

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
February 17, 2015**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Executive Session 1. Status of employment of a public official – City Manager recruitment 2. Interim City Manager Recruitment Pages 67, 78	Yes Yes		
Visitors Propositions 1. OSU/City Collaboration Project and LDC Chapter 3.26 (Brown) Pages 67-68	Yes		
Consent Agenda Page 68			<ul style="list-style-type: none"> • Adopted Consent Agenda <u>passed U</u>
Items Removed from Consent Agenda 1. Reading of Minutes – City Council Meeting – February 2, 2015 Page 68			<ul style="list-style-type: none"> • Approved Minutes <u>passed U</u>
Unfinished Business 1. Deliberations: Farra House 2. Deliberations: William Lane House 3. OSU Development Interim Measures 4. City Manager Interview Process 5. Interim City Manager Recruitment Pages 69-74, 79	Yes		<ul style="list-style-type: none"> • Denied appeal of HRC's decision passed <u>6 to 3</u> • Denied appeal of HRC's decision <u>passed U</u> • Scheduled Executive Session for 2/23/15 to further discuss applications <u>passed U</u> • Approved proposed process with addition of a second day and inclusion of a public presentation step for candidates <u>passed U</u> • Directed Mayor to sign contract with Nancy Brewer <u>passed U</u>
USC Meeting – 2/3/15 1. Parking 101 Page 75	Yes		
ASC Meeting – 2/4/15 1. Economic Development Strategy Update Pages 75-76			<ul style="list-style-type: none"> • Adopted EDSU <u>passed 8 to 1</u>
City Legislative Committee – 2/3/15 1. Inclusionary Zoning HB 2564 Page 76-77			<ul style="list-style-type: none"> • Supported HB 2564 <u>passed U</u>
Other Related Matters 1. Repeal Ordinances 2014-05 and 2014-09 related to RPDs expansion 2. Risk Management Fund contingencies Page 77			<ul style="list-style-type: none"> • ORDINANCE 2015-03 <u>passed U</u> • RESOLUTION 2015-06 <u>passed U</u>

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Mayor's Reports 1. Executive Session: litigation 2. State of the City Address Page 77	Yes		<ul style="list-style-type: none"> Scheduled Executive Session for 3/2/15 to discuss litigation <u>passed U</u>
Council Reports 1. Friends of the Library Book Sale (Beilstein) 2. Eco-film Festival, Global Divestment (Baker) 3. Recognition of Oregon's birthday, Johnson Hall project (Bull) 4. ABC House (York) 5. Dog waste at Bald Hill Natural Area, The Laramie Project (Glassmire) Pages 77-78	Yes Yes Yes Yes Yes		
Staff Reports 1. City Manager's Report 2. EDMBAR – January 2015 Page 78	Yes Yes		

Glossary of Terms

ASC	Administrative Services Committee
EDMBAR	Economic Development Monthly Business Activity Report
EDSU	Economic Development Strategy Update
HB	House Bill
HRC	Historic Resources Commission
LDC	Land Development Code
OSU	Oregon State University
RPDs	Residential Parking Districts
U	Unanimous
USC	Urban Services Committee

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
February 17, 2015**

Mayor Traber read a statement, based upon Oregon law regarding executive sessions. The statement indicated that only representatives of the news media, designated staff, and other Council-designated persons were allowed to attend the executive session. News media representatives were directed not to report on any executive session discussions, except to state the general subject of the discussion, as previously announced. No decisions would be made during the executive session. He reminded Council members and staff that the confidential executive session discussions belong to the Council as a body and should only be disclosed if the Council, as a body, approved disclosure. He suggested that any Council or staff member who may not be able to maintain the Council's confidences should leave the meeting room.

Council entered executive session at 4:30 pm.

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, York, Hirsch (4:35 pm)

ABSENT: Councilor Hogg (excused)

Waldron Consultant Heather Gantz, the Mayor, and Councilors reviewed City Manager applications.

Mayor Traber adjourned the executive session at 6:28 pm.

I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:33 pm on February 17, 2015 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Traber presiding.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, Hirsch, Hogg, York

Mayor Traber directed Councilors' attention to items at their places, including a memorandum regarding scheduling an executive session on March 2, 2015 (Attachment A), information about inclusionary zoning (Attachment B), responses from Deputy City Attorney Brewer to questions regarding appeals of Historic Resources Commission decisions (Attachment C), and possible motions concerning appeals of Historic Resources Commission decisions (Attachments D and E).

IV. PROCLAMATION/PRESENTATION/RECOGNITION – None

V. VISITORS' PROPOSITIONS

Dan Brown spoke about issues that were to be addressed through the Oregon State University (OSU)/City Collaboration Project. He referred to two documents he authored that were included in the Council meeting packet. He cited Comprehensive Plan (CP) Policies 11.4.3, "All traffic generators shall provide adequate parking" and 11.12.2, "The University shall develop and implement a transportation and parking plan that reduces the negative traffic and parking impacts on existing residential areas." He said those two Policies were the basis for the documents that he submitted and they provided an opportunity to quickly proceed regarding Land Development Code

(LDC) Chapter 3.36. The first document detailed 18 specific problems he saw with LDC Chapter 3.36. He noted the regular LDC was suspended in the OSU Zone and development was evaluated without considering the impact on surrounding residential areas. The second document was a rough draft of Chapter 3.36 amendments he believed would serve as a quick fix to the problems he cited in the first document.

In response to Councilor Bull's inquiry, Mr. Brown said the list of items in the Potential Interim Measures for OSU Development memorandum included in the Council meeting packet was comprehensive and he did not have any concerns with them.

VI. CONSENT AGENDA

Councilors Bull and Baker requested removal of the February 2, 2015 Council minutes from the Consent Agenda (Item A1).

Councilors Hirsch and York, respectively, moved and seconded to adopt the Consent Agenda as follows:

2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Arts and Culture Advisory Board – January 21, 2015
 - b. Downtown Advisory Board – January 14, 2015
 - c. Economic Development Advisory Board – January 12, 2015
 - d. Housing and Community Development Advisory Board – January 21, 2015
 - e. Library Advisory Board – January 14, 2015
- B. Confirmation of Appointments to King Legacy Advisory Board (Edwards, Merrell, Moody)
- C. Confirmation of an Executive Session at the end of the February 17, 2015 regular meeting under ORS 192.660(2)(a) (employment of a public official) – Interim City Manager recruitment
- D. Schedule a public hearing for March 2, 2015 to consider an appeal related to a Planning Commission decision (Coronado Tract B – PLD 14-00005)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA

- A. Reading of Minutes
 1. City Council Meeting – February 2, 2015

Councilor Baker said in the Transportation System Plan (TSP) presentation section, the suggestion to include the public health community and the Linn-Benton Health Equity Alliance as stakeholders should have been attributed to him, not Councilor Bull.

