the creation of an Oregon State Bank, which could handle deposits from Oregon municipalities and partner with community banks and credit unions to increase access to consumer- and small business-lending; and
- Report relevant findings back to the public within a prescribed deadline, along with a publication to forum so that the community can respond to the report.

We believe that these actions are necessary to support our local economy and to send a clear message to the large Wall Street banks that we, Corvallis residents, do not condone the irresponsible, deceptive, and unethical practices in which they have participated.

Thank You,

Occupy Corvallis  
Move Our Money group

# MEMORANDUM

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**To:** Mayor and City Council

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

**Date:** April 30, 2012

**Subject:** Seavey Meadows Open Space - Comprehensive Plan Map Amendment (CPA11-00001); Associated Zone District Change (ZDC11-00004)

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## I. ISSUE

On August 1, 2011, the City Council directed Staff to initiate a Comprehensive Plan Map Amendment and Zone Change for the subject property (**EXHIBIT D-66**). The proposal is to change the 28.96 acre subject site from Residential - Medium Density and Residential - Medium High Density, to Open Space - Conservation on the Comprehensive Plan Map; and to change the corresponding Zone on the subject site from Medium Density and Medium High Density Residential with Planned Development Overlays (PD(RS-9) and PD(RS-12)), to Conservation - Open Space with a Planned Development Overlay (PD(C-OS)) .

The Planning Commission conducted a public hearing on March 7, 2012 (**EXHIBIT C**), to consider the requests. The Planning Commission considered whether to forward the Comprehensive Plan Map Amendment to City Council with a recommendation for approval or denial. The Planning Commission also decided whether to approve or deny the Zone District Change, contingent upon City Council approval of the Comprehensive Plan Map Amendment. On March 7, 2012, the Commission recommended approval of the Comprehensive Plan Map Amendment, and approved the Zone Change, contingent upon City Council approval of the Comprehensive Plan Map Amendment (**EXHIBIT B**). Since the Planning Commission's decision on the Zone Change was not appealed, this memo to the City Council will focus solely on evaluation of the request for a Comprehensive Plan Map Amendment and the applicable review criteria.

## II. BACKGROUND

The subject site is part of a larger development site known as Seavey Meadows. The following land use decisions reflect pertinent information relative to the requested Comprehensive Plan Map Amendment:

**1980 - Four-Square / Conifer Village Annexation (A-79-3/PD-79-20):**  
Northern 4.62 acres of subject site included in annexation area. Annexation

approved by voters on May 20, 1980. Planned Development Overlay applied to subject site.

**1981 - Seavy Meadows Annexation (A-81-5/DC-81-10):**

Remaining 49 acres of subject site area included in annexation area. Annexation approved by voters on May 18, 1982. Districts of RS-9 and RS-12 applied to property upon annexation.

**1982 - Seavy Meadows (PD-82-2/PD-82-5/S-82-2):**

41 acres of subject site included in Seavy Meadows Planned Development Overlay (PD-82-2). Planning Commission approved detailed development plan and tentative subdivision plat approval for Phase 1 (PD-82-5). Detailed Development Plan approval to construct 296 single family housing units.

Phase 1 of the Seavy Meadows development was initiated, which included construction of the existing portions of Jasper Street and Sorrel Place, as well as other infrastructure within the Phase 1 area, and the existing fourplex building on the site. However, construction of the remainder of the development faltered. When the developer defaulted on infrastructure debt service (Bancroft Bond) the City took possession of the Seavy Meadows site, with the exception of the existing fourplex at the southeast corner of Jasper Street and Conser Street.

**1991 - Conifer Village, Phases 4,5 and 6 (DC-91-1/PD-91-1, and S-91-1):**

On March 6, 1991, the Corvallis Planning Commission approved a Detailed Development Plan and a Tentative Subdivision Plat for Conifer Village, Phases 4,5, and 6. This approval affected approximately 10 acres of the Seavey Meadows Detailed Development Plan by rezoning the property from PD(RS-12) to PD(RS-6) and approving a tentative subdivision plat intended for development with detached single family homes. The City sold that portion of the Seavey Meadows development to the developer of Conifer Village. A portion of Conifer Village, Phase 5, was developed in this location and currently contains 38 single family houses.

**2008 - Seavey Meadows Major Modification (PLD08-00001 / SUB08-00001):**

Modification to the 3.46 acre Phase 1 area of Seavy Meadows, changing the proposed four-plex development scheme to a combination of 43 dwelling units including single-family detached homes, duplex and triplex townhomes, and four- and five-unit multi-family dwellings on the Phase 1 site. The Planning Commission decided to deny the request (Order 2008-040), which was appealed to City Council.

On July 21, 2008, the City Council overturned the Planning Commission decision, and approved the requested Major Modification and Tentative Subdivision plat. In their decision, the City Council adopted amended conditions of approval (Order 2008-063), including Condition # 33, which states the following (**see EXHIBIT D-64**):

**Condition # 33:**

***Protection of Remaining Wetlands - At the time of final plat approval for the proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows - Willamette Dale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space - Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamette Dale Farms site.***

**2010 - Seavey Meadows Minor Modification (PLD10-00004 / SUB10-00002):**

On April 29, 2010, Staff approved a Minor Modification to the Seavey Meadows Major Modification (PLD08-00001 / SUB08-00001), affecting the approved phasing plan for the Seavey Meadows development. This approval did not affect any change to Condition of Approval # 33, referenced above.

As noted in Part I above, on August 1, 2011, the City Council directed Staff to initiate a Comprehensive Plan Map Amendment and Zone Change on the subject site. This action is consistent with the condition of approval # 33 (case PLD08-00001), as noted above.

Section 2.1.30.08 of the Land Development Code requires the Planning Commission to conduct a public hearing and provide a recommendation to the City Council regarding the proposal, including findings that specify how the proposal does or does not comply with applicable review criteria.

In accordance with Land Development Code Section 2.1.30.09, the City Council must also conduct a complete public hearing to consider the Comprehensive Plan Map Amendment. On April 2, 2012, the City Council scheduled this *de novo* public hearing for May 7, 2012, to consider the recommendation of the Planning Commission and to make a decision regarding the proposed Comprehensive Plan Map Amendment.

**III. DISCUSSION**

A complete review of this proposal was provided by Staff to the Planning Commission in a report dated February 29, 2012 (**Exhibit D**). The Comprehensive Plan Map Amendment was evaluated against applicable Land Development Code criteria, Statewide Planning Goals, and Comprehensive Plan (CCP) policies. In particular, Staff found the proposal to be consistent with CCP policy 1.2.3, which states that there must be a demonstrated need for the change, that the advantages to making the change outweigh the disadvantages, and that the change proposed is a desirable means of meeting public need. Other Comprehensive Plan policies were also taken into consideration and are discussed in the Staff Report to the Planning Commission.

Staff concurred that the addition of lands with an Open Space - Conservation land use designation outweighed the loss of residentially designated property in this area. In summary, Staff found, and the Planning Commission concurred, that there was a demonstrated need for the change, that the advantages outweigh the disadvantages, and that the re-designation of a portion of the property from MD and MHD to C was a reasonable and desirable means by which to meet the public need.

After reviewing the Staff recommendation and hearing testimony from the public, the Planning Commission deliberated on the proposal at its March 7, 2012, meeting. There was discussion about the need to balance provision of lands suitable for development of needed housing with provision of lands with an Open Space land use designation, and that balancing had already occurred as part of adoption of the Natural Features Inventory and the subsequent adoption of Phase III of the Land Development Code (Natural Resource protections - **see Exhibit C**).

The Commission discussed the original Seavey Meadows development approval and Condition of Approval # 33 (**Exhibit C**), and found that the proposal ensures that the City complies with the condition. As previously noted, the Planning Commission recommended approval of the proposal based on the following findings:

- The proposal is consistent with the applicable LDC review criteria in Section 2.1.30.06.b, in that there is a demonstrated need for the change, that the proposal is the desirable means to meet public need, and that the advantages outweigh the disadvantages.
- The proposal is consistent with LDC Section 2.1.30.06.c, in that the types of uses that are permissible under the Conservation - Open Space zone are generally compatible with surrounding residential land uses.

#### **IV. REQUESTED ACTION**

The City Council has the following options relative to the proposed Seavey Meadows Open Space Comprehensive Plan Map Amendment:

**Option A:** Concur with the Planning Commission's recommendation and approve the request for the Comprehensive Plan Map Amendment (CPA11-00001), as outlined in the Planning Commission's Notice of Disposition (**Exhibit B**) and as further elaborated in the Staff Report, subject to the review and approval of formal findings and an ordinance, to occur at the next City Council meeting.

**Option B:** Deny the Comprehensive Plan Map Amendment (CPA11-00001) as proposed, subject to review and approval of formal findings, to occur at the next City Council meeting.

Staff recommend that the Council concur with the Planning Commission's recommendation, and approve the requested Comprehensive Plan Map Amendment. This decision should be tentative, with a final decision occurring with the adoption of formal findings and reading of

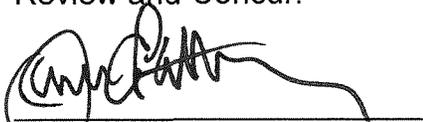
an ordinance in a subsequent meeting. This recommendation is based on the Planning Commission's determination that the applicant has met the required burden of proof regarding public need, that the proposal is the best means of meeting that public need, and that the advantages to the community outweigh the disadvantages. In consideration of the Planning Commission's deliberation and decision, Staff recommend Option "A". If the City Council agrees, the following motion is provided:

**Motion:**      **The City Council moves to tentatively approve the request, subject to adoption of formal findings to be prepared by Staff, with consideration of the formal findings and the ordinance that formalizes the Comprehensive Plan Map Amendment, to occur at the next City Council meeting.**

**V.      EXHIBITS**

- Exhibit A:      Draft Ordinance for Comprehensive Plan Map Amendment for Seavey Meadows Open Space
- Exhibit B:      Order 2012-013, Planning Commission Notice of Disposition
- Exhibit C:      Excerpts of Planning Commission Minutes (March 7, 2012) containing Commission deliberations and Written Testimony Received
- Exhibit D:      Staff Report to the Planning Commission, dated February 29, 2012
- Exhibit E:      Written Public Testimony, for City Council Staff report, received prior to April 23, 2012

Review and Concur:

  
\_\_\_\_\_  
Jim Patterson, City Manager

Review and Concur:

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

ORDINANCE 2012-\_\_\_\_

AN ORDINANCE relating to a Comprehensive Plan Amendment, modifying Ordinance 98-53, as amended.

Whereas, the Planning Commission, after holding a duly advertised public hearing, has forwarded its recommendation to the City Council concerning a request for a Comprehensive Plan Amendment and Zone Change;

Whereas, the Planning Commission recommended the following:

1. Approve the requested Comprehensive Plan Map Amendment, thereby changing the Comprehensive Plan map designation for the subject property from Residential-Medium Density and Residential - Medium High Density to Open Space - Conservation.

Whereas, the Planning Commission approved the requested Zone Change (ZDC11-00004) to zone the property PD(C-OS), contingent on the City Council's approval of the requested Comprehensive Plan Map Amendment;

Whereas, after proper legal notice, a public hearing before the City Council concerning the proposed Comprehensive Plan Amendment was held on **May 7, 2012**, and interested persons and the general public were given an opportunity to be heard;

Whereas, the City Council held deliberations concerning the proposed Comprehensive Plan Map Amendment on **May 21, 2012**, and the Council has reviewed the public testimony and the recommendations of the Planning Commission and of staff;

Whereas, the findings of fact, which consist of the complete staff report to the City Council, dated **April X, 2012**, including attachments; and the minutes of the **May 7, 2012**, City Council public hearing are by reference incorporated herein and are hereby adopted by the City Council;

Whereas, the City Council finds that the proponents have borne their burden of proof;

Whereas, the City Council finds that there is a need for the proposed Comprehensive Plan Amendment;

Whereas, the City Council finds that the proposed Comprehensive Plan Amendment is the best means identified of meeting the demonstrated need; and

Whereas, the City Council finds that there is a net benefit to the community from adoption of the proposed Comprehensive Plan Amendment;

Whereas, the City Council finds that the proposed Comprehensive Plan Amendment will not result in compatibility conflicts with adjacent development;

Whereas, the City Council finds that the proposed Comprehensive Plan Amendment is consistent with the Land Development Code, policies of the Comprehensive Plan, other policies and standards adopted by the City Council, and with applicable Statewide Planning Goals;

NOW THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The Comprehensive Plan Map is amended such that the subject property is designated for Open Space - Conservation land uses, as indicated in Exhibit A, which is attached and incorporated within this ordinance by this reference.

PASSED by the Council this \_\_\_\_\_ Day of June, 2012.

APPROVED by the Mayor this \_\_\_\_\_ Day of June, 2012.

Effective this \_\_\_\_\_ Day of June, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

DRAFT

EXHIBIT A-2  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

## **Exhibit A**

### **Boundary of Affected Comprehensive Plan Map Amendment**

Those tracts of land located in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described as follows.

#### **Tract 1:**

All of that tract of land described in Benton County deed records as document M-98905-88. More particularly described as follows.

Beginning at a point 70.36 feet South 81°15' East along the North line of Tract 2, Willamettedale Farm, Benton County, Oregon, from the northwest corner of said Tract; thence South 81°15' East along said North line 979.16 feet to the northwest corner of the tract described by deed recorded in Book181, Page 156, Benton County Deed Records; thence South 7°27'15" West along the West line of the last mentioned Tract 175.66 feet; thence South 89°33'00" West, 478.44 feet; thence South 14°16'37" West, 886.66 feet; thence South 0°24' East 210.68 feet to a point 30 feet North of the South line of said Tract 2; thence South 89°38' West parallel with said South line 60.00 feet; thence North 0°24' West 243.95 feet; thence South 89°38' West 178.56 feet to the west line of the tract described by deed recorded in Book145, Page 211, of said Deed Records; thence North 0°24' West, 1153.76 feet to the point of beginning.

#### **Tract 2:**

All of that tract of land described in Benton County deed records as document M-98906-88. More particularly described as follows.

Beginning at a 5/8 inch iron rod marking the northwest corner of that tract of land described by deed recorded in Book 181, Page156, Deed Records of Benton County, Oregon, said 5/8 inch iron rod being on the North line of and South 81°15' East, 1051.29 feet from the northwest corner of Tract 2, Willamettedale Farm, a subdivision of record in Benton County, Oregon; thence South 07°33'33" West along the West line of said tract described in Book 181, Page 156, a distance of 712.41 feet; thence South 89°39'13" West, 130.02 feet; thence North 02°30'30" East, 126.87 feet to a 5/8 inch iron rod; thence North 13°06'17" East, 307.41 feet to a 5/8 inch iron rod; thence North 16°21'20" East, 255.15 feet to a 5/8 inch iron rod; thence North 38°50'48" East, 54.65 feet to the North line of said Tract 2; thence South 81°15' East, 42.86 feet to the point of beginning.

#### **Tract 3:**

All of that tract of land described in Benton County deed records as document M-98900-88. More particularly described as follows.

Beginning at a point 30.00 feet North 0°38' East parallel with the South line 238.56 feet from the Southwest corner of the tract described by deed, recorded in Book145, Page 211, Benton County Deed Records; thence North 0°24' West parallel with said West line 210.68 feet; thence North 89°38' East parallel with said South line 234.95 feet; thence South 14°35' West 218.07 feet to a

point 30 feet North of said South line; thence South 89°38' West 178.57 feet to the point of beginning.

**Tract 4:**

All of that tract of land described in Benton County deed records as document M-98907-88 More particularly described as follows.

Beginning at the northwest corner of tract 2, Willamettedale Farm subdivision, which point is also the initial point for Conifer Village subdivision; thence South 36°20'15" West, 618.76 feet along the easterly right-of-way of the Southern Pacific Railroad; thence South 53°39'45" East, 305.19 feet; thence southwesterly 82.33 feet along the arc of a 140.00 foot radius curve to the left which long chord bears South 16°31'34" West, 81.15 feet; thence South 00°19'13" East, 22.07feet; thence southwesterly 31.42 feet along the arc of a 20 foot radius curve to the right which long chord bears South 44°40'47" West, 28.28 feet to a point on the North right-of-way of Conser Street; thence North 89°40' 47" East, 190.00 feet along the North right-of-way of Conser Street; thence easterly along the North right-of-way of Conser Street, 48.94 feet along the arc of a 275.00 foot radius curve to the left which long chord bears North 84°34'52" East, 48.88 feet to a point on the East line of that parcel described in M-94047, Records of Benton County; thence North 00°24' West, 782.89 feet along said East line to the North line of said Tract 2, Willamettedale Farm Subdivision; thence North 81°15' West, 70.36 feet along said North line to the Point of Beginning.

**Tract 5:**

All of that tract of land described in Benton County deed records as document M-364476-04 More particularly described as follows.

Beginning at a 3/4" iron pipe at the Northwest corner of Tract 2, WILLAMETTEDAILE FARM, Benton County, Oregon; thence South 36°20'15" West, 618.83 feet along the West line of Tract 2 to a 5/8 inch iron rod and the TRUE POINT OF BEGINNING; thence continuing South 36°20'15" West, 539.71 feet along the West line of Tract 2 to a 5/8 inch iron rod on the Westerly right of way line of Conser Street; thence along said right of way line on a 325.20 foot radius curve right (the long chord of which bears North 63°01'04" East 291.84 feet) a distance of 302.64 feet to a 5/8 inch iron rod; thence North 89°39'28" East, 262.72 feet to a 5/8 inch iron rod; thence leaving said right of way line, on a 20 foot radius curve to the left ( the long chord of which bears North 44°39'28" East, 28.28 feet) a distance of 31.42 feet to a 5/8 inch iron rod; thence North 0°20'32" West, 22.33 feet to a 5/8 inch iron rod; thence on a 139.12 foot radius curve right ( the long chord of which bears North 16°34'29" East, 80.96 feet to a 5/8 inch iron rod; thence North 53°40'44" West, 305.12 feet to the True Point of Beginning.

**Tract 6:**

A tract of land located in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described as follows.

The tract described in the Benton County deed records as document number M-481815.

**SAVE AND EXCEPT,**

That tract located in the South East 1/4 of Section 24, Township 11 south, Range 5 West, Willamette meridian, Benton County, Oregon, more particularly described as follows,

Beginning at the Northwest corner of Tract A, SEAVY MEADOWS (Phase I), in the City of Corvallis, Benton County, Oregon; thence along the west line of said Tract A, S 00°19'13"E 95.02 feet to a 5/8" iron rod; thence S 45°12'58"W 12.66 feet to a 5/8" iron rod; thence S 00°23'00"E 36.07 feet to a 5/8" iron rod; thence N 89°45'06"E 9.03 feet to a 5/8" iron rod; thence S 0°18'15"E 65.03 feet to a 5/8" iron rod; thence S 44°57'19"W 12.66 feet to a 5/8" iron rod; THENCE S 00°19'13"E 86.00 feet to a 5/8" iron rod at the Southwest corner of NE Sorrel Place, a public street and right-of-way; THENCE on a projection of the southerly line of said right-of-way, S 89°40'47"W 162.43 feet to a 5/8" iron rod; THENCE N 00°19'13"W 296.56 feet to a 5/8" iron rod on the southerly right-of-way line of NE Conser Drive; THENCE along said Conser Drive right-of-way line on the arc of a 275.00 foot radius curve right (chord bears N 85°15'24"E 42.65 feet) 42.70 feet; THENCE N 89°39'09"E 128.90 feet to the point of beginning.

**Tract 7:**

All of that tract of land described in Benton County deed records as document M-98901-88 More particularly described as follows.

Beginning at a point 30.00 feet North 0°24' West along the West line of the tract described by deed recorded in Book 145, Page 211, Benton County deed records from the Southwest corner of said tract; thence North 0°24' West along said West line 243.95 feet; thence North 89°38' East parallel with the South line of said tract 178.56 feet; thence South 0°24' East parallel with said West line 243.95 feet to a point 30 feet North of said South line; thence South 89°38' West 178.56 feet to the point of beginning.

**Tract 8:**

All of that tract of land described in Benton County deed records as document M-98921-88 More particularly described as follows.

Lot 6 of the subdivision of Conifer village as recorded in Book 8 Page 1981, Benton County Book of Plats, situate in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

**Tract 9:**

Seavy Meadows, a portion of Tract 2 of Willamettedale Farm, located in the S.E. 1/4 of Section 24, and the N.E. 1/4 of Section 25 of Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, as recorded in book 8, page 133 Benton County records

**EXCEPTING THE FOLLOWING:**

**SAVE AND EXCEPT,**

All of that tract of land deeded for public roadway purposes as described in Benton County RIGHT OF WAY DEED, document number M-50764-83.

**SAVE AND EXCEPT,**

Conifer Village V as recorded in Book 9 Page 2, Benton County Book of Plats, Phase two, a RePlat of a portion of Tract 2, Willamettedale Farm, situate in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

**SAVE AND EXCEPT,**

The subdivision plat of Shady Grove as recorded in Book 11 Page 23, Benton County Book of Plats, a RePlat of a portion of Tract 2, Willamettedale Farm and Seavy Meadows, situate in the South East 1/4 of Section 24, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

DRAFT

EXHIBIT A-6  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT



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

## CORVALLIS PLANNING COMMISSION NOTICE OF DISPOSITION

**ORDER 2012-013**

**CASE:** Seavey Meadows Open Space  
(CPA11-00001 / ZDC11-00004)

**REQUEST:** The applicant requests that the Planning Commission recommend that the City Council approve a Comprehensive Plan Map Amendment to change the land use designation on the subject property from Residential - Medium Density (MD) and Residential - Medium-High Density (MHD) to Open Space - Conservation (C). The applicant is also requesting a Zone Change to change the existing PD(RS-9) and PD(RS-12) zones on the subject property to PD(C-OS) (Conservation - Open Space with a Planned Development Overlay).

**APPLICANT/  
OWNER:** City of Corvallis  
PO Box 1083  
Corvallis, OR 97339

**LOCATION:** The property is located in northeast Corvallis, along NE Conser Street, between Seavey Avenue and Village Green Creek. The property is identified on Benton County Assessor's Map 11-5-24 DA, as Tax Lot 800, and Map 11-5-24 DC as Tax Lots 100, 101, 200, 201, 300, 400, 900, 3000, 3100, 3200, 3600, 3700, 3800, 3900, and 7800.

**DECISION:** The Corvallis Planning Commission conducted a public hearing on March 7, 2012, closed the public hearing, deliberated, and decided to forward the requested Comprehensive Plan Map Amendment to City Council with a recommendation for approval. The Planning Commission also decided to approve the requested Zone Change, contingent upon City Council approval of the Comprehensive Plan Map Amendment. The Planning Commission adopts the findings contained in the February 29, 2012, Planning Commission Staff Report, and the portions of the March 7, 2012, Planning Commission minutes that demonstrate support for the Planning Commission's actions.

EXHIBIT B-1  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

If you are an affected party and wish to appeal the Planning Commission's decision, appeals must be filed, in writing, with the City Recorder within 12 days from the date that the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$1,108.40 (\$554.20 - If appealed by a recognized Neighborhood Association).

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.



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Jennifer Gervais, Chair  
Corvallis Planning Commission

Signed this 8th day of March, 2012

Appeal Deadline / Effective Date: Tuesday, March 20, 2012, at 5 p.m.

EXHIBIT B-2  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT



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

Approved as submitted, April 18, 2012

**CITY OF CORVALLIS**  
**PLANNING COMMISSION MINUTES**  
**March 7, 2012**

**Present**

Jennifer Gervais, *Chair*  
 Frank Hann, *Vice Chair*  
 James Feldmann  
 Tony Howell  
 Roger Lizut  
 Jim Ridlington  
 Ronald Sessions  
 Jasmin Woodside

**Staff**

Jim Brewer, Deputy City Attorney  
 Kevin Young, Planning Division Manager  
 Jason Yaich, Associate Planner  
 Terry Nix, Recorder

**SUMMARY OF DISCUSSION**

	Agenda Item	Information Only	Held for Further Review	Recommendations
I.	Visitors' Propositions			
II.	Public Hearing: Seavey Meadows Open Space Comprehensive Plan Amendment and Zone Change (CPA11-00001, ZDC11-00004)			Approve the requested ZDC contingent upon City Council approval of CPA. Forward CPA to City Council with recommendation of approval.
III.	Planning Commission Minutes: February 1, 2012 February 15, 2012			Approved as presented. Approved with revisions.
IV.	Old Business	X		
V.	New Business A. Planning Division Update	X		
VI.	Adjournment – 9:00 p.m.			

EXHIBIT C-1  
 SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
 CITY COUNCIL STAFF REPORT

**CONTENT OF DISCUSSION**

The Corvallis Planning Commission was called to order by Chair Jennifer Gervais at 7:00 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 – Seavey Meadows Open Space Comprehensive Plan Amendment and Zone Change (CPA11-00001, ZDC11-00004):

A. Opening and Procedures:

The Chair welcomed citizens and reviewed the public hearing procedures. The City is the applicant for this request. Staff will present a staff report/applicant's presentation and there will be 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 (**Attachment A**).

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 Howell, Ridlington, and Sessions declared site visits.
4. Objections on Jurisdictional Grounds: None.

C. Staff Report/Applicant's Presentation:

Associate Planner Jason Yaich distributed written testimony received after release of the staff report (**Attachment B**). He said that the application has two components. The Comprehensive Plan Map Amendment would change the land use designation of the subject property from Residential – Medium Density (MD) and Residential – Medium High Density (MHD) to Open Space-Conservation (C), and the Zone Change would change the zoning on the property from PD(RS-9) and PD(RS-12) to PD(C-OS). He reviewed the site and vicinity, existing conditions, and natural features as detailed in the written staff report. He showed photos of the site and surrounding areas. He then reviewed the land use history of the site. The site was annexed into the City limits in 1980 and 1981 with the Conifer Village and Seavy Meadows Annexations. In 1982, the City approved the Seavy Meadows Planned Development. Phase 1 was initiated;

however, the developer defaulted on infrastructure debt service and the City took possession of the site with the exception of the existing fourplex at the corner of Jasper Street and Conser Street. In 2008, the Seavey Meadows Major Modification was approved by the City. A condition of approval (#33) from that approval required protection of the remaining wetlands on the City-owned property and required staff to initiate the subject Comprehensive Plan Map Amendment and Zone Change.

Planner Yaich reviewed Part 1 of the written staff report related to the Comprehensive Plan Map Amendment. He reviewed the applicable review criteria which require consistency with purposes of Chapter 2.1 and with applicable Comprehensive Plan policies; require that there is a demonstrated public need for the change, that the advantages to the community outweigh the disadvantages, and that the proposed change is the desirable way of meeting the public need; and address the compatibility criteria. Regarding the public need criterion, Planner Yaich reviewed Comprehensive Plan policies which address both natural features protections and the need to ensure adequate developable land to meet the community's housing needs. When trying to balance these competing policies, staff often looks to the 1998 Buildable Land Inventory and the 2010 Land Development Information Report. The BLI does not identify C-OS as a specific land use designation but includes open space in a broader category of parks/open space. The BLI projects a surplus of MD lands; however, MHD is expected to have a deficit of 64 acres by 2020. The 2010 Land Development Information Report shows no lands within the City limits designated C-OS, 104 acres designated MD, and 86 acres designated MHD. As noted in the table in the staff report, there are advantages and disadvantages related to the proposal. Due to the City's ownership of the parcels, the presence of natural features, and Condition 33, staff found the advantages of the proposal outweigh the disadvantages. Regarding the question of whether this is the desirable means of meeting the public need, if the public need is to ensure no future development in order to protect the wetlands, the finding would be that this request is the desirable means to meet that need. The proposed designation is found to be consistent with the general compatibility criteria. The overall conclusion on the CPA is that there is a demonstrated public need for open space lands within the Corvallis UGB based on several Comprehensive Plan policies and the current lack of OS-C lands, that the advantages outweigh the disadvantages, that the proposal would ensure compliance with Condition 33, and that the proposed uses would be compatible with existing uses.

Planner Yaich reviewed Part 2 of the staff report related to the Zone Change request. He reviewed the applicable review criteria and Comprehensive Plan policies. He pointed out that the MADA provisions would not apply to the development site if it were in the C-OS Zone; however, they would apply in the existing residential zones and would allow encroachment into the wetland area of approx 4.75 acres. The conclusion on the Zone Change request is that C-OS would be consistent with the requested Comprehensive Plan Map Amendment, that there are several Comprehensive Plan policies that support conservation uses on City-owned property, and that the preservation of the PD overlay would ensure that any future development of the property would have to come back to the Planning Commission for approval. Staff recommends approval of the requests.

Commissioner Howell said that something relevant to the CPA review criteria related to public need, advantages vs. disadvantages, and desirable means to meet the need, is that the City previously conducted a natural features overlay process and Goal 5 analysis. That extensive process did the balancing, put the overlay on the subject site with the locally protected wetland, and determined that the overlay left enough developable land to meet the City's needs. Planner Yaich said that the staff report is focused on the specific application but staff did consider the balancing that occurred with the natural features inventory project.

D. Legal Declaration:

Deputy City Attorney 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. Public Testimony in favor of the application:

**Bruce McCune** said that he is in favor of the application. He noted that some of the written testimony requested that a management plan be developed for the lands protected by the conservation easement, including guidelines to educate homeowners about the fragility of these lands. He asked that the Planning Commission make that recommendation if they have the power and interest to do so.

**Pat Muir** recommended approval of the request. She said that City staff and citizens have spent many hours and dollars over 20 years struggling over this City-owned wetland. Her children and others grew up with Seavey Meadows as a place to learn about wetlands and about the importance of citizen involvement. The children formed a club, raised money for the protection of the property, and testified before the City Council and Planning Commission. She hopes the decision tonight reinforces that public involvement can and does make a difference. Work will still be needed to ensure that the area is properly managed; she volunteered to advise or do whatever work needed to advance the wise management of this precious property.

Commissioner Sessions said that, in order for the City to be able to improve the property so that the public can enjoy it and the wetland is protected, it might be wise to sell off parts of the property that are not protected. Ms. Muir said that most of the property is designated as wetland and many of the places that do not show as wetland are berms created for drainage or influencing the way water flows. The actual developable land would be difficult to do anything with and it is hard to imagine how development would not disrupt the integrity of the system.

**Jennifer Ayotte** said that she has been involved with protecting Seavey Meadows for over 20 years. She understands that the conservation easement placed on this property precludes development. She has been trying to find out more about the terms of the conservation easement, such as who is holding it and what type of management plan will be developed. She volunteered her ongoing efforts to protect the area. She said it is important that residents in the adjacent area have CCRs which address protection of the wetland. She does not think there is additional developable land on the site.

**Michael Murphy** has lived on the north end of the site for about 20 years and has commuted to his job at Hewlett-Packard by bicycle at all hours, including the middle of the night. He has had close encounters with many animals, some of which are no longer at the site. He hopes that efforts are made to improve and help the remaining wildlife.

**Todd Richardson** moved here two years ago from North Pole, Alaska. He is used to a lot of open space and he has learned that when we take away open space, we don't regain it. It was the open space that helped him choose this area and he supports its protection.

**Miriam Richards** said she lives adjacent to the subject wetland. She is deaf so her world is a visual one. She also has MS and a huge part of her therapy is to look out her window every morning and see the wetland and the wildlife. She strongly supports keeping this as a wetland. More houses and traffic would be a detriment to the area and impact property values. It makes her heart full to live in and appreciate this area and she would be heartbroken to see it developed.

**Andrew Dingman** lives near the site and works at Hewlett-Packard. He enjoys being able to look out on the horizon during his commute to see Mary's Peak and the wildlife. It is an enchanting place and he appreciates the preservation of this land. He thanked whoever initiated this action so he can assure his children's children they will have something other than housing developments to look at.

**Sara McCune** was involved in the children's group that worked to protect this area; she first testified in front of the City Council when she was 7 years old. She still has an attachment to the area and she reiterated her mother's comments that the example this set for her and the other children is that community involvement is important and that people can make a difference. She said this is a symbolic and important night.

F. Public Testimony in opposition to the applicant's request: None.

G. Neutral testimony:

The Chair reminded people that speaking neutrally removes rebuttal rights.

**Rana Foster** questioned how much of the area will be destroyed for the Albany-Corvallis trail and for updating the utilities that run through the open space, and how that will be mitigated. Since the Willamette Neighborhood Housing Services unearthed mammoth bones, she wonders who owns that site and what the City would do if it encounters additional bones in the process of developing the space for the trail and utilities.

Questions of Staff:

Commissioner Sessions said that he wants the City to achieve its objective to preserve the wetlands and make the area available for the public to use and appreciate. The City has an asset that could help it pay for the work needed, and it seems short-sighted to rezone the entire area in such a way that it could not sell property that might pay for that work. Planning Division Manager Young said there is a long history to this site. In the balancing done as part of natural features project, tradeoffs included some level of developability with the Shady Grove/Seavey Meadows subdivision and the associated mitigation. City Attorney Brewer added that the conservation easement is a restriction held by the Division of State Lands (DSL), the terms of which would not be consistent with virtually any development beyond some signage and trails. Commissioner Howell added that, in addition to the locally protected wetlands, much of the remaining area is also wetland or mitigation area, and that the City Council's decision in determining the number of acres that would be developed followed a long community process.

Commissioner Howell asked for a staff response to questions about a potential management plan for the site. Planner Yaich said that this will be addressed as the Parks and Recreation Department moves through the planning process to update the Parks and Recreation Facilities Plan, and citizens will have an opportunity to comment through that public process. Commissioner Howell suggested that citizens could also ask for movement forward on a management plan during visitors' propositions at any City Council meeting.

Commissioner Lizut noted public comments related to the need for the subdivision residents to understand the fragility of the area. Planning Manager Young said that there is a condition of approval that addresses the application of pesticides and herbicides. He reiterated that the Parks and Recreation Department is aware of the concerns and potential impacts and he expects we will see a management plan for this area.

Commissioner Lizut asked for a staff response to the question regarding what amount of area would be impacted by the proposed bike trail and any utility construction work. Planning Manager Young said there are no immediate plans for infrastructure extension or for the trail alignment. If a determination was made that there was a public benefit to putting the trail through this site, it would be necessary to obtain the necessary permits and mitigation. There is a PD overlay on the site so any development would require review in a public process.

In response to an inquiry from the Chair, City Attorney Brewer said that the owner of the Shady Grove subdivision is the owner of the mammoth bones that were discovered there. If additional bones were discovered on the City-owned property, he does not know how the DSL would handle protection of those competing resources.

