

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
December 7, 2015**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Visitors' Propositions 1. Washington Park (Ellis, Murphy, Mace) Page 470	Yes		
Consent Agenda Pages 470-471			<ul style="list-style-type: none"> • Adopted Consent Agenda <u>passed U</u>
Unfinished Business 1. Initiate review of recommended OSU-Related Comprehensive Plan amendments 2. CRCCA labor agreement Pages 471-472			<ul style="list-style-type: none"> • Staff to incorporate 11/12/15 work session comments and forward to Planning Commission <u>passed U</u> • Approved agreement <u>passed U</u>
HSC – November 17, 2015 1. Corrections to minutes, if any 2. CPRR: 4.06, "Library Displays, Exhibits, and Bulletin Boards" 3. Municipal Code Review: Chapter 5.01, "City Park Regulations" 4. CPRR: 4.03, "Senior Citizens' Center Operational Policies" 5. CPRR: 4.04, "Park Utility Donations" Pages 472-473	Yes		<ul style="list-style-type: none"> • Affirmed Policy <u>passed U</u> • ORDINANCE 2015-21 <u>passed U</u> • Amended Policy <u>passed U</u> • Amended Policy <u>passed U</u>
USC – November 17, 2015 1. Corrections to minutes, if any 2. TSP process update 3. Unimproved Streets Policy discussion Pages 473-474	Yes Yes Yes		
ASC – November 18, 2015 1. Corrections to minutes, if any 2. Visit Corvallis First Quarter Report 3. City Operating First Quarter Report 4. Majestic Theatre First Quarter Report 5. Utility Rate Annual Review 6. CPRR: 1.11, "Identity Theft Prevention and Red Flag Alerts" 7. CPRR: 2.11, "Councilor Information Requests" Pages 474-475	Yes Yes		<ul style="list-style-type: none"> • Accepted Report <u>passed U</u> • Accepted Operating and Investment Reports <u>passed U</u> • ORDINANCE 2015-22 <u>passed U</u> • Amended Policy <u>passed U</u> • Amended Policy <u>passed U</u>

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Other Related Matters 1. Resolution accepting a grant for Martin Luther King, Jr. Park upgrades 2. Resolution accepting a grant for a solar array at the Corvallis Airport 3. Second reading of an ordinance related to RPDs amending Municipal Code Section 6.15.030 Page 475			<ul style="list-style-type: none"> • RESOLUTION 2015-33 <u>passed U</u> • RESOLUTION 2015-34 <u>passed U</u> • ORDINANCE 2015-23 <u>passed 8 to 1</u>
Mayor's Reports 1. FPO Westfall featured in MOM Magazine 2. CGTF Chairs Meeting 1/12/16 Pages 475-476	Yes Yes		
Council Reports 1. Climate Action Task Force (Baker) 2. Housing Development Task Force (Beilstein) 3. Sustainable Budget Task Force (Brauner) 4. Vision and Action Plan Task Force (York) 5. Washington Park (Hogg) 6. Demolition of backyard cottage (Beilstein) 7. Wild turkeys and Arnold Park play structure (Glassmire) 8. Assistance to people purchasing homes and Washington Park (Bull) 9. Zonta and Winter's Eve Corvallis (Hann) Pages 476-478	Yes Yes Yes Yes Yes Yes Yes Yes		
Staff Reports 1. Winter Weather Preparation 2. 11/16/15 Council meeting follow up: expansion of RPD B, parking at Whiteside Theatre, light intrusion 3. Snow response priorities map 4. Federal transportation funding reauthorization Page 478	Yes Yes Yes Yes		
New Business 1. University Venture Development Fund Pages 478-479			<ul style="list-style-type: none"> • Mayor to write letter from Council supporting restoration of UVDF <u>passed 7 to 1</u>

Glossary of Terms

ASC	Administrative Services Committee	OSU	Oregon State University
CGTF	Council Goals Task Force	RPD	Residential Parking District
CPRR	Council Policy Review and Recommendation	TSP	Transportation System Plan
CRCCA	Corvallis Regional Communications Center Association	U	Unanimous
FPO	Fire Prevention Officer	USC	Urban Services Committee
HSC	Human Services Committee	UVDF	University Venture Development Fund

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I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:30 pm on December 7, 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

Councilor Hogg placed a "Save Washington Park" button at Councilors' places (Attachment A).

