



**CORVALLIS
CITY COUNCIL AGENDA**

January 4, 2016

6:30 pm

Executive Session: 5:30 pm

Public Hearing at 7:30 pm: Kings Blvd Extension

LaSells Stewart Center

Regular Meeting: Construction and Engineering Hall

Executive Session: Weyerhaeuser Conference Room

875 SW 26th Street

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

5:30 pm – Executive Session under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

COUNCIL ACTION

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PROCLAMATION / PRESENTATION / RECOGNITION

V. VISITORS' PROPOSITIONS – This is an opportunity for visitors to address the City Council on subjects not related to a public hearing before the Council. Each speaker is limited to three minutes unless otherwise granted by the Mayor. Visitors' Propositions will continue following any scheduled public hearings, if necessary.

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

A. Reading of Minutes

1. City Council Meeting – December 21, 2015
2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Arts and Culture Advisory Board – November 18, 2015
 - b. King Legacy Advisory Board – November 16, 2015
 - c. Library Advisory Board – September 2, October 7, and November 4, 2015
 - d. Watershed Management Advisory Board – December 2, 2015

- B. Announcement of appointments to the Vision and Action Plan Steering Committee
- C. Announcement of appointments to Parks, Natural Areas, and Recreation Advisory Board (Curtin, Hill)
- D. Schedule an Executive Session immediately following the January 19, 2016 Council meeting under ORS 192.660(2) (h) (status of pending litigation or litigation likely to be filed)

VII. ITEMS REMOVED FROM CONSENT AGENDA

VIII. UNFINISHED BUSINESS

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

- A. Other Related Matters
 - 1. An ordinance granting to Pioneer Telephone Cooperative a nonexclusive franchise for the provision of telecommunications services within the City of Corvallis, and stating an effective date, **to be read by the City Attorney with no motion required by Council** [direction]

X. MAYOR, COUNCIL, AND STAFF REPORTS

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

Task Force minutes and meeting materials are available from the Archives link on the City's website.

 - 1. Climate Action Task Force [information]
 - 2. Housing Development Task Force [information]
 - 3. Sustainable Budget Task Force [information]
 - 4. Vision and Action Plan Steering Committee [information]
 - 5. Other Council Reports [information]

XI. NEW BUSINESS

XII. PUBLIC HEARING – 7:30 pm

- A. A public hearing to consider appeal of an application to extend Kings Boulevard (PLD15-000003) [direction]

XIII. POSSIBLE RECESS TO EXECUTIVE SESSION

- A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed) [information]

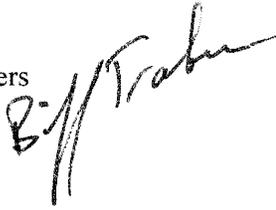
XIV. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 541-766-6901 or the Oregon Communications Relay Service at 7-1-1 to arrange for TTY services. A large print agenda can be available by calling 541-766-6901.

A Community That Honors Diversity

MEMORANDUM

To: City Council Members

From: Biff Traber, Mayor 

Date: December 29, 2015

Subject: Appointments to Expanded Vision and Action Plan Steering Committee

Per Resolution 2015-36, the Vision and Action Plan Task Force is expanding to the Vision and Action Plan Steering Committee. As the first step, I am appointing the following organization representatives:

- Brenda Downum-van Develder..... Corvallis School District 509J
- Cooper Whitman Corvallis Chamber of Commerce
- Jennifer Moore United Way of Benton and Lincoln Counties

Council confirmation of these appointments is not necessary; this announcement is provided for your information.

M E M O R A N D U M

To: City Council Members
From: Biff Traber, Mayor 
Date: December 30, 2015
Subject: Appointments to Parks, Natural Areas, and Recreation Advisory Board

I am appointing the following persons to the Parks, Natural Areas, and Recreation Advisory Board for the terms of office shown:

Ed Curtin
Term expires June 30, 2016

Ed is an avid user of Corvallis' parks, plays on two softball teams, hikes, walks, picnics, bicycles, and appreciates natural beauty. He also participates in Parks and Recreation Department classes, including star gazing, bridge, and ballroom dancing. He has resided in Corvallis since 1981 and appreciates the importance of parks and natural areas.

Bev Hill
Term expires June 30, 2017

A retired school teacher, Bev believes her many skills would enable her to contribute to the Board. She previously worked with the Rocklin, California, Parks and Recreation Department, with extensive community relations work. She has a strong desire to volunteer in the community.

I will ask for confirmation of these appointments at our next Council meeting, January 29, 2016.

TO: Mayor and City Council for January 4, 2016
FROM: Mary Steckel, Public Works Director *MS*
DATE: December 1, 2015
THROUGH: Mark W. Shepard, P.E., City Manager *MWS*
SUBJECT: Telecommunications Franchise



Action Requested:

City Council adopts an ordinance for a non-exclusive telecommunications franchise with Pioneer Telephone Cooperative fixing terms, conditions, and compensation, and stating an effective date of February 16, 2016.

Discussion:

Pioneer Telephone Cooperative (Pioneer), an Incumbent Local Exchange Carrier, has a current franchise (Ord. 2006-04) with the City that is set to expire on February 16, 2016. Pioneer has requested a new franchise allowing use of the right of way to continue to provide telecommunication services within Corvallis.

The proposed agreement is subject to the conditions of the Master Telecommunications Ordinance 99-26 and Corvallis Municipal Code, including requirements for compensation, insurance, performance surety, and indemnification.

The terms of the new franchise are consistent with previous City Council direction to establish proper management authority within public rights of way and to receive maximum compensation allowed by law for such use. Pioneer will continue to pay a franchise fee of 7% of gross revenues earned within the Corvallis city limits.

Budget Impact:

With adoption of the ordinance, Pioneer will continue to pay a franchise fee to the General Fund, currently about \$1,500 per year.

Attachment:

-Pioneer Telephone Cooperative Ordinance granting a telecommunications franchise

ORDINANCE 2016-**AN ORDINANCE GRANTING TO PIONEER TELEPHONE COOPERATIVE A NON-EXCLUSIVE FRANCHISE FOR THE PROVISION OF TELECOMMUNICATIONS SERVICES WITHIN THE CITY OF CORVALLIS, AND STATING AN EFFECTIVE DATE.**

WHEREAS, Pioneer Telephone Cooperative, hereinafter referred to as "Grantee", provides telecommunications services within the city of Corvallis, Oregon; and

WHEREAS, Grantee has applied for a telecommunications franchise pursuant to Ordinance 99-26, an ordinance relating to telecommunications infrastructure located in the public rights of way, and the City of Corvallis (City) has reviewed said application and has determined that it meets all the requirements of the City's Ordinance subject to the terms and conditions stated herein;

NOW, THEREFORE, THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The City intends, by the adoption of this franchise, to encourage the continued development and operation of telecommunications facilities within the city of Corvallis. This Ordinance shall be known as the Pioneer Telephone Cooperative Telecommunications Franchise. Within this document, it shall also be referred to as "this Franchise" or "the Franchise".

Section 2. Grant of Franchise. The City hereby grants to Grantee, a nonexclusive franchise to use the public rights of way within the city to provide telecommunications services, subject to the provisions of Corvallis Municipal Ordinance 99-26 and the Corvallis Municipal Code or as hereafter enacted or amended. Ordinance 99-26, an ordinance relating to telecommunications infrastructure located in the public rights of way, shall be incorporated into this Franchise as though it were a part of it, specifically including but not limited to the requirements for compensation, insurance, performance surety, and indemnification.

Section 3. Term. The term of this Franchise shall be for ten (10) years, commencing with the effective date of this Ordinance.

Section 4. Franchise Area. The Grantee is authorized by this Franchise to make reasonable and lawful use of the public rights of way within the boundaries of the city of Corvallis or as these boundaries may be extended in the future.

Section 5. Franchise Fee. As consideration for the use of the City's rights of way, Grantee shall remit to the City a franchise fee of seven (7) percent of gross revenues earned within the city less the cost of leasing telecommunications facilities from the owner of such facilities. Grantee's franchise fee payments to the City shall be due quarterly within (30) days following the end of each quarter. Within thirty (30) days after the termination of this Franchise, compensation shall be paid for the period elapsing since the end of the last quarter for which compensation has been

paid. In the event any payment due quarterly is not received within thirty (30) days from the end of the preceding quarter, or is underpaid, Grantee shall pay in addition to the payment, or sum due, interest at a rate no higher than the current legal interest rate on judgments in the State, calculated from the date the payment was originally due until the date the City receives the payment. Additionally, if any payment becomes ninety (90) days in arrears, a ten (10) percent penalty shall be applied. In the event the obligation of Grantee to compensate the City through franchise fee payments is lawfully suspended or eliminated, in whole or part, then Grantee shall pay to the City compensation equivalent to the compensation paid to the City by other similarly situated users of the rights of way for Grantee's use of the rights of way, provided that in no event shall such payments be less than the equivalent of seven percent (7%) of Grantee's gross revenues (subject to the other provisions contained in this Franchise).

Section 6. Performance Surety. The City reserves the right to require a performance surety at any time during the term of this Franchise, in form and substance acceptable to the City, as security for the full and complete performance of a franchise granted under this Ordinance.

Section 7. Franchise Acceptance. Within thirty (30) days of the passage of this Ordinance by City Council, Grantee shall file with the City Manager certificates of insurance and an unconditional written statement accepting the terms and conditions of this Franchise grant. Failure to fulfill this requirement shall nullify and void this Ordinance, and any and all rights of Grantee to own or operate a telecommunications facility within the Franchise Area under this Ordinance shall be of no force or effect.

Section 8. Franchise Nonexclusive. The Franchise hereby granted is not exclusive, and shall not be construed as any limitation on the right of the City to grant rights, privileges and authority to other persons or corporations or to itself to make any lawful use of the City's rights of way.

Section 9. Effective Date. The Ordinance shall become effective on February 16, 2016.

PASSED by the Council this ____ day of _____, 2016.

APPROVED by the Mayor this ____ day of _____, 2016.

EFFECTIVE this _____ day of _____, 2016.

Biff Traber, Mayor

ATTEST:

Carla Holzworth, City Recorder

**ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS
2016**

Updated December 31, 2015

*Note: Future items listed below may move to another meeting date,
depending on workload issues and other factors.*

MEETING DATE	AGENDA ITEM
January 6	No meeting
January 20	No meeting
February 3	<ul style="list-style-type: none"> • Visit Corvallis Second Quarter Report • Downtown Corvallis Association Economic Improvement District First Quarter Report
February 17	<ul style="list-style-type: none"> • Downtown Corvallis Association Economic Improvement District Second Quarter Report • Parks and Recreation Cost Recovery Report • Majestic Theatre Second Quarter Report
March 9	<ul style="list-style-type: none"> • City Operating Second Quarter Report • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • 5.02, "Public Safety and Constitutional Rights" • 5.03, "A Family-Friendly Community" • 1.01, "Charges for Copying of City Material" • 3.01, "Appointment of Acting City Manager" • 3.04, "Separation Policy"
March 23	<ul style="list-style-type: none"> • Ambulance Rate Review • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • 2.09, "Council Orientation" • 10.01-10.10, "Financial Policies"
April 6	•
April 20	•
May 4	<ul style="list-style-type: none"> • Third Quarter Reports: <ul style="list-style-type: none"> • City Operating • Downtown Corvallis Association Economic Improvement District • Majestic Theatre • Visit Corvallis
May 18	•
June 8	•
June 22	<ul style="list-style-type: none"> • Republic Services Annual Report • Council Policy Review and Recommendation <ul style="list-style-type: none"> • 1.09, "Public Access Television"
July 6	•
July 20	•
August 3	<ul style="list-style-type: none"> • Advisory Board Annual Reports: <ul style="list-style-type: none"> • Budget Commission • Economic Development Advisory Board
August 17	<ul style="list-style-type: none"> • Fourth Quarter Reports: <ul style="list-style-type: none"> • City Operating • Downtown Corvallis Association Economic Improvement District • Majestic Theatre • Visit Corvallis
September 7	•
September 21	•

MEETING DATE	AGENDA ITEM
October 5	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • 1.06, "Guidelines for Use of the City Logo"
October 19	<ul style="list-style-type: none"> • Utility Rate Annual Review
November 9	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • 2.03, "Expense Reimbursement" • First Quarter Reports: <ul style="list-style-type: none"> • City Operating • Downtown Corvallis Association Economic Improvement District • Majestic Theatre • Visit Corvallis
November 23	<ul style="list-style-type: none"> •
December 7	<ul style="list-style-type: none"> • Comprehensive Annual Financial Report • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • 1.05, "Miscellaneous Property Ownership"
December 21	<ul style="list-style-type: none"> •

ASC PENDING ITEMS

- Council Policy Reviews and Recommendations:
 - 2.08, "Council Liaison Roles"
 - 2.10, "Use of E-mail by Mayor and Council"
- Economic Development Policy on Tourism
- Multi-Family Residential Tax Incentive Program for Downtown Area
- Municipal Code Review:
 - Chapter 4.01, "Solid Waste Regulations"

Regular Meeting Date and Location:

Wednesday of Council week, 1:00 pm – Madison Avenue Meeting Room

**HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS
2016
Updated December 31, 2015**

***Note: Future items listed below may move to another meeting date,
depending on workload issues and other factors.***

MEETING DATE	AGENDA ITEM
January 5	No meeting
January 19	No meeting
February 2	
February 16	<ul style="list-style-type: none"> • FY 2016-17 Social Services Priorities and Calendar
March 8	<ul style="list-style-type: none"> • The Arts Center Annual Report
March 22	<ul style="list-style-type: none"> • FY 2015-16 United Way of Benton and Lincoln Counties Semi-Annual Report
April 5	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • 1.02, "Liquor Licenses Approval Procedures" • 4.09, "Guidelines for Free Use of Park Facilities" • 6.05, "Social Service Funding"
April 19	<ul style="list-style-type: none"> • Council Policy Review and Recommendation <ul style="list-style-type: none"> • 6.05, "Social Service Funding," continued
May 3	<ul style="list-style-type: none"> • Liquor Licenses Annual Renewals
May 17	<ul style="list-style-type: none"> • FY 2016-17 Social Services Allocation Recommendations
June 7	<ul style="list-style-type: none"> •
June 21	<ul style="list-style-type: none"> •
July 5	<ul style="list-style-type: none"> • Corvallis Farmers' Market Annual Report • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • 4.15, "Use of Computer Lab Equipment and Public Internet Access at Chintimini Senior Center" • 5.04, "Hate/Bias Violence"
July 19	<ul style="list-style-type: none"> •
August 2	<ul style="list-style-type: none"> • Advisory Board Annual Reports: <ul style="list-style-type: none"> • Arts and Culture Advisory Board • Parks, Natural Areas, and Recreation Advisory Board • Community Relations Advisory Group • Housing and Community Development Advisory Board
August 16	<ul style="list-style-type: none"> • Advisory Board Annual Reports <ul style="list-style-type: none"> • Library Advisory Board • Community Police Review Advisory Board • King Legacy Advisory Board • Community Involvement and Diversity Advisory Board
September 6	<ul style="list-style-type: none"> • FY 2015-16 Social Services Annual Report
September 20	<ul style="list-style-type: none"> • Rental Housing Program Annual Report
October 4	<ul style="list-style-type: none"> •
October 18	<ul style="list-style-type: none"> •
November 8	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • 4.05, "Library Meeting Room Policy"
November 22	<ul style="list-style-type: none"> • Municipal Code Review: <ul style="list-style-type: none"> • Chapter 9.02, "Corvallis Livability Code"
December 6	<ul style="list-style-type: none"> • FY 2017-18 Social Services Priorities and Calendar
December 20	<ul style="list-style-type: none"> •

HSC PENDING ITEMS

- Senior Center Conceptual Plan

Regular Meeting Date and Location:

Tuesday of Council week, 2:00 pm – Madison Avenue Meeting Room

**URBAN SERVICES COMMITTEE
SCHEDULED ITEMS
2016
Updated December 31, 2015**

*Note: Future items listed below may move to another meeting date,
depending on workload issues and other factors.*

MEETING DATE	AGENDA ITEM
January 5	No meeting
January 19	No meeting due to MLK holiday (1/18 Council meeting moves to 1/19)
February 2	<ul style="list-style-type: none"> • Transit Department Advisory Committee six-month check-in • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • 7.09, "Traffic Control Devices; Cost of" • 7.10, "Water Line Replacement"
February 16	<ul style="list-style-type: none"> • No meeting due to Presidents' Day holiday (2/15 Council meeting moves to 2/16)
March 8	<ul style="list-style-type: none"> • Transportation System Plan Update • Council Policy Review and Recommendation <ul style="list-style-type: none"> • 8.01, "Watershed Easement Considerations" • 7.16, "Guidelines for Donations of Land and/or Improvements for Parks as an Offset to Systems Development Charges for Parks" • Systems Development Charges Annual Review
March 22	•
April 5	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • 1.10, "Advertising on Corvallis Transit System Buses" • 1.12, "Community Sustainability" • 7.04, "Building Permits Where Public Improvements are not Completed and Accepted by the City of Corvallis" • 7.05, "Capital Improvement Program" • 7.06, "Engineering and Administrative Cost for Assessment Projects" • 7.12, "Integrated Vegetation and Pest Management (IVPM) Program" • 9.02, "Dirt on Streets"
April 19	•
May 3	•
May 17	•
June 7	• Transportation System Plan Update
June 21	•
July 5	• No meeting due to July 4 holiday (7/4 Council meeting moves to 7/5)
July 19	•
August 2	<ul style="list-style-type: none"> • Advisory Board Annual Reports <ul style="list-style-type: none"> • Airport Advisory Board • Bicycle and Pedestrian Advisory Board • Watershed Management Advisory Board
August 16	<ul style="list-style-type: none"> • Advisory Board Annual Reports <ul style="list-style-type: none"> • Downtown Advisory Board • Historic Resources Commission • Planning Commission
September 6	• No meeting due to Labor Day holiday (9/5 Council meeting moves to 9/6)
September 20	• Transportation System Plan Update
October 4	•
October 18	•
November 8	•

MEETING DATE	AGENDA ITEM
November 22	•
December 6	• Transportation System Plan Update
December 20	•

USC PENDING ITEMS

- Cannabis Operations on City-owned Property
- Multimodal Transportation Advisory Board (2017)
- Parking Planning
- Vegetation Management and Fire Protection – Regulatory and Policy issues

Regular Meeting Date and Location:

Tuesday of Council week, 5:00 pm - Madison Avenue Meeting Room

TO: City Council for January 4, 2016, meeting

FROM: Kent Weiss, Interim Community Development Director *KW*

DATE: December 28, 2015

THROUGH: Mark W. Shepard, P.E., City Manager *MWS*

SUBJECT: Public Hearing for an Appeal of a Planning Commission Decision (Kings Boulevard Extension – PLD15-00003)



Action Requested:

Staff recommends City Council receive and consider public input during the public hearing regarding the appeal of the Planning Commission decision to deny the proposed Kings Boulevard Extension. Staff further recommends that Council approval the Kings Boulevard Extension with conditions.

Discussion:

Application and Staff Analysis

On May 13, 2015, the City received an application for a Major Modification to the Timberhill Conceptual Plan and approval of a Detailed Development Plan. Approval of the requests would a) establish the alignment and design of NW Kings Boulevard, north of NW Walnut Boulevard, to the northern edge of the Applicant's property; b) establish the location and design of associated storm water facilities, and; c) permit grading excavation ("cuts") and fills in excess of standard LDC maximums (LDC Section 4.14.70.04.c.1).

Staff provided a complete evaluation of the application to the Planning Commission (linked at the end of this staff report) along with a recommendation for approval. The staff recommendation of approval included eleven Conditions of Approval. Staff found that:

1. The proposed extension of Kings Boulevard is consistent with the City's Comprehensive Plan, the 1996 Transportation Plan, the 2002 North Corvallis Area Plan, and the Timberhill Conceptual Plan, which all find that an arterial roadway through the subject site is required in conjunction with urbanization of this portion of North Corvallis.
2. In accordance with LDC Sections 4.12.70 and 4.13.50.b.2, the City Engineer has deemed it necessary to impact natural features in order to construct this portion of the master planned facility through the subject site.
3. Alternatives analyses provided by the Applicant demonstrate that, on balance, the proposed roadway alignment and location of associated storm water facilities minimizes impacts to natural features to the greatest extent practicable.
4. The City Engineer stated that it is not possible to find a feasible alignment for NW Kings Boulevard through this site that would not exceed the LDC cut and fill standards due to the property's topography. Therefore, the City Engineer supports the requested variance from LDC Section 4.14.70.04.c.1 with conditions, in order to extend NW Kings Boulevard with the least impact to natural features.
5. Proposed conditions sufficiently mitigate concerns about meeting approval criteria, including transportation network connectivity and utility extensions through the site.
6. The current request is consistent with the Conditions of Approval associated with the Timberhill Conceptual Plan Modification (PLD00-00014; Order No. 2000-101).

Planning Commission Review and Decision

On November 18, 2015, the Corvallis Planning Commission conducted a public hearing on the application. Minutes of the meeting and materials submitted for the hearing are linked at the end of this staff report. During the hearing, one resident spoke in support of the application, and 33 residents either spoke or ceded time to a speaker in opposition. A request to hold the record open allowing additional testimony to be submitted until 5pm on November 25 was granted.

On December 2, 2015, the Planning Commission deliberated on the application. Minutes for this meeting are also linked at the end of this staff report. The Commission voted to remove staff's recommended Condition of Approval 4, and subsequently voted 3-2 to deny the application. In breaking the tie vote on the motion, the Planning Commission Chair stated that she could not support the motion due to the absence of Condition 4. The Planning Commission Notice of Disposition was issued on December 3, 2015 (Order No. 2015-053; **Exhibit A**). An appeal of the Planning Commission decision was filed by the Applicant on December 7, 2015 (**Exhibit B**).

Planning staff analysis of Planning Commission findings and the appeal letter is included as **Exhibit C**. This analysis considers materials and information presented through receipt of the December 7 appeal letter. On December 23, 2015, the Appellant supplemented the appeal letter with 1,494 pages of new information (linked at the end of this staff report). The majority of this new information is comprised of a planning staff report and correspondence related to a previous land use application that was withdrawn in April, 2015 prior to public hearing ("The Hub"; PLD14-00007/SUB14-00004). Staff believes that the supplemented information concerning The Hub is not relevant to the current application when viewed narrowly. It could tend to distract attention from the applicable criteria to a very detailed residential development concept that is not and may never be placed before a City decision maker for consideration. To avoid an appearance or assertion of prejudice if this or a similar application is filed, staff recommends that Council reject these portions of the supplemental information. The remainder of the supplemental information includes a preliminary title report for the right of way and a Declaration from Rob Wood. These documents pertain directly to the subject application, but were not submitted in time for staff to properly evaluate them prior to publication of this staff report.

Appeal Process

Land Development Code Section 2.19.30.02.d states that appeals of decisions of the Planning Commission shall be reviewed by the City Council. The City Council's review of this appeal is *de novo*, meaning that the issues under consideration are not limited to the issues raised on appeal or to an examination of the Planning Commission's decision. Additionally, the City Council is not charged with reviewing the decision of the Planning Commission for errors. Instead, the City Council is charged with considering all the applicable decision criteria and making a decision as to whether or not the request complies with all of the applicable decision criteria. If Council finds that the request complies with the applicable decision criteria or can be sufficiently conditioned to comply, it should be approved. Alternatively, Council finds that it does not comply with the decision criteria and cannot be sufficiently conditioned to comply, it should be denied. In reaching a decision based on the applicable review criteria, the City Council is encouraged to consider the staff report to the Planning Commission, the minutes of the Planning Commission meetings, and written testimony and other materials submitted since the City Council public notice was issued. This information is all attached to or linked at the end of this staff report.

Recommendation:

The Planning Commission denied the application for two primary reasons. First, the Commission was not comfortable conditioning approval on future land use approvals. Second, the Commission felt an “in whole” evaluation of the proposal, as afforded by LDC 2.5.60.03.c., was appropriate in this case.

Council has the authority to consider the application “in whole” or “in part.” If the application is considered “in whole,” the Council could be lead to determine it is unable to make positive findings due to the lack of substantial evidence regarding applicable criteria when viewed from a broader perspective. Staff supports an “in part” review as suitable for this master planned facility on a large site where all future development will be subject to LDC 2.5 Planned Development review. Staff further recommends that recommended Condition 4 is an appropriate approach to ensuring future compliance with LDC standards. If Council concurs with these approaches, staff recommends Council approve the application with the Conditions of Approval listed below.

The following conditions have been informed and modified from those submitted to the Planning Commission in an effort to clarify their intent. Condition 2 and 4 were modified, and a new recommended Condition 12 has been added. Changes to the recommended conditions are shown with *italics*.

1. Public Improvements - Any plans for public improvements referenced within the application or this staff report shall not be considered final engineered public improvement plans. Prior to issuance of any structural or site utility construction permits, the Applicant shall obtain approval of, and permits for, engineered plans for public improvements from the City’s Engineering Division. The Applicant shall submit necessary engineered plans and studies for public utility and transportation systems to ensure that adequate street, water, sewer, storm drainage and street lighting improvements are provided. Final utility alignments that maximize separation from adjacent utilities and street trees shall be engineered with the plans for public improvements in accordance with all applicable LDC criteria and City, DEQ and Oregon Health Division requirements for utility separations. Public improvement plan submittals will be reviewed and approved by the City Engineer under the procedures outlined in LDC Section 4.0.80.2.
2. Right of Way Dedication – If additional right of way is required to construct the proposed *Kings Boulevard improvements and associated facilities*, additional right of way shall be dedicated. An environmental assessment for all land to be dedicated shall be completed in accordance with LDC Section 4.0.100.g
3. Grading – No site grading shall exceed the horizontal or vertical limits shown in Attachments R-1 through R-7. Roadway construction shall be in accordance with the geotechnical report from OGD Consulting, P.C., dated August 10, 2015.
4. Approvals Required Prior to Construction – Prior to construction of NW Kings Boulevard the following shall be approved through applicable land use application processes:
 - a) The horizontal and vertical alignment as well as grading and storm water mitigation for NW 29th Street
 - b) The horizontal and vertical alignment as well as grading and storm water mitigation for a local street or streets on the east side of NW Kings Boulevard to contain the master planned third level waterline up to the City’s North Hills Second Level Reservoir. *This condition does not require a roadway connection to the north end of NW Garryanna Drive.*

- c) The third level transmission main through the site that connects the third level water line that is adjacent to the City's North Hills Second Level Reservoir to the Timberhill Third Level Reservoir.
- d) A second and third level water distribution system to serve future development on the site.
- e) Sanitary sewer system to serve future development on the site.
- f) Franchise utilities to serve future development on the site.

If future proposed improvements require a change to the grade or alignment of NW Kings Boulevard, modifications to the Kings Boulevard Extension approval shall be required.

5. Improvements Required Concurrent with NW King Boulevard Construction – Concurrent with construction of NW Kings Boulevard the following improvements shall be constructed:
 - a) The third level transmission main through the site that connects the third level water line that is adjacent to the City's North Hills Second Level Reservoir to the Timberhill Third Level Reservoir.
 - b) All portions of a second and third level water distribution system to serve future development on the site that will be located within NW Kings Boulevard.
 - c) All portions of a sanitary sewer system to serve future development on the site that will be located within NW Kings Boulevard.
 - d) All portions of franchise utilities to serve future development on the site that will be located adjacent to and within NW Kings Boulevard.
6. Sidewalks – LDC Section 4.0.30.a.2 requires 5-foot setback sidewalks that are separated from the street by 12-foot landscape strips on arterial streets. Where streets cross natural features, street widths shall be minimized by providing no planting strips. Where landscape strips are provided, street trees shall be installed per LDC Section 4.2.30.
7. Storm Water Detention – The construction of NW Kings Boulevard will create more than 25,000 ft² of impervious surface. In accordance with LDC section 4.0.130.b, the Applicant shall implement storm water detention. Detention facilities shall be designed to maximize storm water infiltration. Storm water detention facilities shall be designed consistent with criteria outlined in Appendix F of the Storm water Master Plan and criteria outlined in the King County, Washington, Surface Water Design Manual, and shall be designed to capture run-off so the run-off rates from the site after development do not exceed the pre-developed conditions based on the 2-year, 5-year, and 10-year, 24-hour design storms.
8. Storm Water Quality – The construction of NW Kings Boulevard will create more than 5,000 ft² of new pollution generating impervious surface. Therefore, in accordance with the Corvallis Off-Street Parking and Access Standards, the development shall construct storm water quality facilities. These facilities shall be designed in accordance with criteria as established in the most recent version of the King County, Washington, Surface Water design Manual. Water quality facilities shall be designed to remove 70 percent of the total suspended solids (TSS) entering the facility during the design storm, 0.9-inch 24-hour rainfall event with NRCS Type 1A distribution.
9. Street Lights – Concurrent with development, public street lights shall be installed along all City streets to City standards. Street lights shall be placed at all intersections, at the end of dead end streets, and mid block with spacing not to exceed 300-feet.

