

**CITY OF CORVALLIS  
COUNCIL WORK SESSION MINUTES  
November 12, 2015**

The work session of the City Council of the City of Corvallis, Oregon, was called to order at 6:33 pm on November 12, 2015 in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon, with Mayor Traber presiding.

I. CALL TO ORDER

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, Hirsch (7:12 pm), York

ABSENT: Councilor Hogg (excused)

II. UNFINISHED BUSINESS

A. OSU-Related Plan Review Task Force – next steps

Mayor Traber noted items at Councilors' places, including a OSU-Related Comprehensive Plan (CP) Amendment Process Flowchart (Attachment A) and a handout from Councilor York entitled *OSU-Related Comp Plan Review – draft proposed revisions to finding and policies* (Attachment B).

Task Force Chair Gervais provided an overview of the Task Force's work and recommendations as included in the work session meeting packet. She said a representative from OSU attended nearly all of the Task Force's meetings and the Task Force received thoughtful input from the public. Mayor Traber and Councilors expressed appreciation for the Task Force's work.

In response to Councilor Hann's inquiry, Ms. Gervais noted broad issues were outlined in *Remaining Issues to be Addressed in Updates to the Comprehensive Plan or Implementing Documents*, which was included in the work session meeting packet. Councilor Hann said a common concern raised by the public related to a lack of monitoring of OSU's current Master Plan over the past ten years. The Task Force believed it was important for the Land Development Code (LDC) to include detailed methods for evaluating the progress of OSU's new District Plan.

In response to Councilor Bull's inquiry, Ms. Gervais said the Task Force's work was presented as a package. Ms. Gervais recommended forwarding the entire package to the Planning Commission, and eventually to the Council, for review and public input.

In response to Councilor Baker's inquiry, Ms. Gervais said the Task Force believed housing, livability, and transportation were the primary areas to be addressed. Councilor Hann noted those issues were initially identified through the OSU/City Collaboration Project. Ms. Gervais said the most pressing need was to provide OSU with guidelines timely so it could develop its next District Plan.

Councilor Brauner referred to the flow chart on page 37 of the electronic work session meeting packet, noting the first step was to initiate the amendment process; discussions about details would come later.

In response to Councilor Glassmire's inquiry, Ms. Gervais did not believe the CP was a vehicle to address student misbehavior, other than connecting it to general livability issues.

Councilor Beilstein observed that the Employment and Economic Development section did not mention that Corvallis' commute rate was 70 percent. He said Corvallis was an employment center; however, there were not enough residences to accommodate workers. He said the economic benefits of tourism were highlighted in the Visitor and Conference Activities section; however, there was no recognition of the resultant costs to the community. He believed the expenses the City incurred during OSU home football games exceeded the benefits provided by those who attended the games, and it was appropriate to recognize the adverse affects OSU had on the community. Ms. Gervais said the Task Force did not address issues that did not have an existing policy area to inform. Councilor Beilstein opined the commute rate and tourism costs should be included in the findings and policies. He noted that declining funding for Community Development Block Grants impacted affordable housing efforts. He did not understand why item 9.5.j., *Options to increase housing included inclusionary housing programs*, was suggested in the Housing section, as that tool was precluded by State law.

In response to Councilor Hann's inquiry, Ms. Gervais agreed that a common concern with OSU's current Master Plan was that monitoring activities were not communicated back to the Council. She added that in hindsight, the wrong metrics were being collected. For the new District Plan, a formal, flexible feedback mechanism for the Council was needed to ensure that monitoring could evolve to meet changing needs over time.

(Councilor Hirsch arrived at this time.)

Councilor York said public comments from the Task Force meetings were helpful and she agreed with presenting the Task Force's recommendations to the Planning Commission as a package. She then reviewed her perspectives on the recommendations as listed in her handout (Attachment B).

Councilor Bull agreed with Councilor York's view on the broad issues outlined in Attachment B. She believed OSU was impacting housing throughout the city, and perhaps beyond the city limits. She wanted more information about which problems the Council was trying to solve in the immediate future.

In response to Councilor Baker's inquiry, Mayor Traber and City Manager Shepard agreed the Vision and Action Plan work would drive the overall CP update.

Councilor Hann said the Task Force tried to identify areas where data was needed and he agreed with the need for clear guidelines about monitoring and reporting; however, he believed that was an area for communication between Council and staff and he did not believe such detail was appropriate for the CP or the LDC.