IV. PROCLAMATION/PRESENTATION/RECOGNITION – None

V. VISITORS' PROPOSITIONS

Charlyn Ellis did not favor selling any portion of Washington Park. She voted for Linn-Benton Community College's (LBCC) District General Obligation Bond Authorization ballot measure based on assurances that the Park would not be part of the Benton Center expansion. She said paving part of Washington Park could lead to paving other parks, such as Chintimini.

Shelley Murphy read from a League of Women Voters letter opposing use of Washington Park for Benton Center parking (Attachment B).

Mariana Mace did not favor selling any portion of Washington Park to accommodate the Benton Center's expansion. She believed LBCC should live within the constraints of the Benton Center site or seek land elsewhere. She said LBCC also needed to emphasize alternative modes of transportation.

VI. CONSENT AGENDA

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

A. Reading of Minutes

1. City Council Work Session – November 12, 2015
2. City Council Meeting – November 16, 2015
3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Bicycle and Pedestrian Advisory Board – November 6, 2015
 - b. Downtown Parking Committee – November 3, 2015
 - c. Historic Resources Commission – November 10, 2015
 - d. Planning Commission – October 21 and November 4 and 18, 2015

- B. Schedule a public hearing for December 21, 2015 to consider the CDBG/HOME Action Plan for Fiscal Year 2016-17
- C. Approval of an application for a Full On-Premises Sales liquor license for Ben Metzger, owner of The Dam Sports Arcade, 349 SW Fourth Street (New Outlet)
- D. Approval of an application for a Full On-Premises Sales liquor license for Michael Monroe, owner of Park Life LLC, dba Kingfish Lounge, 151 NW Monroe Avenue (Change of Ownership)
- E. Approval of an application for a Full On-Premises Sales liquor license for Ken Moon, owner of HOBI, LLC, dba House of Brews, 140 NW Third Street (Change of Ownership)
- F. Acknowledgement of change of Corvallis School District 509J representative on Parks, Natural Areas, and Recreation Advisory Board
- G. Announcement of appointments to advisory boards (Arts and Culture Advisory Board – Little; Library Board – Clevering; Cascades West Area Commission on Transit – Baker, Steckel)
- H. Announcement of a vacancy on Parks, Natural Areas, and Recreation Advisory Board (Rosenberg)
- I. Schedule an Executive Session at 5:30 pm on December 21, 2015 under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)
- J. Acknowledgement of Planning Commission recruitment update
- K. Acknowledgement of Comprehensive Annual Financial Report
- L. Approval of Systems Development Charge reimbursement for Sylvia Subdivision

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA – None

VIII. UNFINISHED BUSINESS

- A. Initiate review of Recommended OSU-Related Comprehensive Plan Amendments

Mayor Traber expressed sincere appreciation to members of the OSU-Related Plan Review Task Force, including Councilors Bull, Hann, and Hogg; Task Force Chair Gervais; and Planning Commissioners Sessions, Woodside, and Woods.

Councilors York and Hann, respectively, moved and seconded to direct staff to amend the OSU-Related Plan Review Task Force recommendations to incorporate Council feedback and bring that back to Council prior to sending the modified recommendations to the Planning Commission.

Councilor Beilstein asked staff to ensure the Planning Commission received a copy of the November 12 Council work session minutes; City Manager Shepard agreed.

Councilors discussed whether it was necessary for staff to bring the updated recommendations to Council before sending them to the Planning Commission.

Councilor Hann preferred that the two vacancies on the Planning Commission were filled before the Planning Commission started reviewing the recommendations; Councilor Brauner agreed.