10. Geotechnical Report – Design and construction of the roadway shall be consistent with the findings and recommendations of the geotechnical report from OGD Consulting, P.C., dated August 10, 2015.
11. DSL and Army Corps of Engineers Approval – In accordance with LDC 4.13.80.1.e, no site development permits, such as Grading and Excavation Permits, Public Improvements by Private Contract Permits (PIPC), and Building Permits, shall be issued until the City has received verification of DSL and Corps of Engineers approval for development on the subject site.
12. Significant Vegetation Management Plan – *Prior to issuance of PIPC permits for roadway construction through areas with Significant Vegetation, the applicant shall submit a Significant Vegetation Management Plan for City review and approval in order to mitigate impacts to Significant Vegetation, consistent with the requirements of LDC Section 4.12.50.a.*

Budget Impact:

None

Attached Exhibits:

- A. Planning Commission Notice of Disposition, Order No. 2015-053 (dated 12/3/15)
- B. Appeal of the Planning Commission decision (dated 12/7/15)
- C. Planning staff analysis of Planning Commission findings and the appeal letter
- D. Written Testimony submitted between issuance of the City Council public notice and December 28, 2015 at noon
- E. Written Testimony submitted by Nancy Vidal (dated 11/23/15; inadvertently omitted from previous documents)

Online Exhibits:

[Link to staff report to the Planning Commission](#)

[Link to November 18, 2015 Planning Commission Minutes](#)

[Link to December 2, 2015 Planning Commission Minutes](#)

[Link to additional materials submitted by the Appellant on December 23, 2015 \(Quick View\)](#)

[Link to additional materials submitted by the Appellant on December 23, 2015 \(200 MB Download\)](#)



Community Development
Planning Division
 501 SW Madison Avenue
 PO Box 1083
 Corvallis, OR 97339-1083
 (541) 766-6908
Planning@corvallisoregon.gov

**CORVALLIS PLANNING COMMISSION
 NOTICE OF DISPOSITION**

ORDER 2015-053

CASE: KINGS BOULEVARD EXTENSION (PLD15-00003)

TOPIC: Review of a Major Planned Development Modification and a Detailed Development Plan

REQUEST: The applicant seeks approval of a Major Planned Development Modification to a Conceptual Development Plan, and a Detailed Development Plan to construct an extension of NW Kings Boulevard to the northern City boundary and associated storm water facilities. As part of this application, the applicant requests to vary from one (1) development standard related to mass grading (LDC Section 4.14.70.04.c.1).

**OWNER/
 APPLICANT:** GPA1, LLC
 P.O. Box 13969
 Salem, OR

SITE LOCATION: The 202.11 acre subject site abuts the northern City boundary and is located at the existing dead-end of NW Kings Blvd. It is identified on Benton County Assessor's Map 11-5-22 as Tax Lot 3500.

DECISION: The Corvallis Planning Commission conducted a public hearing on November 18, 2015. At the hearing, a request to hold the record open allowing additional testimony to be submitted until 5pm on November 25, 2015 was granted. On December 2, 2015, the Planning Commission deliberated and denied the application. Findings in support of the Commission's decision were made during the deliberations of the December 2, 2015 Planning Commission meeting.

The Commission's findings in support of the decision to deny the application are reflected in the minutes from that meeting, but are generally summarized as follows:

1. It is not sufficiently demonstrated that the proposed road alignment is necessary without associated traffic-generating development;
2. There is insufficient information to determine whether the proposed road alignment best accommodates future site build-out while protecting natural features; and
3. In the absence of Staff's recommended Condition 4 requiring additional land use approvals establishing street and utility alignments prior to construction of the proposed improvements (which the Commission voted to remove) the application does not sufficiently ensure that adequate public and private services and facilities are provided through the site, consistent with adopted transportation and facility plans and LDC Chapter 4 regulations.

December 3, 2015

Signature Date



 Jasmine Woodside, Chair
 Corvallis Planning Commission

Appeals:

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

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$734.70 (\$367.35 if appealed by a recognized Neighborhood Association).

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

The proposal, staff report, hearing minutes, and disposition may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue or online at: <http://archive.corvallisoregon.gov/Browse.aspx?dbid=0&startid=600860>

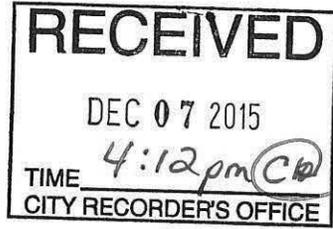
Appeal Deadline: December 15, 2015 at 5:00 pm.



245 NE Conifer P.O. Box 1211 Corvallis, OR 97339 (541) 757-8991 Fax: (541) 757-9885

07 December 2015

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



RECEIVED

DEC 07 2015

Community Development
 Planning Division

KA 4:11 pm

Re: **Appeal of Planning Commission Decision Order 2015-053**
 Kings Blvd Extension; Major Planned Development Modification
 and Detailed Development Plan (PLD15-00003)

Dear City Recorder:

This is an appeal of the December 3, 2015, Planning Commission decision in this matter. It is filed under LDC 2.19.30.05, which lists five filing requirements. We address each filing requirement below.

(a) Name and address of the appellant:

Response: The Appellant is the Applicant, GPA1, LLC.
 The address of the Appellant is 1838 Lancaster Drive, Salem, Oregon 97305

(b) Reference to the subject development and case number, if any:

Response: Kings Blvd Extension; Major Planned Development Modification
 and DDP (PLD15-00003)

(c) Statement of the specific grounds for the Appeal, stated in terms of specific review criteria applicable to the case:

Response: With respect to the three specific Commission findings numbered below:

1. **It is not sufficiently demonstrated that the proposed street alignment is necessary without associated traffic-generating development;**

This finding contradicts the earlier decisions by the City Engineer. The record shows that, on September 18, 2000, the City Council approved a Major Modification to the Timberhill Conceptual Development Plan (PLD00-00014) that established the general location for Northwest Kings Boulevard. In early 2014, the City Engineer again examined several options and confirmed this alignment, having full knowledge of the surrounding zoning and the associated minimum residential densities.

Corvallis City Recorder

07 December 2015

Page 2

2. There is insufficient information to determine whether the proposed street alignment best accommodates future site build-out while protecting natural features;

This finding also contradicts the earlier decision by the City Engineer, which selected this alignment, among several alternatives that were evaluated with respect to many issues, including natural resources impacts.

3. In the absence of Staff's recommended Condition 4 requiring additional land use approvals establishing street and utility alignments prior to construction of the proposed improvements (which the Commission voted to remove) the application does not sufficiently ensure that adequate public and private services and facilities are provided through the site, consistent with adopted transportation and facility plans and LDC Chapter 4 regulations.

It is fully within the authority of the Planning Commission, based on the recommendations of Staff, to condition the approval to ensure that public and private services and facilities are provided in conjunction with development, consistent with the standards in City plans and codes. The Planning Commission's unwillingness to do this is not a valid basis for saying that it has not been done. Furthermore, in response to a question from the Planning Commission, City staff stated that the improvements listed in Condition 4 would require land use approval regardless of whether or not the condition was imposed as part of the DDP for Kings Boulevard.

More generally, the Planning Commission made the following errors in denying this application:

1. The Commission erred in failing to address each standard for the decision and finding, based on the evidence in the record, the application complies and should be approved. As indicated by the Staff Reports, the application and supporting evidence demonstrate compliance with applicable standards.
2. The basis for denial are too generally stated. The findings do not meet the minimum requirements of ORS 227.173(3), and are not adequate to explain the reasons for denial and thus to allow issues to be appealed with particularity.
3. The decision reflects an exercise of discretion in applying standards and requiring processes and imposing conditions that is not clear and objective, contrary to state law. ORS 197.307. This street DDP was requested by the Community Development Director as a precondition for getting approval for residential development on adjacent lands. The DDP is proposed on a right-of-way owned by the City and acquired for this purpose. The application meets the standards for the street in the applicable City planning documents and the Land Development Code. The application to approve street design

Corvallis City Recorder

07 December 2015

Page 3

may not be denied based on new policy decisions about where the street should be, what it should be, or when it should be constructed in relation to residential development.

4. The Community Development Director erred in demanding a DDP from GPA1 for the street design. The location of the street was previously determined by the City Engineer thru prior land use decisions and acceptance of the right-of-way dedication. The design of the street was determined based upon applicable City plans and Code standards. Furthermore, the City owns the street right-of-way; if a DDP is needed at all, one could assert it should be the application of the City, not GPA1.

Discussion

In early 2015 GPA1 had a pending DDP proposal before the City for residential development adjacent to the City's Kings Boulevard right-of-way. In the Staff Report issued seven days before the Planning Commission hearing on the residential proposal, the Director asserted that a DDP was also required for the street extension design. In subsequent correspondence, the Director explained that the applicant's options were to: (1) proceed to the hearing with a negative recommendation; (2) withdraw the application; or (3) waive the 120 day deadline, apply for the street DDP, and let that application catch up with the other pending applications.

Based on that information, GPA1 withdrew the residential application and prepared this application for approval of the street design. The application seeks approval of street design.

The City owns the right-of-way for the Kings Boulevard extension. In 2013, GPA1, in conjunction with City staff and professional consultants, evaluated alternative alignments for the street, looking at the topography, the vegetation, and the natural features and hazards involved. City staff selected the present alignment and determined the amount of right-of-way needed to build a street consistent with City standards. GPA1 then deeded that right-of-way to the City in early 2014. The City Manager accepted the dedication.

Having the street alignment fixed is essential to GPA1's residential development proposal. It would be expensive guesswork to design 200+ residential acres if the City is to change the location of the street. GPA1 filed the DDP application for the street because the City chose not to be the Applicant. The Director has asserted the City's right to change the location, both before and after the filing of this application.

GPA1 believes the City is obligated to approve the street in the footprint of the right-of-way it owns. To change the location at this juncture, and to require dedication of a different right-of-way, could not be justified under state law limiting the City to clear and objective standards, or under federal law limiting exactions of dedications.

Corvallis City Recorder
07 December 2015
Page 4

City Staff has this figured out correctly -- The City-owned right-of-way is the correct location for this street; and the right-of-way is adequate for the kind of street required by City plans. There is no lawful basis for changing the location or the basic design.

There is also no lawful basis for delaying approval of the DDP for the street design or to link it to approval of all or some of the development on the adjacent residential land. As staff explained, the design of the street does not depend on the adjacent development. The Transportation System Plan calls for this street to serve the greater North Corvallis area. Furthermore, the City knows the minimum residential density required on the adjacent residential land owned by GPA1.

(d) Statement of the appellant's standing to appeal as an affected party:

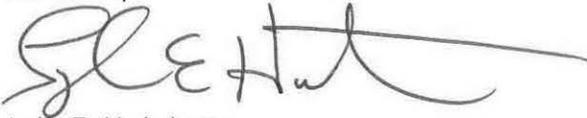
Response: The Appellant is the Applicant.

(e) Appropriate filing fee.

Response: Our check for the filing fee accompanies this filing.

The Applicant looks forward to the hearing on this matter.

Sincerely,



Lyle E. Hutchens.
Project Manager

WK:LH/nre
15-412 appeal to pc 12.07.2015.doc

Planning Staff Analysis of Planning Commission Findings and the Appeal Letter:

Planning Commission Findings

The Planning Commission's denial as stated in the Notice of Disposition included three findings. These findings are more fully discussed in the minutes of the December 2, 2015 Planning Commission meeting (linked to at the end of the staff report), and they are addressed in the appeal letter (**Exhibit B**).

Finding #1: It is not sufficiently demonstrated that the proposed road alignment is necessary without associated traffic-generating development.

The Appellant states that this finding contradicts earlier decisions by the City Engineer. The Appellant cites the Timberhill Conceptual Plan, approved by the Planning Commission and City Council in 2000, which "established the general location of Northwest Kings Boulevard." The Appellant also notes that in 2014 the City Engineer accepted right of way for an arterial roadway in the proposed alignment. Staff finds that even absent concurrent development, transportation modeling conducted in association with the development of the Comprehensive Plan and North Corvallis Area Plan demonstrate that the ultimate magnitude of traffic-generating development both adjacent to and north of this proposed alignment justify an arterial roadway through the site. Although acceptance of the right of way was not intended to definitively set the alignment of the roadway, it did reflect the City's general vision for the subject site as established in the Comprehensive Plan, the Transportation Plan, the North Corvallis Area Plan, and the Timberhill Conceptual Plan. Further, as the entire site is within a Planned Development, any future development proposals will be considered through required public processes. Staff believes that these factors are sufficient to validate the roadway's proposed extension at this time, and that approval can be conditioned to satisfy the applicable review criteria.

The first Planning Commission's finding demonstrates that the Commission did not share staff's view on this point. Per LDC Section 2.5.60.03.c., the Planning Commission may choose to evaluate the redesign of a Detailed Development Plan "in whole or in part" (a City Attorney's Office memo included in the January 4, 2016 City Council meeting packet includes further discussion of this LDC Section). The Planning Commission found that uncertainty regarding the location of the connection to NW 29th Street, the master planned third level water line, and future development patterns throughout the site did not allow for a full consideration of the impacts of the proposed alignment. For this reason, Planning Commission found a larger "in whole" scope of review was necessary.

Finding #2: There is insufficient information to determine whether the proposed road alignment best accommodates future site build-out while protecting natural features.