City Attorney Fewel noted a motion for the clarification was not necessary, as Councilor Baker's comments would be reflected in the February 17, 2015 meeting minutes.

Councilor Bull noted that the minutes did not include her requests to include an analysis of land use strategies in the TSP and to ensure adequate data was available for that analysis.

Councilors York and Hirsch, respectively moved and seconded to approve the February 2, 2015 Council meeting minutes. The motion passed unanimously.

VIII. UNFINISHED BUSINESS

- A. Deliberations related to a Historic Resources Commission (HRC) decision (HPP14-00019, Farra House – Window Replacements)

Mayor Traber said the public hearing and written record of the application were closed, public testimony regarding the application would no longer be accepted, and he read the order of proceedings.

Declarations of Conflicts of Interest – None

Declarations of Ex Parte Contact – None

Declarations of Site Visits – Councilors Beilstein and Hirsch declared making site visits.

Rebuttal of Declarations – None

Community Development Director Gibb reviewed materials received since the public hearing was closed, as detailed in his February 11, 2015 memorandum in the Council meeting packet.

Associate Planner Metz reviewed questions received from Councilors after the Council meeting packet was distributed (Attachment F).

Mr. Fewel referenced Councilor Glassmire's email (Attachment C) and noted the record would reflect that any new information regarding the final written argument should not be included in the decision. If Council wished to consider the new information, the public would have the right to respond to it, and Council would have to allow such an opportunity.

Councilors Beilstein and Hirsch, respectively, moved and seconded to deny the proposed Historic Preservation permit application (HPP14-00019), thereby upholding the Historic Resources Commission's decision (Order #2014-066) and denying the appeal of the Historic Resources Commission's decision.

Councilor Beilstein said the appearance of the fiberglass-clad wood window would not be dramatically different, except the size of the glass would be slightly smaller. He said if he was serving on the HRC, he probably would have voted in favor of the fiberglass-clad wood window; however, he did not find a compelling reason to overturn an interpretation-based decision made by individuals who were appointed by the Council.

Councilor York said she reviewed the related HRC meeting minutes and the fact that there was a split vote was meaningful to her.

Councilor Brauner agreed with Councilor York's comments and observed there was inconsistency in the HRC's own deliberations concerning the Farra House and the William Lane House. He supported Option 3 in the staff report.

Councilor Baker did not support the motion, as he was also concerned about the inconsistency between the HRC's two decisions. He observed that the William Lane House was described as an "exceptional" historic resource and could even be considered rare; however, that level of historic significance was not attributed to the Farra House. As such, he saw a disconnect between the two cases. The HRC approved fiberglass-clad windows for the William Lane House, as opposed to what was approved for the Farra House.

Councilor Hann said he did not disagree with Councilors' thought processes; however, the Farra House case should stand alone and he did not believe Council could make a decision based on other cases. He noted previous testimony that the existing wood windows could be repaired. His concern was that the applicant wanted to go so far to save effort and time that they were willing to use an insert window that had a reduced glass surface of about two inches in both directions. He believed the insert would change the characteristics of the structure's façade; therefore, he did not support fiberglass-clad wood windows, especially on the home's north side. He appreciated the window manufacturer's efforts to produce an insert window that looked like the original window; however, it did not fully meet the regulations for the Historic District. He said the 2009 LDC amendment that permitted metal-clad wood windows was made at a time when other materials were not yet known. He believed the HRC's decision was appropriate based on the information presented to them.

Councilor Baker said there was a question in the record that was also raised in the appeal that somehow the Farra House case did not have all the information and there was some question about whether that influenced the William Lane House decision. He saw some procedural connection between the two cases.

Councilor Hogg agreed with Councilor Beilstein's point that HRC members were appointed to make informed decisions and there was no information that they misinterpreted the LDC. He said the Farra House was on the National Register of Historic Places and the windows in question faced the public right-of-way. He supported denial of the appeal, noting the HRC's decision was based on their interpretation of the existing LDC. He said the LDC could be updated for future projects and doing so would involve a public process.

In response to Councilor Bull's request, Mayor Traber repeated the motion before the Council.

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

Ayes: Hogg, Bull, Beilstein, Hirsch, Glassmire, Hann
Nays: Brauner, York, Baker

Mayor Traber directed staff to prepare formal findings and to place adoption of findings on the March 2, 2015 Council meeting agenda.

- B. Deliberations related to a Historic Resources Commission decision (HPP14-00020, William Lane House – Window Replacements)

Declarations of Conflicts of Interest – None

Declarations of Ex Parte Contact – None

Declarations of Site Visits – Councilors Beilstein and Hirsch declared making site visits.

Rebuttal of Declarations – None

In response to Councilor Bull's inquiry about the historical significance of the William Lane House, Mr. Metz said it was only on the Local Historic Register and that it was his understanding that the level of review for establishing historic significance for resources listed on the Local Register may be different, and perhaps more easily established, than those listed on the National Register. He did not have the property file with him; however, he believed the house was significant from the perspective of having unique architecture.

Councilors Hann and Hirsch, respectively, moved and seconded to deny the proposed Historic Preservation Permit application (HPP14-00019), thereby upholding the Historic Resources Commission's decision (Order 2014-066), and denying the appeal of the Historic Resources Commission's decision.

Councilor Hann said he wanted to ensure the decision allowed the HRC's decision to permit replacement of the windows as specified. He was sympathetic to applicant's need to replace the windows and he might have voted differently if the proposed insert would have also replicated the glass area. Given that the house was small and the windows in question faced the street, he believed the proposed fiberglass-clad wood window would have changed the character of the property.

In response to Councilor York's inquiry, Councilor Hann confirmed the motion would allow replacement of windows that were not facing the street.

Councilor Beilstein said, similar to his reasoning in the Farra House appeal, he did not see an error made by the HRC that would justify overturning their decision. Councilor Hirsch agreed.

The motion passed unanimously.

[In preparing the minutes, staff notes that Councilor Hann's motion and Councilor Hirsch's second, reflected language in Option 1 of the Farra House staff report, not Option 1 of the William Lane House staff report. Subsequent Council discussions implied that the intention was to approve Option 1 for the William Lane House. This will be acknowledged in Findings prepared for Council's review.]

C. OSU Development Interim Measures

Mayor Traber said at the January 20, 2015 Council meeting, Council Leadership and City Manager *Pro Tem* Brewer were charged with discussing possible interim measures related to OSU development. He referred to the memorandum from Ms. Brewer in the Council meeting packet that included an attachment from OSU with items that could be included as part of voluntary interim measures. Mayor Traber opined that substantial progress was being made toward achieving workable voluntary interim measures. He said the information was being presented for Councilors' guidance about whether the direction being pursued was acceptable.

Councilor Beilstein said he was satisfied with the proposed interim measures. In response to his observation, Mayor Traber said the document from OSU was received at the last minute, so staff missed identifying it before the Council meeting packet was distributed.