Councilor Bull said the Council could benefit from being clear about what level of review it was asking of the Planning Commission.

Councilors York and Hann, respectively, accepted and seconded, Councilor Brauner's friendly amendment to have staff work on making a cleaner document based on the November 12 Council work session discussion and forward it to the Planning Commission.

Councilor Glassmire said it would be helpful for staff to include an explanation of how it got from the original to the revised document.

Mayor Traber summarized the process as follows: A set of recommended legislative changes to the Comprehensive Plan would be forwarded to the Planning Commission. The Planning Commission would conduct a public hearing and consider accepting the changes as presented, or modifying them. The Planning Commission's recommendations would then come to the Council for a public hearing and a final decision by Council.

Councilor Hann recognized the efforts of Planning Division Manager Young.

The amended motion passed unanimously.

B. Corvallis Regional Communications Center Association labor agreement

Councilors Hirsch and Brauner, respectively, moved and seconded to approve the Corvallis Regional Communications Center Association labor agreement negotiated and tentatively agreed to on October 19, 2015.

The motion passed unanimously.

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

A. Human Services Committee (HSC) – November 17, 2015

1. Corrections to HSC minutes, if any

There were no corrections to the minutes. The item was for information only.

2. Council Policy Review and Recommendation: 4.06, "Library Displays, Exhibits, and Bulletin Boards"

Councilors Hann and Beilstein, respectively, moved and seconded to affirm the Policy. The motion passed unanimously.

3. Municipal Code Review: Chapter 5.01, "City Park Regulations" (Alcoholic Beverages in Parks)

City Attorney Brewer read an ordinance relating to alcoholic beverages in parks, amending Municipal Code Section 5.01.110.010, "Alcoholic Beverages in Parks," as amended.

ORDINANCE 2015-21 passed unanimously.

Councilor Hann said an ordinance concerning requirements for associated liability insurance would be presented for consideration at the December 21 Council meeting.

4. Council Policy Review and Recommendation: 4.03, "Senior Citizens' Center Operational Policies"

Councilors Hann and Glassmire, respectively, moved and seconded to amend the Policy. The motion passed unanimously.

5. Council Policy Review and Recommendation: 4.04, "Park Utility Donations"

Councilor Hann encouraged people to donate to City parks.

Councilors Hann and Beilstein respectively, moved and seconded to amend the Policy. The motion passed unanimously.

B. Urban Services Committee (USC) – November 17, 2015

1. Corrections to USC minutes, if any

There were no corrections to the minutes. The item was for information only.

2. Transportation System Plan (TSP) Update Process

Councilor Baker said public outreach on the TSP goals and objectives had been completed. A local bicycling trip with the consultant and staff was conducted to see issues from a bicyclist's point of view. Lessons learned would be addressed when the Plan was updated. Staff and the consultants planned to attend a health and transportation event at Oregon State University on December 8. The item was for information only.

3. Unimproved Streets Policy Discussion

Councilor Baker said staff provided a timeline for collecting information between February and June 2016 for USC and the Council to use when developing an unimproved streets policy. The item was for information only.

C. Administrative Services Committee (ASC) – November 18, 2015

1. Corrections to ASC minutes, if any

There were no corrections to the minutes. The item was for information only.

2. Visit Corvallis First Quarter Report

Councilors Bull and Brauner, respectively, moved and seconded to accept the Report. The motion passed unanimously.

3. City Operating First Quarter Report

Councilors Bull and Brauner, respectively, moved and seconded to accept the Operating and Investment Reports. The motion passed unanimously.

4. Majestic Theatre First Quarter Report

Councilor Bull noted that Majestic Theatre videos posted on social media doubled ticket sales. The item was for information only.

5. Utility Rate Annual Review

Councilor Bull said rate increases were necessary to pay for current needs. Future rate increases may exceed the goal of a three percent maximum to fund infrastructure replacement. Staff recommended no increase in the Water Fund, a 3.5 percent increase in the Wastewater Fund, and a 10 percent increase in the Storm Water Fund for a combined overall rate increase of 2.8 percent effective February 1, 2016.