Councilor York said if the CP specified that monitoring was to occur, she wanted it to also specify how Council would use the information, such as what action would be taken if a standard was not met.

Councilor York referred to Land Use Guidelines 3.2.i.: *Land within the Urban Fringe contains large contiguous Oregon State University agricultural and forestry land areas.*

*The ability of these areas in support of instruction/research and extension activities requires that these large areas must be maintained free from division into small land parcels.* She believed it was possible to shift land uses without necessarily undermining OSU's mission and preferred that the last sentence read: *The use of these lands may impact the mission of the University and should be considered with caution.* In addition to increased student enrollment, one of the major factors facing the community was that OSU's use of land has pushed some of the needs that supplement the University's work, such as housing and transportation, out to the neighborhoods. She hoped OSU's new District Plan would consider whether all of its agricultural lands should continue to be configured exactly as they are now, or if the lands could be reconfigured and still be consistent with OSU's mission and newer instruction practices. She preferred that this element not be restricted as a finding.

Councilor Hann said one issue the Task Force debated related to large parcels of land in Benton County, which were outside the jurisdiction of the City's CP. There were concerns about the potential for development of those lands and how that would impact the City. Councilor Brauner said the CP could discuss land use plans within the Urban Growth Boundary; however, the LDC only applied to land within the city limits.

Councilor Brauner supported forwarding the Task Force's recommendations to the Planning Commission. He noted Council would have an opportunity to discuss details after the Planning Commission completed its review. He believed the Task Force had addressed the applicable major policy areas and noted at this stage, Council was just initiating the process.

Councilors were supportive of forwarding the Task Force's recommendations to the Planning Commission. The December 7 Council meeting agenda will contain an action item to initiate the process.

Councilor Bull requested that the staff report to Council on December 7 include a summary of the proposed process starting at the Planning Commission level so expectations are clear.

Mayor Traber recessed the meeting from 7:40 to 7:45 pm.

#### B. Council Self Evaluation

Councilors agreed with Mayor Traber's observation that, based on the evaluations, Councilors appeared to have mutual respect for each other and how they worked together as a Council.

Councilors discussed the length of Council meetings and the amount of conversation that occurred during Visitors Propositions. They were supportive of the Mayor providing an introductory statement on behalf of the entire Council to thank people for speaking to the Council, rather than having individual Councilors express appreciation to each person who provided testimony. Asking visitors to clarify their statements was acceptable; however, it was important to not let clarifications drift into deliberations. Making eye contact and being attentive to the person speaking was one way to show appreciation for the visitor's attendance. Issues raised by visitors that were not on the agenda could be raised again during Councilor reports. If no Councilors raised an issue at that time, it could be assumed there was no interest in pursuing it. Councilors agreed it was valuable

to remind visitors that Government Comment Corner was an opportunity to speak to a Councilor in depth about a specific topic.

Councilors briefly discussed Council's workload. Mayor Traber noted a work session was anticipated for January to discuss Council workload and processes. He asked Councilors to forward their suggestions to staff for inclusion in the work session meeting packet.

Councilors agreed that Councilor York would work directly with the City Manager, Municipal Judge, and City Attorney on the content of their evaluation instruments. She will provide results of the review to the full Council. Councilors also agreed with Councilor Baker's suggestion to include Department Directors in the Council evaluation process. Councilors supported adding the Mayor to the Council evaluation instrument.

C. Other Councilor Topics

Councilor Hann advocated for better training and direction for advisory board and commission members. He was concerned that some members may not understand their roles. Councilors briefly discussed staffing and other resource needs for the Community Involvement and Diversity Advisory Board. Mayor Traber suggested Councilors consider those needs during the upcoming budget process.

III. ADJOURNMENT

The meeting adjourned at 8:20 pm.