The Appellant again states that this finding contradicts earlier decisions by the City Engineer. In staff's view, although it is unusual, the application to determine the design and alignment of NW Kings Boulevard absent details regarding further development on the site can be considered and supported because it is a planned facility, natural features areas are known, alternatives have been evaluated, subsequent development and infrastructure can be "plugged into" the resulting alignment of NW Kings Boulevard as the site builds out, and future site development will be subject to LDC Section 2.5 Planned Development review. Finding #2 again reflects a more "in whole" approach taken by the Planning Commission, as the Commission was not comfortable approving this application without further information regarding where site build-out will occur, whether the proposed location is the best fit relative to existing natural features, and how future streets within the site will connect to NW Kings Boulevard.

Finding #3: In the absence of staff's recommended Condition 4 requiring additional land use approvals establishing street and utility alignments prior to construction of the

proposed improvements (which the Commission voted to remove) the application does not sufficiently ensure that adequate public and private services and facilities are provided through the site, consistent with adopted transportation and facility plans and LDC Chapter 4 regulations.

Staff's recommended Conditions 4 and 5 are included in the staff report to the Planning Commission and, modified slightly to clarify their intent, in the "Recommendations" portion of the staff report to City Council. These conditions are intended to address the uncertainty of the extent of public and franchise utilities that will be needed to serve future development sites, as well as the uncertainty of what will be required to construct the eventual extension of NW 29th Street. The conditions are proposed to ensure that street construction will not occur until the location and design of necessary infrastructure within the street has been determined, so that reconstruction of the new street will not be required in order to install necessary infrastructure. Recommended Condition 4 identifies a number of associated details that would need to be established through applicable land use application processes prior to the construction of the proposed NW Kings Boulevard extension. These details would compliment rather than modify the present request. The Planning Commission was not comfortable conditioning this case to future land use approvals and voted to remove Condition 4. In breaking a tie vote and voting to deny the application, the Planning Commission Chair stated that she could not support the application without Condition 4.

Staff concurs with the Appellant that it is within the authority of quasi-judicial decision makers to condition an approval to ensure that relevant review criteria are satisfied. However, for Council to agree with staff Council needs to be satisfied that an "in part" perspective would result in compliance with applicable criteria as conditioned. Staff concurs with the Planning Commission Chair that the application is not supportable without leaving the substance of Condition 4 intact. Staff also concurs that an "in whole" perspective could lead the Council to determine the application does not present substantial evidence to compel approval.

Alleged Planning Commission Errors in Denying the Application

Within the appeal letter, the Appellant contends that the Planning Commission made several "errors" in denying the application. "Errors" #1 and #2 assert procedural mistakes. Error #1 states, in part, that "the Commission erred in failing to address each standard for the decision and finding, based on evidence in the record." Error #2 asserts that "the basis [sic] for denial are too generally stated" and "do not meet the minimum requirements of ORS 227.173(3)." As discussed above, the appeal will be heard *de novo*. The City Council will evaluate the proposal, deliberate, and make its own decision based on all of the applicable criteria, and then adopt its own findings. The City Council is not charged with determining whether or not the Planning Commission's summarized findings were too general or otherwise insufficient as a matter of law. In adopting its own findings on this request, heard *de novo*, the City Council's decision will render the alleged procedural issues moot.

Alleged "Errors" #3 and #4 essentially call to question whether the Planned Development process is the proper mechanism to achieve the requested roadway and storm water facilities. The Appellant asserts in #3 that "the decision reflects an exercise of discretion in applying standards and requiring processes and imposing conditions that is not clear and objective, contrary to state law (ORS 197.307)." The referenced ORS sets standards for local government review of applications for "needed housing" as defined in ORS 197.303, establishing that only "clear and objective" standards can be applied to such applications. The implication is that the Planned Development process is inappropriate because it includes discretionary criteria. As mentioned in the staff report to the Planning Commission and further discussed in a memo from the City Attorney's Office included in the January 4, 2016 City Council meeting packet, staff's position is that the state's needed housing statutes are not applicable to this application for several reasons, including that it is only for a roadway and associated storm water facilities, and no housing,

“needed” or otherwise, is being proposed. Further, the Timberhill Master Plan was established in 1969 as a Planned Development incorporating a range of uses, including a variety of residential uses, and its incremental, phased residential development has consistently been reviewed through the Planned Development process. In recent years, for example, the Planned Development process has been utilized to review and approve the Townhomes at Timberhill (PLD00-00006; 100 single family townhomes), the Timberhill Meadows Apartments (PLD02-00020; 136 units of multifamily residential), the Park at Timberhill (PLD00-00011; 55 units of detached single family residential), and Meadowridge at Timberhill (PLD00-00030 and PLD00-00032; two phases totaling 93 units of detached single family residential). Within those needed housing cases applicants sought and received a number of variances from clear and objective standards.

It is worth noting that the Appellant is incorrect when stating that “this street DDP was requested by the Community Development Director as a precondition for getting approval for residential development on adjacent land.” Staff had recommended denial of a previous application at the southern end of the subject site (“The Hub”) in part because there was insufficient detail provided regarding the associated improvement of Kings Boulevard to serve the site, and insufficient detail regarding requested variations from standards for that section of the road alignment. At no time did the Director request an application only for the alignment of NW Kings Boulevard and nothing else.

“Error” #4 argues that the alignment has been unalterably set by previous decisions. As discussed in the staff report to the Planning Commission, while the proposed alignment has previously been supported by approved plans and City staff, staff and the Planning Commission find that a Planned Development process is still necessary to establish the preferred roadway alignment due to the requested variance to cut and fill standards, the potential impacts on identified natural features, and the fact that a Detailed Development Plan is always required prior to any construction within a Planned Development. Staff note that the need for an approved Detailed Development Plan to determine the final alignment of NW Kings Boulevard has been understood since at least 2009 when it was included as a Development Related Concern related to a property line adjustment on the site (LLA09-00001, Order No. 2009-025; included within the staff report to the Planning Commission as Attachment C). Staff find that approval of the subject application, as conditioned, would not defer a discretionary land use decision as final engineering plans will be reviewed administratively per ORS 197.015(b)(D), and future development applications within the Planned Development will be required to fit within the parameters of this approval.



MEMORANDUM

Date: December 28, 2015

To: City Council

From: Rian Amiton, Associate Planner – Planning Division

Re: Kings Boulevard Extension (PLD15-00003)
Written Testimony

This memorandum includes copies of written testimony received by Planning Division staff between issuance of the City Council public notice and December 28, 2015 at noon. Additional testimony received by January 4, 2016 at 5pm will be distributed to Council prior to that night's public hearing.

RECEIVED

DEC 15 2015

CITY MANAGERS OFFICE
CITY OF CORVALLIS

2825 NW Monterey Drive
Corvallis, Oregon 97330
December 9, 2015

Mayor Biff Traber
P.O. Box 1083
Corvallis, OR 97339

Dear Mayor Traber:

It has recently come to my attention that the Chicago-based company, CORE Campus, is planning to build a large scale student housing development in the Timberhill area. The developers purchased 220 acres of land, 30 of which they are using to construct a 835-student superdorm, known as the HUB. They are subdividing and saving the rest for future uses.

You must take all possible actions to prevent them from developing on this land. One way that you can do this is to continue to pause the 120 day clock that would allow the builders to begin construction. Also, you must oppose the actions of CORE Campus in all of their pursuits in Corvallis, because they have no concern with the health of our communities.

Allowing such an atrocity to occur will have major lasting impacts on both the natural environment and the pre existing communities. The creation of such a large housing complex will destroy a large swath of forest, and displace a countless number of native animals. It will also create noise pollution, as the plans for the HUB include a giant Jumbotron, and we all know that college students aren't that quiet to begin with. Also, the students will have to commute over three miles in each direction to get to class on OSU's campus. This will cause congestion on small residential roads such as Arrowood and 29th street, and will cause further negative environmental impacts.

Thank you for your time, and your support in this matter.



Stephen Chenard

Amiton, Rian

From: Dan Minuskin [dminuskin@hotmail.com]
Sent: Sunday, December 27, 2015 4:31 PM
To: Amiton, Rian
Subject: Kings Boulevard Extension (PLD15-00003) Written Testimony

Dear City Council Members:

We oppose proposed plan PLD15-00003 (Kings Boulevard extension) for several reasons.

First, the City should not grant variances or approvals relating to the proposed Kings Boulevard extension until we know what is ultimately being planned by the developers. We haven't been told why the road itself is needed now. Any variance will affect the area for generations. When the City has determined important grading and steepness criteria, shouldn't those be adhered to except where there's a compelling and overriding need? Where's such a need here?

We're also concerned about damage to natural areas. We saw and heard machinery on the hillside when the developers illegally removed vegetation a few years back. And now they are asking to build a road without divulging future plans for the site? The extension plan includes storm-water retention in riparian areas that doesn't comply with code LDC 4.0.130.b.1. Significant vegetation would be removed without a Significant Vegetation Management Plan (see LDC 4.12.50a, 4.12.60.1.a.1, and 4.12.60.1.b.1). And it would significantly impact natural features without sufficient analysis of alternatives (see LDC 4.11.50.04.a, 4.11.50.04.b, 4.12.70, 4.13.50.b.2, and 4.14.70) or addressing hazards (see LDC 4.14.50.2 and 4.14.50.06.b).

We strongly opposed the developers' HUB proposal for numerous reasons, many related to noise and its glaring incompatibility with--and detriment to--existing neighborhoods. This area, with playgrounds enjoyed by toddlers and older kids alike, and greenbelts and trails frequented by families and individuals, is valued by not only by those living nearby, but also people who come from other parts of town to enjoy the views, peace and quiet, and wildlife. The citizens of Corvallis deserve to know what the developers' plans are before granting any approvals.

Please deny this application until all the plans can be seen at once. Or if you truly believe this is only about a road, please deny it because it requires variances without demonstrating a compelling need for the road, and it doesn't comply with code in a number of important areas.

Thank you.

Respectfully,

Dan Minuskin and Nancy Vidal
3114 NW 29th Street
Corvallis, OR 97330

Amiton, Rian

From: Lyle Hutchens [lyle@devcoengineering.com]
Sent: Monday, December 28, 2015 7:47 AM
To: Amiton, Rian; Young, Kevin
Subject: FW: Fighting Kings Extension

Follow Up Flag: Follow up
Flag Status: Flagged

Please include this email in the record.

From: Mike.Schweizer@CH2M.com [mailto:Mike.Schweizer@CH2M.com]
Sent: Friday, December 25, 2015 7:21 PM
To: Mike.Schweizer@CH2M.com; torayt@wou.edu
Cc: ward1@council.corvallisoregon.gov; ward2@council.corvallisoregon.gov; ward3@council.corvallisoregon.gov; ward4@council.corvallisoregon.gov; ward5@council.corvallisoregon.gov; ward6@council.corvallisoregon.gov; ward7@council.corvallisoregon.gov; ward8@council.corvallisoregon.gov; ward9@council.corvallisoregon.gov; msbaldwin2@comcast.net; emilylund@comcast.net; hdcoul@hotmail.com; nancyh2253@msn.com; mwiman8@gmail.com; fjrichter@comcast.net; sschweiz@comcast.net; jltax@mac.com; rick.vu@gmail.com; nwalliancecorvallis@gmail.com; Lyle Hutchens <lyle@devcoengineering.com>; Ed.Pieterick@CH2M.com
Subject: RE: Fighting Kings Extension

All—sorry for two e-mails but correctly adding some of the councilors e-mail addresses proved to be a challenge.

From: Schweizer, Mike/PTK
Sent: Friday, December 25, 2015 6:43 PM
To: 'Tamina Toray'
Cc: 'ward1@council.corvallisoregon.gov'; 'ward2@council.corvallisoregon.gov'; 'ward3@council.corvallisoregon.gov'; 'ward4@council.corvallisoregon.gov'; 'ward5@council.corvallisoregon.gov'; 'ward6@council.corvallisoregon.gov'; 'ward7@council.corvallisoregon.gov'; 'ward8@council.corvallisoregon.gov'; 'ward9@council.corvallisoregon.gov'; 'Baldwin, Marc & Susan'; Dale & Emily Lund (emilylund@comcast.net); Don & Betty Coulman (hdcoul@hotmail.com); Harris, Nancy; Michel Wiman; 'Richter, Fritz & Joan'; 'Schweizer, Sheila'; Tax, Lu and Joe; 'Vu, Rick'; 'nwalliancecorvallis@gmail.com'; lyle@devcoengineering.com; Pieterick, Ed/CVO
Subject: RE: Fighting Kings Extension

Ms Toray—I am at a loss as to why you think the populace of Corvallis should stand up and assist you in fighting development in your neighborhood??? I for one, and will assume others on this string feel the same, would welcome the eventual connection of Kings Blvd to points north. Many of us live off of Highland and daily experience the high traffic volumes (and speeds) that come due to continued development plus being the primary access point to Crescent Valley High School, increased residential and religious development in the north as well as a major short cut to Albany and other points north. There are times of the day when it is difficult and dangerous to drive onto Highland (and I won't get into pedestrian's crossing Highland in this e-mail). Given you work at WOU I will take a major leap and assume you drive past my house two times a day.

You are concerned about a "high traffic roadway" through your area but you know what, so am I. We are feeling the continued impact of increased development/traffic with no relief in sight until either Kings or 29th are extended. I am quite sure that we will be having similar conversations when 29th becomes an issue as I have already heard the people in that area want to keep the traffic on Highland.

In our case it is not a NIMBY issue as the traffic from your neighborhood is already in our neighborhood and we would like to SHARE THE LOAD. I have no idea where you live but did you question the fragile wetlands and oak savannah when you bought your house?? Would assume not until it became a "battle call" to try and curtail additional development.

I would also like to point out that when the North Corvallis Plan was adopted several years ago (I chaired one of the charrette tables) the extension's of Kings and 29th were supported by virtually all of the people attending the planning session as it made sense to do so. Unless there is some Land Development Code reason why Kings should not be developed or underlying flaw in the request I would challenge the councilors to not respect the planning process that many, many Corvallisites participated in.

Unfortunately I am living overseas and unable to attend the City Council meeting otherwise I would speak in favor of the extension of Kings Blvd.

Would also ask if any others have a response to the e-mail from Ms Toray.