Councilor Glassmire said neighborhood livability was a major issue for many of his constituents. If conditions were good, the interim measures list would be acceptable. Since conditions needed improvement, he requested some mitigation measures, such as adding an evaluation or monitoring clause to the parking check list and for OSU, in cooperation with the City, to reach out to constituents to ask what they believed should be done.

Councilor York said Ms. Brewer's memorandum accurately reflected what was discussed at the first Council Leadership meeting. The second Leadership meeting was not summarized because the group discussed voluntary measures in more detail. The document from OSU had not been reviewed by staff, Council Leadership, or the City Attorney's Office; and it did not entirely represent her memory of the discussion. Referring to the second paragraph of OSU's document, she did not recall conversations about when voluntary measures would

end; however, she believed they should remain in place until the legislative review process had concluded. She believed an indication the effort was on the right track was demonstrated by the statement in OSU's document that read, "In an attempt to bring certainty to the City, OSU, and stakeholders, the checklist reflects an attempt to incorporate relatively clear and objective parameters so that compliance with its terms is easily discernible by all interested parties. If adopted, this checklist could be memorialized in a contractual format to ensure City enforcement authority in the event of noncompliance." Her position in the interim measures meetings was that an agreement should provide the City with the authority to review, approve, deny, or condition applications. She personally was interested in interim measures that related to parking, as she did not want any new intrusions on neighborhoods surrounding the University. New buildings should not be built on parking lots without replacing parking and providing more parking for the additional capacity added by new buildings.

Councilor Brauner agreed with Councilor York's assessment. He said OSU representatives at the interim measures meeting were positive and came forward proactively to work with the City. He said the basis for a voluntary agreement existed and the agreement would likely concentrate on parking. He acknowledged there were other issues and not all of them would be solved through a Comprehensive Plan amendment; however, parking was an important issue that could be addressed in the interim. He did not wish to frustrate development; however, he wanted to ensure that parking was not further degraded. He noted that City decisions could always be appealed to the Land Use Board of Appeals.

In response to Councilor Glassmire's inquiry, Councilor York said issuance of permits was discussed as a concept; however, that was not clear in the document provided by OSU, so more detail on that element was needed.

Councilor Baker supported inclusion of parking; however, he would like the interim measures to address other issues impacting the community, such as student housing. He said interim measures could be needed for one year or longer, given that six months remained in the Comprehensive Plan and LDC review process, and the Campus Master Plan (CMP) expiration date had not yet been determined.

Councilor Bull said when she considered interim measures, she was looking for holes in the existing LDC and CMP. The documents provided by Mr. Brown thoroughly outlined many of those issues. She was most concerned with the amount of development, type of development, and parking impacts. She said the items listed in the interim measures documents appeared to assume the CMP had not expired and she asked for consideration of the related implications for interim measures if that was not the assumption. She inquired about the source of legal authority for parking requirements. She said many decisions were being made administratively and Council and Planning Commission were left out. She said large developments were permitted that did not include a public process, and she saw that as a critical gap. She would like to see those areas addressed as part of the interim measures. In response to Councilor Bull's comments, Mayor Traber said the idea of the interim agreement was that OSU would voluntarily cede authority to the City on developments. Councilor Bull said if the City had authority over OSU developments, she asked that it not be limited to parking and traffic impacts, and it include a public process. Mayor Traber encouraged Councilors to submit their specific ideas to him in writing.

Councilor Hogg said he considered which issue presented the greatest problem that the agreement was attempting to solve. He heard at tonight's meeting that parking was the most pressing problem and it was important to stop further intrusion in neighborhoods surrounding the University. He said parking was an issue in neighborhoods adjacent to OSU; however, it was not an issue on campus. He noted that OSU implemented

improvements to parking on campus as part of the OSU/City Collaboration Project and expansion of residential parking permit districts was defeated by voters in the November 2014 election. Those who parked on campus told him OSU's changes made a big difference and he said that OSU was not in control of how people parked in neighborhoods. He did not believe the proposed interim measures would improve neighborhood conditions because parking was still free in neighborhoods.

Councilor Brauner agreed with Councilor Hogg's observation that OSU did not control who parked in surrounding neighborhoods. He said the idea of the interim measures was to ensure parking spaces on campus were not lost while the City worked on the neighborhood parking issue.

Councilor York said the goal was to ensure capacity for parking on the OSU campus was not degraded, as a reduction in capacity, or maintaining capacity while expanding the square footage of buildings on campus, would prompt people to park in surrounding neighborhoods. She said the CMP and the provision in LDC Chapter 3.36 that incentivized OSU to keep their parking utilization below 90 percent was thought at the time to be a way to push OSU to add more parking. She said the CMP indicated that student enrollment would increase and parking would be added; however, the addition of parking had not happened.

Councilor Glassmire said he did not distrust the University; however, ideas to address parking existed before the Collaboration Project began and he opined that as OSU expanded, it had done a poor job of addressing parking and considering neighborhood livability impacts. He supported ensuring that parking capacity would not be lost.

Councilor Hogg said in all the work the City had completed regarding parking, he did not see people being forced out to neighborhoods for parking. Parking at OSU cost money and parking in neighborhoods was free. He said tiered parking had been successful in keeping space available on campus. Those who wanted to park on campus could purchase a permit. He did not believe OSU would ever provide free parking, yet parking was still free in neighborhoods. He noted that neighborhood parking was also convenient to class locations. He wanted to ensure that whatever was done would improve the quality of life for residents and address problems related to parking in neighborhoods.

Councilor Brauner acknowledged that interim measures would not solve neighborhood parking problems. He noted a previous proposal to make it more expensive to park in neighborhoods than it was to park on campus. The idea was to give residents free permits and to charge those who did not live in the area. The proposal did not move forward; however, he may bring it back for the Council's consideration. He reiterated the importance of ensuring parking capacity existed on campus so adequate space existed to absorb cars that moved out of neighborhoods.

Mayor Traber noted tonight's discussion was about interim measures with OSU around the CMP and how development could be handled in the interim. The broader subject of neighborhood impacts still existed and would need to be addressed by the Council in the future. He said Council Leadership would continue working on the matter and would return to the Council with progress updates.

Councilor Baker supported Mayor Traber's suggestion. He hoped the other issues raised during the discussion could be addressed soon and wrapped into negotiations with OSU. He said the reason the conversation was occurring now was because the City did not enforce many of the provisions that were in the CMP. He said it was important to recognize that and the Council had a role in trying to rectify the situation in the future.

D. City Manager interview process

Mayor Traber said the Council met in Executive Session before tonight's meeting to review City Manager applications. Additional time was needed to discuss the matter and therefore, scheduling of a follow-up Executive Session was proposed.

Councilors Hirsch and Hann, respectively, moved and seconded to authorize an Executive Session at 5:30 pm on February 23, 2015 in the Downtown Fire Station, 400 NW Harrison Boulevard, pursuant to ORS 192.660(2)(a)(employment of a public official) to further discuss City Manager applications.