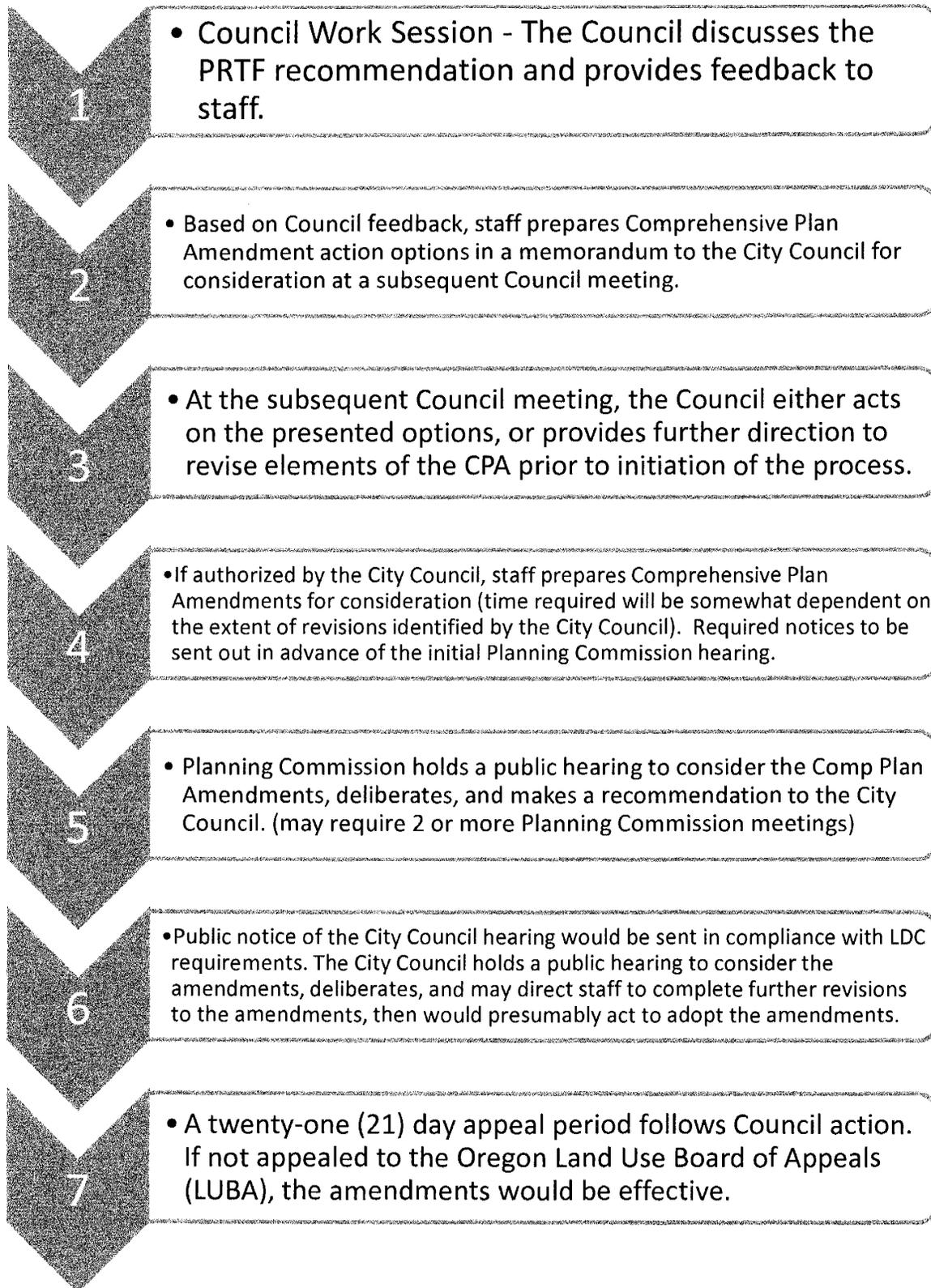
APPROVED:

  
\_\_\_\_\_  
MAYOR

ATTEST:

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

## OSU-Related Comprehensive Plan Amendment Process Flowchart



## **OSU related comp plan review – draft proposed revisions to findings and policies**

### **Findings should be:**

- Concise (keep the length of the whole document as short as practical)
- Accurate (and use latest data)
- Relevant (ie useful as a basis for understanding the category and land use implications)
- Balanced (ie neither skewed to the negative nor the positive, a good reflection of the conditions. No fluff; no digs.)
- And, whenever possible, open to a variety of policy and operational approaches.

### **Broad issues to consider now** (not comprehensive and not prioritized):

- If we say “the City shall”, we need to be prepared to do it. That item needs to go into a departmental workplan with the highest priority.
- How do we define master plans or districts? How are they treated in Comp Plan?
- When monitoring is required in the comp plan there needs to be clarity about who will be responsible for doing that work, what standards are to be met, and how (OSU?) will mitigate or otherwise alter their activities so as to meet the standards. This requires we differentiate between aspirational goals and concrete standards (should/may, vs. shall?)
- Are we establishing our approach to solving land use problems related to OSU, and doing it in a way that is clear, concise and helpful? If others read the document, can they discern what we are trying to accomplish?