H. Rebuttal: None.

I. Sur-rebuttal: None.

J. Additional time for applicant to submit final argument:

The applicant waived the additional time to submit written argument.

K. Close the public hearing:

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

L. Discussion and Action by the Commission:

Commissioner Woodside said she would normally be concerned about the loss of MHD residential land, but it sounds like the City has done its due diligence to ensure that the needed inventory will be maintained.

**MOTION:** Commissioner Howell moved to recommend that the Planning Commission forward a recommendation to the City Council to approve the requested Comprehensive Plan Map Amendment to designate the entire subject property as Conservation – Open Space. This motion is based on the criteria, discussions, and conclusions contained within the February 29, 2012, Staff Report to the Planning Commission, and based upon the findings presented by the Planning Commission during their deliberations. Commissioner Woodside seconded the motion.

Commissioner Howell referred to the criteria for the CPA related to public need, advantages vs. disadvantages, and desirable way to meet the need. He said the natural features process did the weighing between the different public needs for land and determined that preserving the portion of this property designated as locally significant wetland was appropriate and did not interfere with need throughout the community. That was reiterated in the initial Planned Development and conditions of approval and with the conservation easement.

The motion **passed** unanimously.

**MOTION:** Commissioner Howell moved to approve the requested Zone District Change (ZDC11-00004) to change the zoning of the entire subject site from PD(RS-9) and PD(RS-12) to PD(C-OS), contingent upon City Council approval of the associated Comprehensive Plan Map Amendment request. This motion is based on the criteria, discussions, and conclusions contained within the February 29, 2012, Staff Report to the Planning Commission; and based upon the findings given by the Planning Commission members during their deliberations. Commissioner Woodside seconded the motion.

Commissioner Howell noted that this is the only zone to implement the C-OS designation. Not related to the motion, he thanked the community members that have been advocates for these wetlands for their persistence and dedication over 20 years, coming to visitor's propositions at City Council, participating in numerous hearings and citizen stakeholder committees, and gradually educating the community and numerous iterations of City Council about the values of these wetlands. He said the community appreciates their efforts.

The motion **passed** unanimously.

M. 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. PLANNING COMMISSION MINUTES:**

A. February 1, 2012

~~**MOTION:** Commissioner Hann moved to approve the February 1 minutes as presented. Commissioner Howell seconded the motion and it **passed** unanimously.~~

B. February 15, 2012

~~The Chair drew attention to a written request from Tom Cody for changes to the draft Planning Commission minutes (**Attachment C**). Planning Manager Young noted that the audio recording of that meeting was lost due to technical difficulties. City Attorney Brewer said that the minutes are not required to be a transcript of the meeting; the minutes should include actions, as well as the level of the discussion the Commission is comfortable including as backup to those actions.~~

~~Commissioner Howell referred to Mr. Cody's comment that the Planning Commission had a tendency to refer to the requested waiver as a variance. Commissioner Howell feels the term waiver was used frequently in the minutes, and he would suggest leaving them as is in that regard.~~

## MEMORANDUM

Date: March 7, 2012

To: Planning Commission

From: Jason Yaich, Associate Planner - Community Development Department

Re: Seavey Meadows Open Space  
(CPA11-00001 / ZDC11-00004)  
***Additional Written Testimony Received***

After release of the February 29, 2012, Staff Report to the Planning Commission, additional written public testimony has been received regarding the case mentioned above. The additional testimony is included as an attachment to this memorandum.

EXHIBIT C-8  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

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**From:** Meigs, Garrett [Garrett.Meigs@oregonstate.edu] ✓  
**Sent:** Wednesday, February 29, 2012 12:06 PM  
**To:** Yaich, Jason  
**Subject:** Please support open space-conservation at Seavey Meadows!

Dear Corvallis Decision-maker:

I am in strong support of the proposed designation of "open space-conservation" for the 28.96 acres of undeveloped, city-owned land near Seavey Meadows. My wife and I have lived Corvallis for many years, and we highly value the wild areas and open spaces in our community.

The case we are referencing is "Seavey Meadows Open Space CPA11-00001 and ZDC-00004".

Thank you very much for fostering a healthy, livable Corvallis for present and future generations.

Sincerely,  
Garrett Meigs

--

Garrett and Cassie Meigs  
2760 NW Fillmore Ave  
Corvallis, OR 97330  
541-752-9875

EXHIBIT C-9  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

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**From:** Ken Holt [kenholt1111@comcast.net]  
**Sent:** Friday, March 02, 2012 8:09 PM  
**To:** Yaich, Jason  
**Subject:** RE: Seavey Meadows Open Space

Jason, please submit the one below in support. Thanks Ken

---

**From:** Yaich, Jason [mailto:Jason.Yaich@ci.corvallis.or.us]  
**Sent:** Tuesday, February 21, 2012 8:25 AM  
**To:** kenholt1111@comcast.net  
**Subject:** RE: Seavey Meadows Open Space

You can send any additional comments to me and I will include in the Planning Commission packet. Or I can just send your response below. Whatever you wish.

**Jason Yaich**

---

**From:** Ken Holt [mailto:kenholt1111@comcast.net]  
**Sent:** Tuesday, February 21, 2012 8:22 AM  
**To:** Yaich, Jason  
**Subject:** RE: Seavey Meadows Open Space

Thanks Jason

Since I now understand the proposed change and I support it, do I need to respond to someone other than you or is it you that I send my support for this change to?

Ken

---

**From:** Yaich, Jason [mailto:Jason.Yaich@ci.corvallis.or.us]  
**Sent:** Tuesday, February 21, 2012 8:08 AM  
**To:** kenholt1111@comcast.net  
**Subject:** RE: Seavey Meadows Open Space

Hi Ken,  
The proposal is to change the present land use designation of residential (Medium Density and Medium-High Density), as shown on the Comprehensive Plan map, to Open Space - Conservation. The second request is to change the zone on the property from PD(RS-9) and PD(RS-12), to Conservation-Open Space (C-OS).

The net effect of these changes, if approved, is that the ability to develop residential uses on the subject property will go away, and the allowed uses will be limited to those conservation / preservation and community recreation uses listed in the C-OS zone. If the request is denied, the ability to develop residential uses (as well as other uses permitted in the RS-9 and RS-12 zones) would be maintained.

The other purpose behind the change is to have the City comply with a condition of approval for the Seavey Meadows development. This is what the condition of approval states:

**Condition # 33:**  
***Protection of Remaining Wetlands - At the time of final plat approval for the***

***proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows - Willamette Dale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space - Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamette Dale Farms site.***

**Jason Yaich**

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**From:** Ken Holt [<mailto:kenholt1111@comcast.net>] ✓  
**Sent:** Monday, February 20, 2012 2:18 PM  
**To:** Yaich, Jason  
**Cc:** 'Ken Holt'  
**Subject:** Seavey Meadows Open Space

2/20/2012

Ref: Seavey Meadows Open Space – CPA11-00001 and ZDC11-00004

Hi Jason

What is the real intent - per the land use hearing request to change the designation of Seavey Meadows. Is it to keep it as it is and what is it, (is it presently to keep it open space?) Is it to make it harder to take away the open space? Is it to change it so structures can be built on it and take away from the open space. Since I am not an attorney I don't understand all the jargon that is on the flyer. So I am requesting a very clear explanation of what the intent really is and what happens if the changes are turned down and what happens if approved.

Thanks

Ken

Ken Holt  
Corvallis, OR  
541-829-9679

EXHIBIT C-11  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

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**From:** Susan Wechsler [susanwechsler@comcast.net] ✓  
**Sent:** Wednesday, March 07, 2012 9:04 AM  
**To:** Yaich, Jason  
**Subject:** Seavey Meadows Open Space CPA11-00001 and ZDC-00004

I am in favor of changing the designated portion of Seavey Meadows from medium and medium high residential to open space- conservation zoning.

This open space-conservation zoning change is long overdue!

Susan Wechsler  
1820 NE Vine Ave  
Corvallis, OR 97330  
541 757-8622

EXHIBIT C-12  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**CASE:** Seavey Meadows Open Space  
(CPA11-00001, ZDC11-00004)

**REQUEST:** The applicant is requesting approval of a Comprehensive Plan Map Amendment and a Zone Change.

**LOCATION:** The property is located in northeast Corvallis, along NE Conser Street, between Seavey Avenue and Village Green Creek. The property is identified on Benton County Assessor's Map 11-5-24 DA, as Tax Lot 800, and Map 11-5-24 DC as Tax Lots 100, 101, 200, 201, 300, 400, 900, 3000, 3100, 3200, 3600, 3700, 3800, 3900, and 7800.

**CURRENT  
COMPREHENSIVE  
PLAN**

**DESIGNATION:** Residential - Medium-High Density (MHD) and Residential - Medium Density (MD)

**CURRENT ZONE:** PD(RS-9) (Medium Density Residential with a Planned Development overlay) and PD(RS-12) (Medium-High Density Residential with a Planned Development overlay)

**AREA:** 28.96 acres

**OWNER/  
APPLICANT:** City of Corvallis  
PO Box 1083  
Corvallis, OR 97339

**PUBLIC  
COMMENT:** 440 public notices were mailed on February 15, 2012, and the site was posted. As of February 27, 2012, eight letters in support of the application have been received (see ATTACHMENT M).

- ATTACHMENTS:**
- A. Existing Conditions/2010 Aerial Photograph
  - B. Existing Comprehensive Plan Map
  - C. Existing Zoning Map
  - D. Proposed Comprehensive Plan Map

EXHIBIT D-1  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

- E. Proposed Zoning Map
- F. Natural Hazards and Natural Resources Overlays
- G. Staff-identified Review Criteria
- H. Shady Grove Subdivision Plat
- I. Order 2008-063, Notices of Disposition for Seavey Meadows Major Modification
- J. Memorandum from Community Development Director to City Council, dated July 27, 2011, and Minutes of the August 1, 2011, City Council Meeting: Excerpts Regarding Initiation of CPA / ZDC
- K. Excerpts from 1998 Buildable Land Inventory and 2010 Land Development Information Report
- L. Conceptual Design Plans for Corvallis to Albany Trails Project
- M. Written Public Testimony, received through February 27, 2012

EXHIBIT D-2  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

## SITE AND VICINITY

The subject 28.96 acre site is vacant (**see Attachment A**), and consists of 16 parcels. All parcels are owned by the City of Corvallis. The site is surrounded to the east, south, and west by single-family and multi-family developments, and is bordered along the west by railroad tracks. Village Green creek runs along the northern boundary of the site. NE Conser Street runs through the middle of the site.

The site is designated on the Comprehensive Plan Map as a mix of MD (Residential - Medium Density) and MHD (Residential - Medium-High Density) (**see Attachment B**). Property to the north has a designation of Conservation - Open Space (C). Properties to the east, west and south contain a mix of LD (Residential - Low Density), MD, MHD, and GI (General Industrial) designations. The existing zoning on the property includes a mix of PD(RS-9) and PD(RS-12) zones (**see Attachment C**). Properties to the east are zoned (PD(RS-6)). The site is bordered on the north by the AG-OS (Agriculture - Open Space) zone, on the west by the RS-3.5, RS-9, and RS-12 zones, and to the southwest by the GI (General Industrial) and PD(MUE) (Mixed Use Employment with Planned Development Overlay) zones. Properties directly south of the site are outside of City limits, and have a Benton County zone of UR-5 (Urban Residential, with 5-acre minimum parcel size).

## PREVIOUS RELEVANT REVIEWS AND APPROVALS

### **1980 - Four-Square / Conifer Village Annexation (A-79-3/PD-79-20):**

Northern 4.62 acres of subject site included in annexation area. Annexation approved by

voters on May 20, 1980. Planned Development Overlay applied to subject site.

**1981 - Seavy Meadows Annexation (A-81-5/DC-81-10):**

Remaining 49 acres of subject site area included in annexation area. Annexation approved by voters on May 18, 1982. Districts of RS-9 and RS-12 applied to property upon annexation.

**1982 - Seavy Meadows (PD-82-2/PD-82-5/S-82-2):**

41 acres of subject site included in Seavy Meadows Planned Development Overlay (PD-82-2). Planning Commission approved detailed development plan and tentative subdivision plat approval for Phase 1 (PD-82-5). Detailed Development Plan approval to construct 296 single family housing units.

Phase 1 of the Seavy Meadows development was initiated, which included construction of the existing portions of Jasper Street and Sorrel Place, as well as other infrastructure within the Phase 1 area, and the existing fourplex building on the site. However, construction of the remainder of the development faltered. When the developer defaulted on infrastructure debt service (Bancroft Bond) the City took possession of the Seavy Meadows site, with the exception of the existing fourplex at the southeast corner of Jasper Street and Conser Street.

**1991 - Conifer Village, Phases 4,5 and 6 (DC-91-1/PD-91-1, and S-91-1):**

On March 6, 1991, the Corvallis Planning Commission approved a Detailed Development Plan and a Tentative Subdivision Plat for Conifer Village, Phases 4,5, and 6. This approval affected approximately 10 acres of the Seavey Meadows Detailed Development Plan by rezoning the property from PD(RS-12) to PD(RS-6) and approving a tentative subdivision plat intended for development with detached single family homes. The City sold that portion of the Seavey Meadows development to the developer of Conifer Village. A portion of Conifer Village, Phase 5, was developed in this location and currently contains 38 single family houses.

**2008 - Seavey Meadows Major Modification (PLD08-00001 / SUB08-00001):**

Modification to the 3.46 acre Phase 1 area of Seavy Meadows, changing the proposed four-plex development scheme to a combination of 43 dwelling units including single-family detached homes, duplex and triplex townhomes, and four- and five-unit multi-family dwellings on the Phase 1 site. The Planning Commission decided to deny the request (Order 2008-040), which was appealed to City Council.

On July 21, 2008, City Council overturned the Planning Commission decision, and approved the requested Major Modification and Tentative Subdivision plat. In their decision, City Council adopted amended conditions of approval (Order 2008-063), including Condition # 33, which states the following (**see Attachment I - page 9**):

**Condition # 33:**

***Protection of Remaining Wetlands - At the time of final plat approval for the proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows -***

***Willamette Dale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space - Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamette Dale Farms site.***

**2010 - Seavey Meadows Minor Modification (PLD10-00004 / SUB10-00002):**

On April 29, 2010, staff approved a Minor Modification to the Seavey Meadows Major Modification (PLD08-00001 / SUB08-00001), affecting the approved phasing plan for the Seavey Meadows development. This approval did not affect any change to Condition of Approval # 33, referenced above.

**INITIATION BACKGROUND**

**Applicable LDC Standards  
Section 2.1.30 - PROCEDURES**

**2.1.30.01 - Initiation**

**Comprehensive Plan Amendments shall be initiated by one of the following:**

- a. **An application submitted by the property owners or their authorized agents; or**
- b. **A majority vote of the City Council. City Council initiation of Comprehensive Plan Map Amendments shall be considered to accomplish the following:**
  - 1. **Respond to changed circumstances;**
  - 2. **Correct inconsistencies with state goals;**
  - 3. **Accomplish legislative changes affecting a relatively large number of properties or community-wide issues;**
  - 4. **Correct inconsistencies between the Comprehensive Plan Map and other policies and maps;**
  - 5. **Respond to changes in property boundaries; and/or**
  - 6. **Respond to changes as a result of neighborhood or area-specific master planning efforts.**

Consistent with LDC § 2.1.30.01, and in order to fulfill the requirements of Condition of Approval # 33 (Order 2008-063), on August 1, 2011, the City Council directed staff to initiate a Comprehensive Plan Amendment and Zone Change for the subject property (**Attachment J**).

**REQUIRED ACTIONS AND REPORT FORMAT**

This Report responds to the applicable Comprehensive Plan and Land Development Code standards associated with requests to modify the Comprehensive Plan map and Official Zoning map. As required, the Report also addresses the following applicable Statewide Planning Goals:

**Excerpts of Applicable Statewide Planning Goals**

**Goal 1:** To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

**Goal 2:** To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

**Minor Changes** - Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.

**Goal 5:** To protect natural resources and conserve scenic and historic areas and open spaces.

**Goal 10:** To provide for the housing needs of citizens of the state.

The Land Development Code (LDC) contains procedures for reviewing the subject application and requires City staff to prepare a report to evaluate it based on applicable review criteria. To approve the application, it must be found to comply with applicable sections of the Land Development Code and to be consistent with Comprehensive Plan Policies. The application to change the Comprehensive Plan Map designations of the subject property from Residential - Medium Density (MD) and Residential - Medium High Density (MHD) to Open Space - Conservation (C) would amend the Comprehensive Plan Map. Amendments to the Comprehensive Plan must demonstrate compliance with local standards and policies as well as applicable Statewide Planning Goals.

The proposal to change the zone on the same portion of property from PD(RS-9) and PD(RS-12) to PD(C-OS) would amend the current Zoning Map.

As required by the Land Development Code, the Planning Commission is charged with review of these requests, and will make a formal decision regarding the Zone Change, which is contingent upon the City Council's decision on the Comprehensive Plan Map Amendment. The Planning Commission will make a recommendation to the City Council regarding the Comprehensive Plan Map Amendment. The City Council will then review the Comprehensive Plan Map Amendment and will make a final decision. The City Council would only review the Zone Change request if the Planning Commission's decision were appealed.

The Land Development Code requires the Planning Commission to hold a public hearing on the Comprehensive Plan Map Amendment and the Zone Change. Public hearings on these applications will be informed by this Report, which is based on available facts and information in City Land Use planning documents and the other application materials, in compliance with Statewide Planning Goal 2. Goal 2 requires land use decisions to be made in accordance with a Comprehensive Plan, suitable implementation ordinances, and factual information. Holding public hearings on the proposal before the Planning Commission and City Council

complies with Statewide Planning Goal 1 - Citizen Involvement. Goal 1 calls for the “opportunity for citizens to be involved in all phases of the planning process”. Chapters 2.0, 2.1, and 2.2, of the Land Development Code require the following actions by the Planning Commission:

**Comprehensive Plan**

**Map Amendment:** Recommend that the City Council either approve or deny the request.

**Zone District Change:** Approve or deny the request. This action will be contingent upon the decision of the City Council to approve or deny the Comprehensive Plan Map Amendment.

In reviewing the change in the underlying land use designation, it is important to apply Statewide Planning Goal 5 (protection of natural resources and conservation of open spaces) and Statewide Planning Goal 10 (provision of housing needs for the community). Where there are potential conflicts, findings should demonstrate that there is a public need and justification for the particular change. This is consistent with Statewide Planning Goal 2, and is also one of the applicable Land Development Code review criteria for changes to the Comprehensive Plan Map.

To facilitate Planning Commission evaluation of the above requests, this Report is divided into 2 parts.

- Part 1: Consideration of the Comprehensive Plan Map Amendment
- Part 2: Consideration of the Zone District Change request

Each part of this Report contains multiple sections, followed by conclusions in each section and an overall conclusion for each Part.

**PART 1  
COMPREHENSIVE PLAN MAP AMENDMENT**

**A. REQUEST**

The applicant proposes to change the Comprehensive Plan Map designation from Residential-Medium Density and Residential-Medium-High Density to Open Space - Conservation, on the entire subject property (see Attachment D.)

**B. FINDINGS AND APPLICABLE LDC CRITERIA FOR MAP AMENDMENT**

Applicable LDC Standards and Review Criteria

**Section 2.1.20 - PURPOSES**

This Chapter describes the review criteria and procedural requirements to accomplish the following:

- a. Respond to changing conditions and community attitudes;
- b. Ensure flexibility while maintaining the integrity of the Comprehensive Plan; and
- c. Establish procedures by which the Plan text and map may be amended.

**2.1.30.05 - Staff Evaluation**

The Director shall prepare a report that evaluates whether the proposal complies with the review criteria below. The report shall include a recommendation for approval or denial.

**2.1.30.06 - Review Criteria for the Majority of Comprehensive Plan Amendments**

- a. This Section addresses review criteria for the following:
  - 1. Text Amendments to the Comprehensive Plan; and
  - 2. Amendments to the Comprehensive Plan Map that do not involve a Map Amendment to Open Space-Conservation or Public Institutional, when such a Map Amendment is required as part of an Annexation request per Chapter 2.6 - Annexations.

Comprehensive Plan Amendments shall be reviewed to ensure consistency with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council.

- b. Amendments shall be approved only when the following findings are made:
  - 1. There is a demonstrated public need for the change;
  - 2. The advantages to the community resulting from the change outweigh the disadvantages; and
  - 3. The change proposed is a desirable means of meeting the public need.
- c. Proposed amendments to the Comprehensive Plan Map shall demonstrate compatibility in the following areas, as applicable:
  - 1. Basic site design (e.g., the organization of Uses on a site and the Uses' relationships to neighboring properties);

EXHIBIT D-7  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

2. Visual elements (scale, structural design and form, materials, etc.);
3. Noise attenuation;
4. Odors and emissions;
5. Lighting;
6. Signage;
7. Landscaping for buffering and screening;
8. Transportation facilities;
9. Traffic and off-site parking impacts;
10. Utility infrastructure;
11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;
13. Preservation and/or protection of significant natural features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Based on LDC § 2.1.30.06.a.2, and because the subject request is not associated with an Annexation request, the applicable review criteria for the proposed Comprehensive Plan map amendment can be found in LDC § 2.1.30.06. The proposal is consistent with the purposes identified in LDC § 2.1.20, in that it is a response to community attitudes relative to identified Natural Resources on the subject site and the desire to protect the Natural Resources. Additionally, the criteria under LDC § 2.1.30.06 provide established procedures by which the Comprehensive Plan Map may be amended. The following discussion addresses the applicable review criteria as they relate to the proposal.

1. Findings and Consistency with Applicable Comprehensive Plan Policies

Applicable Corvallis Comprehensive Plan Policies

- 1.2.3 Amendments to the Comprehensive Plan can only be approved where the following findings are made:
  - A. There is a demonstrated public need for the change.
  - B. The advantages to the community resulting from the change shall outweigh the disadvantages.
  - C. The change proposed is a desirable means of meeting the public need.
- 1.2.5 The City shall coordinate revisions of the Comprehensive Plan with regional, State, and Federal agencies.
- 1.2.9 The applicable criteria in all land use decisions shall be derived from the Comprehensive Plan and other regulatory tools that implement the Plan.
- 3.2.1 The desired land use pattern within the Corvallis Urban Growth Boundary will emphasize:
  - A. Preservation of significant open space and natural features;
  - B. Efficient use of land;
  - C. Efficient use of energy and other resources;
  - D. Compact urban form;

- E. Efficient provision of transportation and other public services; and
- F. Neighborhoods with a mix of uses, diversity of housing types, pedestrian scale, a defined center, and shared public areas.

Consideration of associated Comprehensive Plan policies is supported by LDC § 2.1.30.06.a. CCP Policy 1.2.3 mirrors the review criteria found in LDC § 2.1.30.6.b. According to that CCP Policy and applicable LDC criterion, the following findings need to be made:

1. There is a demonstrated public need for the change;
2. The advantages to the community resulting from the change outweigh the disadvantages; and
3. The change proposed is a desirable means of meeting the public need.

**Finding #1 (LDC § 2.1.30.06.b.1): Public Need**

According to LDC § 2.1.10, *“the adopted Comprehensive Plan is the City’s official statement of major policies concerning desired future development of the community.”* Therefore, Comprehensive Plan Policies are the basis for land use planning in the Corvallis Urban Growth Boundary, and should be considered when determining whether or not there is a demonstrated public need for changes in the Comprehensive Plan map. Several CCP policies support the proposal, as discussed below.

The proposed application changes the designation of 28.96 acres of the subject property from Residential - Medium (MD) and Medium-High Density (MHD) to Open Space - Conservation ©.

CCP policies related to open space and natural resource conservation are listed below:

**Applicable Corvallis Comprehensive Plan Policies**

**4.2.2** Natural features and areas determined to be significant shall be preserved, or have their losses mitigated, and/or reclaimed. The City may use conditions placed upon development of such lands, private nonprofit efforts, and City, State, and Federal government programs to achieve this objective.

**5.5.10** All City-owned property shall be reviewed for potential park or open space use before it is declared to be surplus.

Approximately 80 percent of the subject 28.96 acres has a Natural Resource Overlay on it (**Attachment F**). The natural features identified on the subject property consist of Locally Protected - Locally Significant Wetlands, Proximate Wetlands, and Highly Protected Significant Vegetation. The subject wetlands are also considered to be High Protection Proximate Wetlands, due to their relationship to Village Green creek. During the “balancing” of various community interests that occurred as part of the Natural Features project, it was determined that wetlands on the most impacted portion of the Seavey Meadows site would not be Locally Protected, while the surrounding wetland areas that have not been significantly impacted would be Locally Protected.

This proposed Comprehensive Plan Amendment and Zone Change are consistent with that direction and would place the remaining City-owned wetlands in a Conservation - Open Space zone. The City Council placed a condition of approval on the Seavey Meadows development site (**Attachment I - page 9**), that requires that the City Council consider permanent preservation of the wetland areas, to achieve the *“goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamette Dale Farms site.”*

According to Article 40 of the Comprehensive Plan, the Open Space - Conservation land use designation is characterized as follows:

**Open Space - Conservation: All predominantly open spaces reserved for general community use, and/or natural hazards/resource preservation. , including parks, preserves, general drainageway corridors, and other natural hazard and natural resource areas. Under the Open Space - Conservation designation, limited development may be permitted on private lands, provided that the development provides access to and through the OS-C areas for public infrastructure and/or enjoyment and does not create a hazard, interfere with the drainage function of the streams, or the functions of other significant natural features.**

Based on the intended land uses inherent in the Open Space - Conservation designation, the proposed Comprehensive Plan map change is consistent with the applicable condition of approval and CCP policies 4.2.2 and 5.5.10. The following CCP policies are also supported by the requested CCP map change, because the proposal aids in maintaining existing wetland resource areas (CCP policy 4.11.1), contributes to the City’s supply of public open space (CCP policy 4.11.2), protects a significant open space resource (CCP policy 5.5.3), and ensures protection of an identified significant Natural Resource (CCP policy 5.5.4):

**Applicable Corvallis Comprehensive Plan Policies**

- 4.11.1 Consistent with State and Federal policy, the City adopts the goal of no net loss of significant wetlands in terms of both acreage and function. The City shall comply with at least the minimum protection requirements of applicable State and Federal wetland laws as interpreted by the State and Federal agencies charged with enforcing these laws.**
- 4.11.2 During the City’s inventory process of evaluating Statewide Planning Goal 5 wetland resources, the City may wish to adopt additional standards for wetland protection such as, but not limited to: protection of fish and wildlife habitat; maintenance of water quality; hydrological control; contribution to open space; connectivity of hydrologic systems; and protection of significant plant and animal species (e.g., State laws regulate cuts and fills but not vegetation removal).**
- 5.5.3 The City shall explore creative incentives and development mechanisms to encourage protecting significant open space resources. Such mechanisms could include density transfer (i.e. clustering), transfer of development rights, Open Space - Conservation districts, and special district provisions that could allow development at lower densities than otherwise permitted.**
- 5.5.4 Appropriate trails, creeks, drainageways, and other natural constraints shall have an Open Space - Conservation designation to ensure their protection and utilization for multiple uses.**
- 9.3.1 Corvallis and Benton County shall work together to assure that adequate urbanizable land is available to meet housing needs during the planning period and to prevent development patterns that preclude future urbanization.**

Based on the CCP policies identified above, and Condition of Approval # 33, the proposal is supported by several CCP policies, which demonstrates a public need for the proposed change on the Comprehensive Plan map, for the subject property. While, CCP 9.3.1 requires the City to work to ensure that adequate urbanizable land is available for the community's housing needs, in this case, the City has indicated that protection of the Locally Protected Wetlands is of greater importance. Preserving the natural resources on the subject site through application of the Conservation - Open Space designation is consistent with CCP policy 3.2.1.a.

Additional Data Related to Public Need

Per the above standards, a Comprehensive Plan Map amendment may only be approved when there is a demonstrated public need for the change. One additional method for evaluating public need for specific land use designations, is based on data contained in the 1998 Buildable Land Inventory (BLI) and the 2010 Land Development Information Report.

The 1998 Buildable Land Inventory identifies the need for land under specific land use designations, with projected need through the year 2020. The report does not identify Conservation - Open Space as a specific land use designation on the tables that outline land need and supply (**see Attachment K - pages 1, 4-5**), but does apply the term "Open Space" to lands designated as Open Space - Conservation (**see Attachment K - page 2**) on the Comprehensive Plan map.

According to the BLI report, open space falls within the general classifications of either parks / open space / agriculture, or public and institutional lands. The tables that outline land need and supply do not identify "open space" as a specific classification of needed land use. Therefore, there is some interpretation necessary, in order to understand how the needs analysis published in 1998 translates to the Conservation - Open Space designation that we find on the Comprehensive Plan map today. According to the 1998 BLI:

*(Page G-11): "The City has a deficit (estimated at 667 acres) of vacant public and institutional land. Well over half of the need derives from the City's policy stating that it should add 35 acres of parkland for every 1,000 people added to the City's population. For these uses the City is probably not required to re-designate land to address the potential deficit. The City can rely on its oversupply of low-density residential land, its subdivision and PUD process, and the land taken out of the buildable land inventory because of its natural features (e.g., steep slopes, wetlands, floodplains) to meet much of this need."*

*(Page 1-3): "The supply analysis builds from a parcel-level database to sub-area estimates of buildable land by generalized land use type (e.g., residential, commercial, industrial).<sup>2</sup> Two types of use are not included in the buildable land inventory:*

- Parks/Open Space/Agriculture: No development is expected on existing park and designated open space lands within the UGB. Since the majority of land designated for Agriculture in the UGB is owned by OSU, we assumed that it would not convert to urban (the typical assumption is that land inside a UGB designated for agriculture will*

convert to urban uses during the planning period).

• *Institutional Use: Most publicly owned parcels are parks, governmental, or public facilities and are considered unavailable for development. The exceptions are (1) the City-owned airport industrial park, which is leasable land intended for urbanization, and (2) the more-or-less developed area of land owned by OSU, which will almost certainly support future expansions that will accommodate employment and residences. (But since OSU expects no net employment growth over 20 years, and any residences would be group quarters not part of the City's housing inventory, the analysis does not require specific forecast for OSU.)*

*(Page B-9) : Given that the City does not currently meet the standards it's imposing on new development, we will assume that any vacant land the City owns for parks and open space is meeting existing needs, and that for every 1000 new people the City will acquire (either directly via purchases (funded by, for example, SDCs) or by developer contributions of land) 35 acres of parkland.*

Based on the BLI report, it is not clear what the anticipated need for Conservation - Open Space lands are through the year 2020, and it cannot be assumed that the stated need for park lands includes those lands that are open space preserves (e.g. this proposal). As noted above, there is an assumption that "any vacant land the City owns for parks and open space" is meeting the existing need, and that additional land needed as the population grows may be acquired through purchases or developer contributions. Those assumptions may be able to be applied to the subject property, and in designating the lands as Conservation - Open Space, the City would be formalizing its intent to preserve the subject land as open space.

In fact, the BLI anticipates that any land designated for open space purposes would not be developed, and that there are other guiding principles that would specify what amount of conservation - open space lands are needed by the City. The 2010 Land Development Information Report indicates that there are currently no lands within City limits that have the C-OS zone, which is the only compatible zone for lands designated Open Space - Conservation on the Comprehensive Plan map, according to LDC Table 2.2-1. The LDIR does not evaluate availability of lands designated on the Comprehensive Plan.

For these reasons, Staff find that utilizing data from the BLI and LDIR may not be the best indicator of need and supply of conservation - open space lands, and that incorporating assumptions present in the BLI report into the decision making criteria for this Comprehensive Plan map amendment request should be carefully considered.

Statewide Planning Goal 8 addresses the need for jurisdictions to plan for open space recreational facilities as follows:

Applicable Statewide Planning Goals (Goal 8):

**Open Space** -- means any land that is retained in a substantially natural condition or is improved for recreational uses such as golf courses, hiking or nature trails or equestrian or bicycle paths or is specifically required to be protected by a conservation easement. Open spaces may include ponds, lands protected as important natural features, land preserved for farm or forest use and lands used as buffers. Open space does not include residential lots or yards, streets or parking areas.

**Recreation Areas, Facilities and Opportunities** -- provide for human development and enrichment, and include but are not limited to: open space and scenic landscapes; recreational lands; history, archaeology and natural science resources; scenic roads and travelers; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; active and passive games and activities.

Protection of the open space and its related natural features is supported by the Statewide Planning Goal 8.

One additional consideration in evaluating land need and supply using the BLI and LDIR data is that the proposal intends to convert MD and MHD density lands to Open Space - Conservation. According to Table 8 of the BLI (**Attachment K - page 4**), the MD designation is expected to have a surplus of 230 acres through 2020, while the MHD designation is expected to have a deficit of 64 acres. The latest LDIR data indicates that while the availability of both vacant MD and vacant MHD lands is less in 2010 than in 1998, there is approximately 114 acres of vacant MD lands, and 86 acres of vacant MHD lands solely within City limits. This does not account for additional vacant lands with the MD and MHD designations in the Urban Fringe. It is important to note that because of the Locally Significant Wetland and Proximate Wetland resources located on the site, that the development potential inherent in the MD and MHD classifications is somewhat limited. This is discussed in further detail under the MADA (Minimum Assured Development Analysis in Part II of this staff report). As noted in that discussion, MADA does not apply to the subject site. Therefore, the site's identified Natural Resources are required to be fully protected, per the provisions in Article IV of the LDC. Goal 5 of the Oregon Statewide Planning Goals is supported by the subject request, and by the City's adopted LDC Natural Features protections and related Comprehensive Plan policies.

Applicable Statewide Planning Goals (Goal 5):

**To protect natural resources and conserve scenic and historic areas and open spaces.**

**Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.**

**The following resources shall be inventoried:**

- a. Riparian corridors, including water and riparian areas and fish habitat;**
- b. Wetlands;**
- c. Wildlife Habitat;**

### City Facilities Needs - 2000 Park and Recreation Facilities Plan

The Seavey Meadows Open Space area is identified in the 2000 Park and Recreation Facilities Plan as a site that can accommodate a planned "Proposed Other Facility" (Map #5: Park Layout Plan, Mini-Park: M-12). Page 3-9 of the 2000 Park and Recreation Facilities Plan notes this about the Proposed Seavey Meadows Area:

2000 Park and Recreation Facilities Plan

**This proposed site is located in northeast Corvallis, in the area of Conser Drive. This site was originally part of a proposed subdivision and all but two acres was turned over to the City through a bankruptcy proceeding. The City has designated these two acres be reserved for a mini-park but the exact boundaries have not yet been determined.**

Correspondence from the City's Parks and Recreation Department indicates that the Parks Department has only recently taken over management of the site, that the site is intended to meet future facilities needs with unspecified passive recreational uses, and that a specific plan has not yet been developed for this site.