Mr. Brewer read an ordinance relating to utility rates, amending Corvallis Municipal Code Chapter 3.06, "City Services Billing," establishing rates for 2016 and stating an effective date

ORDINANCE 2015-22 passed unanimously.

6. Council Policy Review and Recommendation: 1.11, "Identity Theft Prevention and Red Flag Alerts"

Councilors Bull and Brauner, respectively, moved and seconded to amend the Policy. The motion passed unanimously.

7. Council Policy Review and Recommendation: 2.11, "Councilor Information Requests"

Councilors Bull and Brauner, respectively, moved and seconded to amend the Policy. The motion passed unanimously.

D. Other Related Matters

1. A resolution accepting a grant for \$147,500 for the purpose of Martin Luther King, Jr. Park facility upgrades and expansion

City Attorney Brewer read the resolution.

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

RESOLUTION 2015-33 passed unanimously.

2. A resolution accepting a grant for \$245,000 for the purpose of constructing a solar array at the Corvallis Airport in the Airport Fund

Mayor Traber noted 80 percent of the Airport's power would come from solar energy.

Mr. Brewer read the resolution.

Councilor Baker hoped the grant would further the City's efforts in the Take Charge Corvallis campaign as part of Corvallis' participation in the Georgetown University Energy Prize competition.

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

RESOLUTION 2015-34 passed unanimously.

3. Second reading of an ordinance relating to creation and designation of Residential Parking Permit Districts, amending Corvallis Municipal Code Section 6.15.030, "Creation and Designation," as amended

Mr. Brewer read the ordinance.

ORDINANCE 2015-23 passed eight to one, with Councilor Baker opposing.

X. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

Mayor Traber said Fire Prevention Officer Carmen Westfall was featured in this month's MOM Magazine.

Mayor Traber said a Council Goals Task Force Chairs meeting was scheduled for January 12.

B. Council Reports

1. Climate Action Task Force (CATF)

Councilor Baker at its last meeting, the CATF drafted goals to guide staff and community work for action items; information was available on the CATF web page. The CATF would continually revisit the goals during the course of its work. Many of the goals were a re-statement of the CATF's guiding principles. In response to Councilor Hann's inquiry about whether the CATF wished to transition to a steering committee, Councilor Baker said it was intended to remain as a task force. Changes to composition of the CATF had not been discussed; however, it could be in the future if there was interest. To increase representation from residents, it was involving reviewers from the community who have expertise in various areas. Councilor Baker said an outline of the Climate Action Plan would be reviewed at their next meeting. He invited the public to share ideas.

2. Housing Development Task Force (HDTF)

Councilor Beilstein said staff surveyed 25 communities about affordable housing strategies and received 21 responses. Very little was found that Corvallis was not already doing. The HDTF was awaiting completion of the Buildable Lands Inventory (BLI) update, which may guide its future recommendations. The HDTF had not yet conducted public outreach beyond discussions with those who provided comments at HDTF meetings. Councilor Bull said at Government Comment Corner, a constituent inquired about the BLI's status and expressed concern that prior inventories included lands that were not buildable. Councilor Beilstein expected preliminary BLI information would be available later in the month. The final report from EcoNorthwest was expected in February. He said the current BLI only distinguished undevelopable land based on zoning designations, so it did not was possible to determine what was not buildable because it was a wetland or contained steep slopes. He said the formula for creating a BLI was driven by the State. In the contract for the new BLI update, the City requested additional analysis of the inventory so it would include information about constraints to development. He suggested those with concerns should contact interim Community Development Director Weiss.

3. Sustainable Budget Task Force (SBTF)

Councilor Brauner said the SBTF's December 9 meeting would focus is on gap scenarios, such as what the City would do if additional revenues were not received and if the local option levy was not renewed. An update on the Public Employee Retirement System was also anticipated. Meeting dates to review Public Works infrastructure would be scheduled soon. The SBTF will work with the Vision and Action Plan Task Force concerning public outreach activities. In response to Councilor Hann's inquiry, Councilor Brauner said information about budget reductions in prior years was available in the SBTF's materials. SBTF did not anticipate transitioning into a steering committee, as the Budget Commission would provide additional community perspective.