The motion passed unanimously.

Councilor Bull requested that the candidates' meet-and-greet session include candidates speaking directly to the audience. Human Resources Director Altmann Hughes said such a component could be added, if that was the Council's desire.

In response to Councilor York's inquiry, Ms. Altmann Hughes said she and a representative from Waldron would meet with the Council to share feedback received from the stakeholder and department director interview groups.

In response to Councilor Hann's inquiry, Ms. Altmann Hughes said when candidates were selected to advance in the process, they could become aware of how many other applicants they were competing against.

Councilor Glassmire supported Councilor Bull's suggestion about having each candidate speak to the audience at the meet-and-greet.

Councilor Brauner observed that a final number of candidates had not been determined. The proposed process outlined in the packet included three panel interviews (Council, stakeholders, and department directors), a meet-and-greet, and a tour, all occurring in a single day. Adding the candidate speaking component supported by Councilors Bull and Glassmire would necessitate a two-day process. If the Council wished to do that, interviews could be scheduled on one day and the public process could be conducted on the other day.

Councilors Brauner and Hann, respectively, moved and seconded to approve the process proposed in the Council meeting packet with a modification to add a second day and include within that second day a public presentation step for the candidates.

In response to Councilor Bull's inquiry, Mayor Traber said he hoped to appoint 9 to 12 people to the stakeholder panel who reflected a broad representation of the community and he welcomed suggestions for appointees. Examples of representation included people from City boards and commissions, the business community, neighborhood associations, and non-profit organizations.

In response to Councilor York's inquiry, Ms. Altmann Hughes said if the tour and meet-and-greet were conducted on one day, and interviews were held on the other day, the Council could easily add another candidate to the process.

The motion passed unanimously.

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

- A. Human Services Committee – None
- B. Urban Services Committee (USC) – February 3, 2015
 - 1. Parking 101

Councilor Hogg said the Committee received background information on the City's parking program, including revenue sources. Upcoming parking issues included neighborhood requests to be added to residential parking permit districts, motorcycle parking downtown, discussions about a downtown parking structure, City-owned downtown parking lots, residential parking permit fees, updates to the 2001 Downtown Parking Plan, and concepts to address shortcomings from the expansion of residential parking permit districts that was defeated by voters in November 2014. Other USC business included information about the OSU parking utilization study, fees, and Total Maximum Daily Load. Councilor Hogg said Councilor York suggested lengthening the amount of time a Councilor served as a Standing Committee Chair. USC did not discuss the matter; rather, the idea was being presented to Council to consider as a work session topic. Councilors agreed it could be discussed at a March work session.

The item was for information only.

- C. Administrative Services Committee – February 4, 2015
 - 1. Economic Development Strategy Update (EDSU)

Councilor Hirsch said Economic Development Manager Nelson would take the Council's economic vitality goal suggestion to the Economic Development Advisory Board (EDAB) for consideration in relation to the EDSU. Some aspects of the goal could have already been incorporated into the strategy; however, from EDAB discussions, the EDSU could be slightly modified as it developed over time. Currently, the goal suggestion and the EDSU seemed to be well aligned.

Councilors Hirsch and Brauner, respectively, moved and seconded to adopt the Economic Development Strategy Update.

Councilor Beilstein read from a prepared statement concerning his opposition to the EDSU (Attachment G).

Councilor Baker supported adoption of the EDSU. However, he believed there was flexibility in the Strategy to address some of the issues raised by Councilor Beilstein and he hoped the Council could continue to have a conversation about those issues. He believed economic development needed to be consistent with community values and he thought those values would likely be discussed as part of the processes to update the 2020 Vision Statement and OSU District Plan. He emphasized the importance of metrics, observing the EDSU did not contain measurements beyond typical economic development indicators, such as a well-being index. He was not clear how the Economic Vitality Partnership (EVP) report interacted with the EDSU; however, he did observe some elements in the EVP report that integrated sustainability into economic development, and those pieces could help address some of the issues raised by Councilor Beilstein. He said if Council adopted a goal

regarding climate change, the topic of economic development and how it was serving the community could be included.

Councilor Glassmire agreed with Councilor Baker's comments.

Councilor Bull sympathized with concerns about resource extraction and the other issues that had been raised, and while she agreed the EDSU did not incorporate them, it also did not directly oppose them. She agreed with Councilor Baker's comments about working on the issues as part of long-range planning. Her sense of the EDSU was that it supported local businesses, including start-ups coming out of OSU. Her interest was in ensuring success by coordinating efforts and being strategic in the City's commitments to which industries and employment areas to support. She also hoped some of the issues would be addressed in the Transportation System Plan update and through a housing goal. She referred to the proposed Council goal regarding economic development, noting that ASC was clear the Council would expect a new look at economic development goals based on what the Council established as their goal. Mr. Nelson and EDAB representatives at the ASC meeting were receptive and did not see any conflict with that position.

The motion passed eight to one, with Councilor Beilstein opposing.

Councilor Bull said the ASC minutes indicated she was supportive of looking to the State to help with strategic efforts for the Corvallis Municipal Airport as a regional airport; however, she was speaking about the Eugene airport. She also said the minutes indicated she expressed a concern related to increasing the property tax base as the only economic development strategy that would resolve the City's financial situation. She said that was not so much her concern as representing property tax-based expansion as possibly being a complete solution to the City's revenue situation. She did not believe property taxes were adequate and while it would be helpful if the number of properties paying taxes increased, it still would not solve the City's revenue problems. She was not suggesting the City's EDAB was responsible for developing other revenue sources.

D. City Legislative Committee (CLC) – February 3, 2015

Mayor Traber said the CLC's goal was to schedule meetings every two weeks at 5:00 pm on Tuesdays when Urban Services Committee meetings were held. He said the Committee discussed House Bill (HB) 2564, which would revoke prior legislation prohibiting inclusionary zoning. He asked the Council if they wished to support it.

Councilors Baker and Hirsch, respectively, moved and seconded for the Council to take a position in support of HB 2564.

Councilor York supported inclusionary zoning and local control in the context of community conversations about whether it would be a good fit for Corvallis. She generally did not support motions for items that were not included on the Council meeting agenda for action; however, this circumstance was one of advocating for a position, rather than voting on a specific action for Corvallis, and she wanted to ensure that distinction was clear.

In response to Councilor Glassmire's inquiry, Ms. Brewer said past arguments against inclusionary zoning had come from homebuilders associations, as it could decrease builders' profits on projects. While past efforts to revoke inclusionary zoning had failed, the issue was receiving more support from communities and legislators during this legislative session.

The motion passed unanimously.

Ms. Brewer said Jim Moorefield of Willamette Neighborhood Housing Services planned to attend the February 23 hearing in Salem to testify in support of the Bill. Mayor Traber hoped to attend as well.