Michael Schweizer
976 NW Meadow Ridge Place
Corvallis, OR 97330

From: torayt@mail.wou.edu [mailto:torayt@mail.wou.edu] **On Behalf Of** Tamina Toray
Sent: Thursday, December 24, 2015 4:34 PM
To: Tamina Toray
Subject: Fighting Kings Extension

Neighbors,

As you have likely been hearing about, developers want to create a high traffic roadway to extend King's Blvd. into a high traffic roadway through fragile wetlands and oak savannah.

The City Planning Commission in their November meeting voted to deny this extension, which was appealed by the developers. It now moves on to the City Council. Our City Council members may be divided on the issue and community opposition will be vital. The City Council will meet on Monday, January 4th at LaSells Stewart Center, Austin Auditorium at 7:30 p.m. We need to *fill* this very large room with community members from around Corvallis - this affects all of us!

You have the power of a voice in your ward to help influence their vote. Let your voices be heard by your councilor and at the meeting. **Ask your councilor to Stand up against the developer, Stand with the Planning Commission, and Deny the appeal!** *Your letter needs to be received by January 4th!*

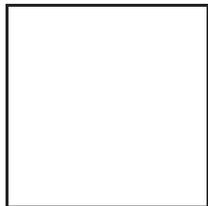
Ward 8 City Council member is Frank Hann http://secure-web.cisco.com/1g1HbOiyq8-7iYbtziX5S0-Qo8zB33k4HjwHWr-RuSylVMCW8PTWiu0SW-klktFs7FPOqNaEvQ8i6aDwbZH51ySxWbWCuTAQofkC-s1Qkz_n6p3Ao5wuQXrkWqBmR1fIN4IEx7TTT0FJw9oLPwga0lxizemNZ-sRv8ZX47Mcb1cTJSAs7ylMx-X1tjERVRCkNpcOCeKYDkh34IIVPSlibru0eOwunRc2TBdO7VSzOfiUncoIhwJ0AmuHBRXN8PQBE880G0cGvQsW4C3uE6v6la-IC6k-dMPoVYzNUqHWtJNYD5fgqcb6SaegwsFdKXA0BT48sHgZ017D6m-gsGj0DOrOU0tmmBYwtvgmU7zRaXeMJU5o5O52NhwsfqQk7uGR7Gx7zmMNlc1GlwNyCiYEH8s0dzN-EZYtV91NOIFKBg5CT88CtzJURrXi5YkibixJCV4bG_CkhQCWeis4f4Lw85RUHLpYgqBCrX_Z-BTgOmU/http%3A%2F%2Fwww.corvallisoregon.gov%2Findex.aspx%3Fpage%3D86%26recordid%3D31

For other wards in Corvallis, an index with City Council members and their contact information can be found at:

http://secure-web.cisco.com/1QjFBAdmFG_aGHcBWUxADI0QD10GRgr6r_G2wKfGiN2vRz0y69Fgy6Fry6cF_Q1HPn6ljrSl6wOBrW0eNFZT_FkaEg483leud_gaW_pYGprPi8o1kRvwRW1EgauFzHskjtS-42T0TL8aQ-oadEbySOVAD5qDx22aZBqvD7EwG-zHzcR8SVXAJxp_I9Xp2M3FrJP_y4gz339Yx41PTHdGb3aWuPok-yzHYfwN9yGwjXnVuZ-H_HfcxNZOR3lZX767c4Rph7gSCEnJjUr9-ltLXUKykwHS5fd27jStd6QSKNwbdH_Gx_QErO7MOQUJU6y6VNfWLWQ-3bkstYja-42IIGEbeC8PW-

j0tJbDfnohQ_Aec3lvsN8436KwUOHRu9ZfYOA3tvwzLkibT14fJXw6fVf2R-0P1mCtPqOIWjG6xUTO7DTEjye-SIvSUwddfq50rU_xbWRhm3A_6Kr6mYGSTzt7NoYJKmB8MFvi336iAhJN0/http%3A%2F%2Fwww.corvallisoregon.gov%2Findex.aspx%3Fpage%3D61

Happy holidays!



--

Tamina Toray, Ph.D.

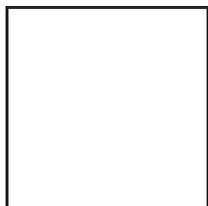
Professor, Behavioral Sciences Division

Western Oregon University

(503) 838-8712

Todd Hall 341

current office hours: http://www.wou.edu/las/behavioral_sciences/faculty/facultyschedule.php



Amiton, Rian

From: Dan Minuskin [dminuskin@hotmail.com]
Sent: Monday, November 23, 2015 8:04 PM
To: Amiton, Rian
Subject: Proposed plan PLD15-00003 (Kings Boulevard Extension)

Dear Planning Commission Members:

Please deny plan PLD15-00003 (Kings Boulevard extension). My husband and I oppose it for several reasons.

First, the City should not grant any variances or approvals relating to the proposed Kings Boulevard extension until we know what is ultimately being planned by the developers.

As a concerned citizen, I have to ask why variances should be granted now that will affect the area for generations to come. When the City has determined grading and steepness criteria, shouldn't those be adhered to except where there's a compelling and overriding need? Where's such a need here? We haven't even been told why the road itself is needed.

In addition, the plan includes storm-water retention in the riparian areas that does not comply with code (see LDC 4.0.130.b.1). Furthermore, significant vegetation would be removed without a Significant Vegetation Management Plan (see LDC 4.12.50a, 4.12.60.1.a.1, and 4.12.60.1.b.1). It would significantly impact natural features without sufficient analysis of alternatives (see LDC 4.11.50.04.a, 4.11.50.04.b, 4.12.70, 4.13.50.b.2, and 4.14.70) or addressing hazards (see LDC 4.14.50.2 and 4.14.50.06.b).

We strongly opposed the HUB proposal by these developers for numerous reasons, many related to noise and its glaring incompatibility with the existing neighborhoods, but also out of concern for damage to the wetlands and riparian areas. I personally saw and heard the machinery on the hillside when the developers illegally removed vegetation a few years back. And now they are asking to build a road without divulging future plans for the site? The plan is incomplete (see LDC 2.5.2). According to documents on the City website related to this application, the Staff members also prefer that this not be addressed piecemeal. How does a piecemeal approach benefit the City and its citizens?

Please deny this application until all the plans can be seen at once. Or if you truly believe this is only about a road, please deny it because it requires variances without demonstrating a compelling need for the road, and it doesn't comply with code in a number of important areas. Thank you.

Respectfully,

Nancy Vidal
3114 NW 29th Street
Corvallis, OR 97330



CORVALLIS CITY ATTORNEY
456 SW Monroe, #101
Corvallis, OR 97333
Telephone: (541) 766-6906
Fax: (541) 752-7532

CITY ATTORNEY'S OFFICE
MEMORANDUM

December 30, 2015

To: Mayor & City Council

From: David Coulombe, Deputy City Attorney DC

RE: Land Development Code Interpretations

Issues: Does LDC 2.5.60.03c. authorize the Council to consider the Kings Blvd. Extension application in whole or in part?

Short Answer: Yes.

Is the Kings Blvd Extension application a "needed housing" application?

Short Answer: No.

Discussion: Consideration of these issues implicates principles of land use interpretation. Of foremost import, Oregon law expressly requires that Oregon Appellate Courts and Land Use Board of Appeals (LUBA) defer to the City Council's interpretation of the City's comprehensive plan and land development code provisions. The latest Supreme Court consideration of state law requiring LUBA and a reviewing appellate court to defer to a local government's interpretation of its own land use regulations, can be summed up as bulleted below:

- the City Council's interpretation must be plausible; and
- it must not be inconsistent with the express language of the provision(s) at issue; and
- it must not be inconsistent with the purposes or policies underpinning them.

When harmonizing competing text or choosing between conflicting text, the

City Council
December 30, 2015
Page 2

interpretation of local ordinances need not be what LUBA, a reviewing court, an applicant or an opponent believes is the best interpretation. After considering the plain language, its context and apparent purpose, the Council's interpretation need only be plausible.

1. LDC 2.5.60.03c. With those interpretive principles in mind, the first issue considers LDC 2.5.60.03c., which provides in full:

Upon finding that the petition is reasonable and valid, the Planning Commission may consider the redesign in whole or in part of any Detailed Development Plan.

The City Council has applied this code provision in prior land use cases. Most recently, for example, the Council reviewed an application "in whole." The Council findings explained: "The City Council finds it reasonable to apply an 'in whole' approach to evaluating the proposed modification to the Detailed Development Plan and Conceptual Development Plan, in part because the site is part of and relates to development approvals based upon conditions of approval." In 2004, LUBA reviewed two land use cases where the City Council broadly construed and applied the "redesign in whole or in part" phrase in concluding that a purpose statement at LDC 2.5.60.01 did not function to limit the type or degree of modifications that may be approved as a major modification. In those cases, LUBA affirmed the City Council's interpretation and acknowledged the Council's express authority to consider "redesign in whole or in part" of a major modification. Accordingly, the Council could apply the code provision broadly or narrowly. Stated otherwise, it is plausible for the Council to evaluate this current application by reasonably limiting the scope of the applicable criteria to the right-of-way area proposed for modification. It is also plausible for the Council to consider the proposal within the scope of the whole Planned Development site, the undeveloped part or any reasonable combination of the planned development site, when considering whether the proposed arterial meets the applicable criteria.

2. ORS 197.307. The Applicant asserts that the Planning Commission erred in exercising discretion and imposing conditions in denying the application. The Applicant provides little support or explanation for this assertion other than a reference to ORS 197.307- the needed housing statute. I note the Planning Commission's denial decision imposed no conditions. Without more from the

City Council
December 30, 2015
Page 3

Applicant, our office posits that the Planning Commission was, and the Council is, authorized to exercise discretion in considering this application. Based on what has been provided to date, the Council could conclude that ORS 197.307 is inapplicable to this application. The Council could find instructive the following:

First, ORS 197.307(4) requires the City to “apply only clear and objective standards, conditions and procedures regulating the development of needed housing on buildable land described in subsection (3) of this section.” This application proposes neither residential development nor needed housing types. Consequently, ORS 197.307 appears inapplicable.

Second, where needed housing is proposed, ORS 197.307(3) requires clear and objective standards such that “when a need has been shown for housing within an urban growth boundary at particular price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or in zones described by some comprehensive plans as overlay zones with sufficient buildable land to satisfy that need.” The Applicant identifies no evidence demonstrating any housing need on any buildable land within the area proposed for modification. The vacant portion of the subject site is primarily zoned PD(RS3.5), PD(RS-5), PD(RS-9) and PD(RS-12), for a mix of low, medium, and medium-high density residential uses. The City's Buildable Lands Inventory (BLI) indicates a 3,902 acre *surplus* of low- and medium-density residential land in the Urban Growth Boundary.

Third, consistent with the ORS 197.307(3) approval to use overlay zones to identify needed housing land, the Council could interpret its BLI to demonstrate that planned development overlay zones denote land that is *specifically not* “buildable land” for purposes of the needed housing statute. Stated differently, the City Council could plausibly conclude that residentially-zoned land within the city is generally “buildable land” for purposes of ORS 197.307(3) while land with a planned development overlay zone is not. In support of that conclusion, the City's Buildable Lands Inventory (BLI) defines “buildable lands” as: “lands in urban and urbanizable areas that are suitable, available and necessary for residential uses. Buildable lands include both vacant land and developed land likely to be redeveloped.” The BLI also provides that: “Vacant land that is constrained (either physically or legally) is not buildable.” The Council could plausibly conclude that a planned development overlay zone is one type of legal constraint contemplated by the BLI. Accordingly, the Council could plausibly conclude that the vacant land proposed for modification

City Council
December 30, 2015
Page 4

in this application is legally constrained vacant land and not buildable land for purposes of the needed-housing statute.

Finally, even if the current application proposed needed housing, in construing ORS 197.307(6) LUBA saw no reason why an alternative process could not govern, and bind, current proposals for needed housing that seek to modify a prior approval for needed housing. If the Council finds substantial evidence demonstrating prior needed-housing approvals on the planned development site, ORS 197.307(6), as suggested by LUBA, would authorize the City to test suitability for development of buildable lands under the PD discretionary review criteria. Our office recommends that a comprehensive history of detailed development plan approvals for needed housing types be incorporated into the record.

Conclusion: The City Council has construed and applied LDC 2.5.60.03c in the context of a major modification to a detailed development plan, to allow for an “in whole” review. Accordingly, the City Council may, but is not required to, consider the proposed modification in whole. The City Council could find the proposed modification neither proposes nor seeks approval of any residential housing types, and thus that ORS 197.307 is inapplicable. The City Council could plausibly interpret its own BLI to conclude that the vacant land proposed for development is legally constrained by the planned development overlay zone, and thus does not constitute *buildable land* for purposes of the needed-housing statute. Finally, the City Council could conclude that the City’s BLI utilizes the planned development overlay zone to identify residential land that is not *buildable land* for purposes of the needed-housing statute, rendering ORS 197.307 inapplicable.