### **Broad issues for later** (major comp plan review and revision after Vision Action Plan is complete)

- What we mean by “livability”, how we are going to measure it (PSU in the Vision Action plan?), how we are going to monitor the measures, how we are going to act when the measures aren’t met (or how we are going to incentivize others to help us achieve a reasonable standard of livability). Or drop it.
- How do we address complex, multi-category problems?
- Dan’s editing critique: vague meanings and ambiguous terms, advice for another government agency, passive voice, data without conclusions, City obligated to spend money, matter of opinion (no data to support), editing for meaning (are we avoiding saying what we mean, or is the phrasing just awkward).

### **Specific, significant findings and policies to consider adding or revising:** *(my comments in italics)*

#### Land Use guidelines

- 3.2.i Land within the Urban Fringe contains large contiguous Oregon State University agricultural and forestry land areas. The ability of these areas in support of instruction/research and extension activities requires that these large areas must be maintained free from division into small land parcels. *I think that it is possible to shift uses without necessarily undermining the mission of the institution. I’d prefer to substitute “the use of these lands may impact the mission of the University and should be considered with caution” for the second sentence.*

#### Economy

- 8.2.d The stability of Corvallis and Benton County’s economy is dependent on a few major employers in a few economic sectors (etc.) *The last line should be separate as an additional finding:*
- 8.2.x *two of the three top employers in the City are non-profit organizations, which do not pay property taxes.*

- 8.4 Education -- *why are new findings (8.4.d – 8.4.g) listed here, rather than under 8.2, Employment and Economic Development? Could these be edited down to be concise, relevant and balanced?*
- Policies – 8.4.1 – 8.4.4 – “The City shall encourage (or support)...” *What does this mean?*
- 8.6.a –j –*Could these be edited to be concise, relevant and balanced?*

## Housing

- 9.x Federal censuses report a decrease of non-student residents in Corvallis.
- 9.4 – *a lot of data here. Is it all related to OSU? If not, wait to include it when we do the major revision. There isn't a mention of the ECONorthwest study. Was there anything there related to OSU?*
- 9.7.b – According to information collected by OSU University Housing and Dining Services, during the 2004 Fall term, ...*mentions the increase of capacity in housing in residence halls. However this increase was primarily a result to putting an extra bed in each room (operational) rather than due to development. This change is easily reversible. Strike it or clarify.*
- 9.7.i - The availability of traditional lower cost on-campus student housing, including co-ops, has been reduced for a variety of reasons, including the cost of needed seismic upgrades. – *the buildings are still used and (I believe) have not been upgraded. This is unbalanced. – it needs a related policy such as “encourage the University to make available lower cost housing options for students.”*

## Transportation

- 11.2.16 – Transportation requirements associated with development must be clear, measurable, and carefully monitored for effectiveness. *ALSO – there needs to be a mechanism to enforce adjustment when effectiveness is not achieved.*
- 11.4.x Lack of desirable (affordable and convenient) on-campus parking externalizes OSU commuter parking to residential neighborhoods surrounding campus.
- 11.4.x Surface parking can be converted easily into other uses after demand for parking is reduced by TDM measures.
- 11.4.x The utilization rate (90%) in campus parking lots is not a valid measure of demand for commuter and visitor parking because this measure also depends on University decisions concerning location, permit prices, use designation, allocation priorities, and shuttle service levels.
- 11.4.j “the City Council’s plan to expand residential parking districts, which was considered through the referendum process, did not gain widespread support from voters in 2014.” -- *Would readers in future years conclude that the referendum just barely passed or just barely failed?*
- 11.x Currently several intersections around campus do not meet Level-of Service (LOS) standards.
- 11.x University-related, cut-through drivers cause excessive trips on local streets. This improves LOS performance but decreases livability.

## Special areas of concern

- 13.2.j – *comparing the number of beds on campus from 2004 to 2014 (3,422 to 4,846) is misleading. Most of that change, again, is from operations and could be altered at any time. Or are we suggesting a policy or LDC language requiring the number of beds in residence halls? Repetition of 9.7.b?*
- 13.2.6 – *monitoring and adjustments – consider built in exceptions for good results – could shift burden of proof to OSU, reducing City requirements to monitor and enforce.*
- 13.2.8 The city encourages OSU to develop a means of development decision-making that is more transparent... *ADD: to the general public.*
- 13.4.h, 13.4.6 – *The term ‘Squaw Creek’ is offensive to many. Has this been changed by the state?*