### City Facilities Needs - Corvallis to Albany Trails Project

The subject site abuts property that is affected by the current proposed alignment of the Corvallis to Albany Trails Project (**see Attachment L**). Refer to the discussion in Part 2 of this staff report. As noted in that discussion, the proposal to change the land use designation does not adversely impact the ability of the City to complete the planned improvements.

### **Finding # 2 (LDC § 2.1.30.06.b.2): Advantages vs. Disadvantages**

The following table lists comparable advantages and disadvantages of the proposed Comprehensive Plan Map amendment:

Advantages	Comments
Re-classification to Conservation - Open Space ensures permanent protection of the identified Wetland resources	Consistent with Comprehensive Plan Policies 3.2.1.a, 4.2.2, 4.11.2, 5.5.4, and 5.5.10, identified above, related to ensuring protection of Natural Resources that have already been identified as worthy of protection.
Fulfills requirements of Condition of Approval # 33 (PLD08-00001)	Ensures compliance on the part of the City with the land use regulations of the Land Development Code.
Provides new opportunities for City's supply of Conservation - Open Space lands and associated land uses	<p>The Conservation - Open Space zone is the only compatible zone for lands with the Comprehensive Plan designation of Conservation - Open Space, according to LDC Table 2.2-1. This zone allows limited development, in the form of specific community recreation uses (see Part II of this staff report), minor utilities, pedestrian and bicycle facilities such as multi-use paths, and public streets.</p> <p>There are currently no vacant lands with the C-OS designation in City limits, according to the 2010 LDIR.</p>
Disadvantages	Comments
Loss of 11.77 acres of MD and 16.38 acres of MHD residential lands. (Actual developable land area would be less due to requirements to protect Locally Significant Wetlands and HPSV on subject property.)	Other than opportunities for affordable housing projects coordinated with the City's Housing Division and WNHS, the City is not generally involved in development of residential property. Based on the land use approval for Seavey Meadows (PLD08-00001), which contains Condition # 33, the City has already made the determination that the loss of residential development potential is acceptable at this location.

Conclusion on Advantages and Disadvantages

As noted in the table above, there are advantages and disadvantages related to the proposal. In balance, due to the City's ownership of the parcels, the presence of Locally Protected Wetlands and Highly Protected Significant Vegetation area and their impacts on the development potential of the property, and the related condition of approval from case PLD08-00001, the advantages of the proposal outweigh the disadvantages.

Based on the above discussion, Staff find that the requested Comprehensive Plan Map Amendment is consistent with Comprehensive Plan Policy 1.2.3.B., and the criterion in LDC § 2.1.30.06.b.2, above.

**Finding # 3 (LDC § 2.1.30.06.b.2): Desirable Means of Meeting the Public Need**

The requested amendment to the Comprehensive Plan Map, if approved, would reduce the amount of medium-density and medium-high density residential lands available for housing construction in the city. As previously noted, the City owns the subject property, and does not typically invest in development of market-rate housing for the community, although the City maintains activities through its Housing Division and through partnerships with agencies like Willamette Neighborhood Housing Services, that promote the availability of affordable housing. Staff note that a portion of the site has been identified in the Park and Recreation Facilities Plan as a potential future mini-park.

The public need advanced by the proposed Comprehensive Plan Map Amendment is to ensure that the subject City-owned site will be preserved in its natural state rather than developed with housing. Additionally, re-designating the site for Open Space - Conservation uses would be more consistent with the City's intent to manage the area as an open space park (although it is not required in order to maintain the area as an open space park.)

Condition # 33 from the recent Seavey Meadows development application has already required the establishment of a conservation easement on the subject site. Enactment of this Comprehensive Plan Map Amendment would provide certainty that this site could not be used for residential development in the future. If the public need is to ensure that no future residential development will occur on the site, then the proposed Comprehensive Plan Map Amendment (and Zone Change) is the desirable means for meeting that public need.

**Conclusion on Desirable Means of Meeting Public Need**

The proposal will designate the entire site as Conservation - Open Space, which will limit the development potential for the site. The City has already committed to protect the Locally Protected Locally Significant Wetlands and Highly Protected Significant Vegetation on the subject site, based on the adopted mapping of the site's Natural Resources. As noted previously, several Comprehensive Plan Policies, as well as a condition of approval support the need for the proposed change. Application of the Conservation - Open Space designation on the Comprehensive Plan Map would ensure an additional level of protection of these resources, by further constraining the types of land uses that could occur on the subject property. This would achieve the objectives identified in Comprehensive Plan Policies 3.2.1.a, 4.2.2, and 4.11.1 as noted below:

**Applicable Comprehensive Plan Policies**

**3.2.1 The desired land use pattern within the Corvallis Urban Growth Boundary will emphasize:**

**A. Preservation of significant open space and natural features;**

**4.2.2 Natural features and areas determined to be significant shall be preserved, or have their losses mitigated, and/or reclaimed. The City may use conditions placed upon**

development of such lands, private nonprofit efforts, and City, State, and Federal government programs to achieve this objective.

- 4.11.1 Consistent with State and Federal policy, the City adopts the goal of no net loss of significant wetlands in terms of both acreage and function. The City shall comply with at least the minimum protection requirements of applicable State and Federal wetland laws as interpreted by the State and Federal agencies charged with enforcing these laws.

The proposal therefore is found to meet the criterion that the proposed change is a desirable means of meeting public need, as outlined in LDC § 2.1.30.06.b.2.

## **C. COMPATIBILITY**

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### **Applicable Land Development Code Standards:**

- c. Proposed amendments to the Comprehensive Plan Map shall demonstrate compatibility in the following areas, as applicable:
1. Basic site design (e.g., the organization of Uses on a site and the Uses' relationships to neighboring properties);
  2. Visual elements (scale, structural design and form, materials, etc.);
  3. Noise attenuation;
  4. Odors and emissions;
  5. Lighting;
  6. Signage;
  7. Landscaping for buffering and screening;
  8. Transportation facilities;
  9. Traffic and off-site parking impacts;
  10. Utility infrastructure;
  11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
  12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;
  13. Preservation and/or protection of significant natural features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

The proposed Comprehensive Plan Map Amendment would change the land use designation on the entire 28.96 acre site from residential to Conservation - Open Space. In evaluating the compatibility criteria in LDC § 2.1.30.06.c, it is important to understand what types of land uses are permitted under the current designation, and those that would be permitted based on the proposed change. It is then important to understand what impacts the proposed changes would have on properties abutting the site.

The requested corresponding zone would be PD(C-OS), and will be discussed in the next Part of this Report, and that discussion is incorporated here by reference. The applicant is not proposing any development at this time, but the proposed Plan Map designation is found

to be generally compatible with the surrounding residential uses that abut the site. Because the existing Planned Development (PD) overlay is proposed to remain, an additional level of compatibility review would occur during the Conceptual and Detailed Development Plan review process, for any potential development that involves uses permitted in the proposed C-OS zone. As discussed in Part 2 of this staff report, the uses permitted outright and conditionally in the C-OS zone consist primarily of limited community recreation and preservation and restoration of Natural Resource areas. Such uses would generally be considered compatible in a residential neighborhood.

The requested Open Space - Conservation designation in this application is found to be consistent with general compatibility criteria, in particular criterion 2.1.30.06.c.13, because the proposal would allow preservation of identified Natural Resources (Locally Protected and Proximate Wetlands). Specific applicable criteria will be analyzed if an application for a Conceptual and Detailed Development Plan is submitted in the future. The proposal meets the criteria in LDC § 2.1.30.06.c.

## **OVERALL CONCLUSION AND RECOMMENDATION FOR COMPREHENSIVE PLAN MAP AMENDMENT**

### **Applicable LDC Standards**

#### **2.1.30.08 - Action by the Planning Commission**

**The Planning Commission shall conduct a public hearing in accordance with Chapter 2.0 - Public Hearings. Following the close of the public hearing, the Commission shall make a recommendation to the City Council concerning the proposed Comprehensive Plan Amendment. The Commission's recommendations shall include findings that specify how the proposal has or has not complied with the above review criteria.**

Based on the analysis presented above, Staff find that the proposal to re-designate 28.96 acres of MD and MHD to Open Space - Conservation on the subject site meets the applicable review criteria found in LDC § 2.1.30.06, and associated Comprehensive Plan policies. As such it also complies with Statewide Planning Goal 2, which requires decisions on land use actions to be made based on an established policy framework. Additionally, in balancing sometimes competing objectives of natural resource preservation (Statewide Planning Goal 5) and housing development (Statewide Planning Goal 10), Staff find support for the proposal in the land use history on the Seavey Meadows development site as evidenced in the condition of approval mentioned above, as well as several Comprehensive Plan Policies that support protection of the Locally Protected Wetlands and Highly Protected Significant Vegetation. Therefore, the proposal is consistent with Statewide Planning Goal 5.

Based on this review, it is recommended that the Planning Commission adopt these findings as presented by staff, and recommend that the City Council approve CPA11-00001 and amend the Comprehensive Plan Map to reflect the change from MD and MHD to C-OS on the subject property, and to remove the land use designation from that portion of the existing NE Conser Street right-of-way that does not require a land use designation.

## PART 2 ZONE CHANGE

### **A. REQUEST**

The applicant is requesting a Zone Change (ZDC) on the subject site from PD(RS-9) and PD(RS-12) to PD(C-OS). LDC Chapter 3.38 outlines the purposes and development standards for the C-OS zone, and Chapter 2.2 lists the purposes and criteria for reviewing Zone changes.

Additionally, the existing Planned Development Overlay is proposed to remain on the subject property. The Planned Development Overlay was first applied to the site in 1982. The recent Seavey Meadows development approval, and recent construction has activated the Planned Development approval for the site.

### **B. FINDINGS AND APPLICABLE LDC CRITERIA FOR ZONE CHANGE**

#### Applicable LDC Criteria - Zone Change Section 2.2.20 - PURPOSES

This Chapter describes review criteria and procedural requirements for legislative and quasi-judicial Official Zoning Map changes to accomplish the following:

- a. Maintain sound, stable, and desirable development within the City;
- b. Permit changes in zone boundaries where appropriate;
- c. Ensure Zone Changes are consistent with the community's land use policies and goals;
- d. Lessen the influence of individual economic interests in the land use decision-making process;

#### Applicable LDC Criteria - Conservation-Open Space (C-OS) Zone Section 3.38.10 - PURPOSE

This Zone may be applied to lands with any of the adopted Comprehensive Plan Map designations. It is intended to recognize high value Natural Resource and Natural Hazard areas within the City that are owned by public agencies or have been set aside by private owners. The purpose of this Zone is to limit development of such areas and maintain them in a near-natural state while, in some cases, allowing access to and through them for public infrastructure and/or enjoyment. Typically the existence of this Zone results in preservation of large open space areas. If desired, density may be transferred off property at the time that this Zone is applied, provided the area receiving the transfer is part of the same development site.

As previously discussed, the site is subject to a condition of approval which states, in part:

#### **Condition # 33:**

***...City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High***

***Density Residential with a Planned Development Overlay to Open Space - Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamette Dale Farms site.***

The request is consistent with the purposes of the C-OS zone and the applicable condition of approval, because application of the C-OS zone will “limit development of such areas and maintain them in a near-natural state”.

The introduction of the proposed PD(C-OS) zone would allow limited community recreation and other uses as follows:

**Applicable LDC Criteria**

**Section 3.38.20 - PERMITTED USES**

**3.38.20.01 - Ministerial Development**

**a. Primary Uses Permitted Outright -**

**1. Conservation Uses -**

**a) Preservation and restoration of Natural Resource and/or Natural Hazard areas**

**b) Provision of open space areas to protect Natural Resources and avoid Natural Hazards**

**c) Preservation and restoration of Significant Shrubs, Significant Trees, and Significant Vegetation as defined in Chapter 1.6 - Definitions**

**d) Preservation and restoration of Designated Historic Resources listed in the Corvallis Register of Historic Landmarks and Districts or the National Register of Historic Places**

**2. Civic Uses -**

**a) Community Recreation - limited to:**

**1) Trails and associated viewing stations**

**2) Picnic areas that do not exceed a ratio of one picnic table per five acres**

**3) Parking areas that do not to exceed a ratio of five spaces per acre**

**4) Portable restrooms**

**b) Minor Utilities - limited to above-ground stormwater detention ponds and facilities installed underground. Examples include water, sewer, storm, gas, and electrical lines and associated elements, such as underground lift stations, pump stations, or vaults**

**c) Construction of streets, roads, and pedestrian and bicycle facilities that are included in the City of Corvallis Transportation Plan, or in other adopted City Plans**

**d) Construction of streets, roads, and vehicular and pedestrian**

and bicycle facilities necessary in order to maintain an acceptable functional classification of roadways adjacent to the property.

**3. Prior Established Uses -**

**a) Uses existing prior to December 31, 2004, and in compliance with the Code on that date; and**

**b) Uses permitted by the Code at the time of approval of a Conceptual or Detailed Development Plan overlying the subject property**

**b. Accessory Uses Permitted Outright - Essential Services**

**3.38.20.02 - Special Development**

**Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development.**

**Community Recreation - Full range of Uses limited to Willamette Park. Elsewhere, Uses limited to interpretive centers.**

**Section 3.38.30 - PERFORMANCE STANDARDS**

**a. Each Use, activity, or operation within this Zone shall comply with applicable local nuisance and animal control ordinances, state and federal standards, and other provisions of this Code; and**

**b. Uses and improvements shall be designed and constructed to minimize adverse impacts to significant Natural Resources and Natural Hazards, in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.**

As noted above, the uses in the C-OS zone are limited to either civic - community recreation uses of a limited nature, or preservation / restoration of Natural Resource areas. While the zone does not prohibit any use of the property, it is the zone that is most restrictive in terms of the types of uses that are permitted. It is also the only zone that is available for lands with a Comprehensive Plan designation of Conservation - Open Space. Additional protections apply for the designated Natural Resource areas through the Wetland and Riparian Corridor provisions of LDC Chapter 4.13 and, if applicable, the Minimum Assured Development Area (MADA) provisions of LDC Chapter 4.11. The following discussion details how MADA applies to this particular site.

Applicability of MADA

The subject site is 28.96 acres in size (**see Figure 1**). As previously noted, the site contains Natural Resources (High Protection Proximate Wetlands and Locally Protected Locally Significant Wetlands). A portion of the far eastern edge of the property along NE Seavy Avenue also contains Highly Protected Significant Vegetation (HPSV). Based on a constrained area of 19.62 acres, unconstrained area of 9.34 acres, and a MADA allowance in the C-OS zone of 2,200 square feet per site acre, the 28.96 acre site has a total MADA allowance of 1.42 acres.

MADA does not apply to the development site. This means that an adequate “developable” area exists on the site such that encroachment into the protected Natural Resources is not authorized by the MADA provisions. Therefore, the provisions for Locally Protected Wetlands, Proximate Wetlands, and HPSV require full protection of the identified Natural Resources.

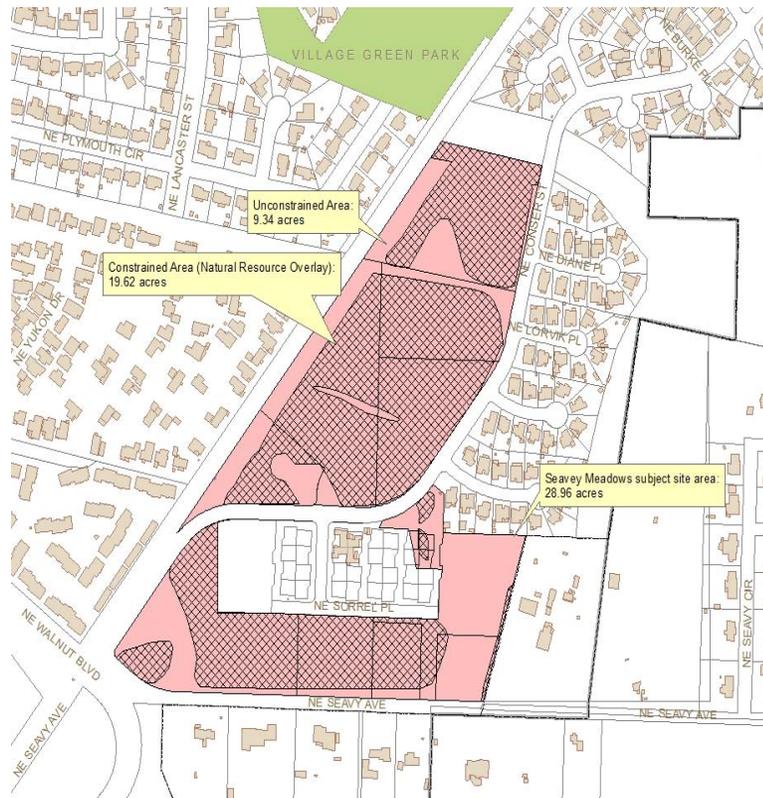


Figure 1: MADA Analysis and Natural Resource Overlay

**Applicable LDC Criteria - Zone Change**

**2.2.40.05 - Review Criteria**

**a. Review Criteria for Zone Changes, Except Those Requesting to Apply or Remove a Historic Preservation Overlay**

Quasi-judicial Zone Changes shall be reviewed to determine how they affect City facilities and services, and to ensure consistency with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

1. Basic site design (e.g., the organization of uses on a site and the uses’ relationships to neighboring properties);
2. Visual elements (scale, structural design and form, materials, etc.);
3. Noise attenuation;
4. Odors and emissions;

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5. **Lighting;**
6. **Signage;**
7. **Landscaping for buffering and screening;**
8. **Transportation facilities;**
9. **Traffic and off-site parking impacts;**
10. **Utility infrastructure;**
11. **Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**
12. **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**
13. **Preservation and/or protection of Significant Natural Features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

**C. LAND USE**

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As previously discussed in Part 1 of this Report, the applicant has proposed a change in the Comprehensive Plan Map for the subject site, which will change the land use designation from MD and MHD to C. The corresponding zone change proposed is from PD(RS-9) and PD(RS-12), to PD(C-OS). If the Comprehensive Plan Map Amendment is approved, the C-OS base zone is the only appropriate zone designation to implement the Open Space - Conservation Comprehensive Plan Map designation, as shown in Table 2.2-1, below.

<b>TABLE 2.2-1 COMPREHENSIVE PLAN AND CORRESPONDING ZONING MAP DESIGNATIONS (not including zone overlays)</b>	
IF THE COMPREHENSIVE PLAN DESIGNATION IS:	THE OFFICIAL ZONING MAP DESIGNATION SHALL BE:
<b>OTHERS</b>	<b>OTHERS</b>
Open Space - Conservation	C-OS Conservation - Open Space

The C-OS zone allows for limited community recreation uses, and also allows conservation uses such as preservation and restoration of Natural Resource Areas. As noted in Part 1 of this staff report, CCP policies 3.2.1.a, 4.2.2, and 5.5.10 support preservation of significant open space and natural features. Therefore, the proposed Zone Change is consistent with the identified Comprehensive Plan policies. Based on this, Staff find that the requested PD(C-OS) zone is appropriate, should the Comprehensive Plan Map Amendment request be approved.

## **D. COMPATIBILITY**

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### **Applicable LDC Criteria (Section 2.2.40.05.a)**

- 1. Basic site design (e.g., the organization of uses on a site and the uses' relationships to neighboring properties);**
- 2. Visual elements (scale, structural design and form, materials, etc.);**

There are no development plans for the subject property at this time, other than the proposed conceptual public mini-park identified in the Park and Recreation Facilities Plan, as noted previously.

Based on the types of uses that are permissible in the C-OS zone, and on the position of the proposed zone change relative to existing residential development in the immediate vicinity, Staff find that the basic site design (organization of uses) is compatible and complementary to surrounding uses.

Applicable standards in LDC Chapter 4.0 and 4.2 will require pedestrian and landscape improvements with any future development that support compatibility and connectivity with existing development. Due to the presence of the Planned Development Overlay that will remain on the property, a Conceptual and Detailed Development Plan will need to be submitted for development on the site, and will be required to show that the development meets the requirements for basic site design and visual elements. Based on this discussion, Staff find the proposed zone to be compatible with the review criteria above.

### **Applicable LDC Criteria (Section 2.2.40.05.a)**

- 3. Noise attenuation;**
- 4. Odors and emissions;**
- 5. Lighting;**
- 6. Signage;**
- 7. Landscaping for buffering and screening;**

For purposes of this evaluation, compatibility will be measured against the surrounding neighborhood, as well as the current and proposed zoning and associated uses. In terms of the existing residential zones on the subject site and existing residential development, noise attenuation is considered to be equivalent. The surrounding residential neighborhood currently has noise such as vehicle traffic predominantly in the mornings and afternoons, and other sounds associated with residential uses, such as lawnmowers. Converting the existing RS-9 and RS-12 base zone to C-OS will likely result in the potential for less noise and lighting impacts. As noted previously, the presence of the PD overlay requires that any future development be approved through the Planned Development process, and lighting and noise impacts, as well as signs, will be reviewed as part of that process, to ensure compatibility with the existing residential development.

A similar situation can be expected with regard to odors and emissions, as typical residential odors and emissions would go away with the proposed zone change. The application of the Conservation - Open Space zone will likely result in a reduction in the potential odors and emissions, or would be similar to the level one expects in a residential area.

Based on Staff analysis and the information presented above, Staff find that the proposed zone is compatible with review criteria “3” through “6”, above.

Landscaping associated with development on the site will be evaluated when a Conceptual and Detailed Development Plan is submitted for future development, and will be subject to applicable Comprehensive Plan Policies and Land Development Code chapters. In general, the current residential zones would likely result in development of an irrigated, non-natural planting scheme that is more intensive than what is permitted or expected with the types of limited community recreation and Natural Resource preservation / restoration uses in the C-OS zone.

Therefore, Staff find that the proposed zone change will result in landscaping that is compatible with surrounding uses, consistent with the criterion in LDC § 2.2.40.05.a.7. Additional criteria identified in LDC § 2.2.40.05.a (8), (9), and (10) are addressed in Section E below.

**Applicable LDC Criteria (Section 2.2.40.05.a)**

- 11. **Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**

This criterion will be evaluated at the time a Detailed Development Plan is submitted, but the uses permitted in C-OS zone are not expected to have negative impacts on air or water quality.

**Applicable LDC Criteria (Section 2.2.40.05.a)**

- 12. **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**

Development standards of the C-OS zone will be required to be met at the time the applicant submits a Detailed Development Plan for review. The C-OS zone does not require compliance with development standards in Chapter 4.10 - Pedestrian Oriented Design Standards.

**Applicable LDC Criteria (Section 2.2.40.05.a)**

- 13. **Preservation and/or protection of Significant Natural Features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

As noted in the discussion above, the site contains Natural Resources that are required to be fully protected, because MADA does not apply. No new streets or structures are proposed as part of this zone change request. Future development proposals, reviewed according to the criteria for Detailed Development Plans, will also need to show compliance with this criterion. The criterion in LDC 2.2.40.05.a.13, is satisfied.

**E. CIRCULATION, TRAFFIC and INFRASTRUCTURE**

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**Applicable LDC Criteria (Section 2.2.40.05.a)**

- 8. **Transportation facilities;**
- 9. **Traffic and off-site parking impacts;**
- 10. **Utility infrastructure;**

The change of land use designation provides a nexus to provide improvements, however, as the Comp Plan Amendment and Zone District Change will not intensify the use of the site, it is not roughly proportional to condition improvements concurrent with this application.

## **Transportation Facilities, Traffic, and Off-Site Parking Impacts**

The following discussion addresses criteria related to vehicles, bicycles, pedestrians and transit.

### Vehicular Circulation

#### **Applicable Land Development Code Criteria:**

#### **Section 4.0.60 - PUBLIC AND PRIVATE STREET REQUIREMENTS**

- a. **Traffic evaluations shall be required of all development proposals in accordance with the following:**
  - 1. **Any proposal generating 30 or more trips per hour shall include Level of Service (LOS) analyses for the affected intersections. A Traffic Impact Analysis (TIA) is required, if required by the City Engineer. The TIA shall be prepared by a registered professional engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. The TIA shall be submitted for review to the City Engineer. The proposed TIA shall reflect the magnitude of the project in accordance with accepted traffic engineering practices. The applicant shall complete the evaluation and present the results with an overall site development proposal.**
  
- k. **Location, grades, alignments, and widths for all public and private streets shall be considered in relation to existing and planned streets, topographical conditions, public convenience and safety, and proposed land use. Where topographical conditions present special circumstances, exceptions to these standards may be granted by the City Engineer provided that the safety and capacity of the street network is not adversely effected. The following standards shall apply:**
  - 8. **Right-of-way and improvement widths shall be as specified in the Transportation Plan and Table 4.0-1 - Street Functional Classification System.**

#### **Section 4.0.100 - LAND FOR PUBLIC PURPOSES**

- a. **Easements for public sanitary sewer, water, storm drain, streetlight, transit, pedestrian and bicycle facilities shall be provided whenever these facilities are located outside a public right-of-way. The minimum easement width for a single utility is 15 ft. The minimum easement width for two adjacent utilities is 20 ft. The easement width shall be centered on the utility to the greatest extent practicable. Wider easements may be required for unusually deep facilities.**
  
- f. **Easements or dedications required in conjunction with Land Divisions shall be recorded on the Final Plat. For developments not involving a Land Division, easements and/or dedications shall be recorded on standard forms provided by the City Engineer.**

**Applicable Oregon Administrative Rules**

**OAR 660-012-0060 Plan and Land Use Regulation Amendments**

**(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:**

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);**
- (b) Change standards implementing a functional classification system; or**
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:
  - (A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;**
  - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or**
  - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.****

The current Transportation Master Plan does not call for any additional facilities within the subject property. The proposed C-OS designation does allow for, as outright permitted uses, the construction of streets, roads, pedestrian, and bicycle facilities that are included in the City of Corvallis Transportation Plan, or in other adopted City Plans; or that are necessary in order to maintain an acceptable functional classification of roadways adjacent to the property. This would allow for the widening of existing streets or the addition of streets if the need should arise in the future. The conservation easement for the property, specified in Condition # 33, will also allow the above facilities to be constructed.

**NE Conser Street**

NE Conser Street is designated as a collector street according to the Corvallis Transportation Plan. Per the LDC Table 4.0-1-Street Functional Classification System, a collector street requires 11 ft travel lanes, 6 ft bike lanes, 5 ft sidewalks, and a 12 ft landscape strip. Per footnote 8 of LDC Table 4.0-1-Street Functional Classification System, where streets cross protected natural features, street widths shall be minimized by providing no landscape strips between the sidewalks and curb.

The existing conditions for NE Conser Street are a ROW of 50 ft and a roadway with 12 ft travel lanes, 5 ft bike lanes, 5 ft curbside sidewalks, and no planting strips. The 5 ft bike lanes do meet the minimum width for safety concerns per footnote 3 of LDC Table 4.0-1-Street Functional Classification System. There is a short section of NE Conser Street along the north end of the site that does not have sidewalks constructed, however, there is adequate ROW for the sidewalks to be constructed in the future.

### NE Sorrel Place

NE Sorrel Place is designated as a local street according to the Corvallis Transportation Plan. Per the LDC Table 4.0-1-Street Functional Classification System, a local street requires a 28 ft roadway, 6 ft planter strips, and 5 ft setback sidewalks. Per footnote 8 of LDC Table 4.0-1-Street Functional Classification System, where streets cross protected natural features, street widths shall be minimized by not providing landscape strips between the sidewalks and curb.

The existing conditions for NE Sorrel Place are a ROW of 45 ft with a 28 ft roadway. Seavey Meadows (PLD08-00001, SUB08-00001, PLD10-00004, SUB10-00002) is currently in the process of constructing a 6 ft landscape strip and 5 ft setback sidewalk along the north side of NE Sorrel Place. The south side, adjacent to property in this application will remain without a landscape strip or sidewalk as there are not any destinations on the south side of the street.

### NE Seavy Avenue

NE Seavy avenue is designated as a local street according to the Corvallis Transportation Plan. Per the LDC Table 4.0-1-Street Functional Classification System, a local street requires a 28 ft roadway, 6 ft planter strips, and 5 ft setback sidewalks. Per footnote 8 of LDC Table 4.0-1-Street Functional Classification System, where streets cross protected natural features, street widths shall be minimized by not providing landscape strips between the sidewalks and curb.

The existing conditions for NE Seavy Avenue are a ROW width of 50 feet and a roadway width of approximately 25 feet. The roadway is currently improved to County standards.

Since the city will retain ownership of the subject property, if future right-of-way dedication is needed for additional street improvements, the city will be able to enact such dedication.

### Transportation Planning Rule

Whenever a zone change occurs, it invokes the State's Transportation Planning Rule, OAR 660-012-0060.01 (TPR). In summary, the TPR is concerned with a zone change reducing or worsening the performance of existing or planned transportation facilities. In this case, the proposed zone change is from PD(RS-9) and PD(RS-12) to PD(C-OS). The potential trips generated from PD(C-OS) are minimal when compared to residentially zoned land. Therefore, staff conclude that the proposed zone change does not:

- (a) Change the functional classification of an existing or planned transportation facility;
  - (b) Change standards implementing a functional classification system; or
- ( As measured at the end of the planning period identified in the adopted transportation system plan:
- (A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
  - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or

comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

### Conclusion on Vehicular Circulation

Given the discussion above, Seavey Meadows Open Space, as proposed, complies with Transportation Plan criteria, and Land Development Code requirements. The existing public vehicular circulation network can accommodate the proposed comprehensive plan map amendment consistent with applicable City criteria.

### Bicycle/Pedestrian Circulation

#### Applicable Land Development Code Criteria

##### **Section 4.0.30 - PEDESTRIAN REQUIREMENTS**

- b. **Safe and Convenient Pedestrian Facilities - Safe and convenient pedestrian facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:**
  - 1. For the purposes of this Section, safe and convenient means pedestrian facilities that are free from hazards and that provide a direct route of travel between destinations.
- d. To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).
- f. Prior to development, applicants shall perform a site inspection and identify any Contractor Sidewalk/street Stamps in existing sidewalks that will be impacted by the development. If such a Contractor Sidewalk/street Stamp exists, it shall either be left in its current state as part of the existing sidewalk, or incorporated into the new sidewalk for the development site, as close as possible to the original location and orientation.

##### **Section 4.0.40 - BICYCLE REQUIREMENTS**

- b. **Safe and Convenient Bicycle Facilities - Safe and convenient bicycle facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:**
  - 1. For the purposes of this Section, safe and convenient means bicycle facilities that are free from hazards and provide a direct route of travel between destinations.

NE Conser Street is designated as collector street according to the Corvallis Transportation Plan. LDC table 4.0-1- Street Functional Classification System, specifies 6 ft bike lanes and 5 ft setback sidewalks. The existing conditions for NE Conser Street are 5 ft bike lanes and 5 ft curbside sidewalks. The 5 ft bike lanes do meet the minimum width for safety concerns per

footnote 3 of LDC Table 4.0-1-Street Functional Classification System. There is a short section of NE Conser Street along the north end of the site that does not have sidewalks constructed, however, there is adequate ROW for the sidewalks to be constructed in the future.

NE Sorrel Place is designated as a local street according to the Corvallis Transportation Plan. According to LDC table 4.0-1-Street Functional Classification System, bikes are to share the roadway with vehicles on local streets. 5 ft sidewalks are also requirements on local streets. Seavey Meadows (PLD08-00001, SUB08-00001, PLD10-00004, SUB10-00002) is currently in the process of constructing 5 ft setback sidewalk along the north side of NE Sorrel Place. The south side, adjacent to property in this application, will remain without a sidewalk as there are not any destinations on the south side of the street.

The planned Corvallis to Albany Trails Project multi-use path alignment abuts the subject property, and utilizes the on-street bike lanes on NE Conser Street that runs through the site (**see Attachment L**). The proposed C-OS zone includes trails as a use type that is permitted outright. The conservation easement that is currently being drafted for the property will also allow trails to be constructed.

### Conclusion on Bicycle/Pedestrian Circulation

Given the discussion above, Seavey Meadows Open Space, as proposed, complies with Transportation Plan criteria, and Land Development Code requirements. The existing public bicycle/pedestrian network can accommodate the proposed zone change consistent with applicable City criteria.

### Transit

#### **Applicable Comprehensive Plan Policies:**

- 11.7.1 An improved public transportation system within the Urban Growth Boundary should be established to improve the livability of the community, to reduce pollution and traffic, and to reduce energy consumption.**

Transit Route 7 currently provides service along NE Conser Street. There are several bus stops located along the subject property. No additional transit facilities are anticipated to be necessary on the development site.

### Conclusion on Transit

Given the discussion above, Seavey Meadows Open Space, as proposed, complies with Transportation Plan criteria, and Land Development Code requirements. The existing public transit network can accommodate the proposed zone change consistent with applicable City criteria.

### Overall Conclusion on Circulation

Given the discussion above, Seavey Meadows Open Space, as proposed, complies with Transportation Plan criteria, and Land Development Code requirements.

## Utility Infrastructure

The following discussion addresses criteria related to public water, sanitary sewer, storm drainage, street lights and franchise utilities.

### Applicable Land Development Code Criteria

#### **Section 4.0.60 - PUBLIC AND PRIVATE STREET REQUIREMENTS**

- q. Development shall include underground electric services, light standards, wiring and lamps for streetlights according to the specifications and standards of the City Engineer. The developer shall be responsible for installation of underground conduit for street lighting along all public streets improved in conjunction with such development in accordance with the following:
1. The developer shall coordinate with the City Engineer to determine the location of future street light poles.
  2. The streetlight plan shall be designed to provide illumination meeting standards set by the City Engineer.
  3. The standard street light installation is a wood pole.

The developer shall install such facilities and make the necessary arrangements with the serving electric utility for the City-owned and operated street lighting system to be served at the lowest applicable rate available to the City. Upon City's acceptance of such development improvements, the street lighting system, exclusive of utility-owned service lines, shall be and become the property of the City.

#### **Section 4.0.70 - PUBLIC UTILITY REQUIREMENTS (OR INSTALLATIONS)**

- a. All development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights.
- b. Where necessary to serve property as specified in "a" above, required public utility installations shall be constructed concurrently with development.
- c. Off-site public utility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrently with development.
- d. To provide for orderly development of adjacent properties, public utilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).
- e. All required public utility installations shall conform to the City's adopted facilities master plans.
- f. Private on-site sanitary sewer and storm drainage facilities may be allowed, provided all the following conditions exist:
  1. Extension of a public facility through the site is not necessary for the future orderly development of adjacent properties;
  2. The development site remains in one ownership and Land Division does not occur, with the exception of Land Divisions that may occur under the provisions of Section 4.0.60.d, above; and
  3. The facilities are designed and constructed in accordance with the Uniform Plumbing Code and other applicable codes, and permits are obtained from the Development Assistance Center prior to commencement of work.