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
December 21, 2015**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
<p>Executive Session</p> <p>1. Status of pending litigation (Coronado)</p> <p>2. Status of pending litigation (Timberhill violations)</p> <p>Pages 486, 495</p>	<p>Yes</p> <p>Yes</p>		
<p>Action from Executive Session</p> <p>1. Status of pending litigation</p> <p>2. Status of pending litigation</p> <p>Pages 486-487, 495</p>			<ul style="list-style-type: none"> • Petition Oregon Supreme Court to review denial of Coronado land use application <u>passed U</u> • Approved settlement agreement with GPA1, LLC concerning Timberhill violations
<p>Proclamation</p> <p>1. Proclamation of National Homeless Persons' Memorial Day – December 21</p> <p>Page 487</p>	Yes		
<p>Visitors' Propositions</p> <p>1. VAP (Blackstone)</p> <p>2. OSU-Related Plan Review Task Force (Hess)</p> <p>3. CRAG (Jensen)</p> <p>Page 487</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>		
<p>Consent Agenda</p> <p>Page 488</p>			<ul style="list-style-type: none"> • Amended Consent Agenda <u>passed U</u>
<p>Items Removed from Consent Agenda</p> <p>1. Approval of amendment to AIPDP</p> <p>2. Long-term public ROW closure permit at 115 SW Washington Avenue</p> <p>Pages 488-489</p>			<ul style="list-style-type: none"> • Approved amendment <u>passed U</u> • Approved permit <u>passed U</u>
<p>Unfinished Business</p> <p>1. OSU Intergovernmental Agreement Framework</p> <p>Pages 489-490</p>			<ul style="list-style-type: none"> • Draft agreement for Council review <u>by consensus</u>
<p>Other Related Matters</p> <p>1. Ordinance amending CMC Section 5.01.110, "Alcoholic Beverages in Parks"</p> <p>2. Resolution accepting and appropriating a PEG donation from Benton County</p> <p>3. Resolution modifying the VAPTF</p> <p>Pages 490, 492</p>			<ul style="list-style-type: none"> • ORDINANCE 2015-24 <u>passed U</u> • RESOLUTION 2015-35 <u>passed 5 to 1</u> • RESOLUTION 2015-36 <u>passed U</u>

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Public Hearing 1. CDBG/HOME Action Plan for FY 2016-17 Pages 491-492	Yes		
Legislative Committee – December 7, 2015 Page 492	Yes		
Mayor's Reports 1. Update on Homelessness from 12/3 CCWS Pages 492-493	Yes		
Council Reports 1. Climate Action Task Force (Baker) 2. Housing Development Task Force (Beilstein) 3. Sustainable Budget Task Force (Bull) 4. Vision and Action Plan Task Force (York) 5. Resolution stating a welcoming attitude toward minorities, specifically Muslims, CCAT meeting (Glassmire) 6. Preschool Story Time (York) 7. KLAB inquiry regarding VAP Steering Committee (Bull) 8. Recognition of Councilor York (Baker) Pages 493-494	Yes Yes Yes Yes Yes Yes Yes Yes		
Staff Reports 1. CM Report – November 2015 2. Apology regarding lack of public notice in advance of explosives training (Shepard) Pages 494-495	Yes Yes		

Glossary of Terms

AIPDP	Airport Industrial Park Development Plan
CCAT	Corvallis Community Access Television
CCWS	City Council Work Session
CDBG	Community Development Block Grant
CM	City Manager
CMC	Corvallis Municipal Code
CRAG	Community Relations Advisory Group
FY	Fiscal Year
KLAB	King Legacy Advisory Board
OSU	Oregon State University
PEG	Public, Education, and Government
ROW	Right-of-Way
VAPTF	Vision and Action Plan Task Force
VAP	Vision and Action Plan
U	Unanimous

**CITY OF CORVALLIS
COUNCIL MINUTES
December 21, 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 5:31 pm under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed) and adjourned at 6:20 pm.

PRESENT: Mayor Traber; Councilors Baker, Beilstein (5:53 pm), Bull, Glassmire, Hirsch, York

ABSENT: Councilors Brauner, Hogg, Hann (all excused)

I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:31 pm on December 21, 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, Bull, Glassmire, Hirsch, York

ABSENT: Councilors Brauner, Hogg, Hann (all excused)

Items at Councilors' places included a corrected paragraph from page 37 of the Airport Industrial Park Development Plan (Attachment A) and written testimony from Rana Foster related to the CDBG/HOME Action Plan for Fiscal Year 2016-17 public hearing (Attachment B).

XIV. POSSIBLE ACTION FROM EXECUTIVE SESSION DISCUSSION

A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

Councilors Hirsch and York, respectively, moved and seconded to appeal the case. (*A motion to direct the City Attorney to Petition the Oregon Supreme Court to Review the State Court of Appeals decision concerning the Council's denial of Group B, LLC land use application*).

Councilor York said circumstances had not changed since the Coronado case was appealed to the Court of Appeals and the matter was one of local control. The Council

believed it was correctly interpreting the City's Land Development Code, and the outcome had serious repercussions for future land use applications in Corvallis.

Councilor Hirsch said the merits of the case also affected other Oregon jurisdictions.

The motion passed unanimously.

IV. PROCLAMATION/PRESENTATION/RECOGNITION

A. Proclamation of National Homeless Persons' Memorial Day – December 21, 2015

Mayor Traber read the proclamation earlier in the day during at the Corvallis' Homeless Persons' Memorial Day event. The item was for information only.

V. VISITORS' PROPOSITIONS

Vanessa Blackstone spoke from prepared testimony concerning creation of a new Vision and Action Plan (Plan) for Corvallis (Attachment C). She wanted to ensure that the Plan would build on the importance and benefits of natural areas in the community. Councilors encouraged Ms. Blackstone to share specifics of her ideas at a future Council meeting.

Jeff Hess spoke about the Oregon State University (OSU)-Related Plan Review Task Force recommendations that were recently presented to the Council. He said the recommendations lacked a narrative, and that shaped the open-ended response it provided. As an example, he said most of the community had understood infill development to be a process to fill in vacant pockets of developable parcels. Instead, it had become a pattern of demolishing established neighborhoods with single-family homes and replacing them with high-end student housing, resulting in a loss of affordable housing. Developers had the financial resources to out-bid families. He believed that example provided a narrative that spoke to the critical issue of how growth in OSU student enrollment impacted neighborhoods and housing. The OSU Master Plan directed that a review was to be conducted if any of its elements changed significantly. Such a review did not occur and he believed that was a factor in the large student population increase. He believed a narrative could have been helpful in that circumstance. Councilor Bull shared many of Mr. Hess' concerns and noted how the Housing Task Force's work would be applicable. She said staff was directed to synthesize Councilor comments from the November 12, 2015 Council work session into the Task Force recommendations that would be forwarded to the Planning Commission.

Tom Jensen said when he attended a recent Community Relations Advisory Group (CRAG) meeting, he asked that Corvallis move forward independently on its livability strategies and not wait for OSU. He took exception with Councilor Hogg appointing Jonathan Stoll, OSU's Director of Community Outreach, to research what other cities were doing to address livability issues. He did not believe it was appropriate for an OSU representative to be charged with researching and advising possible approaches for Corvallis. He said a Corvallis resident, independent of OSU, should be appointed to provide, from a non-student perspective, suggestions to CRAG and the Council how Corvallis could address livability issues. He said such a person should be given the same time and consideration as Mr. Stoll. In response to Councilor Beilstein's inquiry, Mr. Jensen said decisions about what Corvallis does to address livability should be decided by Corvallis citizens, not OSU staff.

VI. CONSENT AGENDA

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

- A. Reading of Minutes
 - 1. City Council Work Session – December 3, 2015
 - 2. City Council Meeting – December 7, 2015
 - 3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Housing and Community Development Advisory Board – November 18, 2015
 - b. Parks, Natural Areas, and Recreation Advisory Board – November 19, 2015
 - c. Planning Commission approved minutes – November 18 and December 2, 2015
- B. Confirmation of appointments to advisory boards (Arts and Culture Advisory Board – Little; Downtown Advisory Board – Davidson; Library Board – Clevering; Cascades West Area Commission on Transportation – Baker, Steckel)
- C. Announcement of vacancies on the Housing and Community Development Advisory Board (Perrone) and the Parks, Natural Areas, and Recreation Advisory Board (Alig)
- D. Acknowledgement of changes of Oregon State University Panhellenic and InterFraternity Council representatives on Community Relations Advisory Group (Petersen, Perez)
- E. Schedule a public hearing for January 4, 2016 to consider an appeal of a Planning Commission decision denying an application to extend Kings Boulevard
- F. Approval of a permit to occupy the public right-of-way (2200 NW Ninth Street)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA

Councilor York requested removal of approval of an amendment to the Airport Industrial Park Development Plan from the Consent Agenda (Item H).

- H. Approval of an amendment to the Airport Industrial Park Development Plan (AIPDP)

Councilor York said the Public Participation Task Force provided recommendations about naming conventions for boards, commissions, and committees; however, it did not include a recommendation concerning renaming the Project Review Committee (PRC). She noted staff provided Attachment A at Councilors' places to change the name of the PRC to the Airport Industrial Park Project Review Department Advisory Committee to ensure consistency with how other department advisory committees were named. City Manager Shepard said staff would update the name throughout the AIPDP document.

Councilors York and Hirsch, respectively, moved and seconded to approve an amendment to the Airport Industrial Park Development Plan as corrected by staff in Attachment A and as described by City Manager Shepard. The motion passed unanimously.

Councilor Glassmire requested removal of the authorization for the City Manager to approve a long-term public right-of-way closure permit (115 SW Washington Avenue) (Item G).

- G. Authorization for the City Manager to approve a long-term public right-of-way closure permit (115 SW Washington Avenue)

In response to Councilor Glassmire's inquiry, Public Works Director Steckel said the proposed permits did not include a long-term closure of the Riverfront Commemorative Park's multi-use path; however, she could not guarantee there would never be an impact to the path during the project.

Councilors Glassmire and Hirsch, respectively, moved and seconded to approve the long-term public right-of-way closure permit at 115 SW Washington Avenue. The motion passed unanimously.

VIII. UNFINISHED BUSINESS

- A. OSU Intergovernmental Agreement (IGA) framework

Councilor Glassmire preferred that the second bullet point of the recitals include the words *livability*, *local economy*, and *climate change* to make them more prominent. Councilor York said those areas were sub-categories of growth, and that was why they were listed in a separate bullet point on the list of recitals. Councilor Glassmire supported the ideas independent of whether OSU was growing or not.

In response to Councilor Baker's inquiry, Mr. Shepard said meetings were proposed to be between leadership from the City and OSU, and not open to the public. The group would not make decisions. Rather, its role would be advisory to staff, who would then seek Council direction and approval during public meetings.

Councilor York said last year, when the proposed renewal of the prior IGA with OSU was placed before the Council, she did not support its continuation. She did not believe the Steering Committee (SC) was effective and a different structure was needed. She noted that the SC met in public and forwarded work group recommendations to the Council, often without any discussion. The SC did not have the frank conversations that the City and OSU have had so far this year. She said the City had effectively used the same model when meeting with Benton County and Corvallis School District 509J, and it had worked well. All decisions were still made by the full Council in public meetings where matters were openly discussed.

In response to Councilor Bull's inquiry, Mr. Shepard said the agreement would formalize the working relationship between the two bodies, it did not obligate the City to commit financial resources, and the Council would decide about the level of City participation.

In response to Councilor Beilstein's inquiry, Mr. Shepard said proposed updates to the Interim Development Agreement, which addressed land use issues, would be coming to Council in January for review. The IGA being presented to Council now focused on a basic structure for working together.

Councilor Baker was not comfortable with the meetings not being open to the public. He noted that items 7 and 8 in the Authority of the Joint Advisory Committee section was

clear that use of resources remained with each of the bodies. He requested adding a statement that the City did not cede its regulatory authority related to land use decisions or other regulatory issues that may arise.

Councilor Bull was concerned that decisions to not pursue an idea would not come to the Council for discussion.

Councilor Hirsch understood Councilors' concerns and suggestions; however, he believed the proposed framework was balanced between the City and OSU.

Councilors agreed staff should move forward with drafting the agreement for Council's review.

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

B. Other Related Matters

1. An ordinance repealing Ordinance 2015-21, Alcoholic Beverages in Parks, and declaring an emergency

Mr. Brewer explained that the ordinance that was placed before the Council and signed by the Mayor at the December 7 Council meeting inadvertently included language related to general liability insurance. Council intended to discuss that component separately at a future Council meeting.

City Attorney Brewer read the ordinance.

ORDINANCE 2015-24 passed unanimously.

2. A resolution accepting and appropriating a donation for the purpose of upgrading equipment and facilities related to Corvallis Government Television Channel 21 and Corvallis Community Access Television (CCAT) Channel 29

Mr. Brewer read the resolution.

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

In response to Councilor Glassmire's comments about the items listed in the donation application, City Recorder Holzworth said the City would be bound to purchase those items since they were requested in the application.

Councilor Beilstein said that CCAT was still seeking a permanent location after June 30, 2016.

Mr. Shepard said CCAT requested the equipment listed in the application.

RESOLUTION 2015-35 passed 5 to 1, with Councilor Glassmire opposing.

Mayor Traber recessed the meeting from 7:30 to 7:35 pm.

XII. PUBLIC HEARINGS

A. CDBG/HOME Action Plan for Fiscal Year 2016-17

Mayor Traber opened the public hearing at 7:35 pm.

Interim Community Development Director Weiss reviewed the staff report included in the Council meeting packet.

Julie Blair spoke from prepared testimony opposing funding for Corvallis Housing First (CHF) (Attachment D).

Paul Cauthorn referred to a draft Proposal for Temporary Use Waiver from CHF (Attachment E), which he said showed a lack of CHF's professionalism. He opposed providing funding to CHF and cited examples of littering at the Men's Cold Weather Shelter and surrounding properties.

Catherine Mater opposed funding for the Men's Shelter. She said, per to Section 106 of the National Historic Preservation Act, the Shelter would be subject to an additional investigation and review at the Federal level; Citizens for Protecting Corvallis planned to request such a review. Section 106 covers a broad range of projects, including construction, repair, renovation, repair, rehabilitation, ground disturbances, and changes in an area's visual characteristics. The Federal commission's review typically requires two to three months, depending on the complexity of the project. The commission looks for adverse impacts of their federal appropriations. Ms. Mater encouraged the Council to get a head start on the review considering the additional time that would be added to the project. In response to Councilor Bull's inquiry, Ms. Mater said Section 106 expanded the interpretation of adverse impacts beyond the immediate area to also include contiguous areas. As such, introducing incompatible visual impacts or audible elements that impact the use and function as those areas deemed to be National Historic sites would be considered an adverse impact.

Jim Moorefield read from prepared testimony in support of the Community Development Block Grant (CDBG)/HOME program (Attachment F). In response to Councilor Glassmire's inquiry about how to support housing efforts, Mr. Moorefield said there were a number of housing-related bills coming up in the short Legislative session, which included inclusionary zoning. In response to Councilor Bull's inquiry, Mr. Moorefield said the housing crisis was due to national public policy that was established several years ago. He suggested that, similar to climate change efforts, acting locally was one way to help address the housing problem.

Jeff Hess suggested that preserving existing homes and increasing dorm-type housing was one way to improve housing locally. He said OSU students were driving rents upward, thereby removing affordable housing stock. He supported better planning for student-related growth.

Mike Wells agreed with Mr. Hess' comments and supported higher density residential developments closer to the OSU campus to reduce demolition of single-family homes. He referenced Housing and Community Development Advisory Board guideline #2 as described in the staff report: *To the greatest and most practical extent possible, funds*

should be allocated to uses from which they will return to the City to be recycled to meet future demands. He said CHF was a nuisance property that actually cost the City money. He said allocating funds would represent giving money to an unqualified organization. He asked the Council to support organizations that would benefit both the City and homeless people.