E. Other Related Matters

1. An ordinance repealing Ordinances 2014-05 and 2014-09 related to expansion of Residential Parking Permit Districts

Mr. Fewel read an ordinance repealing Ordinances 2014-05 and 2014-09 related to expansion of Residential Parking Permit Districts.

ORDINANCE 2015-03 passed unanimously.

2. A resolution requesting contingencies for the Risk Management Fund

Mr. Fewel read a resolution transferring \$96,000 of Risk Management Fund contingencies to the Finance Department.

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

RESOLUTION 2015-06 passed unanimously.

XI. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

Mayor Traber noted the need to schedule an executive session to discuss potential litigation.

Councilors Brauner and Hirsch, respectively, moved and seconded to schedule an executive session for 5:30 pm on Monday, March 2, 2015 under ORS 192.660(2)(h)(litigation or litigation likely to be filed).

The motion passed unanimously.

Mayor Traber said he presented the State of the City Address to the Corvallis Chamber of Commerce, the Corvallis City Club, and Corvallis Rotary. The text of the Address would be posted on the City's website.

B. Council Reports

Councilor Beilstein said the Friends of the Library book sale would be held at the Benton County Fairgrounds February 20-22.

Councilor Baker noted two upcoming eco-films at the Odd Fellows Hall: On February 20, *Bringing it Home: Examining the Possibilities and Pitfalls of Industrial Hemp Production in America* and on February 27, the film *What Rivers Are Worth* by local film maker and Ward 3 resident Jeremy Monroe. He said February 13 was a day of global divestment; he and some of his constituents expressed support for pending ASC discussions about policies related to socially responsible investing.

Councilor Bull read some quotes from former Governor Tom McCall in recognition of Oregon's birthday. She noted her previous request for information about proportionality and asked for a summary on the Johnson Hall project on the OSU campus, including related parking and transportation impacts and requirements. She hoped the Johnson Hall project could be included as part of the OSU Development Interim Measures agreement.

Councilor York said one of Leadership Corvallis' service groups conducted a focus session to get information about public opinion and awareness of ABC House, a child abuse intervention center that served Linn and Benton Counties. She said it was a very important resource and she hoped awareness about the agency would continue.

Councilor Glassmire said one of his constituents raised concerns about dog waste at the Bald Hill Natural Area and he thanked Ms. Brewer for being helpful during related discussions. The Corvallis Folklore Society sponsored the annual Corvallis Contra Weekend February 13-15, which enjoyed an attendance of approximately 200 people. A production entitled *The Laramie Project* was scheduled at the Albany Civic Theatre on February 20-22 and February 26-28. The performance details the community response following the murder of Matthew Shepard, a 21-year-old University of Wyoming student who was kidnapped, beaten, tied to a fence, and left to die because he was gay.

C. Staff Reports

1. City Manager's Report

The item was for information only.

2. Economic Development Monthly Business Activity Report – January 2015

The item was for information only.

XI. NEW BUSINESS – None

XII. PUBLIC HEARINGS – None

Mayor Traber read a statement, based upon changes in Oregon laws regarding executive sessions. The statement indicated that only representatives of the news media, designated staff, and other Council-designated persons were allowed to attend the executive session. News media representatives were directed not to report on any executive session discussions, except to state the general subject of the discussion, as previously announced. No decisions would be made during the executive session. He reminded Council members and staff that the confidential executive session discussions belong to the Council as a body and should only be disclosed if the Council, as a body, approves disclosure. He suggested that any Council or staff member who may not be able to maintain the Council's confidences should leave the meeting room.

Mayor Traber recessed the regular meeting at 8:40 pm.

The Council entered executive session at 8:46 pm.

The City Council discussed the interim City Manager position.

The Council emerged from executive session at 9:05 pm.

VIII. UNFINISHED BUSINESS – Continued

A. Interim City Manager – continued

Mr. Fewel said the City Charter required the City Manager position to be filled within six months of the resolution announcing the position's vacancy. The City was not able to meet that deadline due to a desire to conduct a thorough recruitment process that included public involvement. The City Charter further required that a City Manager *Pro Tem* may not serve for more than six months from the date s/he was appointed. To resolve the issue in a manner that was legal and consistent with the City Charter, it was Mr. Fewel's opinion the Council could appoint the current City Manager *Pro Tem* as the City Manager and authorize the City Attorney's Office to draft a contract for the Council's review. Mr. Fewel said Ms. Brewer had the right to have independent legal counsel review the contract. Suggested contract elements included a 30-day notice to terminate the contract; recognition of the need for the contract due to practical difficulties the City was facing by not being able to hire a City Manager within the six-month timeframe; specification that compensation would be Ms. Brewer's current salary plus five percent; specification that all benefits would continue to accrue as they had been; and a provision that Ms. Brewer would return to her previous position as Finance Director at the conclusion of the contract. Mayor Traber agreed Mr. Fewel's comments accurately represented Council Leadership's discussions.

Councilors York and Hirsch, respectively, moved and seconded that the Council direct Mayor Traber to sign a contract with Nancy Brewer to hire her for an indefinite term as City Manager, the right for the City to terminate in 30 days, with a return to her former position, with salary plus five percent, and otherwise as detailed by the City Attorney just now in open session.

Councilor Baker reiterated the City Attorney's point that as a practical matter, the Council was not able to hire a City Manager within the timeframe specified in the City Charter. He noted the assessment he made in previous meetings that the intent of the City Charter may not be met; however, given the situation, he believed the Council's actions were in the best interests of the City.

Councilor Hann thanked Ms. Altmann Hughes for reaching out to the community to identify individuals who could have potentially met City Manager qualifications and for the public announcement of the job as an open position. He noted, as part of that outreach, the City did not receive inquires from applicants who met the criteria. He believed the Council was fulfilling its obligation to Corvallis citizens and he thought appointing Ms. Brewer as City Manager was the best decision for the community.

In response to Councilor Bull's inquiry, Mr. Fewel clarified Ms. Brewer's salary would be what she was earning as Finance Director, plus five percent.

The motion passed unanimously.

XIII. ADJOURNMENT

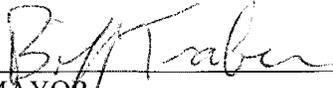
The meeting adjourned at 9:12 pm.

ATTEST:



CITY RECORDER

APPROVED:



MAYOR

MEMORANDUM

February 17, 2015

TO: Mayor and City Council
FROM: Nancy Brewer, City Manager Pro Tem *NB*
SUBJECT: **Schedule an Executive Session**

The City Attorney's Office has requested the City Council schedule an executive session on March 2, 2015 at 5:30 PM to discuss litigation or litigation likely to be filed under ORS 192.660(2)(h).