#### **Section 4.0.100 - LAND FOR PUBLIC PURPOSES**

- a. Easements for public sanitary sewer, water, storm drain, streetlight, transit, pedestrian and bicycle facilities shall be provided whenever these facilities are

located outside a public right-of-way. The minimum easement width for a single utility is 15 ft. The minimum easement width for two adjacent utilities is 20 ft. The easement width shall be centered on the utility to the greatest extent practicable. Wider easements may be required for unusually deep facilities.

- b. Utility easements with a minimum width of seven ft. shall be granted to the public adjacent to all street rights-of-way for franchise utility installations.

#### **Section 4.0.130 - STORM WATER MANAGEMENT MEASURES**

- b. **When Detention and/or Retention are Required - See also Section 4.2.50.04 of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.**
  - 1. **New development projects that create impervious surfaces in excess of 25,000 sq. ft. are required to implement storm water detention and/or retention measures as specified in the Corvallis Design Criteria Manual. Impervious surfaces include such elements as roads, driveways, parking lots, walks, patios, and roofs, etc. Detention facilities shall be designed to maximize storm water infiltration. Detention or retention facilities shall be located outside the 10-year Floodplain or the riparian easement area, whichever is greater. The riparian easement area is identified in Section 4.13.70 of Chapter 4.13 - Riparian Corridor and Wetland Provisions, and this standard shall apply regardless of whether or not an easement has been granted.**
- c. **Use of water quality features shall be consistent with the Corvallis Design Criteria Manual. Water quality features within the regulated Riparian Corridor shall be located outside of the applicable riparian easement area. The riparian easement shall be re-vegetated consistent with Sections 4.13.50.d.1 and 4.13.50.d.2 of Chapter 4.13 - Riparian Corridor and Wetland Provisions.**

#### **Section 4.2.30 - REQUIRED TREE PLANTINGS AND MAINTENANCE**

- b. **Areas Where Trees May Not be Planted -**
  - 1. **Trees may not be planted within five ft. of permanent hard surface paving or walkways, unless special planting techniques and specifications are used and particular species of trees are planted, as outlined in Section 4.2.40.c or approved by the Director. These limitations apply most frequently in areas such as landscape parkways, pedestrian walkways, and plaza areas, where there may be tree grates.**
  - 2. **Unless approved otherwise by the City Engineer, trees may not be planted:**
    - a) **Within 10 ft. of fire hydrants and utility poles;**
    - b) **Within 20 ft. of street light standards;**
    - c) **Within five ft. from an existing curb face, except where required for street trees;**
    - d) **Within 10 ft. of a public sanitary sewer, storm drainage, or water line;**  
**or**
    - e) **Where the Director determines the trees may be a hazard to the public interest or general welfare.**

#### **Section 4.2.80 - SITE AND STREET LIGHTING**

- f. **Standard placement of street lights shall be at intersections, in the middle of long blocks, and in dead end streets and long Cul-de-sacs.**

The current Wastewater Utility Master Plan, Stormwater Master Plan, and Water Distribution Systems Facility Plan do not call for any additional facilities within the subject property. The

Proposed C-OS zone does allow for, as outright permitted use, Minor Utilities - limited to above-ground stormwater detention ponds and facilities installed underground (examples include water, sewer, storm, gas, and electrical lines and associated elements, such as underground lift stations, pump stations, or vaults). This would allow for the installation or maintenance of existing utilities should the need arise in the future. The conservation easement that is currently being drafted for the property will also allow the above facilities to be constructed or maintained.

### Water

The site is located within the City's first level water service area (elevation 210'-290'). There is a 30 inch water line located along the railroad ROW on the northwest portion of the property, an 8 inch water line adjacent to existing development within NE Conser Street, and a 12 inch water line in NE Sorrel Place. The 12 inch water line in NE Sorrel Place also extends to the west and then south though the property towards NE Seavy Avenue.

### Sanitary Sewer

The site is located within the Northeast Corvallis Drainage Basin. There is a 36 inch sewer line located along the railroad ROW on the northwest portion of the property, an 8 inch sanitary sewer line located in the northeast portion of NE Conser Street adjacent to existing development, and a 12 inch sewer line in NE Sorrel Place serving the Seavey Meadows development. The 12 inch sewer in NE Sorrell Place extends to the west where it connects to the 36 inch line adjacent to the railroad ROW.

The above described 36 inch sewer line is called out in the Wastewater Utility Master Plan to be up-sized to 48 inches at "build-out population". The proposed C-OS zone and conservation easement allow utility improvements to occur.

### Storm Drainage

The site is located within the Village Green and Sequoia Creek Drainage Basins. There is a 27 inch storm line located along the northern portion of the railroad ROW on the northwest portion of the property, a 15 inch storm line in the northern portion of NE Conser Street, and a 24 inch storm line in NE Sorrel Place. The 15 inch storm line in NE Sorrel Place extends to the west where it connects to storm lines in NE Walnut Boulevard and to the east where it outlets into Sequoia Creek.

### Street Lights

There are existing street lights located along all frontages of the site. The existing street lights are adequate to serve the site.

### Franchise Utilities

#### **Applicable Land Development Code Criteria:**

#### **Section 4.0.100 - LAND FOR PUBLIC PURPOSES**

- b. **Utility easements with a minimum width of seven ft. shall be granted to the public adjacent to all street rights-of-way for franchise utility installations.**

7 ft Utility Easements are not present along the sites frontage. All development sites in this area are currently served by franchise utilities. In order to minimize additional impacts to existing areas with natural feature protections and the future conservation easement, the City Engineer has determined that new Utility Easements adjacent to the ROW are not required.

Overall Conclusion on Utility Infrastructure

Given the discussion above, Seavey Meadows Open Space, as proposed, complies with Land Development Code requirements, and the applicable criterion for a zone change under LDC § 2.2.40.05.a.10.

**D. BUILDABLE LAND SUPPLY FACTOR**

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Applicable LDC Criteria (Section 2.2.40.05.d)

d. **Buildable Land Supply Factor**

**For Zone Change requests to a Conservation - Open Space (C-OS) Zone on lands that are not located on lands already designated with a Natural Resource and/or Natural Hazard Overlay, the applicant shall demonstrate the following:**

1. **That the area requested for the Zone Change to C-OS is part of a larger development site;**
2. **What the development potential is for the proposed C-OS land. This development potential shall be calculated using the same development per acre calculations specified in Tables 4.11-1 and 4.11-2 of Chapter 4.11 - Minimum Assured Development Area (MADA); and**
3. **That the development potential associated with the proposed C-OS land is transferred to other land that:**
  - a) **Will not be zoned C-OS;**
  - b) **Is located on the same development site; and**
  - c) **Is proposed for development concurrent with the Zone Change request so that it can be verified that the transfer of development potential is feasible.**

The review criteria in LDC § 2.2.40.05.d applies to proposals that involve lands that do not already have a Natural Resource and/or Natural Hazard Overlay. As mentioned previously, the subject property contains both Natural Hazard and Natural Resource Overlays that cover approximately 68% of the site. As noted above, MADA does not apply to the development site. Therefore, the Natural Hazard and Natural Resource areas are required to be fully protected. Additionally, because of the configuration of the Overlays, the areas of the site that can be developed are severely constrained because of their narrow dimensions. These developable areas average 60 feet in width along the west side of the site, and do not currently have public right-of-way access. Staff find that due to the presence, extent, and configuration of these Overlays, the criteria in LDC § 2.2.40.05.d do not apply to the review of the Zone Change.

**OVERALL CONCLUSION AND RECOMMENDATION FOR ZONE CHANGE**

Staff find that the proposed PD(C-OS) Zone is an appropriate implementing zone for the

Open Space - Conservation Comprehensive Plan Map designation. The types of uses permitted in the zone are complementary to surrounding residential uses, and the purposes of the C-OS zone are met by “recognizing high value Natural Resource...areas within the City that are owned by public agencies.” The zone change request is found to meet the review criteria in Chapter 2.2 of the LDC.

Based on the criteria, discussion, and conclusion above, it is recommended that the Planning Commission approve the proposed Zone District Change on the subject site, contingent on City Council approval of the related Comprehensive Plan Map Amendment request.

## **OVERALL CONCLUSIONS AND RECOMMENDED ACTIONS**

Analysis of the proposed Comprehensive Plan Map Amendment and Zone Change indicates that each of these requests complies with applicable Comprehensive Plan policies, Land Development Code criteria, and Statewide Planning Goals. The proposed Comprehensive Plan Map Amendment and Zone Change provides open space land use designations on City-owned property, provides opportunities for community recreation or preservation of Natural Resource areas on lands owned by the City, and designates the land use of the subject property in a way that aids in permanently protecting identified Locally Protected Locally Significant Wetlands, Proximate Wetlands, and Highly Protected Significant Vegetation. This is also consistent with Condition of Approval # 33 from case PLD08-00001.

In balance, the proposed conversion of lands with a MD and MHD residential land use designation to Open Space - Conservation is supported by the criteria. It is unlikely that the City would take an active role in developing additional market-rate residential uses on City-owned property that is heavily constrained by the identified Natural Resources.

The PD(C-OS) zone is the only appropriate implementing zone for the Open Space - Conservation designation. Future development of community recreation uses requires additional compatibility review through the Planned Development process. Based on the above discussion and the analysis in the preceding Report, Staff find that the requested Comprehensive Plan Map Amendment and Zone Change meets the requirements discussed in this Report. Given these conclusions, Staff recommend the following motions :

### **Recommended Motion for Comprehensive Plan Map Amendment (CPA11-00001)**

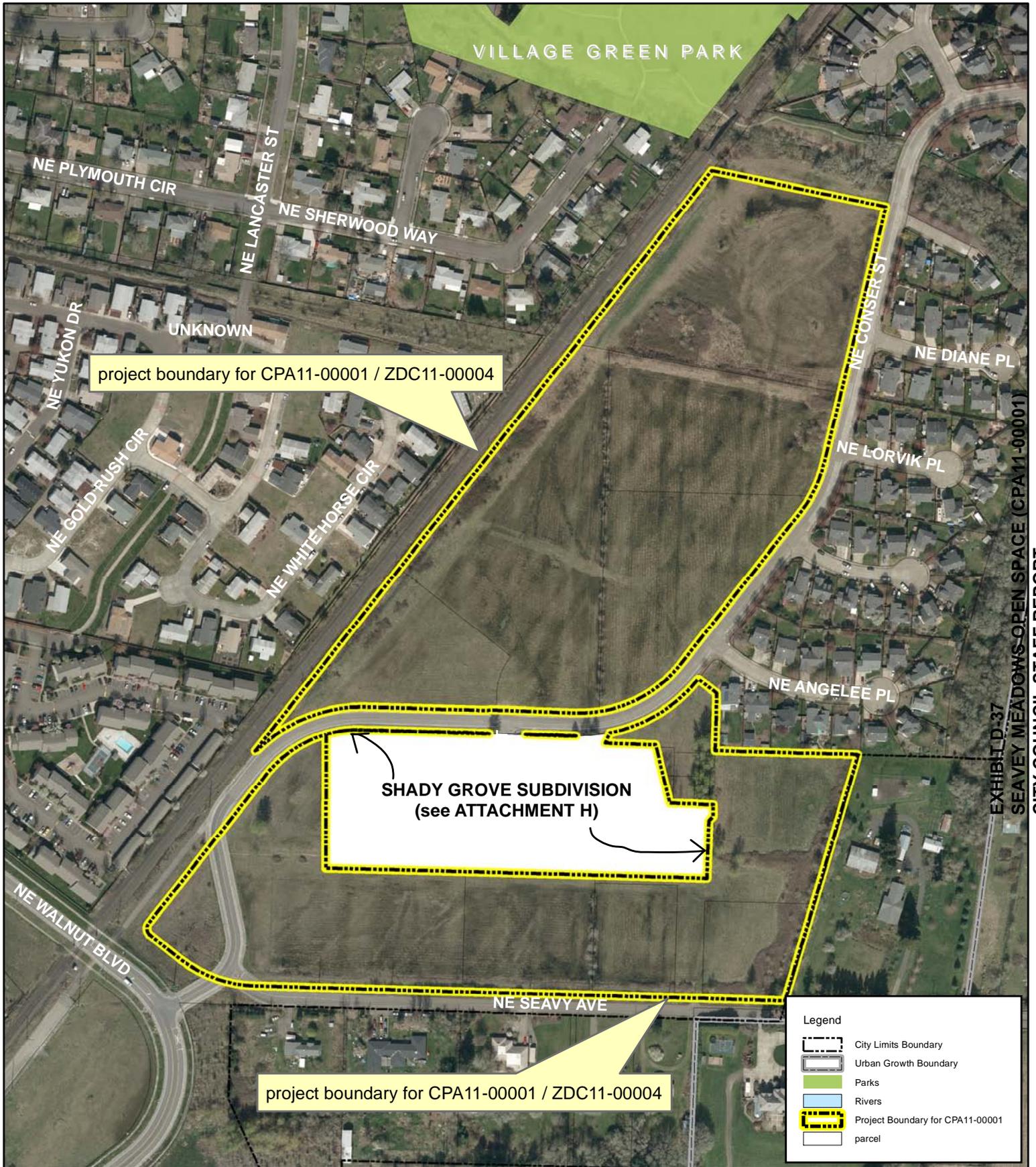
**Motion:** I move to recommend that the Planning Commission forward a recommendation to City Council, to approve the requested Comprehensive Plan Map Amendment to designate the entire subject property as Conservation - Open Space. This motion is based on the criteria, discussions, and conclusions contained within the February 29, 2012, Staff Report to the Planning Commission; and based upon the findings presented by the Planning Commission during their deliberations.

### **Recommended Motion for Zone District Change (ZDC11-00004)**

**Motion:** I move to approve the requested Zone District Change (ZDC11-00004) to change the zoning of the entire subject site from PD(RS-9) and PD(RS-12), to PD(C-OS), contingent upon City Council approval of the associated Comprehensive Plan Map Amendment request. This motion is based on the criteria, discussions, and conclusions contained within the February 29, 2012, Staff Report to the Planning Commission; and based upon the findings given by the Planning Commission members during their deliberations.

EXHIBIT D-36  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

# Existing Conditions / 2010 Aerial Photograph



# Existing Comprehensive Plan Map

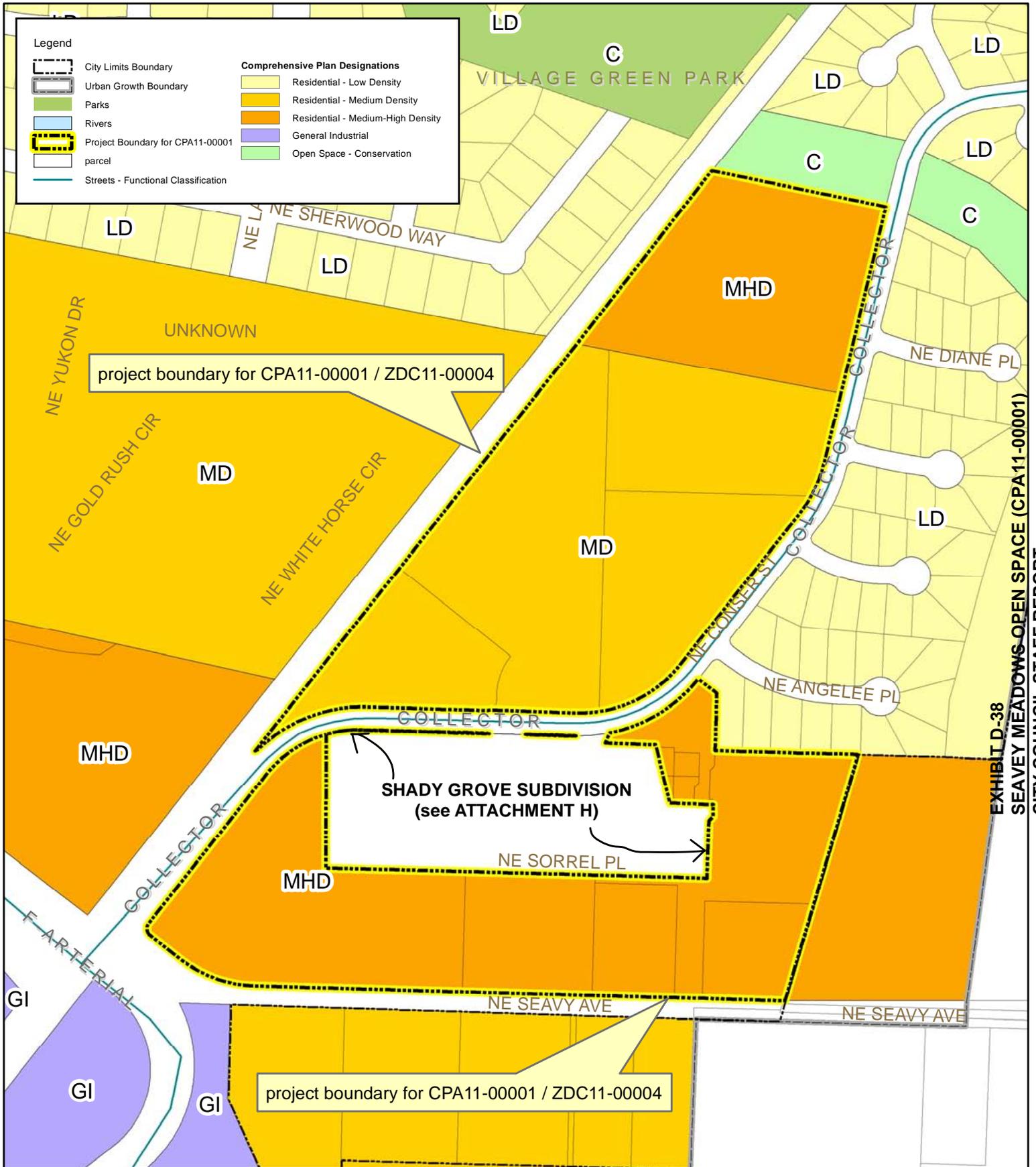
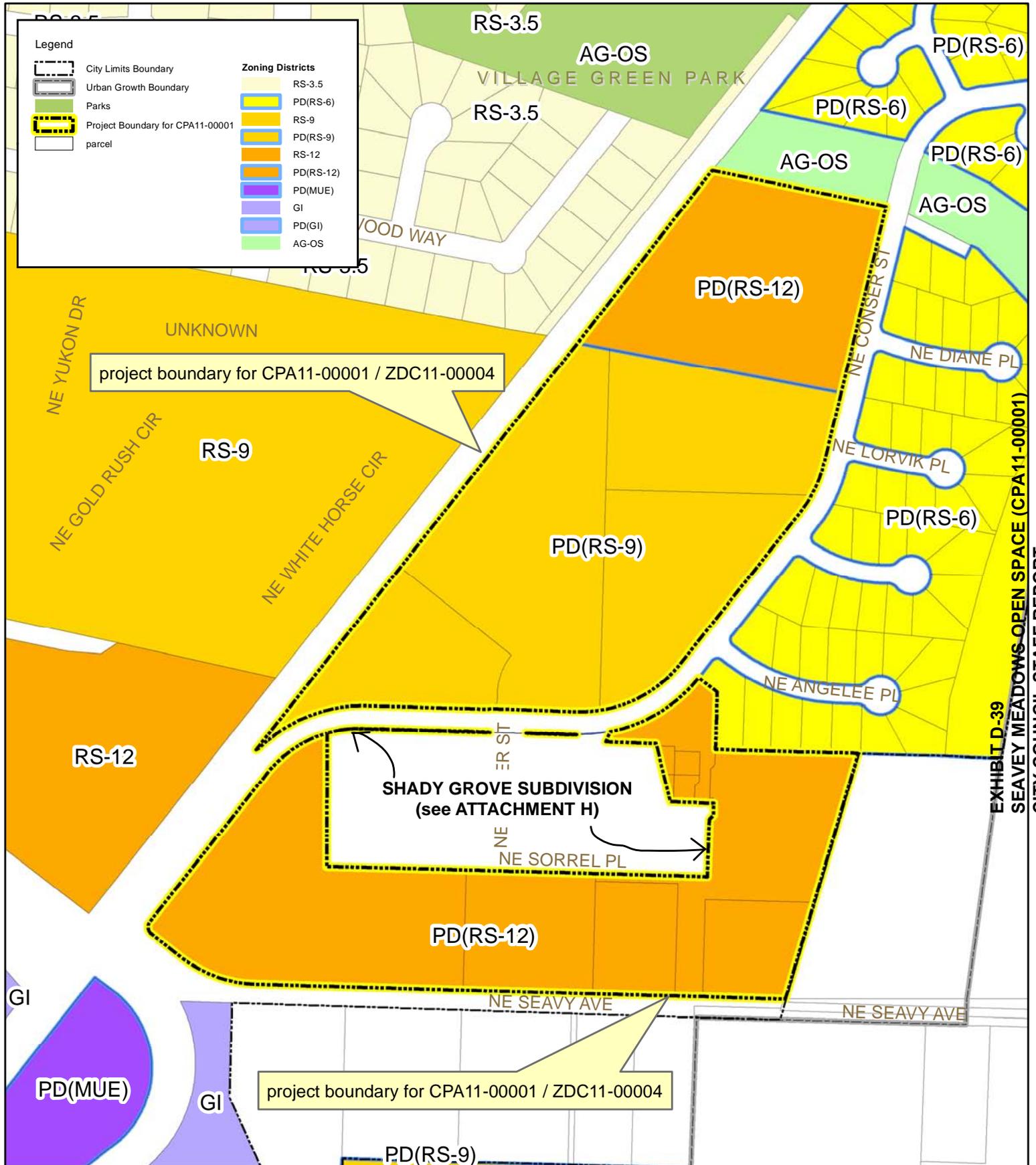


EXHIBIT D-38  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

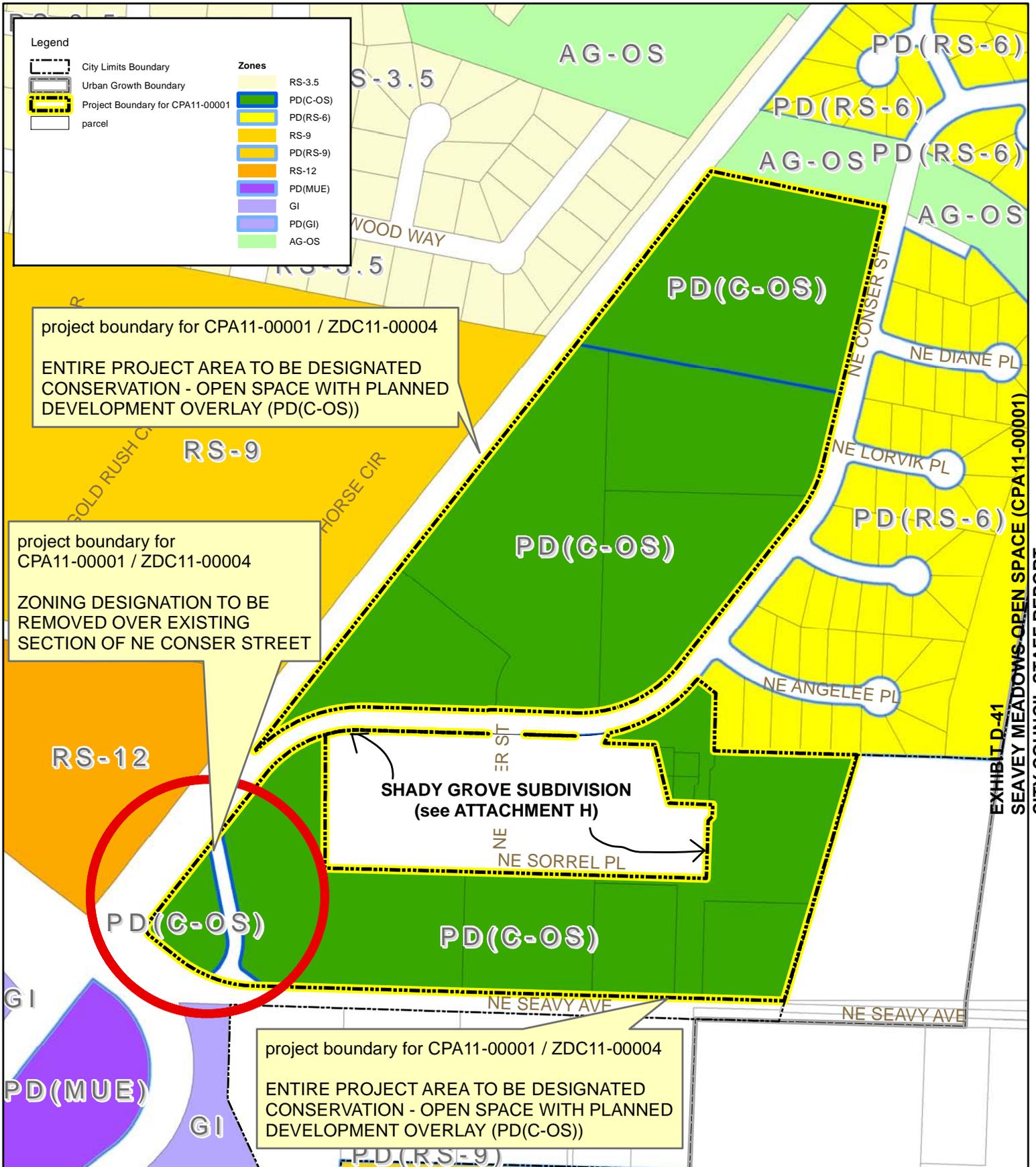


# Existing Zoning Map





# Proposed Zoning Map



# Natural Hazards and Natural Resources Overlays

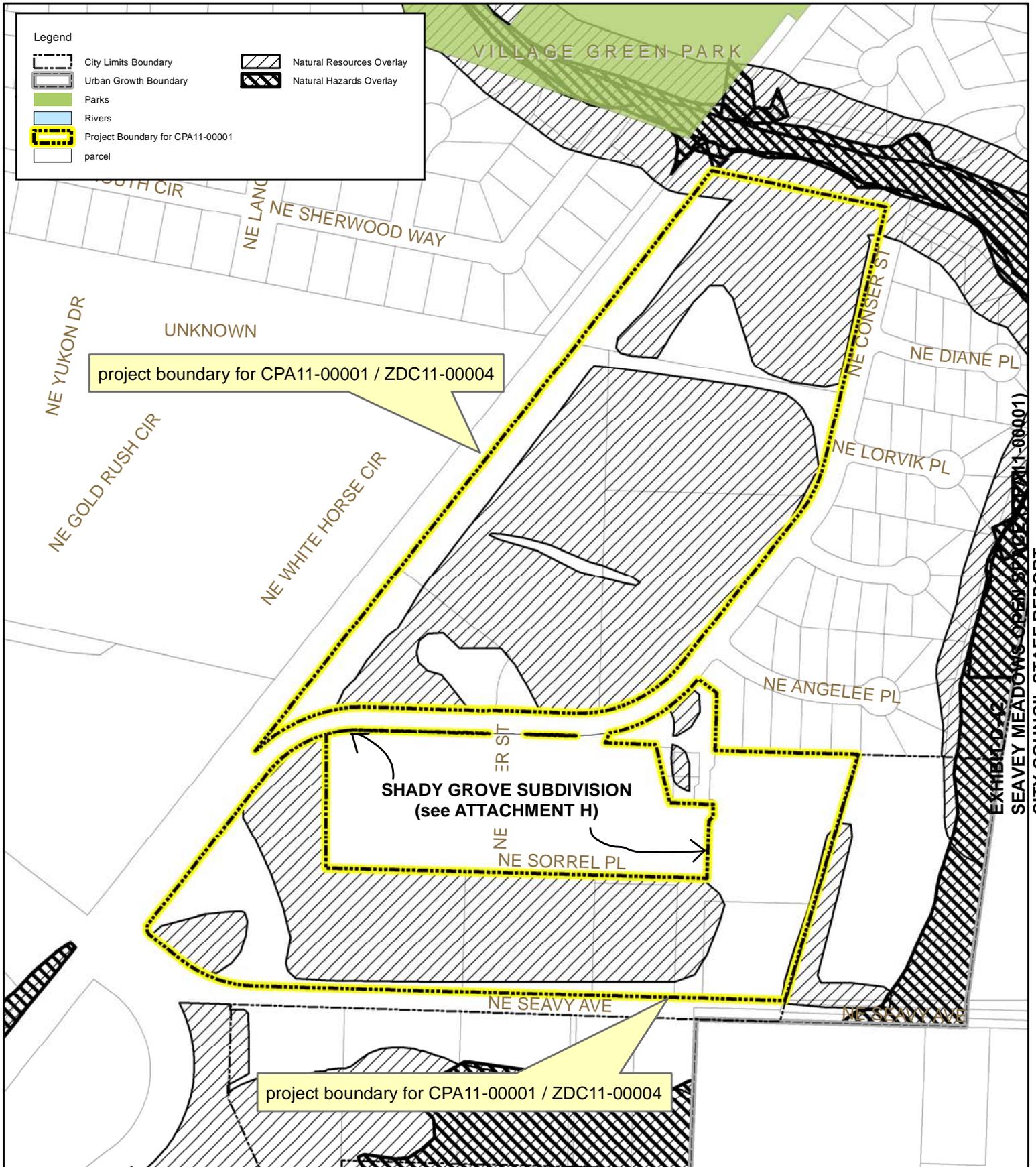


EXHIBIT C  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT



**SEAVEY MEADOWS OPEN SPACE (CPA11-00001 / ZDC11-00004)  
STAFF IDENTIFIED APPLICABLE REVIEW CRITERIA**

**COMPREHENSIVE PLAN POLICIES**

**1.2.3** Amendments to the Comprehensive Plan can only be approved where the following findings are made:

- A. There is a demonstrated public need for the change.
- B. The advantages to the community resulting from the change shall outweigh the disadvantages.
- C. The change proposed is a desirable means of meeting the public need.

**1.2.5** The City shall coordinate revisions of the Comprehensive Plan with regional, State, and Federal agencies.

**3.2.1** The desired land use pattern within the Corvallis Urban Growth Boundary will emphasize:

- A. Preservation of significant open space and natural features;
- B. Efficient use of land;
- C. Efficient use of energy and other resources;
- D. Compact urban form;
- E. Efficient provision of transportation and other public services; and
- F. Neighborhoods with a mix of uses, diversity of housing types, pedestrian scale, a defined center, and shared public areas.

**3.2.2** Within a land use district, primary uses and accessory uses permitted outright shall be considered compatible with each other when conforming to all standards of the district.

**3.2.7** All special developments, lot development options, intensifications, changes or modifications of nonconforming uses, Comprehensive Plan changes, and district changes shall be reviewed to assure compatibility with less intensive uses and potential uses on surrounding lands. Impacts of the following factors shall be considered:

- A. Basic site design (i.e., the organization of uses on a site and its relationship to neighboring properties);
- B. Visual elements (i.e., scale, structural design and form, materials, etc.);
- C. Noise attenuation;
- D. Odors and emissions;
- E. Lighting;

- F. Signage;
- G. Landscaping for buffering and screening;
- H. Transportation facilities; and
- I. Traffic and off-site parking impacts.

**4.2.1** Significant natural features within the Urban Growth Boundary shall be identified and inventoried by the City or through the development process. These shall include:

- A. Seasonal and perennial streams and other natural drainageways, wetlands, and flood plains;
- B. Lands abutting the Willamette and Marys Rivers;
- C. Land with significant native vegetation as defined in the Oregon Natural Heritage Plan (1998), which may include certain woodlands, grasslands, wetlands, riparian vegetation, and plant species;
- D. Ecologically and scientifically significant natural areas;
- E. Significant hillsides;
- F. Outstanding scenic views and sites; and
- G. Lands that provide community identity and act as gateways and buffers.

**4.2.2** Natural features and areas determined to be significant shall be preserved, or have their losses mitigated, and/or reclaimed. The City may use conditions placed upon development of such lands, private nonprofit efforts, and City, State, and Federal government programs to achieve this objective.

**4.11.1** Consistent with State and Federal policy, the City adopts the goal of no net loss of significant wetlands in terms of both acreage and function. The City shall comply with at least the minimum protection requirements of applicable State and Federal wetland laws as interpreted by the State and Federal agencies charged with enforcing these laws.

**4.11.2** During the City's inventory process of evaluating Statewide Planning Goal 5 wetland resources, the City may wish to adopt additional standards for wetland protection such as, but not limited to: protection of fish and wildlife habitat; maintenance of water quality; hydrological control; contribution to open space; connectivity of hydrologic systems; and protection of significant plant and animal species (e.g., State laws regulate cuts and fills but not vegetation removal).

**4.11.3** Lakes, wetlands, floodway, drainageways and other urban streams are part of the hydrological system and should be managed comprehensively.

**4.11.4** Wetlands within the Urban Growth Boundary shall be identified and inventoried by the City or through the development process.