Mayor Traber closed the public hearing at 8:08 pm. The item was for information only.

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

B. Other Related Matters

3. A resolution modifying the Vision and Action Plan Task Force

Mr. Brewer read the resolution.

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

RESOLUTION 2015-36 passed unanimously.

A. City Legislative Committee – December 7, 2015

Mayor Traber said after the December 7 meeting, he met with Senator Gelser and Representative Rayfield. Inclusionary zoning and permit fees were discussed, and the Oregon House of Representatives was supportive of acting on housing initiatives. The House's omnibus bill was expected to move forward; however, the Senate did not appear to have sufficient votes. No property tax and Public Employees Retirement System (PERS) reforms were expected in the Short Session, except for a possible initiative for a revenue tax on businesses. A carbon reduction cap and fee proposal was expected to move forward. Leadership priorities in the House appeared to be minimum wage, housing and carbon reduction. In the Senate, leadership appeared to be focused on dealing with the minimum wage and revenue tax initiatives in a manner that was more protective than what was expected in the November 2016 election.

The item was for information only.

X. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Update from December 3 Council work session on Homelessness

Mayor Traber summarized outcomes of the work session:

** A need to develop a cohesive and coherent plan to deal with homelessness, including developing a related community conversation.* Mayor Traber suggested looking to the Homeless Oversight Committee (HOC) to develop an updated strategic plan. The HOC was restructuring itself to move in that direction, including developing a more formal decision-making structure and project management. At

the last HOC meeting, several agencies serving the homeless were supportive of coordinating a community conversation about creating a strategic plan. Mayor Traber and Benton County Commissioner Schuster have been seeking ways to identify assistance with developing the plan.

** Increased emphasis on housing development.* The Housing Development Task Force was continuing its work on the Council goal concerning Housing Development.

** Address the men's cold weather shelter in both the short- and mid- to long-term.* As part of identifying ways to mitigate impacts to the community, Mayor Traber, Police Chief Sassaman, and Mr. Shepard met with CHF representatives. Discussion included how CHF could work more closely with Corvallis Police's community officers and possible use of the Police's drug canine at the shelter. The group also talked about the need for CHF to follow-up with solutions to problems that have impacted properties beyond the shelter property itself. Another meeting would be scheduled to discuss such proposed solutions. Mid-term strategies included consideration of alternative sites for a shelter. Following discussions with Councilor Hogg and Mayor Traber, Community Outreach, Inc. representatives expressed some interest in the possibility of managing the shelter. Mayor Traber is checking with the City of Portland about the details of its housing emergency declaration, including details about its ability to waive certain land use requirements. Long-term, strategies for regulatory activities, including rezoning, could be included in the Vision and Action Plan goal's framework.

The item was for information only.

B. Council Reports

1. Climate Action Task Force (CATF)

Councilor Baker reported at the last CATF meeting, members discussed the overall Climate Action Plan framework. Six organizational areas were identified: buildings and energy; land use and transportation; consumption and waste; urban natural resources; food and agriculture; and health and social services. The next CATF meeting was scheduled for January 26 and he encouraged people to get involved. Preliminary reports showed the community had thus far saved about \$2 million as part of the Take Charge Corvallis energy competition. The \$5,000 the City provided for assisting with the competition provided leverage to raise another \$30,000. The item was for information only.

Mayor Traber referred to the adoption of Resolution 2015-36 earlier in the meeting to change the Vision and Action Plan Task Force into a Steering Committee. He noted that a similar resolution would be needed for the planning and implementation phases of the other Council Goals task forces. The Council Goals Task Force Chairs were scheduled to meet on January 12 and he asked Task Force Chairs to review Resolution 2015-10 and provide suggested language for the new resolution. The item was for information only.

2. Housing Development Task Force (HDTF)

Councilor Beilstein said HDTF continued to gather information and its next meeting was scheduled for January 13. The item was for information only.

3. Sustainable Budget Task Force (SBTF)

Councilor Bull said PERS costs were discussed, as well as communicating with the community about the associated challenges. The item was for information only.

4. Vision and Action Plan Task Force (VAPTF)

Councilor York said the next meeting was scheduled for January 21. Anticipated topics included drafts of focus areas of the Vision and Action Plan and the community engagement plan. The item was for information only.

5. Other Council Reports

Councilor Glassmire proposed that the Council consider adopting a resolution stating a welcoming attitude toward minorities, specifically Muslims. Councilor Hirsch said he considered visiting the mosque in Corvallis and appreciated the suggestion to reach out. In response to Councilor Beilstein's suggestion, Councilor Glassmire agreed to draft a resolution for Council's consideration.

Councilor York encouraged people with preschoolers to attend the Library's preschool story time. The item was for information only.

Councilor Glassmire attended a recent CCAT meeting where attendees discussed planning for their transition to a new location. He distributed a handout about a Storyscaping class (Attachment G). The item was for information only.

Councilor Bull said at a recent King Legacy Advisory Board (KLAB) meeting, members inquired about the composition of the Vision and Action Plan Steering Committee. Councilor York said she was scheduled to meet with KLAB in January and she encouraged anyone with questions to email her. The item was for information only.

Councilor Baker recognized Councilor York for visiting advisory boards and commissions to inform them about the Vision and Action Plan process. The item was for information only.

C. Staff Reports

1. City Manager's Report – November 2015

The item was for information only.

2. Other

Mr. Shepard apologized for not providing public notice in advance of the December 17 cross-agency training concerning explosives. The item was for information only.

Mayor Traber recessed the meeting from 8:40 to 8:45 pm, and then convened an Executive Session.

XIII. RECESS TO EXECUTIVE SESSION

A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

Council met in Executive Session from 8:45 to 9:09 pm to discuss the status of a litigation matter.

XIV. ACTION FROM EXECUTIVE SESSION DISCUSSION

A. ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

Councilors Hirsch and York, respectively, moved and seconded for Council to approve the settlement agreement with GPA1, LLC, settling the Timberhill violation matters and the lawsuit GPA1, LLC filed in Benton County Circuit Court. The motion acknowledges the corrective action plan and irrevocable license incorporated into the settlement agreement and includes authority for the City Manager to execute the settlement agreement and to accept the irrevocable license.

The motion passed unanimously.

Mr. Shepard said prior to use of any settlement funds, staff would provide a report to Council.

XIII. ADJOURNMENT

The meeting adjourned at 9:12 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

ATTACHMENT A

V. Project Evaluation Process

The Airport Industrial Park Project Review Department Advisory Committee is responsible for reviewing proposals for development in the Airport Industrial Park. Their review shall include an evaluation of the proposal's consistency with the goals and standards in this document, and compliance with City Council Policy 97-7.13 – Municipal Airport and Industrial Park Leases.

The Airport Industrial Park Project Review Department Advisory Committee shall ~~be appointed by the City of Corvallis Mayor, and shall~~ include representation from by two active members of the Airport Commission Advisory Board and the Economic Development Advisory Board.

Dec 21, 2015
Corvallis City Council
CDBG and HOME program funding allocation for FY 2016-17

Dear City Council,

I am interested in this topic since Corvallis is a diverse and rich community of citizens.

Wondering if this FY16-17 CDBG and HOME Federal funding is able to look at: number of people working in Corvallis who drive from surrounding communities to work here?

Who are these commuter's and why are they forced to contribute tons and tons of carbon to the atmosphere? City of Corvallis is directly supporting global warming by forcing so many people to have to commute to work using fossil fuel.

Does this figure of who and where they are community from, figures that are generated by CAMPO, suggest there are problems with supply and cost of single family housing in Corvallis, show findings for possibly recent trend towards decreasing supply of affordable homes to buy and or to rent as family and student housing?

Did FY 14/15 CDBG and HOME funds keep single family homes from being demolished if this funding stream could be applied to support conservation of single family homes which are affordable rather than purchased, but as single family rentals?

If a known number of single family dwellings are being demolished how is this helping the City of Corvallis house single families and students?

Can the committee who formed to look at prior and future use of these two free money for housing funds, please show a report on ways to provide affordable new homes for families specifically, in developments which are zoned for single family residential?

City Staff and the public are asked in various public processes over time, to consider their city taxes and city fees use, annexation vote's and public comments to the record, in support of commercial student housing LLC's who build for students who have the ability to afford high end and very high end, student leased new apartments and student rented- single family dwellings(cottages).

Developers who only develop for students are able to take financial advantage of single family residential zone definition. Single family residential zone, totals, could be decreasing because of this lack of specific focused definition in LDC, over the

application of RS zone for single family housing.

Should funding be spent on editing the LDC, if this has not already been done, to better define and control how single family residential is applied if there may be no legal control over developments for student housing in zoning, single family residential? I assume, this process of development for students, within a single family residential zone could be taking away total single family residential homes from these 3 professional student living community developers who will be able to under current zoning, to take away huge amounts of space for high priced, leased, student housing in the single family residential zone.

Can the new advisory committee take a look at statistics for rental firms, real estate firms doing private property management as rentals and share these numbers with the community?

How far off are these statistics which report the number of rentals these types of LLC own and invest in?

Do these property management llc's drive the way rent is charged and will the three Corporate Student Housing Firms coming to Corvallis force these property mg. Firms and real estate corporations who have high end rentals to increase rental rates?

Rental rate increases will force even more people and students to have to live and drive thousands of miles a year to work and go to school in Corvallis, fewer and families will live in Corvallis and contribute to Corvallis in taxes, and create and participate in Heart of the Valley owned- community livability.

Can the CDBG and HOME funds able to be spent to protect single family homes from being removed from Corvallis's home stock, and to try to work yearly to keeping rental rates affordable for everyone, students, the elderly, physically challenged, and working class families? Can funds be used to keep land zoned for family housing able to support housing families and not being used for high end student only housing developments.

Currently possibly, everyone who must live outside Corvallis, but has a job in Corvallis may not be able to afford to live in Corvallis. Affordability and availability of housing stock as single family residences, may both contribute to this reality.

Rental rates should be capped, or better controlled to keep people housed and not force low income residents to have to move away from Corvallis, their home and work place. Gentrification of rentals and apartments has misplaced a large number of renters and

hopefully this process is slowed some, to be able to sustain and retain affordable places to call home, and not add to area homeless totals.

Demolition of single family houses for condominiums may support or add to the increase in housing discrimination against a known number of community workforce, and students.

I heard of homeless work in exchange for housing I think in another city, can this type of program be funded by these funds?

Work on City Parks, Public Works, jobs in exchange for housing, food, utilities being paid by City? Can these funds be used to buy land and use these zones for affordable housing, or to relocate single family homes to a City owned area which is not wetland, and refurbish and fix up these homes to be used and lived in for another generation?

Possibly the work in exchange for housing type of program exist or is being tested already for housing homeless adults in Corvallis in exchange for work.

Thanks, Rana Foster

Corvallis.

TO: City Council
FROM: Vanessa Blackstone,
RE: Visitor Propositions
December 21, 2015

As the Council moves forward with the Vision 2014 plan and switches gears to a steering committee, I ask you to build upon the importance and benefits of natural areas in our community that the Vision 2020 plan and North Corvallis Area Plan highlight.

Natural areas are a strong attractant to Corvallis; they increase livability and contribute to economic vitality by attracting skilled and competent people that would otherwise go elsewhere. A neighbor of mine has stated that "OSU faculty, postdocs, and graduate student candidates... can all command higher salaries/stipends elsewhere, but they are willing to come here because Corvallis is unique in this Open Space aspect. According to colleagues at Hewlett Packard, this is also true of HP employees and other large and small businesses so vital to our town." She is right! Later planning documents like the North Corvallis Area Plan pick up on this, focusing on clustered development with alternative transportation surrounded by green space.

I bring this to you because I have noticed that there are places where the natural features overlay comes into direct conflict with current zoning, likely an artifact of the Comprehensive Plans and Natural Resource Inventory happening concurrently. To remain flexible the Land Development Code allows for encroachment into natural resources. While any planning document needs to allow for flexibility to address unforeseen situations, it begs the question: **how important** are those natural features if they can be ignored? When you compare designated open space in Corvallis to the significant natural features from the Inventory, there are many sensitive areas that receive no permanent protection (see map). I encourage the Council to look at those natural features, connect them, and protect them for the good of our City and its residents – human, wildlife, and botanical. I encourage it for financial reasons as well. Studies by the Delaware Valley Regional Planning Commission in 2010 showed that ecological services provided by open space saved \$132.5 million each year by controlling flooding, cleaning air, and filtering water. That doesn't even include how natural areas buffer against climate change, support biological diversity, and reduce the "heat island" effect of city pavement.

It has also been a decade since the Inventory was completed, and understanding of the fragility and rarity of many habitats in the Valley has grown. Oregon white oak woodlands, for example, are extremely rare and command high ecological value, yet there are white oak stands even within our City boundary that are not protected, and more lie in the Urban Growth Boundary.

To address these concerns and values, I request that the Vision 2014 Steering Committee engage with experts on the ecology of the Willamette Valley, wildlife, climate change, and water quality to ensure these valued parts of our community remain, and to give voice to these areas that quietly disappear in the face of burgeoning growth. State goals require growth, with buildable land inventories and zoning to meet predicted needs; state goals also require resource protection, and it seems like when those two

things overlap, the resources always lose. But it doesn't have to be that way – sustainable growth of our City can happen, and it will be a better City if the very features that attracts its residents remain a valued and defended part of our landscape.