4. Vision and Action Plan Task Force (VAPTF)

Councilor York said a resolution expanding the VAPTF to a larger representative steering committee would be presented for consideration at the December 21 Council meeting. She was attending advisory board and commission meetings to share information about the VAP development efforts in the coming year and encourage members to participate in the Plan's development.

5. Other Council Reports

Councilor Hogg said the Save Washington Park buttons (Attachment A) came from a citizen who read about the Washington Park controversy in the newspaper. He wanted to do something to help, so he offered to cover the cost of making as many buttons as people wanted. Anyone who would like a button was encouraged to contact Councilor Hogg, who would put them in touch with the citizen.

Councilor Beilstein referred to an article in the Sunday, December 6, 2015 edition of the *Corvallis Gazette-Times* regarding demolition of a backyard cottage that had been built, without permits, over the City sewer line. In his opinion, it was not a good outcome for the homeowners and the City, and he apologized to the homeowners. Mr. Shepard said staff followed the City's Land Development Code and the result was less than positive for the homeowners. Options were explored; however, no successful alternatives were identified. The case was being closed without requiring walls within the primary dwelling unit to be opened for inspection.

Councilor Glassmire said he received complaints from constituents about wild turkeys. Construction of a play structure at Arnold Park was delayed due to errors made by the company that the City contracted with for the structure. Councilor Glassmire read from a letter submitted by the company complimenting Parks and Recreation Director Emery and Park Planner Rochefort, "First and foremost Karen Emery and Jacqueline Rochefort are two of the most professional parks and recreational personnel I have ever met in over 32 years of industry experience."

Councilor Bull wanted to learn more about what the City does to help people who are purchasing a home. She wondered if a flyer could be created to say where information about City easements and permits could be found. She hosted Government Comment Corner on December 5 and was approached by constituents who wanted to know more about Washington Park after reading an article in the newspaper that suggested that the City had invited conversation about developing Washington Park. Councilor Bull said leadership representatives from the City Council and Linn-Benton Community College (LBCC) met on September 5 and at that time, the City had inquired about development plans for the Benton Center and suggested that LBCC bring renderings of development options to a Council meeting so the public could view them. Another constituent inquired about emergency preparedness and Councilor Bull hoped the topic would be included in the Vision and Action Plan process and implementation of the Public Participation Task Force recommendations related to neighborhoods. Another constituent asked about

getting more involved in City matters. She noted the draft time line for the Council Goals Task Forces and that an update to the time line was anticipated in January.

Councilor Hann attended Zonta's silent auction and Winter's Eve Corvallis. He commended both groups for their work on behalf of the community.

C. Staff Reports

1. Winter Weather Preparation

Mr. Shepard referred to the Snow Response Priorities map on page 136 of the electronic Council meeting packet. He asked Council and the public to review the map to understand what staff could do and where the priority routes were located.

2. Other

Mr. Shepard provided the following updates from discussions at the November 16 Council meeting:

Expansion of Residential Parking District B – Staff worked with the citizens who requested the expansion, and a parking analysis was being planned. If minimum standards were met, staff would return to Council requesting approval to expand the District. Councilor Hogg noted it was important to conduct the parking study when school was in session.

Parking at the Whiteside Theater – The Downtown Parking Committee is scheduled to discuss the matter at their January 5 meeting. Staff was working with Mr. Gandara to determine whether other issues, such as fees, could be mitigated.

Light intrusion – Staff determined the neighbor was not in violation of the City's Land Development Code; however, the neighbor agreed to use a lower wattage bulb as a test. Councilor Hirsch said light intrusion was a problem and suggested that at a later date Council should consider tightening up Code language.