- 4.11.5 Local wetland inventories, initiated by the City, completed consistently with State guidelines, and approved by the State shall also represent City-approved inventories that meet Statewide Planning Goal 5 inventory requirements.
- 4.11.6 Undeveloped or partially developed drainage basins within the Urban Growth Boundary should be a high priority for future City-initiated wetland inventories.
- 4.11.7 The City shall prepare and adopt plans for managing wetlands within the Urban Growth Boundary, as needed.
- 4.11.8 City wetland management plans for significant wetlands, as defined by the State through the Statewide Planning Goal 5 process or by a formally adopted plan, shall require protection of these lands consistent with State provisions.
- 4.11.9 To determine which wetland sites are significant, the City maintains the option to use either the Statewide Planning Goal 5 "ESEE" methodology, or the City can apply the State's "safe harbor" methodology or a combination of both. The safe harbor approach utilizes criteria in the Oregon Freshwater Wetland Assessment Methodology Handbook to determine what wetlands are significant. Upon completion of this analysis and acceptance by the State, the City shall then protect these lands consistent with State Administrative Rules.
- 4.11.10 City wetland management plans shall identify areas suitable for wetland restoration and possible use for off-site mitigation. The geographic area for mitigation may extend beyond the Urban Growth Boundary within the same drainage basin.
- 4.11.11 Regarding significant wetlands downstream of development sites, the cumulative unavoidable losses of significant wetland acreage and function attributable to upstream development should be mitigated by the City. Such mitigation can be achieved, in part, through dedication of open space, drainageways, and related natural infrastructure.
- 4.11.12 Development upslope of wetlands shall minimize interference with water patterns discharging to wetlands, and shall minimize detrimental changes in water quality for waters discharging to wetlands.
- 4.11.13 Consistent with State and Federal law, the City shall provide builders and developers notice of possible State and Federal permit requirements when development review indicates that their site may have hydric soils or the site appears to be land identified on a State or Federal wetland inventory.
- 4.11.14 To resolve wetland issues as early as possible in the development application process on land with hydric soils, land with wetland vegetation, and/or land identified on a State or national wetland inventory, the City shall require a developer to submit, at the time of application, a wetland determination or delineation from a qualified consultant. This professional analysis shall be submitted concurrently to the City and to the Division of State Lands. The City shall request comment from the Division of State Lands on land development applications requiring a public hearing.
- 4.11.15 The City shall encourage wetland mitigation to occur in the same basin. (UP-7)

- 4.11.16** Wetland mitigation should not compromise the existing stormwater functions of the land being used for the mitigation. (UP-8)
- 4.11.17** The City shall continue to maximize preservation and restoration of existing upland natural resource areas and wetlands by use of development standards in the Land Development Code (UP-12).
- 4.11.18** The City shall develop and implement incentives for developers and property owners to protect, enhance, and re-establish wetlands, natural swales, vegetation, and groundwater for stormwater functions. (UP-5)
- 4.13.4** The City shall encourage the retention of large, varied habitat areas on private and public lands including inventoried plant communities.
- 4.13.5** Development occurring in significant wildlife areas will set forth a plan of action to reduce impact to significant identified areas.
- 4.13.6** The City shall consider mechanisms such as density transfer and reduced densities as a means to protect significant plant, wildlife, and fish resources.
- 5.2.5** The City shall retain portions of some parks within the parks system in undeveloped or natural states for recreational use and shall focus its acquisition efforts on securing hilltops around the community to develop a greenbelt system.
- 5.2.6** The City shall ensure that trails are established, in addition to roads, which follow scenic routes to connect open space to residential areas, public sites, shopping areas, and downtown Corvallis. The trails network plan shall be used as the basis of trail development.
- 5.5.1** The City shall address the acquisition and maintenance of open space through the 1998 Criteria and Process to Acquire and/or Protect Open Space Plan, or its periodic updates.
- 5.5.2** Parks and open space areas shall help shape and guide urban development.
- 5.5.3** The City shall explore creative incentives and development mechanisms to encourage protecting significant open space resources. Such mechanisms could include density transfer (i.e. clustering), transfer of development rights, Open Space - Conservation districts, and special district provisions that could allow development at lower densities than otherwise permitted.
- 5.5.4** Appropriate trails, creeks, drainageways, and other natural constraints shall have an Open Space - Conservation designation to ensure their protection and utilization for multiple uses.
- 5.5.5** The City shall establish an open space zoning district to preserve and protect areas of open space consistent with the existing Comprehensive Plan open space designations.
- 5.5.6** Open space is a basic community infrastructure, like roads and utilities, and should be funded, at least in part, by commercial and residential development and redevelopment.
- 5.5.7** Physical access to open space should be limited if public access is significantly detrimental to the open space function or if the open space is private.

- 5.5.8 Maintaining large tracts of undeveloped open space resource land outside the City's Urban Growth Boundary, especially along the City's entrance corridors, is important to the community identity and the creation of effective community gateways.
- 5.5.9 The City shall take a proactive role in acquiring and protecting the open space needed to complete a linked greenbelt around the Urban Growth Boundary.
- 5.5.10 All City-owned property shall be reviewed for potential park or open space use before it is declared to be surplus.
- 5.5.15 The City shall establish vegetation management practices for open space that mitigate the uncontrolled spread of wildfire, yet minimize the impacts to the natural habitat.
- 5.6.14 When developing plans for parks, the City's goal is to design plans which meet the recreational needs of the community and protect the significant natural features of the park.
- 5.6.15 The City shall continue to make public investments to meet the open space and recreational needs of different areas of the community.
- 9.3.1 Corvallis and Benton County shall work together to assure that adequate urbanizable land is available to meet housing needs during the planning period and to prevent development patterns that preclude future urbanization.

## LAND DEVELOPMENT CODE CRITERIA

### CHAPTER 2.1

#### COMPREHENSIVE PLAN AMENDMENT PROCEDURES

##### Section 2.1.20 - PURPOSES

This Chapter describes the review criteria and procedural requirements to accomplish the following:

- a. Respond to changing conditions and community attitudes;
- b. Ensure flexibility while maintaining the integrity of the Comprehensive Plan; and
- c. Establish procedures by which the Plan text and map may be amended.

##### 2.1.30.05 - Staff Evaluation

The Director shall prepare a report that evaluates whether the proposal complies with the review criteria below. The report shall include a recommendation for approval or denial.

## 2.1.30.06 - Review Criteria for the Majority of Comprehensive Plan Amendments

- a. This Section addresses review criteria for the following:
1. Text Amendments to the Comprehensive Plan; and
  2. Amendments to the Comprehensive Plan Map that do **not** involve a Map Amendment to Open Space-Conservation or Public Institutional, when such a Map Amendment is required as part of an Annexation request per Chapter 2.6 - Annexations.

Comprehensive Plan Amendments shall be reviewed to ensure consistency with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council.

- b. Amendments shall be approved only when the following findings are made:
1. There is a demonstrated public need for the change;
  2. The advantages to the community resulting from the change outweigh the disadvantages; and
  3. The change proposed is a desirable means of meeting the public need.
- c. Proposed amendments to the Comprehensive Plan Map shall demonstrate compatibility in the following areas, as applicable:
1. Basic site design (e.g., the organization of Uses on a site and the Uses' relationships to neighboring properties);
  2. Visual elements (scale, structural design and form, materials, etc.);
  3. Noise attenuation;
  4. Odors and emissions;
  5. Lighting;
  6. Signage;
  7. Landscaping for buffering and screening;
  8. Transportation facilities;
  9. Traffic and off-site parking impacts;

10. Utility infrastructure;
11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;
13. Preservation and/or protection of significant natural features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

#### **2.1.30.08 - Action by the Planning Commission**

The Planning Commission shall conduct a public hearing in accordance with Chapter 2.0 - Public Hearings. Following the close of the public hearing, the Commission shall make a recommendation to the City Council concerning the proposed Comprehensive Plan Amendment. The Commission's recommendations shall include findings that specify how the proposal has or has not complied with the above review criteria.

## **CHAPTER 2.2**

### **ZONE CHANGES**

#### **Section 2.2.20 - PURPOSES**

This Chapter describes review criteria and procedural requirements for legislative and quasi-judicial Official Zoning Map changes to accomplish the following:

- a. Maintain sound, stable, and desirable development within the City;
- b. Permit changes in zone boundaries where appropriate;
- c. Ensure Zone Changes are consistent with the community's land use policies and goals;

- d. Lessen the influence of individual economic interests in the land use decision-making process;
- e. Establish procedures and criteria for applying Historic Preservation Overlays to, or removing Historic Preservation Overlays from, Designated Historic Resources; and
- f. Establish procedures and criteria for reclassifying a Designated Historic Resource in a National Register of Historic Places Historic District.

<b>TABLE 2.2-1 COMPREHENSIVE PLAN AND CORRESPONDING ZONING MAP DESIGNATIONS (not including zone overlays)</b>	
IF THE COMPREHENSIVE PLAN DESIGNATION IS:	THE OFFICIAL ZONING MAP DESIGNATION SHALL BE:
<b>OTHERS</b> Open Space - Conservation	<b>OTHERS</b> C-OS Conservation - Open Space

**2.2.40.04 - Staff Evaluation**

The Director shall prepare a report that evaluates whether the proposal complies with the review criteria below. The report shall also include a recommendation for approval or denial.

**2.2.40.05 - Review Criteria**

**a. Review Criteria for Zone Changes, Except Those Requesting to Apply or Remove a Historic Preservation Overlay**

Quasi-judicial Zone Changes shall be reviewed to determine how they affect City facilities and services, and to ensure consistency with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

1. Basic site design (e.g., the organization of uses on a site and the uses' relationships to neighboring properties);
2. Visual elements (scale, structural design and form, materials, etc.);
3. Noise attenuation;
4. Odors and emissions;

5. Lighting;
6. Signage;
7. Landscaping for buffering and screening;
8. Transportation facilities;
9. Traffic and off-site parking impacts;
10. Utility infrastructure;
11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);
12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;
13. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

**d. Buildable Land Supply Factor**

For Zone Change requests to a Conservation - Open Space (C-OS) Zone on lands that are **not** located on lands already designated with a Natural Resource and/or Natural Hazard Overlay, the applicant shall demonstrate the following:

1. That the area requested for the Zone Change to C-OS is part of a larger development site;
2. What the development potential is for the proposed C-OS land. This development potential shall be calculated using the same development per acre calculations specified in Tables 4.11-1 and 4.11-2 of Chapter 4.11 - Minimum Assured Development Area (MADA); and

3. That the development potential associated with the proposed C-OS land is transferred to other land that:
  - a) Will not be zoned C-OS;
  - b) Is located on the same development site; and
  - c) Is proposed for development concurrent with the Zone Change request so that it can be verified that the transfer of development potential is feasible.

## **CHAPTER 3.38 CONSERVATION-OPEN SPACE (C-OS) ZONE**

### **Section 3.38.10 - PURPOSE**

This Zone may be applied to lands with any of the adopted Comprehensive Plan Map designations. It is intended to recognize high value Natural Resource and Natural Hazard areas within the City that are owned by public agencies or have been set aside by private owners. The purpose of this Zone is to limit development of such areas and maintain them in a near-natural state while, in some cases, allowing access to and through them for public infrastructure and/or enjoyment. Typically the existence of this Zone results in preservation of large open space areas. If desired, density may be transferred off property at the time that this Zone is applied, provided the area receiving the transfer is part of the same development site.

### **Section 3.38.20 - PERMITTED USES**

#### **3.38.20.01 - Ministerial Development**

##### **a. Primary Uses Permitted Outright -**

1. Conservation Uses -
  - a) Preservation and restoration of Natural Resource and/or Natural Hazard areas
  - b) Provision of open space areas to protect Natural Resources and avoid Natural Hazards

- c) Preservation and restoration of Significant Shrubs, Significant Trees, and Significant Vegetation as defined in Chapter 1.6 - Definitions
- d) Preservation and restoration of Designated Historic Resources listed in the Corvallis Register of Historic Landmarks and Districts or the National Register of Historic Places

2. Civic Uses -

- a) Community Recreation - limited to:
  - 1) Trails and associated viewing stations
  - 2) Picnic areas that do not exceed a ratio of one picnic table per five acres
  - 3) Parking areas that do not to exceed a ratio of five spaces per acre
  - 4) Portable restrooms
- b) Minor Utilities - limited to above-ground stormwater detention ponds and facilities installed underground. Examples include water, sewer, storm, gas, and electrical lines and associated elements, such as underground lift stations, pump stations, or vaults
- c) Construction of streets, roads, and pedestrian and bicycle facilities that are included in the City of Corvallis Transportation Plan, or in other adopted City Plans
- d) Construction of streets, roads, and vehicular and pedestrian and bicycle facilities necessary in order to maintain an acceptable functional classification of roadways adjacent to the property.

3. Prior Established Uses -

- a) Uses existing prior to December 31, 2004, and in compliance with the Code on that date<sup>1</sup>; and
- b) Uses permitted by the Code at the time of approval of a Conceptual or Detailed Development Plan overlying the subject property

**b. Accessory Uses Permitted Outright - Essential Services**

**3.38.20.02 - Special Development**

**Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development.

Community Recreation - Full range of Uses limited to Willamette Park. Elsewhere, Uses limited to interpretive centers.

**Section 3.38.30 - PERFORMANCE STANDARDS**

- a. Each Use, activity, or operation within this Zone shall comply with applicable local nuisance and animal control ordinances, state and federal standards, and other provisions of this Code; and
- b. Uses and improvements shall be designed and constructed to minimize adverse impacts to significant Natural Resources and Natural Hazards, in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

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<sup>1</sup> Uses that were in existence and permitted by zoning prior to December 31, 2004, and were redesignated to the C-OS Zone, shall not be classified as Nonconforming Uses unless they have been discontinued for a period of at least 18 months, in which case the requirements of Section 1.4.40.03 shall apply. Expansions and enlargements shall comply with all other applicable Code requirements.

SEAVEY MEADOWS OPEN SPACE  
 (CPA11-00001/ZDC11-00004)  
 PLANNING COMMISSION STAFF REPORT  
 ATTACHMENT H

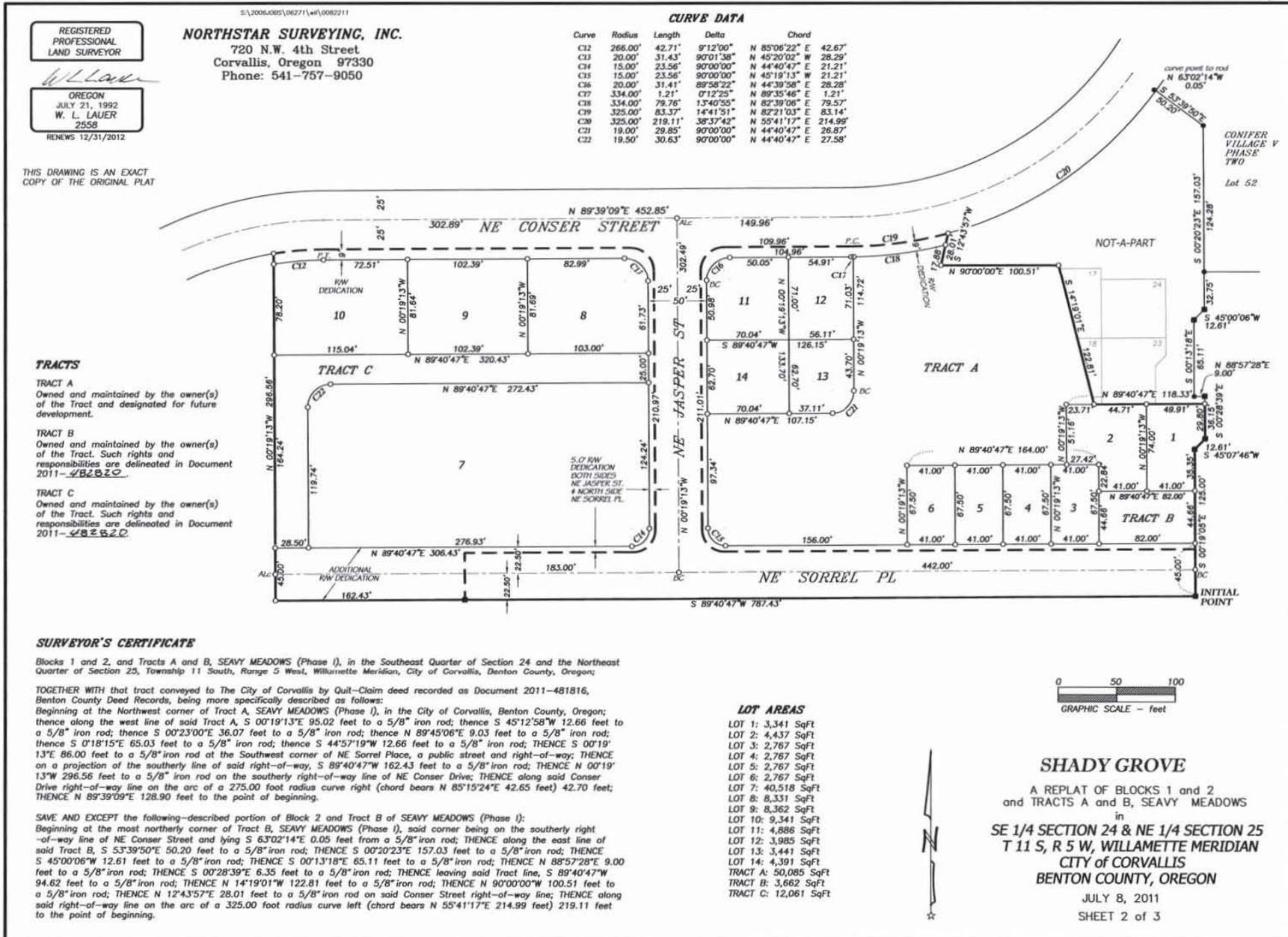


EXHIBIT D-55  
 SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
 CITY COUNCIL STAFF REPORT



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

## CORVALLIS CITY COUNCIL NOTICE OF DISPOSITION

ORDER # 2008 - 063

**CASE:** Seavey Meadows (PLD08-00001, SUB08-00001)

**REQUEST:** An appeal of a Planning Commission decision to deny a Major Modification to a Conceptual and a Detailed Development Plan and a Major Subdivision Replat to construct a mixture of single family detached homes, duplexes, triplexes, and four- and five-unit multi-family dwellings on the site. Forty-three (43) dwelling units are proposed on the subject, 3.46-acre, site. Planned Development approval is requested to allow variation to Land Development Code requirements regarding alleys, landscaping, parking, setbacks, and building design.

**APPLICANT:** Willamette Neighborhood Housing Services  
257 SW Madison Avenue  
Corvallis, OR 97333

**OWNER:** City of Corvallis  
P.O. Box 1083  
Corvallis, OR 97339

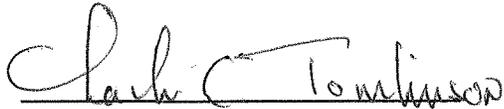
**LOCATION:** The subject site is located on the south side of Conser Street and north of Seavey Avenue in northeast Corvallis. The subject site is also identified on Benton County Assessor's Map 11-5-24 DC, as Tax Lots 500 through 3700.

**DECISION:** The City Council held a duly-advertised *de novo* public hearing on the appeal on June 2, 2008. The record was requested to be held open, and additional written comments were received until June 9, 2008. The appellant submitted final written argument on June 12, 2008. The City Council deliberated and reached a tentative decision on the appeal on June 16, 2008. After consideration of all the testimony and evidence, the City Council voted to reverse the Planning Commission's decision to deny the request, and consequently, approved the appeal and approved the Major Modification to a Conceptual and Detailed Development Plan and Major Subdivision Replat. The applicant allowed additional time to prepare formal findings, under the State's 120-Day Rule, and on July 21, 2008, the City Council adopted Formal Findings in support of its decision.

EXHIBIT D-56  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

If you wish to appeal this decision, an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of the decision.

The proposal, staff report, hearing minutes, memoranda to City Council, and findings and conclusions may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.



Charles C. Tomlinson  
Mayor, City of Corvallis

**Signed:** July 21, 2008  
**LUBA Appeal Deadline:** August 11, 2008

**Attachment:** City Council Adopted Formal Findings

**CONCEPTUAL AND DETAILED DEVELOPMENT PLAN EXPIRATION DATE (IF NOT APPEALED):** July 21, 2013

If no appeal is filed by the appeal deadline, the Detailed Development Plan shall be valid for five (5) years. If the applicant has not begun construction within this period, the approval shall expire on July 21, 2013.

**TENTATIVE SUBDIVISION PLAT EXPIRATION DATE (IF NOT APPEALED):** July 21, 2010

If no appeal is filed by the appeal deadline, the Major Subdivision Replat shall be valid for two (2) years. If the applicant has not submitted a Final Subdivision Plat within the two-year period (with appropriate assurances for improvements, if applicable), the Major Subdivision Replat approval shall expire.

EXHIBIT D-57  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

## CONDITIONS OF APPROVAL FOR SEAVEY MEADOWS

Cond #	CONDITIONS
1	<p><u>Consistency with Plans</u> - Development shall comply with the plans identified in <b>Attachments A and M</b> of the staff report, unless a requested modification otherwise meets the criteria for a Minor Planned Development Modification. Such changes may be processed in accordance with Chapter 2.5 of the Land Development Code.</p>
2	<p><u>DSL Concurrence and Fill Permit</u> - Prior to any site work, or issuance of any City Permit for work on the development site, the applicant shall provide Planning Division Staff with documentation from the Department of State Lands concurring with the applicant's wetland delineation for the site.</p> <p>Prior to any site work, or issuance of any City Permit for work on the development site, the applicant shall provide Planning Division Staff with an approved fill permit from the Department of State Lands and any other required permits from the US Army Corps of Engineers or the Oregon Department of Environmental Quality for the proposed development.</p>
3	<p><u>RS - 12 Development Standards</u> - Building permit applications for buildings on the subject development site shall demonstrate compliance with all applicable RS-12 Development Standards, as referenced in LDC Section 3.6.30, 3.6.40, and 3.6.50, except as varied by this approval. Approved variations include the following:</p> <ul style="list-style-type: none"> <li>a. Variation to the 25-foot maximum front yard setback for Buildings 10, 11, 17, and 18</li> <li>b. Variation to on-site parking requirements, as discussed, for Buildings 1, 2, 3, 7, 8, and 9.</li> </ul>
4	<p><u>Landscape Plans:</u></p> <ul style="list-style-type: none"> <li>a. <u>Landscape Construction Documents</u> - Prior to issuance of PIPC permits, the applicant shall submit for review and approval by the Planning Division Manager, landscape construction documents for this site which contain a specific planting plan (including correct plant names in the Latin format) for proposed landscaping, trees, shrubs, and groundcover. Plans for an automatic irrigation system to irrigate this landscaping shall also be submitted for review and approval. Irrigation is required in planting strips along Conser Street, Jasper Street, and the portions of Sorrel Place that do not abut single family detached, or duplex units. Irrigation is also required in required green areas, for required alley trees, and in parking lot landscape buffers. The detailed landscape plans shall be generally consistent with the landscape plans submitted for land use approval, and shall address the following requirements, as well as other</li> </ul>

EXHIBIT D-58  
 SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
 CITY COUNCIL STAFF REPORT

	<p>requirements addressed in the staff report:</p> <ol style="list-style-type: none"> <li>1. Landscaping surrounding private outdoor open space areas shall provide some level of screening for privacy purposes, consistent with LDC 3.6.50.02.d.</li> <li>2. Address parking lot buffering for parking areas with four or more parking spaces, consistent with LDC 4.2.40.</li> <li>3. The height of hedges and fences within required yard areas shall be limited, consistent with LDC 4.2.50.01</li> <li>4. Required screening of trash receptacles, per LDC 4.10.60.05 (see also Condition 8).</li> </ol> <p>b. <u>Landscape Maintenance Bond</u> - All required landscaping for the development shall be planted or financially secured prior to the following thresholds:</p> <ol style="list-style-type: none"> <li>1. Street trees and planting strip landscaping along Conser Street, shall be planted in conjunction with PIPC improvements.</li> <li>2. Green area landscaping, street trees along Jasper Street and Sorrel Place, parking lot landscaping, and alley trees shall be installed on, or adjacent to, each lot prior to approval of final inspections for the final dwelling unit on each lot.</li> </ol> <p>All required landscape areas shall be designed to achieve a minimum of 90% ground coverage within 3 years. A 3-year maintenance bond for street trees and planting strip landscaping, green area landscaping, parking lot landscaping, and alley trees shall be provided prior to the City's on-site approval of the plantings. The landscape bond shall be submitted to Planning Division staff for review.</p>
<p style="text-align: center;"><b>5</b></p>	<p><u>Playground Amenities</u> - Because the applicant wishes to involve future residents in the selection of playground amenities for the required playground in Common Green #1, playground amenities, as required by LDC 3.6.50.03.e, shall be installed and inspected prior to approval of the final inspection on Building 7 (the community building).</p>
<p style="text-align: center;"><b>6</b></p>	<p><u>Pedestrian-Oriented Design Standards</u> - To allow some flexibility in building designs from the building elevations that were provided by the applicant, building permit information for all buildings on the proposed development shall demonstrate compliance with applicable POD standards, with the exception of the following variations approved through the Planned Development process:</p> <ol style="list-style-type: none"> <li>a. If the fourplex option is chosen for Buildings 10 and 11, Units 33 and 34 may be constructed with front doors located more than 200 feet from the nearest public sidewalk.</li> <li>b. With either design option (fourplexes or quads), Buildings 10 and 11 may be constructed without complying with the 25-foot maximum front yard setback or building frontage requirement.</li> </ol>

	<p>c. The community building (Building 7) shall demonstrate compliance with the multifamily PODS window coverage standards (LDC 4.10.60.04.d.5) instead of the standards of LDC 4.10.70.05.b.6.</p> <p>Please note that building permits for buildings within the development will need to demonstrate compliance with the mandatory design requirements of Condition 13 as well.</p>
7	<p><u>Triplex Orientation</u> - Designs for the triplex units (Buildings 1, 2, and 3) shall be revised at the time of building permit application to show a direct, paved walkway connection from the front doors of each unit on the north side of the buildings to the sidewalk along Conser Street. If the applicant wishes, the walkway shown on the north side of the alley to the south of the triplexes may be eliminated.</p>
8	<p><u>Screening of Trash Enclosures</u> - Detailed Landscape plans shall demonstrate compliance with the screening requirements of LDC 4.10.60.05. Prior to approval of the final inspection for the latter of Buildings 4, 5, or 6, the required screening shall be in place for adjacent dumpsters. Similarly, prior to approval of the final inspection for the latter of Buildings 10 or 11, the required screening shall be in place for the adjacent dumpster.</p>
9	<p><u>Pedestrian Crossings</u> - Where pedestrian walkways cross private alleys, contrasting paving materials shall be used, in compliance with LDC 4.10.60.06.e. Compliance with this standard shall be demonstrated with permit materials for these private improvements.</p>
10	<p><u>Bike Parking at the Community Building</u> - To compensate for the lack of on-site vehicle parking to serve the community building, the applicant shall install eight bicycle parking spaces to serve the community building, of which, four shall be covered. The bicycle parking shall be installed prior to approval of the final inspection for the community building.</p>
11	<p><u>No Parking in Sport Court</u> - Tract C, the proposed "sport court" located to the south of Buildings 17 and 18, shall be posted, "no parking." "No Parking" shall be painted along all curbs surrounding the court area.</p>
12	<p>Fire Access Requirements - Compliance with the following fire access requirements shall be demonstrated either through the PIPC permit process, or through the permit process for private improvements on the site.</p> <p>a. Private alleys shall be painted as fire lanes (red curbs with white lettering - NO PARKING - FIRE LANE). That marking shall extend to both sides of the westerly private alley as it comes around to meet Sorrel Place.</p> <p>b. Sorrel Place and Jasper Street shall be restricted to allow parking only on one side of each street - along the north side of Sorrel Place and along the west side of Jasper Street. This restriction shall be indicated by signage along the south side of Sorrel Place and east side of Jasper Street stating "NO PARKING - FIRE LANE."</p>

13	<p><u>Visual Compatibility</u> - To ensure compatibility within the development, as well as compatibility with nearby developed areas, the following design elements of all proposed buildings on the site shall be mandatory. Compliance with this requirement shall be demonstrated through the building permit process.</p> <ol style="list-style-type: none"> <li>Buildings shall be contained within the building envelopes as shown on the applicant's February 25, 2008, plan set, or shall comply with applicable setback requirements of the zoning district.</li> <li>Buildings shall contain the same number of bedrooms as proposed on the applicant's February 25, 2008, plan set.</li> <li>Parking serving each dwelling shall remain as proposed by the applicant, and approved by the City Council.</li> <li>Exterior materials for all buildings shall be taken from the list of "typical exterior materials," as shown on the applicant's February 25, 2008, plan set.</li> <li>Buildings shall comply with POD standards, consistent with the stipulations of Condition 6.</li> <li>Buildings shall be no higher than 30 feet, as measured at the highest point of each building.</li> <li>The number of bicycle parking spaces within units shall remain as shown on the applicant's February 25, 2008, plan set.</li> </ol>
14	<p><u>Lighting</u> - With the exception of public streetlights, which shall be installed consistent with the requirements of Condition 30, the applicant shall demonstrate compliance with the applicable requirements of LDC 4.2.80 with submittal of a site-wide external lighting plan to be reviewed and approved by Development Services Staff prior to occupancy of any building on the site.</p>
15	<p><u>Signage</u> - Prior to installation of the proposed monument sign on the site, the applicant shall obtain a sign permit for the proposed sign and shall demonstrate that the sign will comply with all applicable requirements of LDC Chapter 4.7.</p>
16	<p><u>Triplexes on Individual Lots</u> - To comply with tandem parking requirements, the applicant shall revise the final subdivision plat for the development to place each triplex on an individual lot that complies with applicable platting standards.</p>
17	<p><u>Public Improvements</u> - Any plans for public improvements referenced within the application or this staff report shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the applicant shall obtain approval of, and permits for, engineered plans for public improvements from the City's Engineering Division. The applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, storm drainage and street lighting improvements are provided. Final utility alignments that maximize separation from adjacent utilities and street trees shall be engineered with the plans for public improvements in accordance with all applicable LDC criteria and City, DEQ and Oregon Health Division requirements for utility separations. Public improvement plan</p>

	submittals will be reviewed and approved by the City Engineer under the procedures outlined in Land Development Code Section 4.0.80.
18	<u>ROW Improvements</u> - Prior to the final plat, required public and franchise utility improvements on NE Conser Street shall be installed or secured in accordance with the provisions of Section 2.4.40.08. Public improvements include, but are not limited to, 12 ft landscape strips and 5 ft setback sidewalks. The final plat shall show additional ROW along the NE Conser Street ROW frontage in order to achieve a total of 34 ft from the original ROW centerline.
19	<u>ROW Improvements</u> - Prior to the final plat, required public and franchise utility improvements on NE Jasper Street shall be installed or secured in accordance with the provisions of Section 2.4.40.08. Construction of sidewalks may be deferred until development of the site and reviewed as a component of the Building Permit. However, in no case shall construction of the sidewalks be completed later than three years from the recording of the Final Plat. The obligation to complete sidewalk construction within three years will be outlined in a deed restriction on affected parcels and recorded concurrently with the Final Plat. Public improvements include, but are not limited to, 6 ft landscape strips and 5 ft setback sidewalks. The final plat shall show additional ROW along the NE Jasper Street ROW frontage in order to achieve a minimum total of 50 ft of ROW.
20	<u>ROW Improvements</u> - Prior to the final plat, required public and franchise utility improvements on NE Sorrel Place shall be installed or secured in accordance with the provisions of Section 2.4.40.08. Construction of sidewalks may be deferred until development of the site and reviewed as a component of the Building Permit. However, in no case shall construction of the sidewalks be completed later than three years from the recording of the Final Plat. The obligation to complete sidewalk construction within three years will be outlined in a deed restriction on affected parcels and recorded concurrently with the Final Plat. Where sidewalks abut common areas, the sidewalks and planted areas shall be installed with street improvements. Public improvements include, but are not limited to, 6 ft landscape strip and 5 ft setback sidewalk along the north side of NE Sorrel Place. The final plat shall show additional ROW along the NE Sorrel Place ROW frontage in order to achieve a minimum total of 25 ft from the original ROW centerline.
21	<u>Private Alleys</u> - Prior to the issuance of building permits, the developer shall construct the private alley improvements. The alleys shall be built to City standards as outlined in LDC 4.0.60.j. At the time of final plat, the applicant shall create separate, privately owned, tracts for the alleys. Installation of the private alleys will be subject to permitting through the City's Development Services Division.
22	<u>Eliminate Sidewalk on north side of Easterly Alley</u> - To avoid potential conflicts between pedestrians and vehicles, the applicant shall eliminate the proposed sidewalk along the north and west sides of the easterly alley on the development site.

23	<u>Sidewalk/Transit Connection</u> - Prior to final plat, a 5 ft wide concrete connection shall be made between the sidewalk and the curb at the existing bus stop location.
24	<u>Abandonment of Public Utilities</u> - All existing utilities that are proposed to be abandoned in place shall be fully removed, unless otherwise approved by the City Engineer. If the City Engineer approves abandonment in place of any utilities, the utilities shall become the property of the overlying property owner or the HOA. The owner of the utilities, including abandoned utilities, shall register with the Oregon Utility Notification Center and locate the utilities upon request, as specified by OAR 952-001-0070.
25	<u>Public Looped Waterline</u> - The new public waterline that is proposed to be installed in the eastern alley and loop around the existing 4-plex development, tying into the existing 8 inch line located in NE Jasper Street. Shall continue north from the alley, under the northern portion of NE Conser Street, and then west until it makes a connection with the existing line that crosses NE Conser Street. The proposed alignment parallel and south of NE Conser Street is not an appropriate location for a waterline as it will be in conflict with trees that could be planted over the line.
26	<u>Public Utility Easements</u> - At the time of final plat, all public utilities located outside of a public ROW shall be placed in a public utility easement. The minimum easement width for a single utility is 15 ft, and for two adjacent utilities it is 20 ft. The easement width shall be centered on the utility.
27	<u>Stormwater Detention</u> - Concurrent with development, stormwater detention shall be implemented. Infiltration and open storm water facilities shall be considered. The storm water detention facilities shall be designed consistent with both criteria outlined in Appendix F of the Storm Water Master Plan, and criteria outlined in the most recent version of the King County, Washington, Surface Water Design Manual, and shall be designed to capture and release run-off so the run-off rates from the site after development do not exceed the pre-developed conditions, based on the 2-year, 5-year, and 10-year, 24-hour design storms. The maximum design storm for detention facilities shall be based on the 10-year return event with 24-hour duration based on the standard NRCS Type 1A rainfall distribution. The Natural Resource Conservation Service (NRCS) TR-55 shall be used. In addition, the detention facility must be designed to safely pass storms up to the 100-year, 24-hour event. Installation of the private portions of the storm drainage system will be subject to permitting through the City's Development Services Division.
28	<u>Stormwater Quality</u> - Concurrent with development, stormwater quality shall be implemented. Water quality facilities shall be designed in accordance with criteria as established in the most recent version of the <i>King County, Washington, Surface Water design Manual</i> . The water quality facilities shall be designed to remove 70 percent of the total suspended solids (TSS) entering the facility during the water quality design storm, 0.9" 24-hr rainfall event with NRCS Type 1A distribution.