INCLUSIONARY ZONING

Background

- Housing affordability for lower income workers and families has been a long standing concern in Corvallis
- In the late 1990s, Corvallis was considering the merits of inclusionary zoning as a tool to address this concern
- ORS 197.309 was implemented in 1999 to preempt any government body from adopting a mandatory inclusionary zoning ordinance. The statute effectively took away the opportunity for Corvallis to make a local decision about whether and how this type of program could fit with other land use planning and housing program tools in order to provide additional affordable housing opportunities in Corvallis

Looking Forward

- The 2014 Housing Study conducted in support of the Council's 2013-14 housing goal identified that there are 18,467 commuters traveling to Corvallis
- 40% indicated that they would consider moving into Corvallis. Affordability was by far the greatest barrier to living in Corvallis
- Inclusionary zoning was identified by project consultant ECONorthwest as an important policy option to consider as a tool to increase the supply of mixed income housing in Corvallis for these commuters
- It could complement other programs that the city and non-profit partners have available or might implement in the future to address low income and work force housing needs
- Repeal of ORS 197.309 would restore local control of our planning and housing efforts – allowing the community to decide if this tool works for Corvallis rather than being prevented from considering it due to a state preemption

Holzworth, Carla

From: City Attorney Brewer
Sent: Tuesday, February 17, 2015 1:57 PM
To: Holzworth, Carla
Cc: City Attorney Fewel
Subject: FW: some procedural questions ... it is entirely OK with me to share the Q&A. Thanks, Jim. Bill Glassmire

Carla:

Can you please forward this email to the Mayor and Council? It may be that we should print copies for their meeting tonight.

Thank you,

Jim

From: ward7@council.corvallisoregon.gov [mailto:ward7@council.corvallisoregon.gov]
Sent: Tuesday, February 17, 2015 1:44 PM
To: City Attorney Brewer
Subject: Re: some procedural questions ... it is entirely OK with me to share the Q&A. Thanks, Jim. Bill Glassmire

February 17, 2015

Hello Jim, I trust that this finds you well. Thanks for your note and your explanations. They are helpful to me. I do not know whether you expected a reply, but for sure it is OK with me to share the explanations with other Councilors. Thanks again, enjoy the sunshine. Best wishes, Bill Glassmire

From: "City Attorney Brewer" <jkbrewer@peak.org>
To: ward7@council.corvallisoregon.gov
Sent: Tuesday, February 17, 2015 11:25:51 AM
Subject: RE: Hello Scott, some procedural questions about the window replacement appeals. Thank you. Bill Glassmire

Hello Bill:

Scott asked me to respond to your email.

Before we get to your questions, let me assure you that all of them are both appropriate and thoughtful. These are clearly part of the analytical structure you need as a City Councilor when making land use decisions.

Regarding the first issue: The final written argument is not supposed to include any new factual information or evidence. Probably checking with the planning staff about whether they identified this as new information is a good idea. If the same information came into the record in a different form, that's ok (so something someone said during public testimony could be included in written argument, or something from a table can be summarized). Similarly, the record from the HRC is also in front of you, so if the information is in that record someplace, you can consider it. But if it is new information raised for the first time in the written argument, then the best practice is for the Council to identify the new information and expressly state that you are not considering it in making your decision.

Second, only the applicant has any burden to establish a position. The applicant has the burden of demonstrating that the proposal meets the criteria. There isn't a burden on anyone else to demonstrate anything. But this leads to your last question:

Regarding the standard of proof, you have touched on the "quasi" element of a "quasi-judicial decision." Unlike a civil case or criminal case in a court, there is no requirement that the applicant must provide a preponderance of evidence or evidence beyond a reasonable doubt in demonstrating that the criteria are met. Instead, the applicant needs to satisfy the decision makers that evidence that demonstrates how the proposal complies with the criteria is of the type, amount and nature that a reasonable person would rely upon it in making important decisions. The state land use system recognizes that reasonable people can disagree about what evidence they find persuasive or compelling, and so reviewing bodies do not second guess that determination, other than to review the record itself to see if there is substantial evidence in the record as a whole supporting the findings of the local decision maker.

If you don't mind, we'll send this to the other Council members, or provide it at the table for tonight's meeting, as it may be useful to the other members. If you want to discuss this further, please call any of us.

Jim Brewer

From: Scott Fewel [<mailto:safewel@peak.org>]
Sent: Tuesday, February 17, 2015 8:11 AM
To: 'Jim Brewer'; 'David Coulombe'
Subject: FW: Hello Scott, some procedural questions about the window replacement appeals. Thank you. Bill Glassmire

Can one of you provide answer and make sure I get a copy. Thanks

From: ward7@council.corvallisoregon.gov [<mailto:ward7@council.corvallisoregon.gov>]
Sent: Monday, February 16, 2015 11:03 PM
To: safewel@peak.org
Cc: Nancy Brewer; halb382@
Subject: Hello Scott, some procedural questions about the window replacement appeals. Thank you. Bill Glassmire

February 16, 2015
Hello Scott,

I trust that this finds you well.

For the appeals of the HRC decisions about window replacements, I have a couple of questions about legal issues. If for any reason you think these questions inappropriate, please let me know what I am doing wrong.

First, in the final written argument for HP0014-19, the Farra house, page 124 of 02-17-2015 CC packet, there is some new-to-me information: first that there are other non-original windows; and second the difficulty of maintenance for the windows on the third floor. I do not find that info in the record before the closing of the public hearing. Is it OK for me to take that info into account?

Second, which of the two parties is "more responsible" for establishing its position? I presume that whoever is proposing to vary from historical accuracy has the burden of proof; is that correct? (In this case, the appellant is proposing to replace wood with fiberglass-clad wood.)

Third, for the more responsible party, what is the standard of proof for establishing its argument? Is the standard "better than 50%" (I think that amounts to, a preponderance of the evidence)? or beyond a reasonable doubt? or other?

Thanks. I appreciate your help. Enjoy the day.

Best wishes,
Bill Glassmire

COMPREHENSIVE PLAN

5.4.2 The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

MEMORANDUM

To: Mayor and City Council
From: Ken Gibb, Community Development Director 
Date: February 17, 2015
Subject: Farra House – Motions for Decisions on the Historic Preservation Permit (HPP14-00019)

Below are potential motions for your consideration regarding the proposed Farra House Historic Preservation Permit (HPP), as presented in the January 14, 2015, staff report to City Council. Option #1 would move to deny the application, as decided by the Historic Resources Commission:

Requested Action

With respect to the appeal of the HRC’s decision, which was to deny the Historic Preservation Permit, for the property located at 660 SW Madison Avenue (HPP14-00019), the City Council has the following options:

- OPTION #1:** Deny the proposed Historic Preservation Permit application (HPP14-00019), thereby upholding the HRC’s decision (Order #2014-066) and denying the appeal of the HRC’s decision; or
- OPTION #2:** Approve the proposed Historic Preservation Permit application (HPP14-00019), per staff’s original approval recommendation subject to the conditions of approval incorporated into the November 18, 2014, staff report to the HRC, thereby upholding the appeal of the HRC’s decision; or

Cond#	CONDITION
1	<u>Consistency with Plans</u> – Development shall comply with the plans and narrative in the applicant's proposal (Attachment A) except as modified by the following conditions of approval, or future Historic Preservation Permits.
2	<u>Building Permits and other LDC Standards</u> – The applicant shall obtain required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code.
3	<u>Window Finish</u> – The new windows’ exteriors shall be painted to match the structure’s other windows.
4	<u>Window Horns</u> – Window horns shall be installed on all of the new windows’ top sashes.