Mr. Shepard reported the City received Federal transportation funding reauthorization for five years, and funding was five percent above historic levels in the current year and then two to three percent for the following four years.

XI. NEW BUSINESS

A. University Venture Development Fund (UVDF)

Economic Development Manager Nelson reviewed the staff report, noting the Economic Development Advisory Board was requesting a letter from the Council supporting renewal of UVDF tax credits. It was believed too much was happening at the Legislature during the last session, so they did not have time to address the UVDF sunset.

Communities around Oregon are submitting letters of support in hopes the UVDF will be renewed in the Legislature's upcoming short session.

In response to Councilor Glassmire's inquiry, Mr. Nelson said the UVDF tax credits were independent of all other tax credits.

In response to Councilor Hann's inquiry, Mr. Nelson said ten local companies had been enabled by OSU's use of the UVDF tax credits, including Inpria, Alliscor, Amorphyx, CSD Nano, WastetoWatergy and Beet. Together, they brought in over \$20 million in private investment, Federal grants, and customer revenue. Mr. Nelson added that about half of the venture start-ups were from the community, so not all of them came out of OSU.

Mayor Traber said the example cited by Mr. Nelson was the type of economic development activity the City had been stimulating through the Economic Development Office, the OSU Advantage Accelerator, and the Regional Accelerator and Innovation Network to benefit Corvallis.

Councilor Beilstein said the UVDF shifts money that would have been tax revenue to risky, private developments and, therefore, he did not support the Council's endorsement.

Councilor Hirsch hoped that technology that comes from a company using the tax credits might lead to a solution for climate change. He wanted to encourage innovation and creative ideas to solve the world's problems instead of limiting it.

Councilors Hann and Brauner, respectively, moved and seconded for Mayor Traber to write a letter from the Corvallis City Council supporting restoration of tax credits for the University Venture Development Fund.

Councilor Baker abstained due to his employment position with Representative Dan Rayfield, who was planning to be a chief co-sponsor of the bill. He did not have concerns about the policy issue.

Councilor Glassmire hoped that at a later date Council could discuss Councilor Beilstein's concerns about growth and housing. He agreed with Councilor Beilstein's perspective that growth could not go on forever. Councilor Bull said growth did not have to be resource intensive and increasing jobs did not necessarily mean natural resources were being abused. She believed there was room to encourage innovation without negative impacts.

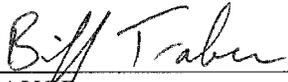
The motion passed seven to one, with Councilor Beilstein voting no and Councilor Baker abstaining.

XII. PUBLIC HEARINGS – None

XIII. ADJOURNMENT

The meeting adjourned at 7:57 pm.

APPROVED:



MAYOR

ATTEST:



CITY RECORDER





LWV Corvallis

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DATE: December 2, 2015

TO: Mayor Traber, members of the Corvallis City Council

CC: Greg Hamann, President, Linn-Benton Community College
LBCC Board of Directors

FROM: Laura Lahm Evenson, President, League of Women Voters Corvallis

SUBJECT: Washington Park and Linn-Benton Community College (LBCC)

The League of Women Voters continues to be opposed to selling or leasing a portion of Washington Park to accommodate parking for LBCC's Benton Center for a few more reasons than we stated in our July 8, 2014 memo to the Corvallis Mayor and City Council. We base our opposition on a review of city government documents and LWV Corvallis positions.

- Corvallis Comprehensive Plan Policy 5.6.4 states, "*Land that has been acquired for park purposes shall not be used for any other purposes unless the use is strictly temporary in nature and is compatible with park use...*"
- City Resolution 94-13 states, "*Land dedicated for parks will have a restriction as follows: It cannot be sold.*" The resolution contains a list of City parks to which this statement refers; the list includes Washington Park.
- Additional Comprehensive Plan policies¹ concerning flood plain, protection of parks' mature trees, and the uses and needs of parks are also relevant.

These unambiguous statements present clear and long-standing community values, stretching back at least 20 years. Selling a portion of Washington Park or using it for Benton Center parking would constitute a direct violation of both the policies and the resolution.