29	<u>Public Stormwater Facilities</u> - All required and proposed, underground, stormwater detention and water quality facilities shall be publicly owned and maintained. This will help assure proper maintenance and functionality of the system.
30	<u>Street Lights</u> - Prior to the final plat, street lights shall be installed or secured in accordance with the provisions of Section 2.4.40.08. Five new public street lights shall be constructed to City standards. They should be placed at the intersection of NE Conser Street and the private alley, between the two intersecting alleys on NE Jasper Street, at the west end of NE Sorrel Place, at the east end of NE Sorrel Place, and mid block on NE Sorrel Place between NE Jasper Street and the eastern dead end.
31	<u>Utility Easements</u> - At the time of Plat, 7 ft utility easements (UE) shall be dedicated along all street ROW's.
32	<u>Consent from Affected Property Owners/Plat Revision</u> - Prior to final plat approval, or prior to development on the subject properties, whichever comes first, written consent to the alteration of the owner's property boundary, and to the development proposed on the owner's property, shall be provided from each affected property owner. Additionally, the final plat may be modified to retain the current configuration of the Durrant Property, if desired by the applicant.
33	<u>Protection of Remaining Wetlands</u> - At the time of final plat approval for the proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows - Willamette Dale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space - Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamette Dale Farms site.
34	<u>Maintenance Obligations</u> - In its management of the development area, including management of the land area accommodating single family homes on the development site, WNHS, or any affiliated corporations that undertake ownership of the property, shall hire a Licensed Commercial Operator to apply any and all pesticides or herbicides on the site. This is required to minimize potential negative water quality impacts that might affect adjacent wetlands. The commercial operator shall be licensed by the Oregon Department of Agriculture, with licenses in the categories of Ornamental and Turf/Herbicide and Ornamental and Turf/Herbicide and Fungicide, or other applicable categories, with the appropriate insurance for that license. The Licensed Commercial Operator is to practice Integrated Pest Management, as defined in Oregon Revised Statutes 634.650. The use of any pesticide material that contains any of the top ten leachable ingredients, as identified by the Oregon Department of Agriculture, Department of Environment Quality, and/or USGS for Oregon is strictly prohibited, with the exception for

	<p>applications necessary to eradicate insect infestations affecting buildings, indoor living areas, and/or infestations affecting the safety of residents, when other methods are ineffective. Lease agreements for all units within the development, including ground leases for the single family dwellings, shall clearly state that individual homeowners are prohibited from applying pesticides, herbicides, fungicides, or fertilizers to the subject properties.</p>
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**Development Related Concerns:**

- A. Mailbox Locations - Mailbox locations shall be coordinated between the developer and the Post Office as part of the public improvements construction process.
- B. Excavation and Grading Plans - Prior to issuance of any construction permits, the applicant shall submit an excavation and grading plan, including erosion control methods, to the City's Development Services Department for review and approval.
- C. Other Permits - Prior to issuance of any construction permits, the applicant shall be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit if construction activity will disturb, through clearing, grading, and/or excavation, one acre of the site. Additionally, any permits required by other agencies such as the Division of State Lands; Army Corps of Engineers; Railroads; County; or Oregon Department of Transportation, shall be approved and submitted to the City prior to issuance of any City permits.
- D. Infrastructure Cost Recovery - Where it is determined that there will be Infrastructure Cost Recovery payments from past public improvements the developer shall pay their required share of the costs prior to receiving any building permits in accordance with Corvallis Municipal Code 2.18.040.
- E. Streetscape Plan - As part of the public improvement plans, the applicant shall include a "streetscape" plan that incorporates the following features: composite utility plan; street lights; proposed driveway locations; vision clearance triangles for each intersection; street striping and signing (in conformance with the MUTCD); and proposed street tree locations.
- F. Subdivision Name - The County Surveyors Office notes that the name "Seavy Meadows" has already been used by a recorded plat within Benton County. Another subdivision name will need to be selected prior to recording of the final plat for the Major Subdivision Replat.

EXHIBIT D-65  
 SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
 CITY COUNCIL STAFF REPORT



## MEMORANDUM

**DATE:** July 27, 2011

**TO:** Mayor and City Council

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

**SUBJECT:** Request for City Council Initiation of a Comprehensive Plan Amendment and Zoning District Change for remaining City-owned land at Seavey Meadows

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### I. ISSUE

The 2008 approval for the Seavey Meadows housing development (PLD08-00001, SUB08-00001) included the following condition of approval (Condition # 33):

**Protection of Remaining Wetlands** - At the time of final plat approval for the proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows - Willamettedale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space - Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows - Willamettedale Farms site.

The applicant for the development, Willamette Neighborhood Housing Services (WNHS), is preparing to record the final plat for Phases I and II of the development. Accordingly, work is proceeding on the conservation easement to cover the remaining City-owned land within the original Seavey Meadows - Willamettedale Farms development area. Additionally, the condition stipulates that City Staff will ask the City Council to initiate a change in land use designation for this area to Open Space - Conservation. This memorandum is Staff's request to initiate that action.

## II. BACKGROUND AND DISCUSSION

Condition #33 was put in place due to concern regarding potential future development in the remaining City-owned area, which contains sensitive wetlands. Establishment of a conservation easement over this remaining area, along with a request to re-designate and re-zone the area Conservation - Open Space was believed to be the most effective way to ensure that the remaining areas would remain undeveloped.

It should be noted that a Minor Modification to the Seavey Meadows Planned Development was approved in 2010 to allow phased development of the project (PLD10-00004, SUB10-00002). However, the modification decision did not modify Condition #33 in any way.

Section 2.2.50.06.a.2 of the Land Development Code allows a Conservation - Open Space Zone to be applied to a property through an administrative process if the areas to be rezoned are designated with a Natural Hazard or Natural Resource Overlay. Although portions of the remaining City-owned properties contain Natural Resource Overlay areas (as can be seen on **Exhibit A**), not all portions of the remaining City-owned lands contain resource areas and are therefore not eligible for a zone change through this administrative process. Because the intent of Condition #33 was to preclude development on all remaining City-owned land that was part of the Seavey Meadows - Willamette Dale Farms area, Staff believe it will be necessary to amend the Comprehensive Plan Map to designate all of this remaining area as Conservation - Open Space. Once the area's Comprehensive Plan Map designation is changed, a concurrent Zone Change to Conservation - Open Space may be approved as a contingent decision (contingent upon approval of the Comprehensive Plan Map Amendment).

Land Development Code Section 2.1.30.02 states, in part, "The City Council may initiate amendments to the Comprehensive Plan at any time." If the Council decides to initiate the proposed Comprehensive Plan Amendment, Staff recommend consideration of the associated Zone Change request at the same time. The process would include consideration of the Comprehensive Plan Amendment (CPA) by the Planning Commission and a recommendation from the Commission to the City Council on the CPA.. Additionally, the Planning Commission would make a contingent decision on the Zone Change request that would require approval of the CPA by the City Council in order for the Zone Change to be effective. If authorized, Community Development Staff would move forward with the CPA/Zone Change request as Staff resources allow, and in compliance with notice requirements from the Department of Land Conservation and Development, as well as the requirements of the Land Development Code.

### III. ACTION REQUESTED

If the City Council chooses to initiate the proposed Comprehensive Plan Amendment and Zone Change, the following motion is recommended:

I move to direct the Community Development Director to initiate a request for a Comprehensive Plan Map Amendment and Zone Change to redesignate and rezone the remaining City-owned land within the original Seavey Meadows - Willamette Dale Farms development area for Conservation - Open Space uses. My motion is based upon the discussion in the July 26, 2011, Memorandum from the Community Development Director to the Mayor and City Council, as well as Condition #33 from the Seavey Meadows Planned Development and Subdivision application (PLD08-00001, SUB08-00001).

#### EXHIBIT:

- A. Map - Seavey Meadows Development Area and Remaining City-Owned Parcels

Review and Concur:

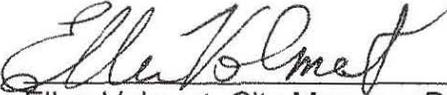
  
\_\_\_\_\_  
Ellen Volmert, City Manager Pro Tem

EXHIBIT D-68  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

# SEAVEY MEADOWS DEVELOPMENT AREA AND REMAINING CITY-OWNED PARCELS

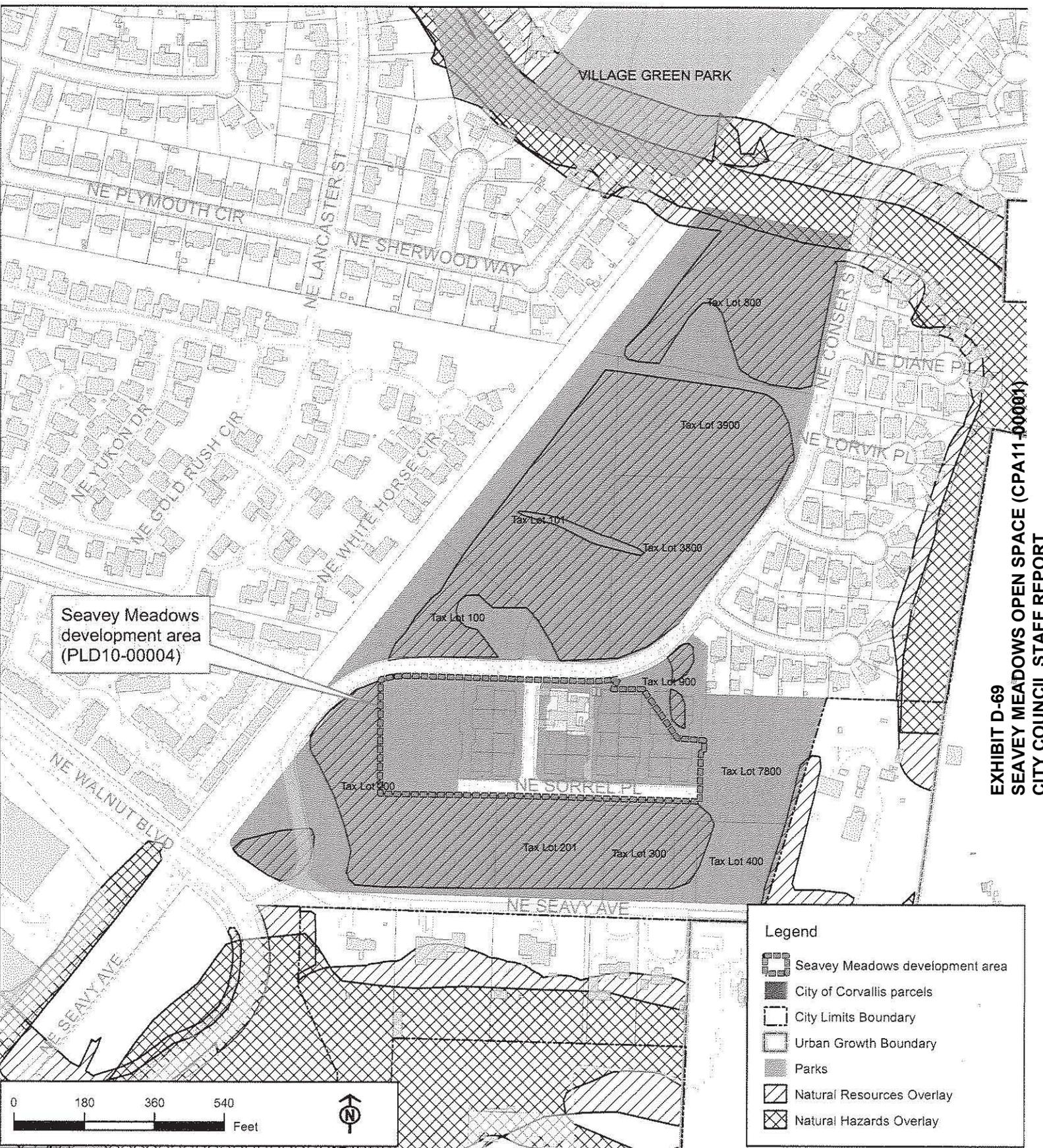


EXHIBIT D-69  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT



Corvallis Planning Division  
501 SW Madison Ave  
Corvallis, OR 97333  
541.766.6908  
Planning@ci.corvallis.or.us

# EXCERPTS

**CITY OF CORVALLIS  
COUNCIL ACTION MINUTES  
August 1, 2011**

**SUMMARY OF DISCUSSION**

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<b>Consent Agenda</b> Pages 320-321			
<b>Unfinished Business</b> 1. City services review 2. Seavey Meadows Pages 321-323, 324	Yes		<ul style="list-style-type: none"> <li>• Directed staff to initiate CPM amendment and Zone change <u>passed U</u></li> </ul>
<b>Mayor Reports</b> 1. Medical school convocation Page 325	Yes		
<b>Council Reports</b> 1. MLK update (Raymond) 2. Hiroshima-Nagasaki event (Raymond) 3. Benton County Fair Peace Booth (Raymond) 4. MLK Jr. Park (Raymond) Page 325	Yes Yes Yes Yes		
<b>Staff Reports</b> 1. CRFR July 28, 2011 2. City Manager recruitment update 3. Cost containment samples Pages 325-327	Yes Yes Yes		
<b>HSC Meeting of July 19, 2011</b> 1. WNHS third quarter report Page 327			<ul style="list-style-type: none"> <li>• Accepted report <u>passed U</u></li> </ul>
<b>Executive Session</b> 1. Neighborhood park property Page 327	Yes		

Glossary of Terms

CPM	Comprehensive Plan Map
CRFR	Council Requests Follow-up Report
HSC	Human Resources Committee
MLK	Commission for Martin Luther King, Jr.
U	Unanimous
WNHS	Willamette Neighborhood Housing Services

EXHIBIT D-70  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

IV. UNFINISHED BUSINESS – continued

- B. Initiation of a Land Development Code Comprehensive Plan amendment and zone change (Seavey Meadows)

Community Development Director Gibb introduced Housing Manager Weiss and Oregon State University (OSU) Intern Dominique Austin who is working on economic development issues with the Economic Development Commission.

Mr. Gibb said the City has been working on the Seavey Meadows project for many years. A number of actions have been taken to develop and conserve the land with an appropriate balance of open space, wetlands, and affordable housing. Willamette Neighborhood Housing Services (WNHS) is the City's partner in development of affordable housing at this site. Initially, Council approved a 60-unit subdivision on 5 acres. The development has been reduced to 43-units on 3.5 acres. The permitting process has been completed at the State and local levels.

WNHS is preparing to record the final plat for Phases I and II. As part of the 2008 approval process, a conservation easement is being established on the non-developed City-owned property (approximately 27 acres), and a land use designation change to Conservation – Open Space needs to be initiated for the same area. This also requires an amendment to the Comprehensive Plan.

Councilors Brauner and Hirsch, respectively, moved and seconded to direct staff to initiate a Comprehensive Plan Map Amendment and Zone Change to redesignate and rezone the remaining City-owned land within the original Seavey Meadows – Willamette Dale Farms development area for Conservation – Open Space uses. The motion is based upon the discussion in the July 26, 2011 memorandum from the Community Development Director to the Mayor and Council, as well as Condition #33 from the Seavey Meadows Planned Development and Subdivision application (PLD08-00001, SUB 08-00001).

Councilor Raymond said she is glad the project is being completed. It was part of the initial discussion that the acreage would become conservation area with one section as an improved conservation area. She requested assurance that this area will remain conservation.

Mr. Gibb responded that the conservation easement will limit the property's use. In addition, the zoning change will be consistent with the conservation approach and limit what can be done on the property, such as trails and interpretive centers.

Councilor Traber made a friendly amendment to correct the memorandum date as noted in the motion to July 27, 2011. Councilor Brauner accepted the friendly amendment.

Mr. Gibb assured Councilor Hervey that Council's vote on this matter is independent of the related Homeowners Association.

The motion passed unanimously.

EXHIBIT D-71  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

- Calculate total net buildable acres by plan designation by adding redevelopable acres to net buildable acres.

The supply analysis builds from a parcel-level database to sub-area estimates of buildable land by generalized land use type (e.g., residential, commercial, industrial).<sup>2</sup> Two types of use are not included in the buildable land inventory:

- *Parks/Open Space/Agriculture*: No development is expected on existing park and designated open space lands within the UGB. Since the majority of land designated for Agriculture in the UGB is owned by OSU, we assumed that it would not convert to urban (the typical assumption is that land inside a UGB designated for agriculture will convert to urban uses during the planning period).
- *Institutional Use*: Most publicly owned parcels are parks, governmental, or public facilities and are considered unavailable for development. The exceptions are (1) the City-owned airport industrial park, which is leasable land intended for urbanization, and (2) the more-or-less developed area of land owned by OSU, which will almost certainly support future expansions that will accommodate employment and residences. (But since OSU expects no net employment growth over 20 years, and any residences would be group quarters not part of the City's housing inventory, the analysis does not require specific forecast for OSU.)

For other generalized land use types, each parcel was determined to be developed or undeveloped. If undeveloped in whole or in part, it was classified as follows:

- *Vacant Land*: parcels greater than 0.075 acre (3,250 sq. ft ) with improvement value less than \$5,000.
- *Partially Vacant (Under-Utilized) Land*: parcels greater than 0.075 acre (3,250 sq. ft ) with improvement value greater than \$5,000 that have a developable remainder.<sup>3</sup>
- *Constrained Land*: constrained land is subtracted from Total Vacant and Partially Vacant Land to get Buildable Land (which is further divided into totally vacant and partially vacant based on parcel boundaries and existing development on parcels). There are several categories of constraints:
  - Floodway/floodplains<sup>4</sup>

<sup>2</sup> The parcel-level database was based on information from the Benton County Assessor and the Corvallis Geographic Information System (GIS). The base data in the GIS system was supplemented with additional land use data gathered by LCOG and City staff. To estimate the amount of acreage for certain types of constraints (e.g., undelineated wetlands), some of the data were derived based on the rules described in Appendix B. While these data were attributed to parcels in the database to allow subarea estimates, the data are not accurate for any given parcel, and can not be applied at that level.

<sup>3</sup> See Appendix B for exact definitions.

<sup>4</sup> Floodways are considered constrained lands based on regulations that prohibit development in floodways (Section 4.5.70, Corvallis Land Development Code). Floodplains (called the "Floodway fringe" in the City Code) are not

**Net Vacant Acre** — an acre of vacant land after land has been dedicated for public right-of-way, private streets, or utility easements. A net vacant acre has 43,560 square feet available for construction, because no further street or utility dedications are required: all the land is in lots.

**Open Space** — are lands designated either as Open Space— Agriculture or Open Space—Conservation in the City's Comprehensive Plan.

**Parks** — are lands dedicated to public parks within the UGB. No development potential is expected on existing park lands within the City. No development potential is expected for vacant lands within the fringe area that are owned by the City and are part of the Parks and Recreation Department's park land inventory.

**Partially vacant constrained land**—same as partially vacant, but with constraints.

**Partially vacant land**—parcels with some development, but vacant portions large enough to develop.

**Probable wetlands**—wetlands that are likely to be protected under federal law. The buildable land inventory assumes any land so designated can be developed to only 50% of the intensity/density that is permitted under current land use designations

**Redevelopment Potential** — are parcels with developed structures that are likely to be demolished and new buildings constructed in their place. Redevelopment Potential means all commercial, multi-family residential (District Designation RS-12 or RS-20), or industrial parcels, any of which is greater than 0.1 acres *and* have land values greater than improvement values *and* are not already classified as vacant or partially vacant. Not all, or even a majority of parcels that meet these criteria for redevelopment *potential* will be assumed to redevelop during the planning period.

**Scenic Land** — is land that has scenic resources. For the purpose of the supply analysis, no scenic land was removed from the inventory.

**Significant wetlands**—wetlands that are protected under federal law. Significant wetlands are not part of the buildable land inventory.

**Undevelopable constrained land**—vacant constrained or partially vacant constrained parcels with unconstrained remainders smaller than 0.075 acre (3,250 sq. ft)

**Undevelopable vacant land**—vacant parcels smaller than 0.075 acre (3,250 sq. ft).

**Urban Fringe**—the area between the city limits of Corvallis and its urban growth boundary.

**Vacant constrained land**—same as vacant land, but with portions that fall within significant wetlands, riparian areas or above 560' in elevation.

**Vacant land**—parcels greater than 0.075 acre (3,250 sq. ft) with improvement values less than \$5,000 and no physical constraints.

from the centerline of any drainage on the river and stream overlay as unbuildable.

#### B.4.1.3.4. Hazardous Land: Slide Areas, Steep Slopes, and Earthquake Faults

Without current evidence that the City has a great many slide scars, it is assumed that this issue not significant. Though the City has not inventoried its steep slope areas, only limited development constraints are anticipated due to this hazard. The City provides a way for property owners to transfer density off of steep slopes and special engineering can minimize impacts on development density in the majority of cases, therefore, the buildable lands inventory is not expected to be impacted in a significant way. The hazard represented by the Corvallis fault can probably be addressed by site design and is assumed not to create a loss in development potential.

#### B.4.1.3.5. Lands Above Third Level Water Service (560' in Elevation)

The adopted City water master plan does not serve lands above 560' in elevation (either by a reservoir or by a pumping type system). Without the ability to provide City water the Land Development Code would not permit subdividing the land. Therefore, the only way development could occur is if one dwelling unit were located on an existing lot where the owner/developer was successful in drilling for water. We will use this overlay to identify existing parcels whose centroid falls in the third-level boundary and then limit their development potential. Only a very small percentage of the City's vacant land is in this overlay.

#### B.4.1.3.6. Parks

No development potential is expected on existing park lands within the City. No development potential is expected for vacant lands within the fringe area that are owned by the City and are part of the Parks and Recreation Department's park land inventory.

New growth will cause demand for parks on lands not now owned by the City. The City estimates that it currently has about 20 acres of parkland per 1000 people. In the May 1991 Land Acquisition Strategy report, Corvallis specifies 35 acres of parkland for every 1,000 residents. Preliminary estimates are that there are 115 acres of vacant land designated as parkland. Given that the City does not currently meet the standards it is imposing on new development, we will assume that any vacant land the City owns for parks and open space is meeting existing needs, and that for every 1000 new people the City will acquire (either directly via purchases (funded by, for example, SDCs) or by developer contributions of land) 35 acres of parkland.

(established to assure adequate room to allow meandering and minimize maintenance costs, and to address water quantity and quality issues), and the information provided by the EPA indicating that it takes at least 25' of undeveloped land (no impervious cover, no cut and fills) to avoid damage to the riparian corridor along a drainageway).

**Table 8. Comparison of Land Need and Supply, City Limit, 1996-2020**

Plan Designation	--- Land Need ---		----- Land Supply -----				Surplus/ Deficit
	Net Acres	Gross Acres	Unconst. Vacant Acres	Redev Acres <sup>a</sup>	Total Buildable Acres	Mixed Use Allocation	
<b>Agriculture</b>			10		10	0	10
<b>Commercial/Office</b>							
Commercial (CB/LC/SA)	60	76	3	12	15	98	37
Office (PAO)	176	220	41	3	44	49	-127
<b>Comm/Office Total</b>	<b>236</b>	<b>296</b>	<b>44</b>	<b>15</b>	<b>59</b>	<b>147</b>	<b>-90</b>
<b>Industrial</b>							
Heavy Industrial (GI/II)	35	44	417	13	430	12	398
Light Industrial (LI/RTC)	86	108	76	5	81	64	37
<b>Industrial Total</b>	<b>121</b>	<b>152</b>	<b>493</b>	<b>18</b>	<b>511</b>	<b>76</b>	<b>435</b>
<b>Mixed Use<sup>b</sup></b>							
Intensive Development Sector	see text				-		0
Limited Office-Industrial			50	1	51	51	
Mixed Use Commercial			123	29	152	152	
Mixed Use Employment			31	4	35	35	
Mixed Use Residential			19	-	19	19	
<b>Mixed Use Total</b>			<b>223</b>	<b>34</b>	<b>257</b>	<b>257</b>	
<b>Public Institutional</b>	<b>672</b>	<b>739</b>	<b>72</b>		<b>72</b>		<b>-667</b>
<b>Residential</b>							
Low Density Residential	430	558	892		892	7	341
Medium Density Residential	156	199	407		407	22	230
Medium-High Density Residential	129	161	87	7	94	3	-64
High-Density Residential	24	26	6	8	14	-	-12
<b>Residential Total</b>	<b>738</b>	<b>944</b>	<b>1,392</b>	<b>15</b>	<b>1,407</b>	<b>33</b>	<b>496</b>
<b>Total, All Designations<sup>c</sup></b>	<b>1,767</b>	<b>2,131</b>	<b>2,234</b>	<b>82</b>	<b>2,059</b>	<b>257</b>	<b>185</b>

Source: ECONorthwest, 1998.

<sup>a</sup> Redevelopable land includes commercial, industrial, and multi-family residential (medium-high and high) land.

<sup>b</sup> No land need was allocated to this sector. Mixed use allocations are shown in a separate column. Total mixed use allocation sums to vacant buildable acres in mixed use designations as shown by the shaded cells

<sup>c</sup> Some numbers may not add exactly because of rounding. The Total Buildable Acres value does not include acres in mixed use designations, those are shown in the mixed-use allocation column

Tables 7 and 8 suggest that public/institutional and commercial designations have land deficits. Those estimates are misleading.

The City has a deficit (estimated at 667 acres) of vacant public and institutional land. Well over half of the need derives from the City's policy stating that it should add 35 acres of parkland for every 1,000 people added to the City's population. For these uses the City is probably not required to re-designate land to address the potential deficit. The City can rely on its oversupply of low-density residential land, its subdivision and PUD process, and the land taken out of the buildable land inventory because of its natural features (e.g., steep slopes, wetlands, floodplains) to meet much of this need.

**Table S-1. Comparison of land need and land supply, Corvallis UGB, 1996-2020**

Plan Designation	-- Land Need --		-- Land Supply --				Surplus/ Deficit
	Net Acres	Gross Acres	Unconst. Vacant Acres	Redev Acres	Total Buildable Acres	Mixed Use Allocati on	
<b>Agriculture</b>			29		29	-	29
<b>Commercial/Office</b>							
Commercial (CB/LC/SA)	60	76	3	12	15	158	97
Office (PAO)	176	220	41	3	45	103	-72
<b>Comm/Office Total</b>	<b>236</b>	<b>296</b>	<b>44</b>	<b>15</b>	<b>59</b>	<b>261</b>	<b>25</b>
<b>Industrial</b>							
Heavy Industrial (GI/II)	35	44	937	31	968	20	944
Light Industrial (LI/RTC)	86	108	76	5	81	130	103
<b>Industrial Total</b>	<b>121</b>	<b>152</b>	<b>1,013</b>	<b>36</b>	<b>1,049</b>	<b>150</b>	<b>1,047</b>
<b>Mixed Use</b>							
Intensive Development Sector			216	18	233	-	233
Limited Office-Industrial			123	3	127	-	127
Mixed Use Commercial			137	33	170	-	170
Mixed Use Employment			53	5	57	-	57
Mixed Use Residential			84	3	87	-	87
<b>Mixed Use Total</b>			<b>612</b>	<b>62</b>	<b>674</b>	<b>-</b>	<b>674</b>
<b>Public Institutional</b>	<b>672</b>	<b>739</b>	<b>72</b>		<b>72</b>	<b>-</b>	<b>-667</b>
<b>Residential</b>							
Low Density Residential	430	558	3,664		3,664	32	3,139
Medium Density Residential	156	199	656		656	172	629
Medium-High Density Residential	129	161	247	7	254	41	134
High-Density Residential	24	26	6	8	14	18	5
<b>Residential Total</b>	<b>738</b>	<b>944</b>	<b>4,573</b>	<b>15</b>	<b>4,588</b>	<b>263</b>	<b>3,907</b>
<b>Total, All Designations<sup>c</sup></b>	<b>1,767</b>	<b>2,131</b>	<b>5,732</b>	<b>66</b>	<b>5,798</b>	<b>674</b>	<b>4,341</b>

Source: ECONorthwest, 1998.

<sup>a</sup> Redevelopable land includes commercial, industrial and multi-family residential (medium-high and high) land.

<sup>b</sup> No land need was allocated to this sector. The Intensive Development Sector is a mixed use designation that can accommodate residential and commercial uses.

<sup>c</sup> Some numbers so not add exactly because of rounding.

Table S-1 does not allocate any land need to mixed use designations.<sup>1</sup> But these designations include 674 buildable acres that can be used to meet a portion of residential, commercial, and industrial land need. The next section shows that when mixed use land is considered, the deficits in commercial and high-density residential land are eliminated.

<sup>1</sup> The technical reasons that such an allocation was not made are described in a memorandum from ECO to Corvallis dated 22 October 1998.

## 2010 SUMMARY OF CORVALLIS VACANT LANDS (BY ZONE)

(BY BASE ZONE)

ZONE	[A] TOTAL ACRES	[B] % TOTAL AREA PER ZONE / TOTAL AREA IN CITY <sup>1</sup> (=A / 7,554 acres)	[C] VACANT AREA WITHIN ZONE (acres)	[D] % OF EACH ZONE THAT IS VACANT ([C]/[A])
<b>RESIDENTIAL:</b>				
Low Density				
RS-3.5	2267.79	30.02%	137.30	6.05%
RS-5	658.27	8.71%	206.39	31.35%
RS-6	432.51	5.73%	199.24	46.07%
Medium Density				
RS-9	699.56	9.26%	113.63	16.24%
RS-9 (U)	65.31	0.86%	0.05	0.08%
Medium-High Density				
RS-12	342.49	4.53%	86.38	25.22%
RS-12(U)	11.95	0.16%	0.00	0.00%
High Density				
RS-20	256.64	3.40%	8.44	3.29%
Other				
MUR	9.13	0.12%	9.13	100.00%
<b>RESIDENTIAL SUBTOTAL</b>				
	4743.66		760.55	
<b>COMMERCIAL:</b>				
P-AO	71.93	0.95%	10.95	15.23%
NC-Major	93.73	1.24%	6.87	7.33%
NC-Minor	21.25	0.28%	6.50	30.59%
RF	8.77	0.12%	1.30	14.82%
CB	67.79	0.90%	0.84	1.24%
CBF	16.30	0.22%	0.59	3.62%
MUCS	186.58	2.47%	22.84	12.24%
MUC <sup>1</sup>	5.56	0.07%	2.32	41.73%
MUGC	45.12	0.60%	3.44	7.62%
<b>COMMERCIAL SUBTOTAL</b>				
	517.03		55.65	
<b>INDUSTRIAL:</b>				
MUT	42.00	0.56%	0.00	0.00%
LI-O	61.44	0.81%	36.49	59.40%
LI	11.27	0.15%	11.27	99.96%
GI	781.84	10.35%	406.39	51.98%
II	79.14	1.05%	61.98	78.31%
RTC	94.95	1.26%	8.51	8.96%
MUE	79.96	1.06%	19.50	24.39%
<b>INDUSTRIAL SUBTOTAL</b>				
	1150.61		544.14	
<b>OTHER:</b>				
AG-OS	612.27	8.11%	39.60	6.47%
OSU	530.51	7.02%	0.00	0.00%
<b>OTHER SUBTOTAL</b>				
	1142.78		39.60	
<b>TOTAL-ALL ZONES</b>				
	<b>7554.08</b>		<b>1399.93</b>	

TABLE 11

EXHIBIT D-77  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

<sup>1</sup> MUC zone is attributed to property with a Planned Development (PD) Overlay that remained in effect after LDC map adoption.

## 2010 SUMMARY OF CORVALLIS VACANT LANDS (BY ZONE)

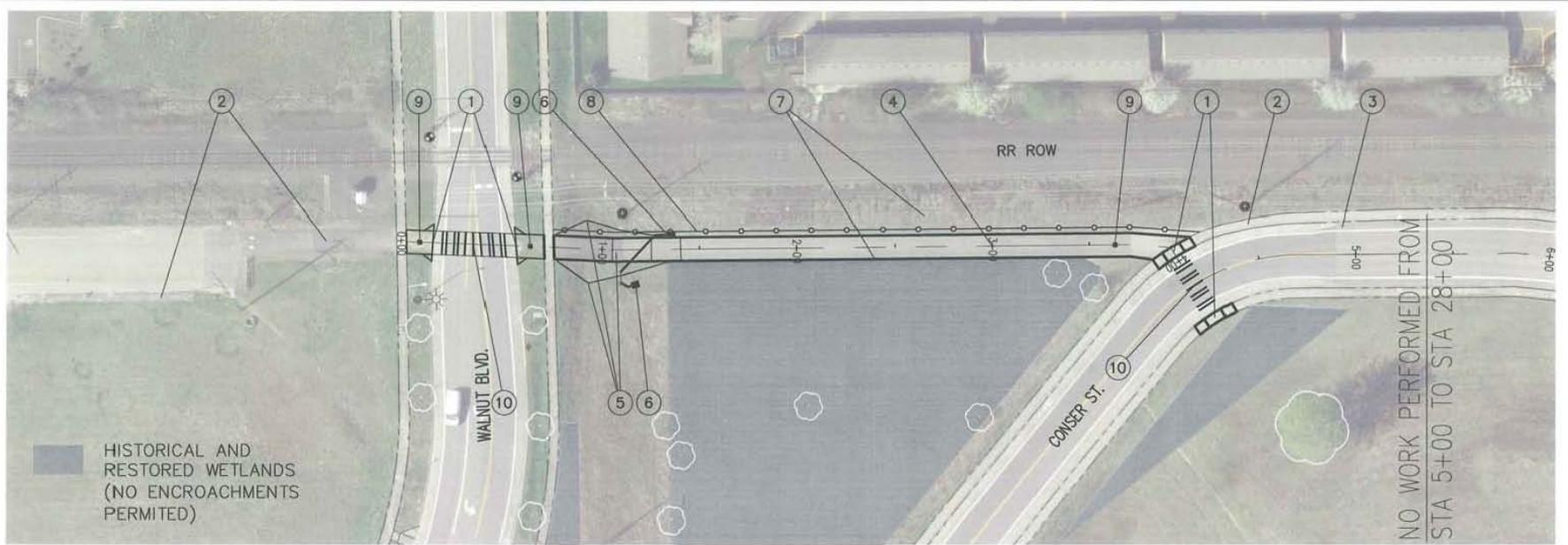
(BY ZONE, WITH PLANNED DEVELOPMENT ITEMIZATION)

ZONE	[A] TOTAL ACRES	[B] % TOTAL AREA PER ZONE / TOTAL AREA IN CITY <sup>1</sup> (=A / 7,554 acres)	[C] VACANT AREA WITHIN ZONE (acres)	[D] % OF EACH ZONE THAT IS VACANT ([C]/[A])
<b>RESIDENTIAL:</b>				
Low Density				
RS-3.5	1,828.68	24.21%	80.76	4.42%
PD(RS-3.5)	439.11	5.81%	56.54	12.88%
RS-5	462.58	6.12%	81.62	17.65%
PD(RS-5)	195.69	2.59%	124.77	63.76%
RS-6	124.28	1.65%	39.71	31.95%
PD(RS-6)	308.22	4.08%	159.53	51.76%
subtotal (Low Density):	3,358.57	44.46%		
Medium Density				
RS-9	388.40	5.14%	38.67	9.96%
PD(RS-9)	311.16	4.12%	74.96	24.09%
RS-9 (U)	63.13	0.84%	0.05	0.08%
PD(RS-9(U))	2.19	0.03%	0.00	0.00%
subtotal (Medium Density):	764.88	10.13%		
Medium-High Density				
RS-12	159.38	2.11%	22.88	14.35%
PD(RS-12)	183.11	2.42%	63.50	34.68%
RS-12(U)	11.11	0.15%	0.00	0.00%
PD(RS-12(U))	0.84	0.01%	0.00	0.00%
subtotal (Medium-High Density):	354.45	4.69%		
High Density				
RS-20	210.07	2.78%	7.87	3.75%
PD(RS-20)	46.57	0.62%	0.57	1.22%
subtotal (High Density):	256.64	3.40%		
Other				
MUR	0.00	0.00%	0.00	
PD(MUR)	9.13	0.12%	9.13	100.00%
subtotal (Other Residential):	9.13	0.12%		
<b>SUBTOTAL (RESIDENTIAL)</b>				
	4,743.66		760.55	

TABLE 12

EXHIBIT D-78  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

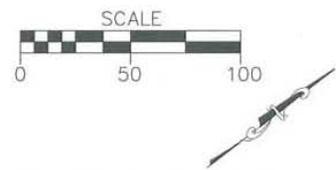
<sup>1</sup> Total area excludes public rights-of-way.