OPTION #3: Approve the proposed Historic Preservation Permit application (HPP14-00019), subject to the conditions of approval incorporated into the November 18, 2014, staff report to the HRC, and an additional Condition that limits the approval to the replacement of windows located on the east and south facades, and disallows replacement of the three windows located on north (front) façade; thereby denying the HRC’s decision and upholding a portion of the appeal of the HRC’s decision.

Includes the Conditions listed above, plus the following:

Cond#	CONDITION
5	Amended Scope of Alteration – The approved alteration shall be limited to the replacement of windows located on the east and south facades, as described in Attachment A . The three (3) windows located on the north (front) façade shall not be replaced as proposed.

Motions for Consideration:

Option 1:

I move to deny the appeal of the Historic Resources Commission’s decision, and thereby deny the Historic Preservation Permit application (HPP14-00019), subject to the adoption of Formal Findings and Conclusions, at a subsequent City Council meeting.

Option 2:

I move to approve the Farra House Historic Preservation Permit application (HPP14-00019) brought forth by the applicant on appeal, as conditioned in the November 18, 2014, staff report to the Historic Resources Commission. This motion is based on findings in support of the application presented in the November 18, 2014, staff report to the HRC, and findings in support of the application made by the Council during deliberations on the request, subject to the adoption of Formal Findings at a subsequent City Council meeting.

Option 3:

I move to approve the Farra House Historic Preservation Permit application (HPP14-00019) brought forth by the applicant on appeal, as conditioned in the November 18, 2014, staff report to the Historic Resources Commission, and as modified by the City Council. This motion is based on findings in support of the application presented in the November 18, 2014, staff report to the HRC, and as modified by the City Council, and findings in support of the application made by the Council during deliberations on the request, subject to the adoption of Formal Findings at a subsequent City Council meeting.

MEMORANDUM

To: Mayor and City Council
From: Ken Gibb, Community Development Director 
Date: February 17, 2015
Subject: Lane House – Motions for Decisions on the Historic Preservation Permit (HPP14-00020)

Below are potential motions for your consideration regarding the proposed Lane House Historic Preservation Permit (HPP), as presented in the January 14, 2015, staff report to City Council. Option. Option #1 would move to approve the application, as conditioned by the Historic Resources Commission:

Requested Action

With respect to the appeal of the HRC’s decision, which was to approve the Historic Preservation Permit, subject to Conditions of Approval, for the property located at 435 NW 4th Street (HPP14-00020), the City Council has the following options:

OPTION #1: Approve the proposed Historic Preservation Permit application (HPP14-00020), subject to the conditions of approval incorporated into the Historic Resources Commission’s decision (Order 2014-067), thereby upholding the HRC’s decision and denying the appeal; or

Cond#	CONDITION
1	<u>Consistency with Plans</u> – Development shall comply with the plans and narrative in the applicant's proposal (Attachment A) except as modified by the following conditions of approval, or future Historic Preservation Permits.
2	<u>Building Permits and other LDC Standards</u> – The applicant shall obtain required Building Permits associated with the proposal. Work associated with the proposal shall comply with the Building Code, as adopted and amended by the State of Oregon; and other applicable state and local Codes and ordinances related to building, development, fire, health, and safety, including other provisions of the Land Development Code.
3	<u>Window Finish</u> – The new windows’ exteriors shall be painted to match the structure’s other windows.
4	<u>Window Horns</u> – Window horns shall be installed on all of the new windows’ top sashes.
5	<u>Amended Scope of Alteration</u> – The approved alteration shall be limited to the replacement of windows located on the east and south facades, as described in Attachment A . The three (3) windows located on the west (front) façade shall not be replaced as proposed.

OPTION #2: Approve the proposed Historic Preservation Permit application (HPP14-00020), per staff's original approval recommendation subject to the conditions of approval incorporated into the November 18, 2014, staff report to the HRC, thereby upholding the appeal of the HRC's decision; or

Includes the Conditions listed above, except Condition #5.

OPTION #3: Deny the proposed Historic Preservation Permit application (HPP14-00020), thereby denying the HRC's decision and the appeal of the HRC's decision.

Motions for Consideration:

Option 1:

I move to deny the appeal of the Historic Resources Commission's decision, to uphold the HRC's condition to not approve the proposed replacement of three street-facing windows, and thereby approve the Historic Preservation Permit application (HPP14-00020), subject to the adoption of Formal Findings and Conclusions, at a subsequent City Council meeting.

Option 2:

I move to approve the Farra House Historic Preservation Permit application (HPP14-00019) brought forth by the applicant on appeal, as conditioned in the November 18, 2014, staff report to the Historic Resources Commission. This motion is based on findings in support of the application presented in the November 18, 2014, staff report to the HRC, and findings in support of the application made by the Council during deliberations on the request, subject to the adoption of Formal Findings at a subsequent City Council meeting.

Option 3:

I move to deny the appeal of the Historic Resources Commission's decision, and to deny the Historic Preservation Permit application (HPP14-00019), subject to the adoption of Formal Findings and Conclusions, at a subsequent City Council meeting.

Information provided by Associate Planner Carl Metz regarding Historic Resources Commission (HRC) decision (HPP14-00019, Farra House – Window Replacements) and (HPP14-00020, William Lane House – Window Replacements)

Response to Council Questions Received After 02/11/15

Presented to City Council, 02/17/15

- 1. Does the "Historic integrity" clause (2.9.100.04.b.1.b) refer to the existing structure, or to the replacement part, or both?**

b. Review Criteria

1. **General** – The Review Criteria are intended to ensure that the design or style of the Alteration or New Construction is compatible with that of the existing Designated Historic Resource.

Consideration shall be given to:

- a) Historic Significance and/or classification;
- b) Historic Integrity;
- c) Age;
- d) Architectural design or style;
- e) Condition of the subject Designated Historic Resource;
- f) Whether or not the Designated Historic Resource is a prime example or one of the few remaining examples of a once common architectural design or style, or type of construction; and
- g) Whether or not the Designated Historic Resource is of a rare or unusual architectural design or style, or type of construction.

Historic Integrity - Integrity of setting, location, materials or workmanship which is determined to be historic by fulfilling at least two of the following criteria:

- a. **The historic resource is in its original location** or is in the location in which it made a historical contribution;
- b. **The historic resource remains essentially as originally constructed;**

- c. **Sufficient original workmanship and material remain to show the construction technique and stylistic character of a given Period of Significance**;
- d. The immediate setting of the historic resource retains land uses, or landscaping and relationship with associated structures, consistent with the Period of Significance;
- e. The historic resource contributes to the architectural continuity of the street or neighborhood;
- f. The site is likely to contain artifacts related to prehistory or early history of the community; or
- g. The historic resource is now one of few remaining prime examples of an architectural style or design, or a type of construction that was once common.