More recently, in a random, statistically-valid survey conducted in conjunction with the updating of the Parks and Recreation Master Plan, Corvallis residents identified "maintaining what we have" as the issue with top priority.

In addition, voters were assured in a July 17, 2014 letter to the Corvallis Mayor and City Council from LBCC President Greg Hamann, that "*...after listening to what Corvallis Citizens have said, we are withdrawing our interest in purchasing a portion of the park. ...Structured parking, either alone or in collaboration with Samaritan Health Services, as well as other good parking options are being researched and developed...*"

Suggestions for LBCC action

Because we believe the educational mission of the community college is important, in our earlier letter, League proposed that to solve the parking issue, LBCC conduct a full and open public process, using a professional facilitator, which includes all stakeholders. At a minimum, the group to initiate the discussion should include:

- A representative of the Corvallis Parks, Natural Areas, and Recreation Board
- Representative(s) of the surrounding neighborhood
- Representative(s) of LBCC
- Representative of Samaritan Health
- City Representative (Councilor, City Manager, or Parks Director)
- Representative of the City at Large (League of Women Voters member).

Others who could provide helpful input at key points are LBCC students and employees, representatives of the City's Civic Beautification and Urban Forestry Board and of its Historic Resources Commission, and someone with transportation/public transit expertise. Additional information might also prove useful from 509J and from OSU (possibly a person who works with LBCC dual-enrollment and transfer students), and potential employers of LBCC students.

Instead of violating voters' trust, we believe LBCC should use the stakeholder group to explore possibilities for parking that do not involve Washington Park, as well as alternatives to the use of the private car such as coordinated transit, carpooling, and safe bikeways. We greatly value both college and the park, and we believe a robust public conversation can help to solve this serious community issue while preserving Washington Park for future generations.

Recommended action for the City of Corvallis

League believes that implementation of one of the recommendations in the updated Parks and Recreation Master Plan is of utmost importance: Recommendation B14 (p. 247): *Establish clear definitions and guidelines to create a unique prescriptive zone for all lands considered parks, natural areas, and trail and have them incorporated in the Land Development Code.*

The need for clear definitions of what our parklands and natural areas can be used for and a prohibition against selling them is urgently needed. In addition to LBCC's proposal, the City has studied the use of the Orleans Natural Area as part of our wastewater treatment system. Clear definitions and guidelines need to be consistent throughout all City Departments. Inclusion of these definitions in the Land Development Code would help give these lands maximum protection.

Further, if height limitations or other requirements in the Land Development Code are impediments to building a parking structure on existing LBCC property, the City might consider allowing a variance in this very special situation.

The League's positions strongly support community planning and the important role parks play in the health, livability, and environmental quality of our community now and in the future. As Corvallis continues to grow, the existing park land in the urban center will become more and more valuable especially as outdoor open space for the increasing number of apartment dwellers. It is also important to remember that Washington Park, once a wetland, will be needed as we see a changing climate with more rain—often coming down in heavy spurts—requiring more places throughout the City to handle this increase in water volume.

Please do not allow Washington Park to become a parking lot.

¹ Comp Plan Policies 4.8.6, 4.8.7, 4.8.8, and 4.8.11 must be addressed because the park is within the 100-year floodplain, exceedingly wet during winter and spring, and nearby residences already deal with the effects. (We note that current use of the area for a park directly implements 4.8.11, which calls for “low-impact uses” on flood plain lands.)

Comp Plan Policies 5.3.2, 5.3.3, and 5.3.4 speak to maintenance and protection of the park’s mature trees, which will be destroyed if the current plans go forward.

Comp Plan Policies 5.5.2, 5.5.10, and 5.6.6 relate to the uses and needs of park lands. (We note that 5.6.6 specifically includes LBCC in a list of local jurisdictional partners with whom cooperation is emphasized “to ensure that adequate recreation and open space lands and facilities will be provided.”)