- ① CONSTRUCT ADA RAMP PER SHT. 2 AND STD. DTL. 720.
- ② PEDESTRIANS TO UTILIZE EXISTING SIDEWALK.
- ③ BICYCLISTS TO UTILIZE EXISTING ON-STREET STRIPED BIKELANES.
- ④ CONSTRUCT ASPHALT MULTI-USE PATH. PATH WIDTH WILL BE 12' WITH ROCKED SHOULDERS PER THE TYPICAL CROSS SECTION ON SHT. 2.
- ⑤ CONSTRUCT RAMP FOR PATH APPROACH TO WALNUT BLVD WITH A 20' LANDING TO LIMIT LONGITUDINAL GRADE TO MAXIMUM OF 1:12. RAMP EMBANKMENT SHALL HAVE SIDE SLOPES OF 1:3 MAXIMUM. HANDRAILS TO BE INSTALLED ALONG BOTH SIDES OF RAMP. SEE SHT. 2 FOR DETAILS.
- ⑥ CONSTRUCT NEW STORM INLETS, CG-3 OR APPROVED EQUAL. INSTALL APPROXIMATELY 40 LF OF 10" PVC DRAIN PIPE AND 3 LONG SWEEP 45° BENDS.
- ⑦ MAINTAIN TEMPORARY SILT FENCE ALONG EDGE OF EXISTING PCC STREET ALONG ADJACENT WETLANDS.
- ⑧ CONSTRUCT PERMANENT CHAINLINK FENCE.
- ⑨ INSTALL REMOVABLE BOLLARD AS SHOWN AND PER STD. DTL. 1710.
- ⑩ INSTALL PEDESTRIAN CROSSING STRIPPING PER CITY OF CORVALLIS STANDARDS.

**NOTES**

- 1. ALL DISTURBED FEATURES SHALL BE RESTORED TO PRECONSTRUCTION CONDITION OR BETTER.



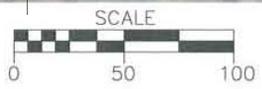
 <b>CORVALLIS</b> <small>ENHANCING COMMUNITY LIVABILITY</small> <b>PUBLIC WORKS DEPARTMENT</b> <b>ENGINEERING DIVISION</b> <small>1245 NE Third Street        P.O. Box 1083        Corvallis, OR 97331-1083        Phone: (541) 768-9731        Fax: (541) 768-9501</small>	<b>OREGON DEPARTMENT OF TRANSPORTATION</b> <small>ODOT KEY NO. XXXXX</small>
	<b>CORVALLIS - ALBANY TRAIL</b> <b>CIRCLE BLVD. TO MANCHESTER</b> <small>FEDERAL AID# XXXXXXX        CITY OF CORVALLIS PROJECT NO. XXXXXX        BENTON COUNTY</small>
<small>Reviewed By: J. BJORNSTEDT        Designed By: J. BJORNSTEDT        Drawn By: A.AMOTH</small>	
<b>GENERAL CONSTRUCTION PLAN</b> <small>STA 0+00 - 5+00</small>	<small>SHEET NO.</small> <b>10</b>

**EXHIBIT D-79**  
**SEAVEY MEADOWS OPEN SPACE (CPA11-00001)**  
**CITY COUNCIL STAFF REPORT**



- ① CONSTRUCT ADA RAMP PER SHT. 2 AND STD. DTL. 720.
- ② CONSTRUCT ASPHALT MULTI-USE PATH. PATH WIDTH WILL BE 12' PER THE TYPICAL CROSS SECTION ON SHT. 2.
- ③ CONSTRUCT ASPHALT MULTI-USE PATH. PATH WIDTH WILL BE 10' PER THE TYPICAL CROSS SECTION ON SHT. 2.
- ④ CONSTRUCT ASPHALT MULTI-USE PATH. PATH WIDTH WILL BE 8' PER THE TYPICAL CROSS SECTION ON SHT. 2.
- ⑤ CONSTRUCT PERMANENT CHAINLINK FENCE.
- ⑥ INSTALL REMOVABLE BOLLARD AS SHOWN AND PER STD. DTL. 1710.
- ⑦ INSTALL PEDESTRIAN CROSSING STRIPPING PER CITY OF CORVALLIS STANDARDS.

**NOTES**  
 1. ALL DISTURBED FEATURES SHALL BE RESTORED TO PRECONSTRUCTION CONDITION OR BETTER.



 <b>CORVALLIS</b> ENHANCING COMMUNITY LIVABILITY <b>PUBLIC WORKS DEPARTMENT</b> ENGINEERING DIVISION 1245 NE Third Street P.O. Box 1083 Corvallis, OR 97339-1083 Phone: (541) 766-8731 Fax: (541) 766-6951	OREGON DEPARTMENT OF TRANSPORTATION ODOT KEY NO. XXXXX
	CORVALLIS - ALBANY TRAIL CIRCLE BLVD. TO MANCHESTER FEDERAL AID# XXXXXXX CITY OF CORVALLIS PROJECT NO. XXXXXX BENTON COUNTY
	Reviewed By: Designed By: J. BJORNSTEDT Drawn By:
<b>GENERAL CONSTRUCTION PLAN</b> STA 28+00 - 36+50	
SHEET NO. <b>11</b>	

**EXHIBIT D-80  
 SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
 CITY COUNCIL STAFF REPORT**

**Yaich, Jason**

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**From:** Larrie [kd7hrj@comcast.net]  
**Sent:** Sunday, February 26, 2012 7:57 PM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows Open Space

As a 16 yr resident in Seavy Meadows area, I am in favor of changing the designated portion of Seavey Meadows from medium and medium high residential to open space- conservation zoning. Having bits of open space throughout the city, just makes it more livable.

Larrie Deardurff

EXHIBIT D-81  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

Yaich, Jason

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**From:** Jeanne and Pat [dancingjg@comcast.net]  
**Sent:** Wednesday, February 22, 2012 4:04 PM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows Open Space CPA11-00001 and ZDC-00004

I am in favor of changing the designated portion of Seavy Meadows from medium and medium high residential to open space-conservation zoning.

Sincerely,

Patsy Conaway  
1825 NE Seavy Ave.  
Corvallis, OR 97330  
541-752-6190

EXHIBIT D-82  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

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**From:** Jeanne and Pat [dancingjg@comcast.net]  
**Sent:** Wednesday, February 22, 2012 4:00 PM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows Open Space CPA11-00001 and ZDC-00004

I am in favor of changing the designated portion of Seavy Meadows from medium and medium high residential to open space-conservation zoning.

Sincerely,

Jeanne Gragg  
1825 NE Seavy Ave.  
Corvallis, OR 97330  
541-752-6190

EXHIBIT D-83  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

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**From:** Brian C. Lee, PhD DABT [bcllee@peak.org]  
**Sent:** Tuesday, February 21, 2012 6:04 AM  
**To:** Yaich, Jason  
**Subject:** Seavey Meadows Open Space CPA11-00001 and ZDC-00004

Dear City of Corvallis Planning Commission:

I and my neighbors on NE Kirsten Place enthusiastically favor changing the 29 acres of Seavey Meadows under consideration from medium and medium high density residential zoning to open space- conservation. As a 12-year resident in the Seavey Meadows neighborhood, I value this open space where I can be welcomed back to my neighborhood by the caroling of the Pacific treefrog colonies, or watch red-tailed hawks silently swoop down on prey. We have several people who bike, jog or walk along Seavey Meadows each day because it is a pleasant area to be next to. It is a highly visible open space because of its relatively flat contour, and it is located along a regularly traveled and easily accessible route.

Seavey Meadows' vernal pool or "bowl" configuration noted in a Dept. of State Lands report helps buffer water runoff during the winter, and provides water to the grasses and cooling during at least the first half of our summer. There are few stands of large trees in the neighborhood and the prairie-like grasslands help reduce the local temperature by a couple degrees. This reduces the heat load on the housing in the vicinity, which in turn helps conserve energy use.

I encourage your vote to proceed with the proposed changes. I understand that as part of the mitigation for the loss of wetlands in the section presently under construction, the earthen berms and some unnatural vegetation in the proposed open space area will be removed. I look forward to the return and preservation of the 29 acre area of Seavey Meadows to a more natural state.

Sincerely,

Brian C. Lee  
991 NE Kirsten Place  
Corvallis OR 97330-6822  
(ph 541 758 4697)

EXHIBIT D-84  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

To: Jason Yaich, City of Corvallis Planning Commission

From: Olivia Duren, 2825 SE 41<sup>st</sup> Ave, Portland, OR (former resident and current landlord of  
422 NW 27<sup>th</sup> St, Corvallis, OR)

RE: Seavy Meadows Open Space

February 20, 2012

Dear Jason Yaich and the Planning Commission,

I am writing to express my support for the Comprehensive Plan Map Amendment and related Zone Change for the approximately 30 acres of the City's undeveloped land in Seavy Meadows that is near the current residential development site (CPA11-00001 and ZDC11-00004). This change would follow through with the City Council's promise on July 21, 2008, to protect the remaining wetlands by granting a conservation easement on these lands (Condition 33 of the approval of a Major Modification to a Conceptual and Detailed Development Plan and Major Subdivision Replat; PLD08-00001, SUB08-00001). As part of this conservation easement, I request that you uphold your promise to *"initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space-Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey [sic] Meadows-Willamette Dale Farms site."* Your support of the amendment and associated zone change would fulfill the promise the City Council made when this Council unanimously approved of a conservation easement for this land on August 1, 2011. To complete this promise, I request that a management plan be developed for the lands protected by the conservation easement, including measures to educate housing development residents the value and fragility of these adjoining lands.

Thank you for your time!

Sincerely,

Olivia Duren

EXHIBIT D-85  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

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**From:** David Neiman [dlneiman@aol.com]  
**Sent:** Monday, February 20, 2012 7:34 PM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows Open Space CPA11-00001 and ZDC-00004

Dear sir:

I live on Seavy Avenue near Seavy Meadows. I am in favor of changing the designated portion of Seavy Meadows from medium and medium high residential to open space- conservation zoning. This wetland area forms an important part of the hydrology of the local area. As recent events have shown, the Seavy Meadows region presents a flood risk, and this risk would only be increased by further development.

Regards:

David Neiman  
1845 NE Seavy Ave  
Corvallis, OR, 97330

541-602-6907

EXHIBIT D-86  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

Memorandum to: City of Corvallis Planning Commission

From: Patricia Muir, 1840 NE Seavy Ave, Corvallis, 97330

RE: Seavy Meadows Open Space

Date: Feb., 18, 2012

I am writing to request that you approve the Comprehensive Plan Map Amendment and associated Zone Change for the 28.96 acres of undeveloped City-owned land in the vicinity of the development that is currently going on in Seavy Meadows (CPA11-00001 and ZDC11-00004). As I am sure you know, on July 21, 2008, the City Council approved a Major Modification to a Conceptual and Detailed Development Plan and Major Subdivision Replat for another 3.46 acre portion of Seavy Meadows (final decision on July 21, 2008; PLD08-00001, SUB08-00001). Condition 33 of this approval states, "Protection of remaining wetlands-At the time of the final plat approval for the proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows-Willametteedale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space-Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-owned land on the Seavey Meadows-Willametteedale Farms site."

As I am sure you also know, the Corvallis City Council unanimously approved a conservation easement for this land on August 1, 2011. As I understand it, all that remains to ensure protection of this valuable wetland-open space is approval of the associated zone change and amendment to the comprehensive plan map, which decision you will act on tonight.

The City and concerned citizens have struggled over the disposition of Seavy Meadows for most of the 20+ years that I have lived in Corvallis and have been active in the debate. Tonight, you have the opportunity to close the final chapter in this struggle in a manner consistent with the intention of the Council's approval of the development that is taking place there now, and in a manner that demonstrates that Corvallis is honestly dedicated to protection of this valuable city-owned land and the ecosystem services that it provides. Please vote in support of the amendment and associated zone change.

With regard to the last line from the quote above, at various past hearings on the Seavy Meadows site, there was considerable discussion about how the undeveloped portions of the wetland could be buffered from the potential impact of ~ 43 dwelling units built within it. In company with other citizens who you will hear from tonight, I request that a management plan be developed for the lands protected by the conservation easement, including guidelines to educate the residents of the housing development about the value and fragility of these adjoining lands.

You have the opportunity tonight to do something wonderful for the future of Corvallis, its human residents, and an important ecosystem. Please vote to approve! Thank you for your time.

EXHIBIT D-87  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

---

**From:** Stacy Moore [stacy@appliedeco.org]  
**Sent:** Friday, February 17, 2012 8:43 AM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows Comprehensive Plan Map

Hello Jason

I wanted to write to say that I support completely the proposed Comprehensive Plan Map Amendment for the Seavy Meadows area, changing its zoning from residential to open space conservation.

Keeping this land intact and as a wetland is a huge asset to Corvallis.

Thank you.

Sincerely,

STacy Moore

24173 Old Peak Road

Corvallis, Oregon

97370

--

Stacy Moore  
Ecological Education Program  
Institute for Applied Ecology  
563 SW Jefferson Ave  
PO Box 2855  
Corvallis, OR 97339-2855  
541-753-3099 ext. 305  
541-753-3098 fax  
[stacy@appliedeco.org](mailto:stacy@appliedeco.org)  
[www.appliedeco.org](http://www.appliedeco.org)



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EXHIBIT D-88  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

---

**From:** Meigs, Garrett [Garrett.Meigs@oregonstate.edu]  
**Sent:** Friday, April 20, 2012 4:16 PM  
**To:** Yaich, Jason  
**Subject:** Comment in strong support of open space-conservation at Seavey Meadows!

Dear Corvallis City Council:

I am in strong support of the proposed designation of "open space-conservation" for the 28.96 acres of undeveloped, city-owned land near Seavey Meadows. My wife and I have lived Corvallis for many years, and we highly value the wild areas and open spaces in our community.

The case we are referencing is "Seavey Meadows Open Space CPA11-00001 and ZDC-00004".

Thank you very much for helping to cultivate a healthy, livable Corvallis for present and future generations.

Sincerely,  
Garrett Meigs

--

Garrett and Cassie Meigs  
2760 NW Fillmore Ave  
Corvallis, OR 97330  
541-752-9875

EXHIBIT E-1  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

## Yaich, Jason

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**From:** Leelazaro@aol.com  
**Sent:** Friday, April 20, 2012 12:00 PM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows

Jason, we support the proposal to change the medium and medium-high density residential zoning for most of the rest of Seavy Meadows to Open Space - Conservation. It has been approved by the Planning Commission we endorse City Council approval as well. Please pass this along to the Council members.

Thank you.

Lee and Suzanne Lazaro  
Corvallis area residents  
& Corvallis non-profit organizations members

EXHIBIT E-2  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

**Yaich, Jason**

---

**From:** Susan Wechsler [susanwechsler@comcast.net]  
**Sent:** Thursday, April 19, 2012 2:32 PM  
**To:** Yaich, Jason  
**Subject:** Approval of City's Application to designate Seavy Meadows for Open Space Conservation

I am writing to express my enthusiastic endorsement of the City's application (CPA11-00001/ZDC11-00004) to modify the Comprehensive Plan Map Amendment's land use designations for 28.96 acres of Seavy Meadows from Medium High Density and Medium Density Residential to Open Space-Conservation.

Susan Wechsler  
1820 NE Vine Ave.  
Corvallis, OR 97330  
541 757-8622

EXHIBIT E-3  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

Memorandum to: Corvallis City Council

From: Patricia Muir, 1840 NE Seavy Ave, Corvallis, 97330

RE: Seavy Meadows Open Space

Date: April 17 2012

I am writing to request that you approve the Comprehensive Plan Map Amendment and associated Zone Change for the 28.96 acres of undeveloped City-owned land in the vicinity of the development that is currently going on in Seavy Meadows (CPA11-00001 and ZDC11-00004). The Corvallis Planning Commission recently (March 7, 2012) and unanimously approved this change.

As I am sure you also know, on July 21, 2008, the City Council approved a Major Modification to a Conceptual and Detailed Development Plan and Major Subdivision Replat for another 3.46 acre portion of Seavy Meadows (final decision on July 21, 2008; PLD08-00001, SUB08-00001). Condition 33 of this approval states, *“Protection of remaining wetlands-At the time of the final plat approval for the proposed development, the City shall grant a conservation easement on the remaining City-owned land within the original Seavey Meadows-Willamettedale Farms development area. In addition, City Staff will also ask the City Council to initiate a change in land use designation for the remaining City-owned land from Medium and Medium-High Density Residential with a Planned Development Overlay to Open Space-Conservation. The City shall also consider additional measures that would accomplish the goal of permanent protection of the remaining City-Owned land on the Seavey Meadows-Willamettedale Farms site.”*

The Corvallis City Council unanimously approved a conservation easement for this land on August 1, 2011. As I understand it, all that remains to ensure protection of this valuable wetland-open space is approval of the associated zone change and amendment to the comprehensive plan map, which has now been approved by the Planning Commission, and on whose decision you will act on May 7, 2012.

The City and concerned citizens have struggled over the disposition of Seavy Meadows for most of the 20+ years that I have lived in Corvallis and have been active in the debate. Tonight, you have the opportunity to close the final chapter in this struggle in a manner consistent with the intention of the Council’s approval of the development that is taking place there now, and in a manner that demonstrates that Corvallis is honestly dedicated to protection of this valuable city-owned land and the ecosystem services that it provides. Please vote in support of the amendment and associated zone change.

With regard to the last line from the quote above, at various past hearings on the Seavy Meadows site, there was considerable discussion about how the undeveloped portions of the wetland could be buffered from the potential impact of ~ 43 dwelling units built within it. In company with other citizens who you will hear from tonight, I request that a management plan be developed for the lands protected by the conservation easement, including guidelines to educate the residents of the housing development about the value and fragility of these adjoining lands.

You have the opportunity tonight to do something wonderful for the future of Corvallis, its human residents, and an important ecosystem. Please vote to approve! Thank you for your time.

EXHIBIT E-4  
SEAVEY MEADOWS OPEN SPACE (CPA11-00001)  
CITY COUNCIL STAFF REPORT

# MEMORANDUM

**TO:** Mayor and City Council  
**FROM:** Mary Steckel, Interim Public Works Director   
**DATE:** April 17, 2012  
**SUBJECT:** Storage Depot Development - SW Hopkins Avenue Zone of Benefit Resolution

## PURPOSE

This staff report proposes establishing a zone of benefit for public street, street light, storm drainage, and waterline improvements to SW Hopkins Avenue.

## BACKGROUND

The City requires developers to construct and install utility and transportation facilities necessary to serve proposed developments and address impacts to surrounding properties. Often these public facilities, especially those constructed off-site, provide a benefit to other properties. Per Land Development Code Chapter 4.0, Improvements Required With Development, the Storage Depot development was required to improve approximately 325 feet of SW Hopkins Avenue to City local street standards including installation of City utilities. A map of the general area identifying the location of these improvements is attached for reference (*Attachment 'A'*).

Chapter 2.16 of the Corvallis Municipal Code (CMC) provides a mechanism by which developers are able to recover a portion of the cost of improvements from properties located within a zone of benefit established by the City Council. An owner of property located within a zone of benefit is required to pay the zone of benefit recovery charge when one of the following occurs:

1. A permit for connection to, or actual connection to, a particular utility or street improvement for which a recovery charge has been established;
2. Initiation of any development activity for which the Land Development Code would require connection to or construction of utility and/or transportation facilities for which the zone of benefit has been established;
3. When the zone of benefit includes transportation improvement costs, a permit for any alteration in the use of real property which increases the number of parking spaces required under the Corvallis Land Development Code.

The initial application for the zone of benefit expires after ten years from City Council approval, but can be extended at the developer's request in five-year increments. The CMC does not limit the number of extensions that can be made. The CMC provides for inflationary cost adjustments at the time payments are made.

## DISCUSSION

The application for the Storage Depot zone of benefit includes documentation of public improvement costs and identifies benefitted properties. The only lot subject to the zone of benefit is Map 12-5-02 CC, tax lot 700, currently owned and occupied by Benton County.

Total cost of improvements, including engineering and financing costs, is approximately \$223,300.00 and was verified by staff using actual construction invoices, as-built drawings, and other documentation provided by the applicant. Distribution of costs to individual properties within a zone of benefit is based

on the "special benefit" each property would receive upon development. CMC Chapter 2.16 defines "special benefit" as:

*Value associated with a capital improvement which relates to a particular parcel of land to the extent such parcel is, or may be, partially relieved of a cost or expense associated with development, and which is different in degree from the value or benefit received by the general public.*

Using this definition, staff determined that it was appropriate to apportion costs for this zone of benefit on a frontage basis. This is consistent with Land Development Code criteria that requires: "where development sites abut an existing public street not improved to City standards, the street will be improved to City standards along the full frontage of the property concurrent with development" and "public utilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies)." Based on this criteria, staff proposes a cost apportionment as shown below.

<b>Storage Depot SW Hopkins Avenue Street and City Utility Improvements ZONE OF BENEFIT COST APPORTIONMENT</b>					
<b>PARCEL/TAX LOT</b>	<b>STREET TOTAL</b>	<b>STREET LIGHT TOTAL</b>	<b>STORM TOTAL</b>	<b>WATER TOTAL</b>	<b>TOTAL</b>
12-5-02CC/700	\$24,030.15	\$5,259.01	\$14,287.64	\$11,427.25	\$ 55,004.05
Grand Total					\$ 55,004.05

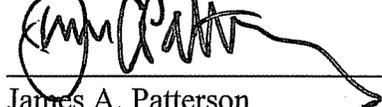
\*At payment, the costs identified above will be adjusted for inflation based on the Engineering News Record Construction Cost Index (CCI Seattle Apr 2012 = 9056.15)

Notification to Benton County, pursuant to CMC Chapter 2.16, has been made including a letter detailing their share of infrastructure costs and the process for appealing the City Engineer's recommendation. The appeal period has expired and Benton County has not chosen to appeal the proposed zone of benefit.

**REQUESTED ACTION**

Staff requests that City Council adopt a resolution for establishment of a zone of benefit (*Attachment 'B'*) and authorize the City Manager to record a Notice of Municipal Interest on the benefitted property (*Attachment 'C'*).

Review and Concur:

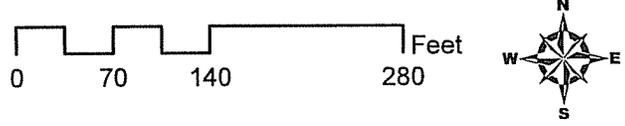
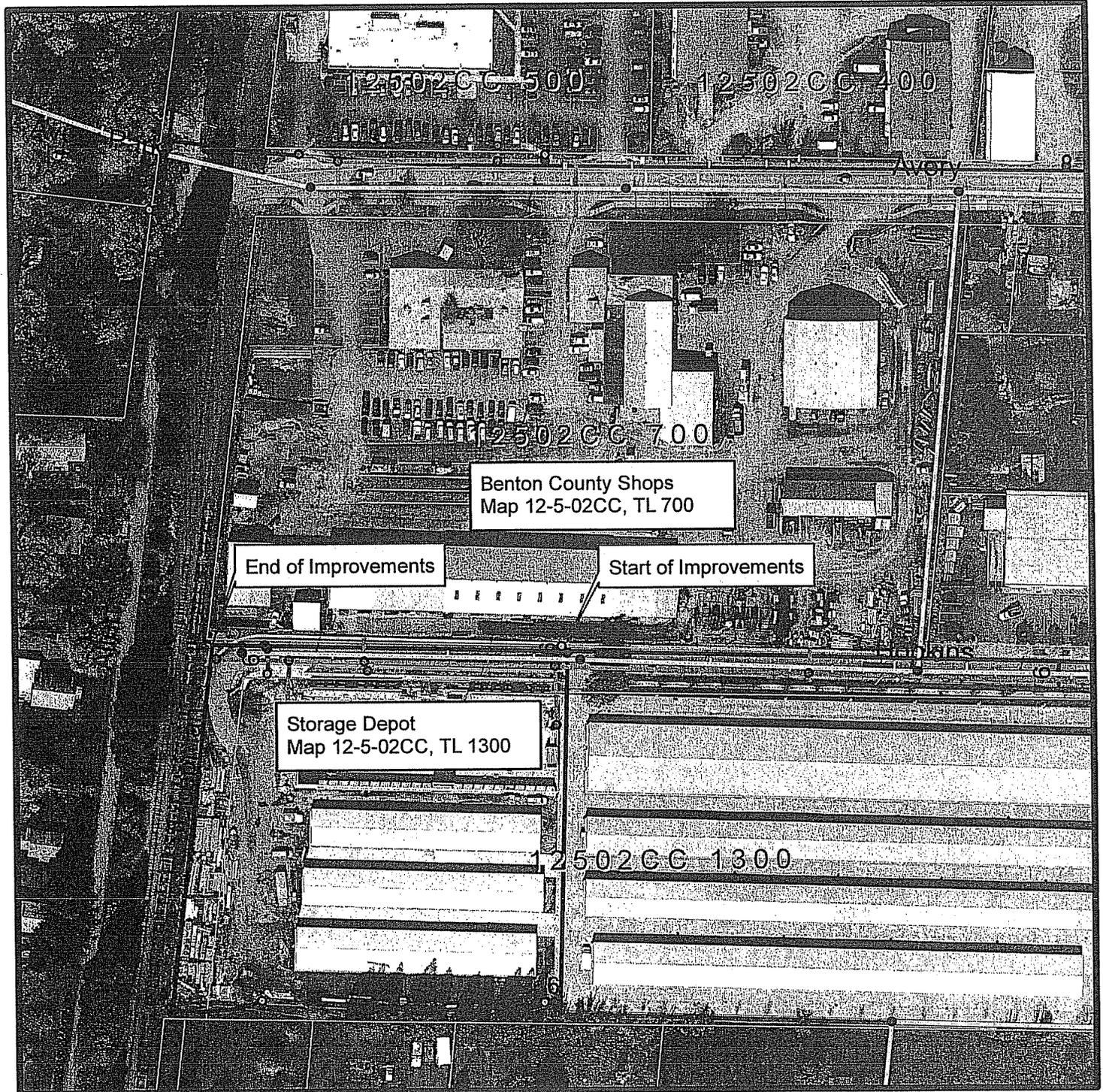
  
 \_\_\_\_\_  
 James A. Patterson  
 City Manager

4/23/2012  
 \_\_\_\_\_  
 Date

**Attachments**

Is  
 \\ci.corvallis.or.us\departments\PW\Divisions\Engineering\Development Review\Projects - Development\HopkinsMS (Storage Depot)\Storage Depot\SDC & ZOB\CC\_memo\_Hopkins\_ZOB.wpd

# Storage Depot Zone of Benefit Map ( Attachment 'A' )



## Legend

- Hydrant     --- san\_line
- mh\_san     --- sewlat
- mh\_storm   --- stm\_line
- Valve     --- Water
- Tax Lots

## RESOLUTION 2012-\_\_

Minutes of the \_\_\_\_\_, 2012, Corvallis City Council meeting, continued.

A resolution establishing a Zone of Benefit for public improvements to SW Hopkins Avenue along the Storage Depot and Benton County Facilities property frontage submitted by Councilor \_\_\_\_\_.

WHEREAS, the methodology for establishing a zone of benefit reimbursement fee is established in Municipal Code Chapter 2.16;

WHEREAS, Municipal Code Chapter 2.16 requires the zone of benefit reimbursement fee to be established by resolution of the Council;

WHEREAS, Scott Lepman, developer of the Storage Depot, has completed construction of public improvements in SW Hopkins Avenue to the satisfaction of the City;

WHEREAS, Scott Lepman has provided documentation of costs for public improvements, in the total amount of \$223,305 of which \$55,004.05 has been apportioned to properties within a defined zone of benefit based on the proportionate benefit to each property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORVALLIS RESOLVES that the zone of benefit reimbursement fee shall be apportioned to benefitted properties and become due and payable upon connection to SW Hopkins Avenue, SW Hopkins Avenue storm drainage, and/or SW Hopkins Avenue waterline or initiation of development activity that would otherwise require street, public storm drainage, and/or water improvements per the Land Development Code, excepting substantial improvements involving the expansion of existing rural or farm uses. The zone of benefit will remain in effect until such time as all reimbursement fees have been collected by the City of Corvallis or the zone of benefit expires, said reimbursement fees being apportioned to each property within the zone of benefit as follows:

<b>Storage Depot SW Hopkins Avenue Street and City Utility Improvements ZONE OF BENEFIT COST APPORTIONMENT</b>					
<b>PARCEL/TAX LOT</b>	<b>STREET TOTAL</b>	<b>STREET LIGHT TOTAL</b>	<b>STORM TOTAL</b>	<b>WATER TOTAL</b>	<b>TOTAL</b>
12-5-02CC/700	\$24,030.15	\$5,259.01	\$14,287.64	\$11,427.25	\$55,004.05
<b>Grand Total</b>					<b>\$55,004.05</b>

\*At payment, the costs identified above will be adjusted for inflation based on the Engineering News Record Construction Cost Index (CCI Seattle Apr 2012 = 9056.15)

THE CITY COUNCIL OF THE CITY OF CORVALLIS FURTHER RESOLVES that the City Manager is hereby directed to collect these fees in accordance with Municipal Code Chapter 2.16.

\_\_\_\_\_  
Councilor

Upon motion duly made and seconded, the foregoing resolution was adopted and the Mayor thereupon declared said resolution to be adopted.



## Memo

DATE: February 1, 2012  
TO: Mayor Julie Manning, City of Corvallis  
FROM: Jennifer Moore, United Way

### 2-1-1 resource and information referral—update on activity

The Linn-Benton-Lincoln 211 Hub is a member of the Oregon 211 Network, managed by 211info. Locally, United Way supports service providers in maintaining accurate and current services listing in the statewide database. Similar to 911, 211 is a free, confidential health and community helpline. More than 4,500 resources are available online at [www.211info.org](http://www.211info.org). 211info serves nineteen counties in Oregon and two counties in Southwest Washington. By the end of 2012, all Oregonians will have access to 211.

Attached is the 3<sup>rd</sup> Quarter call report of 2-1-1 data for Benton County. The report provides information on:

- The top 5 needs types of needs callers requested assistance with during the last three months, and the top five agency referrals. In some cases, this is detailed by program as well.
- Examples of any unmet needs. Sometimes unmet needs occur when the agencies that provide a certain type of assistance are out of funds. Sometimes, community need outweighs the assistance available. Other times, the service may not exist in that community.
- Statistics on the number of calls and website visits
- Anonymous demographic information on who is accessing 2-1-1 and where they are calling from.

United Way continues to work with service providers to ensure accurate services listings. We are also actively promoting the 2-1-1 service, and ask our community partners to help us spread the word through your professional and personal networks.



Attachments: 2-1-1 Quarterly Report: Benton County

What needs do 211 callers have? | .....



The top five caller needs were: SNAP (food stamps), shelter, dental care, rent payment assistance and electric service payment assistance.

What needs were not met? | .....

There were 20 unmet needs in Benton County during this quarter.

Sometimes unmet needs occur when the agencies that provide a certain type of assistance are out of funds. Oftentimes, community need greatly outweighs the help available. Other times, services simply do not exist in a community. For example, there are often requests for free or low-cost burial services.

**Examples of unmet needs for Jan-Mar 2012**

- Computer donation programs
- Ex-offender reentry programs
- Train fare
- Rent payment assistance
- Moving expense assistance



Quarterly Report: Benton County  
January 1, 2012 - March 31, 2012



How many people call 211info?