Historic Significance (or Historically Significant) - Determination made for a resource that is in and of itself significant or that contributes to historic and cultural resources of the community.

- a. **It is associated with events that have made a significant contribution to the broad patterns of political, economic, cultural, or industrial history of the City, county, state or nation**;
- b. The resource is fundamentally related to the work, achievements, or life story of a person, group, organization, or institution that has made a significant contribution to the City, county, state or nation;
- c. **It embodies distinctive characteristics of a type, Period of Significance, or method of construction**;
- d. **It may be a prime example of an architectural style or design**, or may represent a type of construction that was once common and is now one of few remaining examples;
- e. It represents the work of a master, i.e., it is a noteworthy example of the work of a craftsman, builder, architect, or engineer significant in City, County, State, or national history;
- f. It demonstrates high artistic values in its workmanship or materials;
- g. It yields or is likely to yield information important in prehistory or history;
- h. It is a visual landmark; or

- i. It contributes to the continuity or the historic character of the street, neighborhood, and/or community, or contributes to the Historic Integrity of the Period of Significance represented.

2. Have permits been granted for replacement insert windows?

- I found at least three cases where insert windows received HPP approval (2 HRC, 1 Director-level) using metal-clad wood, except one did use fiberglass windows for 4 basement windows that had limited visibility.
- Additionally, I found at least 7 cases dating back to 2004 that utilized fiberglass or fiberglass-clad windows. 5 of these cases pre-date the HRC's creation. All of them had limited or no public visibility or were for additions.

3. What is the history of the LCD review criterion which allows metal-clad windows in a director-level HPP permit?

- Staff found that the inclusion of metal-clad windows for Director-level HPPs seems to have been informed from the HRC's experience of approving several requests for metal-clad windows, and finding them to generally meet compatibility measures.
- Further, we understand that the HRC had not found fiberglass-clad windows to be able to incorporate some of the more detailed design elements traditionally found with wood windows, whereas metal-clad wood windows could do so.

4. New information

- **Non-Original Windows**

It was discussed by the applicant during presentations and in the application materials that the south façade window that is proposed to be replaced, is not original. It was also noted at the Feb. 2nd meeting that there are several different types of windows on the house, but not necessarily that they are replacements. There is enclosed second story sleeping room whose windows don't match the rest of the houses, but staff is not aware of these not being original to the enclosure. That there are other replacement windows present would seem to be new information.

- **Maintenance**

Staff is not aware of this issue being previously discussed or introduced, and believe that this may be new information.

February 17, 2015

Statement on Economic Development Policy

submitted by Mike Beilstein

I will start by saying that I am not opposed to economic activity. Our economy is the means by which people meet their needs for housing, nutrition, transportation, education, health care, entertainment and other things. City government has a responsibility to facilitate economic activity to assist in meeting the needs of our community. I am also not opposed to trade. Our quality of life is maintained by goods and services derived from outside our community as well as goods and services produced in our community.

I oppose the revision of the Economic Development Strategy for the same reasons I have opposed the strategy from the start. It does not address relevant issues of economic development for our community, and in fact if it were successful it would exacerbate our two greatest economic problems: excess resource consumption and economic inequality.

The policy is written as if it were a business plan for a typical capitalist corporation. A capitalist enterprise exists in a competitive environment in which it must constantly seek to grow merely to survive. Failure to grow results in the relative growth of competitors, who will use monopolistic control of the market to eliminate competition. If you don't understand this, you might consider the history the auto industry, banking, retail sales or agriculture in the USA.

The City of Corvallis is not a capitalist corporation and it does not face the need to constantly grow to beat the competition. The impulse toward growth only results in more expensive real estate and more commuting. Economic development directed toward growth may benefit some community members, but it is at the expense of the majority of residents.

The focus on "traded sector" economy derives from the model of the City as a capitalist corporation. The strategy is to continually enrich our community. By selling our "stuff" at a price higher than the price of "stuff" we buy from outside the community we create a positive flow of wealth into the community that makes us richer. We accumulate capital which is the theoretical goal of capitalist corporations.

However, there is a disconnect in the "accumulating capital" concept. The City does not accumulate capital, only smart entrepreneurs in the City benefit from our efforts to promote the "traded sector" economy. Higher earning by Corvallis corporations, or their owners, or employees does not translate into higher income for the City. It does translate into higher demand for services and skewing of the market to make the community less affordable for everyone who is not part of the "traded sector" boom.

The "traded sector" model derives from an imperialist world view. If we sell more and buy less, there has to be someone in the world selling less and buying more. We accumulate capital, but someone has to be depleting their capital for this to occur. We might not be able to identify exactly who it is, but if we consider it a success that a

company chooses to locate in Corvallis rather than Springfield, it is clear that our gain is a loss to Springfield.

Similarly, companies often start in Corvallis and grow too large for our community to support their personnel, transportation infrastructure, or other necessary services. They move to larger communities better suited to meet their needs. The imperialist “traded sector” model would view this as a loss to the community because their corporate earnings would no longer flow to Corvallis. Rather than try to grow our community to meet the needs of growing companies, we would do better to facilitate their moving to locations that better meets their needs, and create space for new companies to grow.

The focus of economic development strategy on growth is in direct opposition to a commitment to sustainability. Economic activity is directly correlated to resource consumption. There is clear need for greater resource consumption in some geographic and economic sectors, however Corvallis as a whole is not an economically underdeveloped community. As a community we do not suffer from poverty. We are very good at producing wealth. Individuals may face financial difficulties, but these are generally exacerbated by growth rather than alleviated.

If Corvallis intends to approach sustainability we need to reduce resource consumption, which means reducing economic activity. I realize this is impossible for most people to imagine. We have experienced 10,000 years of a system that thrived through greater consumption of resources, and an ever expanding economy. However, we can no longer sustain the acceleration of resource depletion. Global climate change is a well known consequence, but we are also depleting fresh water, energy resources, soil and even sand. We need to choose between continuing our cherished economic system, or continuing human civilization and life.

I conclude with reading recommendations which might help clarify the situation. Many people in Corvallis will be familiar with these suggestions. I hope consideration of these readings will help build consensus for a truly sustainable future and a rational economic policy.

Kate Pickett and Richard Wilkinson, **The Spirit Level: Why Greater Equality makes Societies Stronger** (2011)

Tim Jackson, **Prosperity Without Growth: Economics for a Finite Planet** (2011)

Rob Dietz and Dan O’Neil, **Enough is Enough: Building a Sustainable Economy in a World of Finite Resources** (2013)

Naomi Klein, **This Changes Everything: Capitalism vs. the Climate** (2014)