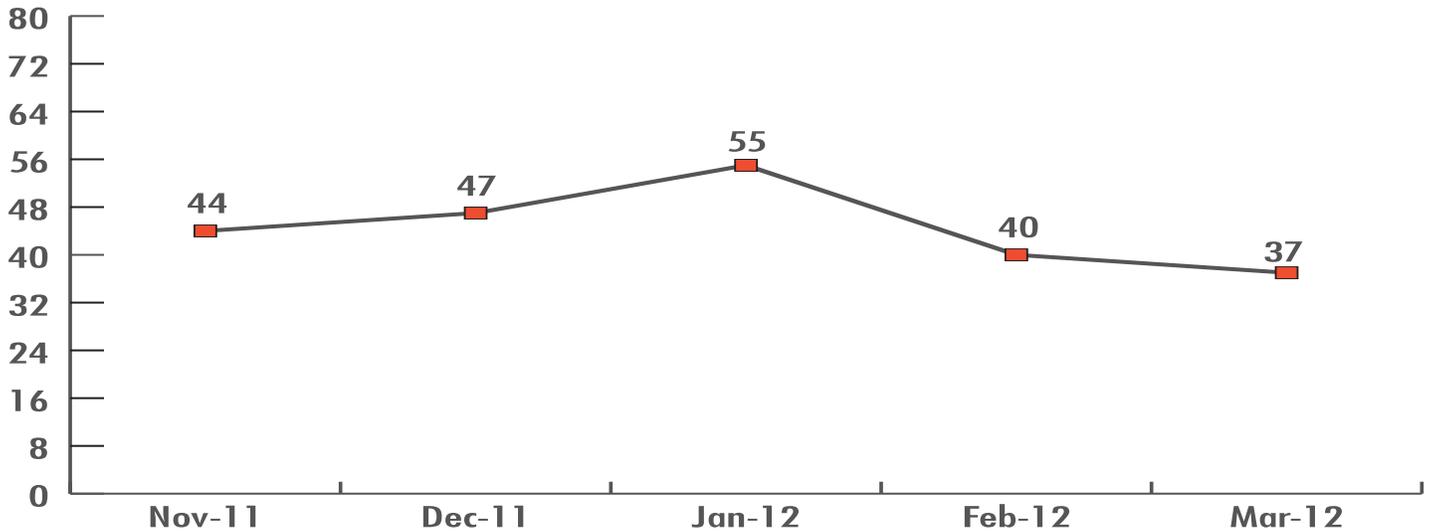
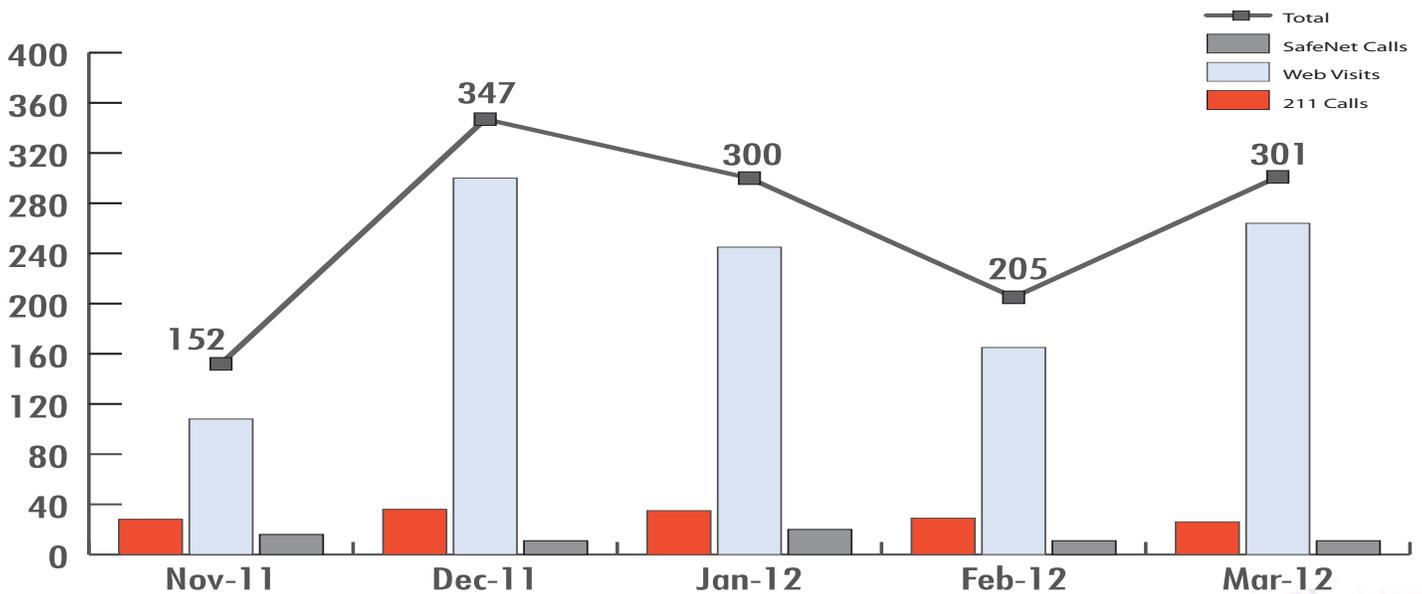


Chart shows calls to 211info by Benton County residents over the past five months. Calls include those on Oregon SafeNet, a maternal and infant health and nutrition line, as well as the 211 phone number.

How do people access 211info?



211info provides resource information to people using the Internet or calling on two telephone lines, 211 and Oregon SafeNet. Seasonal peaks reflect increased need for assistance during cold weather.



In strategic partnership with:







What needs do 211 callers have? | .....



The top five caller needs were: SNAP (food stamps), WIC, dental care, shelter and Medicaid.

What needs were not met? | .....

There were 4 unmet needs in Benton County during the month.

Sometimes unmet needs occur when the agencies that provide a certain type of assistance are out of funds. Oftentimes, community need greatly outweighs the help available. Other times, services simply do not exist in a community. For example, there are often requests for free or low-cost burial services.

**Examples of unmet needs for April 2012**

- Environmental hazards evaluation
- Home maintenance and minor repair services
- Automobile repair loans
- Appliance donation program



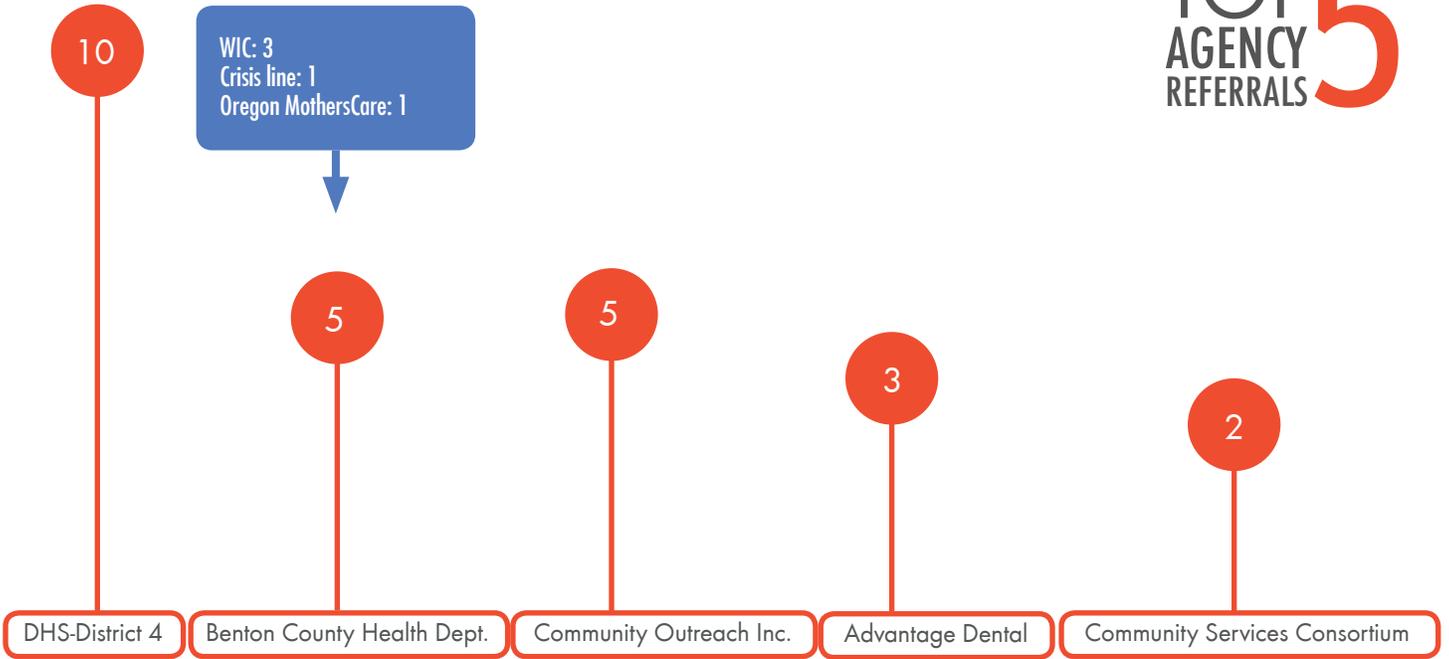


# Monthly Report: Benton County April 1, 2012 - April 30, 2012



## What referrals do callers receive? | .....

**TOP 5  
AGENCY  
REFERRALS**

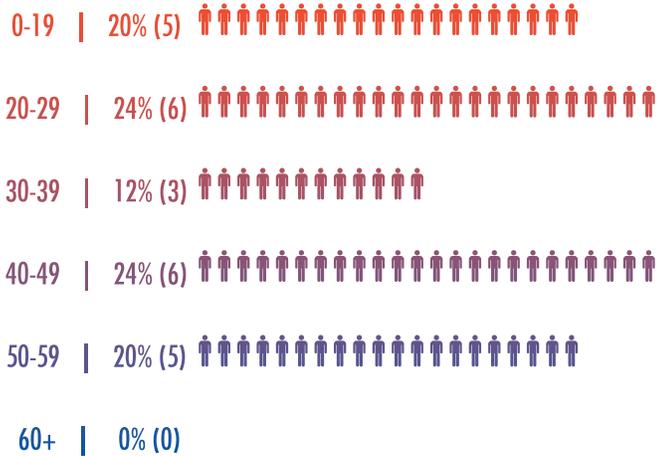


Note: Further breakouts for any of the agencies listed are available upon request. The one listed here serves as an example.

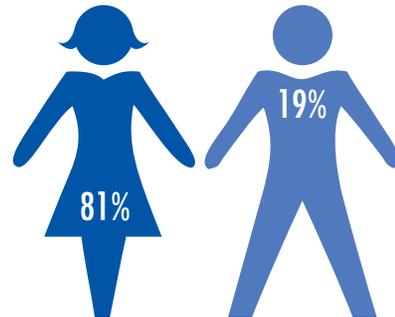
## Who's calling 211info? | .....

The demographic data below represent those callers that responded to each question. Totals will vary across questions.

### AGE-Percent and number of calls



### GENDER



There were 25 female callers and 6 male callers.



In strategic partnership with:

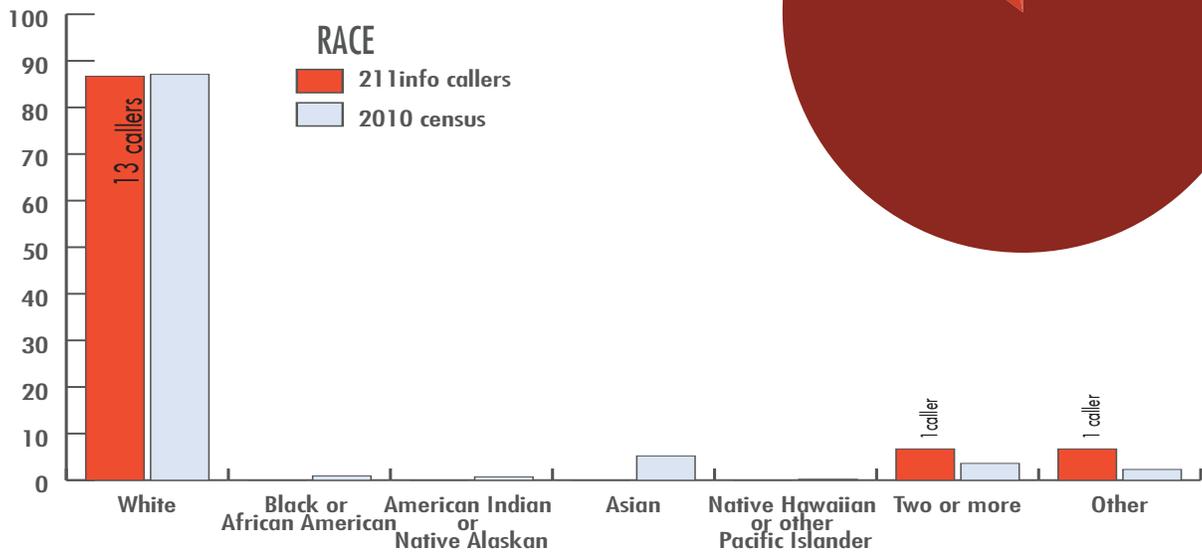
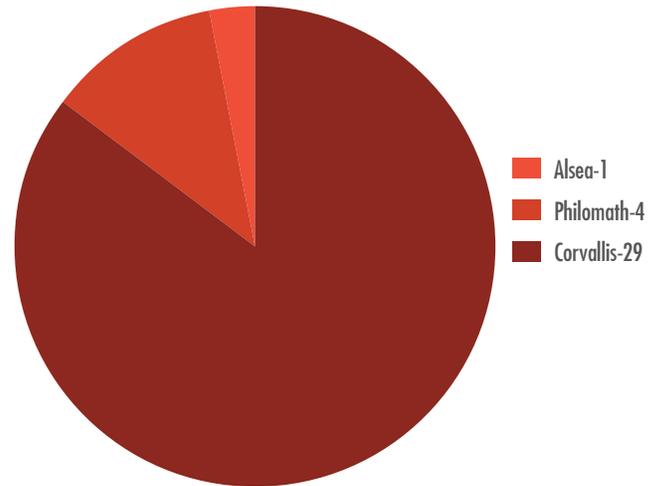


# Monthly Report: Benton County April 1, 2012 - April 30, 2012

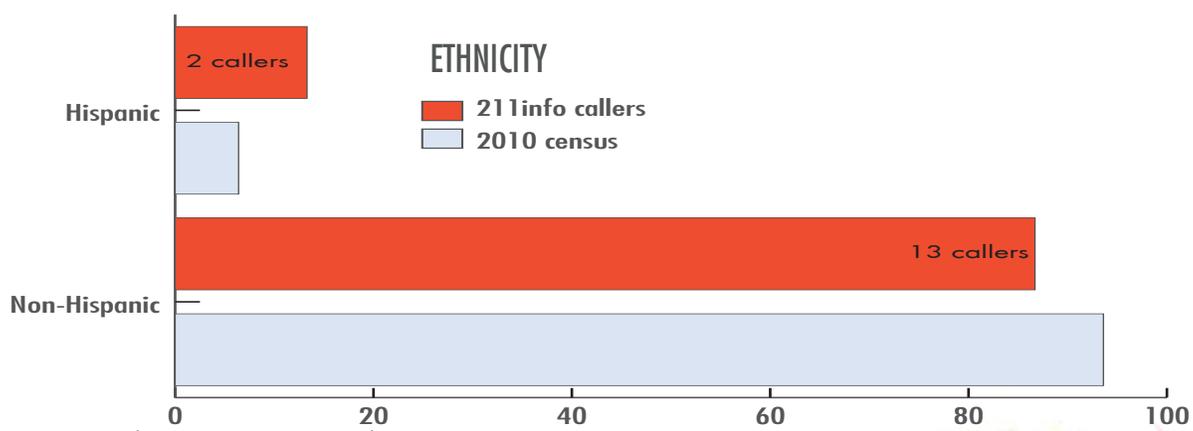


▲ **14%** (2 callers)  
POVERTY-----LEVEL  
▼ **86%** (12 callers)

CITIES-calls per city



This month we assisted no Spanish-speaking callers.



Note: Census numbers pertain to Benton County only.



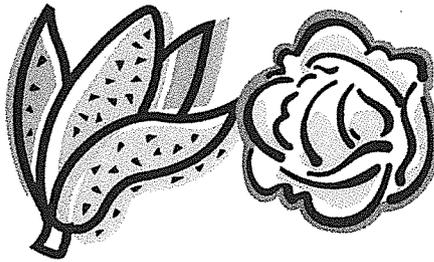
In strategic partnership with:



# Community Forums

*Make your Voice Heard*

This event is  
**FREE**  
and open to  
the public



## Seniors and Access to SNAP

**Participate in a discussion about senior hunger issues and the barriers to accessing SNAP**

**Help find solutions and create a plan of action**

- ◆ Only 1 in 3 eligible seniors access SNAP benefits
- ◆ 60% of food subsidy dollars in Linn and Benton Counties go unclaimed annually
- ◆ Unclaimed subsidy dollars reduce available funding in future years

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### **Corvallis**

**Tuesday, May 22, 2012 6:00 PM**

Good Samaritan Episcopal Church

333 NW 35th St, Corvallis

### **Albany**

**Wednesday, May 23, 2012 6:00 PM**

Albany Public Library

2450 14th Avenue SE, Albany

---

♥ Healthy snacks and beverages will be provided ♥

PRESENTED BY

**HEALTHY AGING COALITION**

Promoting healthy aging in Linn & Benton Counties

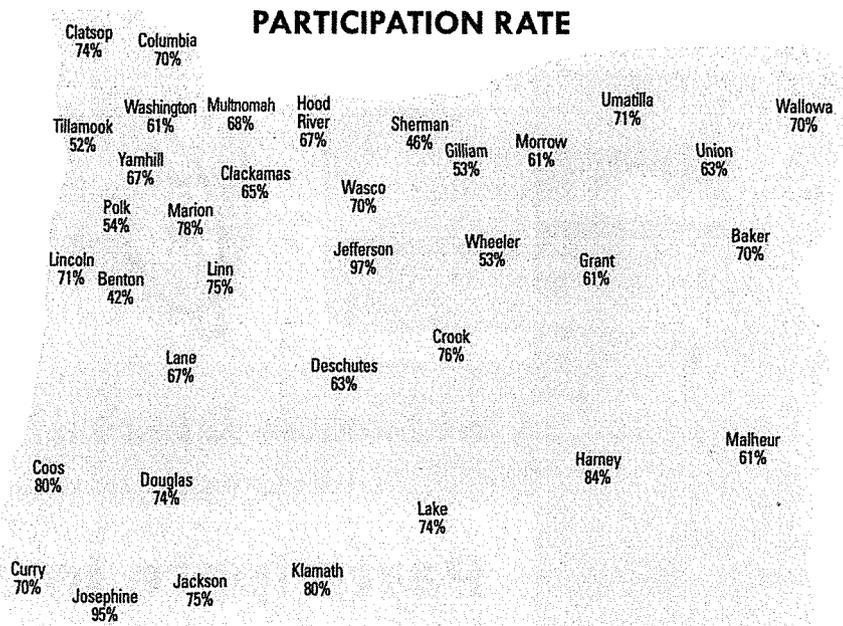
For more information contact Meredith Richmond at [mrichmon@ocwcog.org](mailto:mrichmon@ocwcog.org)

# NEW DATA

The chart below includes new data about seniors and SNAP participation.

Use this chart to see how many people are getting SNAP in your county and how many federal dollars are coming into your local economy. Look at the participation rate to see the percentage of eligible people who are getting SNAP and those who are left out.

These SNAP dollars support your local economy.



## 2010 SNAP participation by county

County	Total Population	Average Monthly SNAP Participants	Participation Rate – All Eligible	Senior Participation Rate for Oregonians 65+	Annual Value of SNAP	People Not Participating	Annual Value of Increasing Participation*
<b>Oregon counties – populations greater than 65,000</b>							
Benton	85,579	9,214	42%	25%	\$ 15,292,967	12,899	\$ 21,410,818
Clackamas	375,992	43,291	65%	26%	\$ 68,628,554	22,945	\$ 36,373,546
Deschutes	157,733	28,447	63%	26%	\$ 45,399,934	16,540	\$ 26,396,560
Douglas	107,667	25,079	74%	27%	\$ 39,139,867	8,829	\$ 13,779,445
Jackson	203,206	43,401	75%	31%	\$ 69,169,754	14,759	\$ 23,521,066
Josephine	82,713	21,314	95%	29%	\$ 34,035,845	1,154	\$ 1,842,656
Klamath	66,380	15,663	80%	30%	\$ 24,311,153	3,938	\$ 6,113,133
Lane	351,715	69,781	67%	29%	\$ 113,697,934	34,815	\$ 56,726,968
Linn	116,672	25,075	75%	30%	\$ 38,861,680	8,519	\$ 13,202,032
Marion	315,335	70,219	78%	43%	\$ 110,311,679	19,452	\$ 30,557,934
Multnomah	735,334	137,365	68%	47%	\$ 231,861,000	65,980	\$ 111,368,274
Polk	75,403	10,263	54%	30%	\$ 15,467,420	8,632	\$ 13,009,332
Umatilla	75,889	14,813	71%	62%	\$ 21,835,720	6,012	\$ 8,862,757
Washington	529,710	59,117	61%	36%	\$ 93,731,639	38,111	\$ 60,426,262
Yamhill	99,193	17,581	67%	30%	\$ 27,183,709	8,511	\$ 13,160,457
<b>Total</b>	<b>3,378,521</b>	<b>590,623</b>	<b>69%</b>	<b>35%</b>	<b>\$ 948,928,855</b>	<b>271,096</b>	<b>\$ 435,558,804</b>
<b>Oregon counties – populations less than 65,000 but greater than 20,000</b>							
Clatsop	37,039	6,536	74%	32%	\$ 10,060,733	2,311	\$ 3,556,755
Columbia	49,351	8,335	70%	30%	\$ 13,049,245	3,489	\$ 5,462,365
Coos	63,043	14,904	80%	32%	\$ 23,356,379	3,829	\$ 5,999,852
Crook	20,978	4,560	76%	32%	\$ 6,928,847	1,428	\$ 2,170,488
Curry	22,364	3,675	70%	28%	\$ 5,713,350	1,611	\$ 2,503,614
Hood River	22,346	3,160	67%	22%	\$ 4,562,238	1,526	\$ 2,202,783
Jefferson	21,720	6,117	97%	48%	\$ 9,624,068	176	\$ 276,637
Lincoln	46,034	9,733	71%	25%	\$ 15,858,547	3,888	\$ 6,334,946
Malheur	31,313	7,589	61%	29%	\$ 11,492,585	4,864	\$ 7,365,501
Tillamook	25,250	4,061	52%	19%	\$ 5,894,286	3,823	\$ 5,547,670
Union	25,748	4,765	63%	23%	\$ 7,122,635	2,778	\$ 4,153,292
Wasco	25,213	4,794	70%	35%	\$ 6,632,509	2,055	\$ 2,842,932
<b>Total</b>	<b>390,399</b>	<b>78,230</b>	<b>71%</b>	<b>29%</b>	<b>\$ 120,295,422</b>	<b>31,776</b>	<b>\$ 48,863,143</b>
<b>Oregon counties – populations under 20,000</b>							
Baker	16,134	3,178	70%	21%	\$ 385,781	1,346	\$ 1,975,706
Gilliam	1,871	230	53%	33%	\$ 29,633	202	\$ 317,069
Grant	7,445	1,117	61%	20%	\$ 128,239	717	\$ 996,417
Harney	7,422	1,434	84%	26%	\$ 169,582	271	\$ 387,029
Lake	7,895	1,485	74%	33%	\$ 188,878	532	\$ 816,997
Morrow	11,173	2,045	61%	49%	\$ 250,558	1,296	\$ 1,921,819
Sherman	1,765	265	46%	35%	\$ 32,425	310	\$ 456,979
Wallowa	7,008	1,016	70%	24%	\$ 120,249	437	\$ 626,295
Wheeler	1,441	237	53%	26%	\$ 29,035	209	\$ 308,816
<b>Total</b>	<b>62,154</b>	<b>11,007</b>	<b>67%</b>	<b>26%</b>	<b>\$ 1,334,381</b>	<b>5,319</b>	<b>\$ 7,798,513</b>
<b>Oregon</b>	<b>3,831,074</b>	<b>679,874</b>	<b>68%</b>	<b>35%</b>	<b>\$ 1,085,257,980</b>	<b>318,482</b>	<b>\$ 508,381,159</b>

\*People not participating times average monthly benefit per person times 12

Methodology can be found at [www.oregonhunger.org](http://www.oregonhunger.org)

FOR MORE INFORMATION  
PLEASE VISIT

[www.co.benton.or.us](http://www.co.benton.or.us)  
[www.ci.corvallis.or.us/cd/historic](http://www.ci.corvallis.or.us/cd/historic)

Or Contact:  
Bob Richardson (541) 766-6908  
Chris Bentley (541) 766-6819



PreservationWORKS

Printed on Recycled Paper



### Historic Preservation Month

During May, communities across the nation celebrate the country's diverse and irreplaceable heritage. We protect the places that people care about; spark a renewed sense of community pride; bring new investment, new jobs and new economic vitality to historic commercial areas; conserve cultural landscapes, and protect the built – and natural – environment.

In this year's theme: *Oregon Women Vote!* we celebrate the Centennial of Oregon women winning the right to vote.

### Woman Suffrage in Oregon

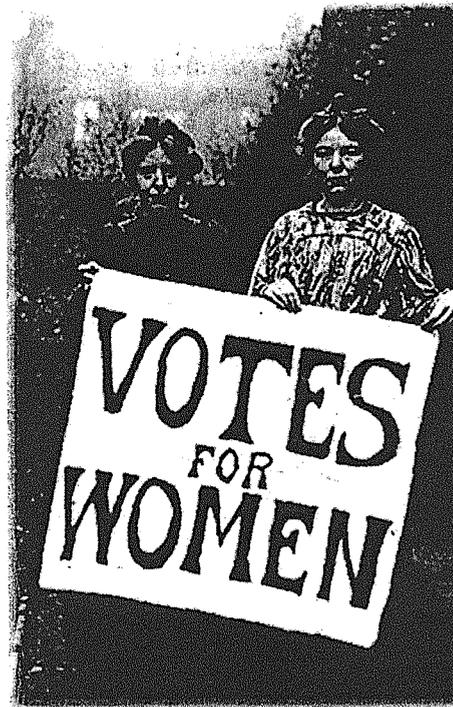
The campaign to achieve voting rights (also called suffrage or the franchise) for Oregon women from 1870 to 1912 is part of a broad and continuing movement at the regional, national, and international levels to secure equality and full citizenship for women. Oregon has the distinction of placing the question of votes for women on the ballot six times—in 1884, 1900, 1906, 1908, 1910, and 1912—more than any other state.

BY KIMBERLY JENSEN, CENTURY OF ACTION

<http://centuryofaction.org/>

## May 2012 Historic Preservation Month

### "Oregon Women Vote!"



Presented by Benton County & City of Corvallis Historic Resources Commissions & PreservationWORKS

This project was funded in part by the City of Corvallis and Benton County through the Certified Local Government program of Oregon State Historic Preservation Office and the National Park Service.

## Schedule of Events

All events are FREE and open to the public! Some programs require reservations.

### Saturday, May 5

**Downtown Corvallis Walking Tour**  
1:00 p.m. Meet at Riverfront Park Fountain, Jackson and NW 1<sup>st</sup> St.

**NEW! Whiteside Theater Stencil Class**  
1-3:00 p.m. 361 SW Madison  
The Whiteside Theatre Foundation will host a hands-on stencil-making class where you can learn the methodology and skills required to create new stencils from existing wall patterns. Discover, recreate, or mend your own stencil patterns!

### Monday, May 7

**NEW! Rayburn Addition Tour**  
4:00 p.m. Meet at SW 6<sup>th</sup> and Van Buren St.  
One of Corvallis's oldest neighborhoods, this easy walking tour features homes ranging from the historic 1856 Biddle-Porter House to a 1926 Spanish revival stucco dwelling, and includes many unique and distinctive homes.

## Wednesday, May 9

### *Hull-Oakes Sawmill Tour*

11:45 a.m. Meet at Sawmill Office, South on 99W 13 miles to Dawson Rd, West 6 miles, No handicapped access. The Hull-Oakes Lumber Company is one of the last steam-powered sawmills in the nation.

## Thursday, May 10

### *Franklin School Neighborhood & Tree Tour*

2:00 p.m. Meet at Franklin School, 750 NW 18<sup>th</sup> St, E entrance under Pin Oak

## Saturday, May 12

### *Finley Wildlife Refuge Historic Tours*

South on 99W to mile marker 93; follow signs for Finley Wildlife Refuge.

11:00 a.m. Meet at Fiechter House for tours of nearby resources.

Noon - 1:00 p.m. Music & Bring-Your-Own Picnic.

11:00 a.m.- 1:00 p.m. Horse-drawn sustainable forestry demonstration.

1:30 p.m. Introduction to the Big Barn

2:30 p.m. Native plant identification walk, Woodpecker Loop

3:00 p.m. Self-guided tour of Cheadle-Irwin Barn

3:00 p.m. Photography workshop, Homer Campbell trailhead, pre-reg required: [monroemolly@hotmail.com](mailto:monroemolly@hotmail.com)

## Sunday, May 13, Mothers' Day

### *OSU Walking Tour*

2:00 p.m. Meet east side of Benton Hall, 14th St., near Monroe. Tour limited to 20 persons, for reservations (541) 737-0540.

## Monday, May 14

### *North Central Park Walking Tour*

3:00 p.m. Meet at Jackson & NW 8<sup>th</sup> St.

### *NEW! City of Corvallis Historic Preservation Provisions*

7:00 p.m. Corvallis Library. Learn about Corvallis's Historic Preservation Provisions and permit review process, includes a question & answer session.

## Wednesday, May 16

### *NEW! Oregon Women Vote: A Centennial Celebration*

7:00 p.m. Majestic Theater, 115 SW 2<sup>nd</sup> St. . This gala event promises a lively evening headlined by actress/historian Tames Alan's entertaining presentation, "Soldiers in Petticoats: The Struggles of the Suffragettes" about the national suffrage movement. Presentations from JoAnne Trow and Shelley Moon will be featured, and the evening's Mistress of Ceremonies will be Julie Manning, Mayor of Corvallis. Celebrate with an evening of drama, history, and dessert!

## Saturday, May 19

### *NEW! Fort Hoskins Commander's House Tour*

1:00 p.m. Meet at Fort Hoskins Historic Park: 38150 Hoskins Road, to board vans for Pedee. Visit this important piece of early Oregon history, rescued from oblivion, as it awaits return to its original location at Fort Hoskins. Bring a picnic lunch.

### *NEW! Historic H Bar H Dude Ranch Tour at Lumos Winery*

2:00 p.m. 2400 Cardwell Hill Drive, Philomath. Hear tales of the 400-acre H Bar H Dude Ranch, which encompassed this site in the 1940s.

### *NEW! Harris Covered Bridge Tour at Harris Bridge Vineyards*

2:00 p.m. 22937 Harris Road, Philomath. Owners of the adjacent vineyard will regale visitors with stories of the past, when this part of the county was a busy little railroad stop.

## Sunday, May 20

### *NEW! Camp Adair Tours in Adair Village*

1:00 - 4:00 p.m. Meet at Santiam Christian School parking lot, 7220 NE Arnold Avenue, Adair Village, to begin tours and get tour map. Guided tours of Palestine Church, the NORAD Block Building, and presentation on the buildings of old Camp Adair, existing and newly discovered.

## Wednesday, May 23

### *Annual Preservation Awards Ceremony*

6:00 p.m. Benton County Historical Society Museum, 1101 Main Street, Philomath.

## Saturday, May 26

### *Atomic Ranch Homes Tour*

4:00 p.m. Meet at Lincoln and NW 15<sup>th</sup> Street at Dixon Creek

## Monday, May 28

### *Memorial Day Ceremony at Crystal Lake Cemetery*

10:00 a.m. 1945 SE Crystal Lake Drive, American Legion Post 11 & Veterans of Foreign Wars Post 640.



# Dial 211

Or Dial  
866-446-3010

rent and utility shelters information for you and your family health care clinics  
food \$\$ counseling

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## **CORVALLIS CITY COUNCIL**

### **MEETING PRINCIPLES/CODE OF CONDUCT**

**UPDATED FEBRUARY 2009**

We agree that these behaviors are the way we will conduct business between ourselves and with the staff and public.

- Show consideration; avoid judgmental language.
- Strive as a team to keep opposition from moving into conflict.
- State your opinion; explain reasoning and intent (succinctly); respect the decisions of the body.
- Focus on understanding interests.
- Be concise and respectful while focusing on the issue.
- Assume best intentions as you seek common ground.
- Be honest, reliable, and accountable.
- Prepare adequately for meetings.

## MEMORANDUM

Date: May 7, 2012

To: Mayor and City Council

From: Jason Yaich, Associate Planner - Community Development Department

Re: Seavey Meadows Open Space  
(CPA11-00001 / ZDC11-00004)  
***Additional Written Testimony Received***

After release of the April 30, 2012, Staff Report to the City Council, additional written public testimony has been received regarding the case mentioned above. The additional testimony is included as an attachment to this memorandum.

## Yaich, Jason

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**From:** Stacy Moore [stacy@appliedeco.org]  
**Sent:** Tuesday, May 01, 2012 11:05 AM  
**To:** Yaich, Jason  
**Subject:** support protecting Seavy meadows

Hello Jason,  
The birds are out and many people enjoy seeing them at Seavy meadows. I am asking for your support to protect this important wetland and prairie area.

Thank you  
STacy Moore

Philomath, Oregon  
97370

--

Stacy Moore  
Ecological Education Program  
Institute for Applied Ecology  
563 SW Jefferson Ave  
PO Box 2855  
Corvallis, OR 97339-2855  
541-753-3099 ext. 305  
541-753-3098 fax  
[stacy@appliedeco.org](mailto:stacy@appliedeco.org)  
[www.appliedeco.org](http://www.appliedeco.org)



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**Yaich, Jason**

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**From:** Larrie  
**Sent:** Monday, April 30, 2012 11:18 PM  
**To:** Yaich, Jason  
**Subject:** Support for zoning change in Seavy Meadows

To City Council

As a 16 yr resident in Seavy Meadows area (1009 NE Kirsten Pl), I am in favor of changing the designated portion of Seavy Meadows from medium and medium high residential to open space- conservation zoning. Having bits of open space throughout the city, just makes it more livable. I also enjoy hearing the frogs and being able to walk to work and feel I am not in the middle of a city.

Larrie Deardurff

## Yaich, Jason

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**From:** Brian C. Lee, PhD DABT  
**Sent:** Sunday, April 29, 2012 11:47 PM  
**To:** Yaich, Jason  
**Subject:** Seavy Meadows Open Space CPA11-00001 and ZDC-00004

Dear Corvallis City Council:

I and my neighbors on NE Kirsten Place enthusiastically favor changing the 29 acres of Seavy Meadows under consideration from medium and medium high density residential zoning to open space- conservation. As a 12-year resident in this neighborhood, I value this open space where I can be welcomed back to my neighborhood by the caroling of the Pacific treefrog colonies, or watch red-tailed hawks silently swoop down on prey. We have several people who bike, jog or walk along Seavy Meadows each day because it is a pleasant area to be next to. It is a highly visible open space because of its relatively flat contour, and it is located along a regularly traveled and easily accessible route.

Seavy Meadows' vernal pool or "bowl" configuration noted in a Dept. of State Lands report helps buffer water runoff during the winter, and provides water to the grasses and cooling during at least the first half of our summer. There are few stands of large trees in the neighborhood and the prairie-like grasslands help reduce the local temperature by a couple degrees. This reduces the heat load on the housing in the vicinity, which in turn helps conserve energy use.

I encourage your vote to proceed with the proposed changes. I understand that as part of the mitigation for the loss of wetlands in the section presently under construction, the earthen berms and some unnatural vegetation in the proposed open space area will be removed. I look forward to the return and preservation of the 29 acre area of Seavy Meadows to a more natural state.

Sincerely,

Brian C. Lee