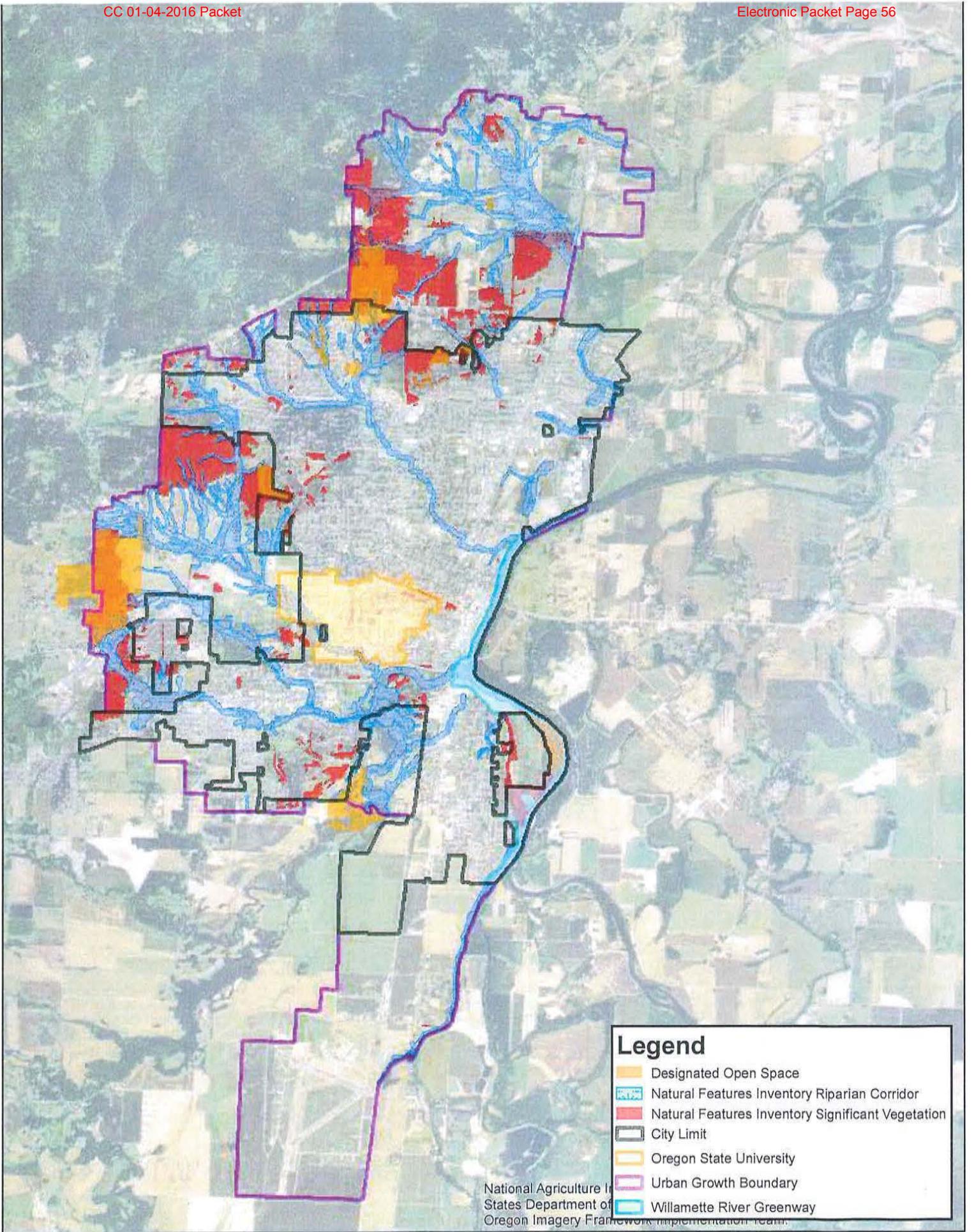
Thank you,

A handwritten signature in black ink, appearing to read 'Vanessa Blackstone', with a long horizontal flourish extending to the right.

Vanessa Blackstone

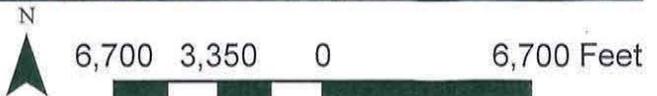
Wildlife biologist

Timber Ridge Neighborhood Association President



- Legend**
- Designated Open Space
 - Natural Features Inventory Riparian Corridor
 - Natural Features Inventory Significant Vegetation
 - City Limit
 - Oregon State University
 - Urban Growth Boundary
 - Willamette River Greenway

National Agriculture In
States Department of
Oregon Imagery Framework Implementation Team



December 20, 2015

Dear Mayor and Councilors:

I'm here tonight to encourage the council NOT to support any CDBG funding for Corvallis Housing First's (CHF) 4th St men's temporary shelter, and proposed mega-shelter when considering allocations. As you have heard from others, the impacts this location has on the historic neighborhood, downtown businesses, safety and nuisance concerns, property values and general livability are huge.

Your current guidelines call for these funds to be used to "expand or continue support for existing community programs," and that "programs should build upon organizational efficiencies and strengths, and consider these factors in determining overall program goals." CHF's damp shelter serves a small (10-13%) amount of the overall homeless population, the chronic homeless, many with drug/alcohol addictions, mental and/or physical disabilities, with a mostly volunteer staff. Studies have shown that to truly help this population the program must employ professionals. It must be located outside of residential neighborhoods and downtown business districts, such as light industrial zones. Basically, CHF has no efficiencies or strengths to build on. Their poorly run program addresses none of these concerns. This population would be better served by a program like Community Outreach, who has proven to be professional and competent and agrees that the 4th St location is unacceptable.

I would also refer to another portion of the guidelines which states that "program designs and project expenditures should consider both long term and short term benefits for both beneficiaries and the community as a whole." The 4th St location only intensifies the enabling process currently being executed by CHF, with the surrounding downtown and neighborhoods' livability discarded as collateral damage. They have been terrible neighbors whose clients are being served ineffectively by them.

I would encourage the forming of a task force, consisting of council members, professionals in the field and concerned citizens to look at this issue carefully and develop a holistic, short and long range plan that our community could be proud of. It would also be helpful for the city to consider updating/clarifying the zoning/LDC to reflect a clear definition of how to address the issues of shelters, while considering placing them in light industrial zones. This should be done sooner, rather than later. The current codes seem to be vague and outdated, considering this growing concern in our community.

Respectfully Submitted,

Julie Blair,

Corvallis

Revised 10/27/2015
Gina Olson, Executive Director
CHC

Proposal for Temporary Use Waiver

Requests: Temporary Use Waiver Property to be used as the Corvallis Homeless Shelter Coalition Men's Winter Shelter:

Premises description: 530 SW 4th. Corvallis OR

Applicant/Lessee: Corvallis Homeless Shelter Coalition Inc. DBA CORVALLIS HOUSING FIRST

Owner: Corvallis Homeless Shelter Coalition Inc.

Prepared by: ^{Corvallis} Gina Vee, Executive Director Corvallis Homeless Shelter Coalition

Map/Tax Lot: 12502BA11000

The Corvallis Homeless Shelter Coalition was established in December 2005 to provide a Men's Winter Shelter. The Shelter was opened out of concern that community members who were homeless would not have a place to get out of the winter weather. The Corvallis Homeless Shelter Coalition had only recently formed and through an all-volunteer effort, located an unused fraternity house that needed much work to even meet the fire code. Operational costs were covered in part that first year by a \$5,000 donation from Corvallis Police Department and local donations which enabled us to hire one full-time over-night employee with the rest of the supervision and oversight coming from local faith based organizations and community groups. The second year saw us moving again, only this time to a sorority complete with ornate chandeliers. Again, our team of volunteers carried out the necessary repairs and we were able to serve between 25-40 guests each night. During our third year of operation we were able to move the shelter to our most recent location at the Westside Community Church. We have had a rewarding relationship with the Westside Community Church for five years. They recently decided that next year they wished to lease their space for 12 months a year to a child care center. The Shelter is a winter shelter and will be open for five months November to March annually. We open at 7:00 PM and close at 7:00 PM daily. Our goal for the 2014-2015 2015-2016 sheltering season is to be open for five months, November 1 2014 to March 31, 2015 2015 2016

our West Hills Drive #10.

The Men's Winter Shelter benefits chronically homeless men. Guests must be over 18 years ^{at least} old. Some characteristics of the men served may include the following: unaccompanied individuals, homeless for a year or more or multiple times over a several year period, disabled by addiction, mental illness, chronic physical or disability or developmental disability, frequent, histories of hospitalization, unstable employment, and incarceration. Last year, during the four-month shelter season from Nov 15, 2012 through March 15th 2013 an estimated 160 individuals would benefit from the Cold Weather Shelter.

The Corvallis Homeless Coalition's Men's Winter Shelter program collaborates with a number of community partners. Eighteen faiths- based and secular organizations provide staffing for each

L.O.

evening the Shelter is open. ~~The Corvallis Police Department is also a significant partner.~~ The shelter program provides a safe over-night option for individuals needing shelter that the CPD may encounter throughout the evening. The Shelter works closely with the Benton County Health Department. The shelter receives support from BCHD to address TB Testing, Flu Vaccines and Hygiene/Skin disease issues. Appropriate referrals are made to COI, Albany Helping Hands and Love Inc. COI refers individuals who are not sober to us. We do collaborative training with COI and Love Inc. We continue to receive financial support from the Corvallis Police Department and this past year we also received grant funding from the City Social Services Fund, United Way and Meyer Memorial Trust.

Corvallis Homeless Shelter Coalition owns the property at 530 SW 4th St. ~~340 SW 3rd St.~~ Corvallis OR The property is 2724 sq. ft. for Institutional/gov, medical office building office and showroom

?

Open floor plan with 11x16' (8' high walls) office part. Accessible Rest Rooms; Ceiling is 9' high, some storage in separate locked room next to upstairs restroom. Storage closets on first floor for cleaning supplies across from bathrooms. There are Windows in the front and side doors. Off street parking in rear easy access, good visibility.

SITE PLAN REVIEW

ELECTICAL

The units have overhead electric lighting.

HEATING

.Electric heating throughout.

Smoke Alarms CO Alarms

6 Battery Powered alarms each with a 10-year warranty, 2 in the downstairs sleeping rooms , 1 in the downstairs bathroom, 2 in the upstairs sleeping room and 1 in the upstairs bathroom. 2 Fire Extinguishers, exit signs, one at each exit

We do not use gas therefore we have no CO (carbon monoxide alarms

Restrooms

Plumbing works, fans work

Outside doors

Deadbolts will be removed from doors. We will install lever handles in all doors

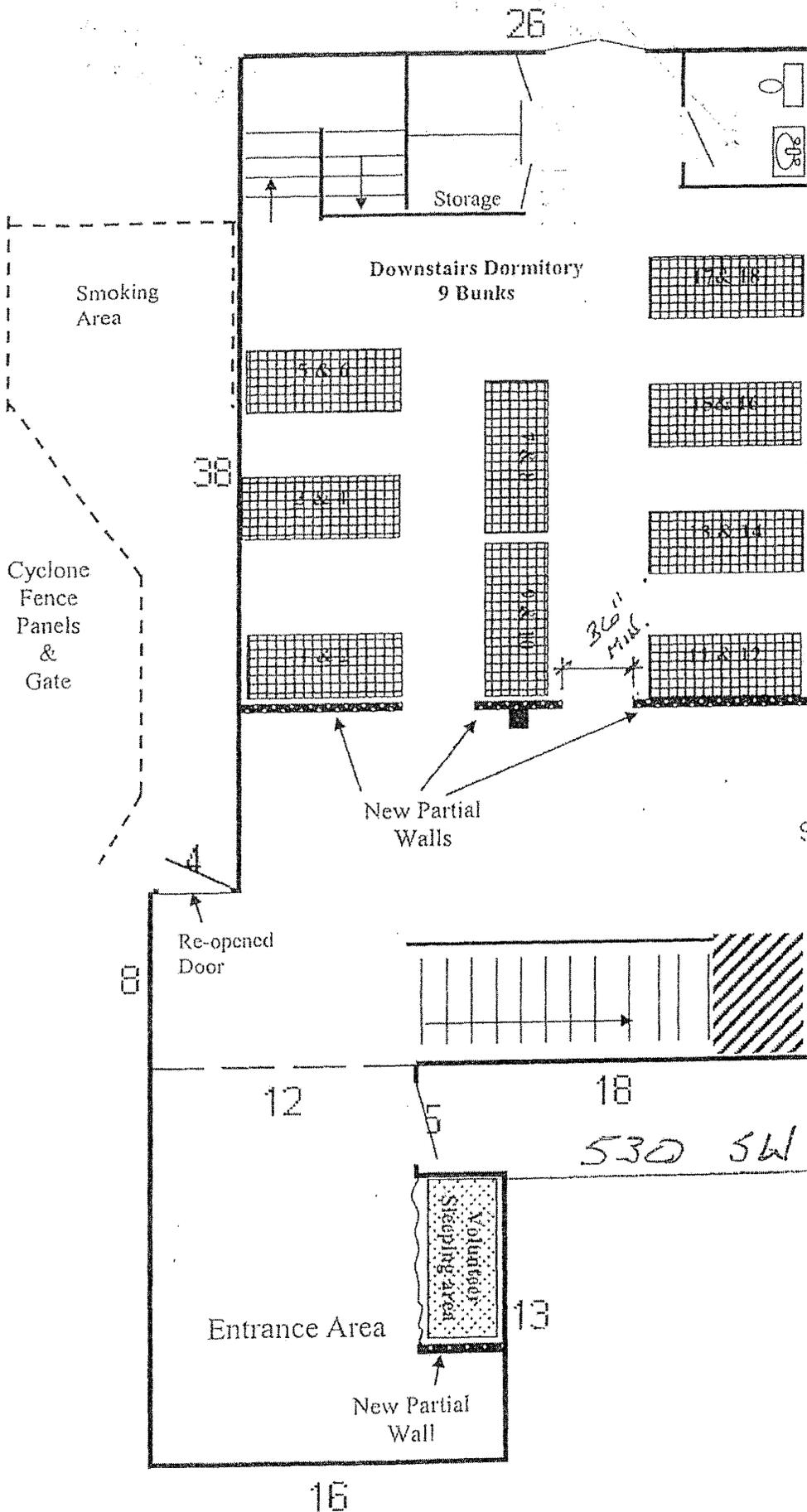
Smoking Area

Approved smoking receptacles will be provide in a designated smoking area the designated smoking area is near the side of the building

Outside

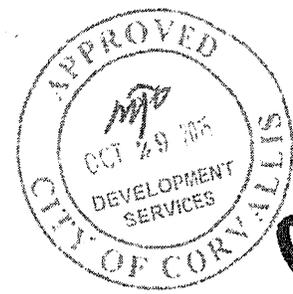
We will provide parking for Bicycles in a parking space.

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APPROVED
OCT 29 2015
DEVELOPMENT SERVICES

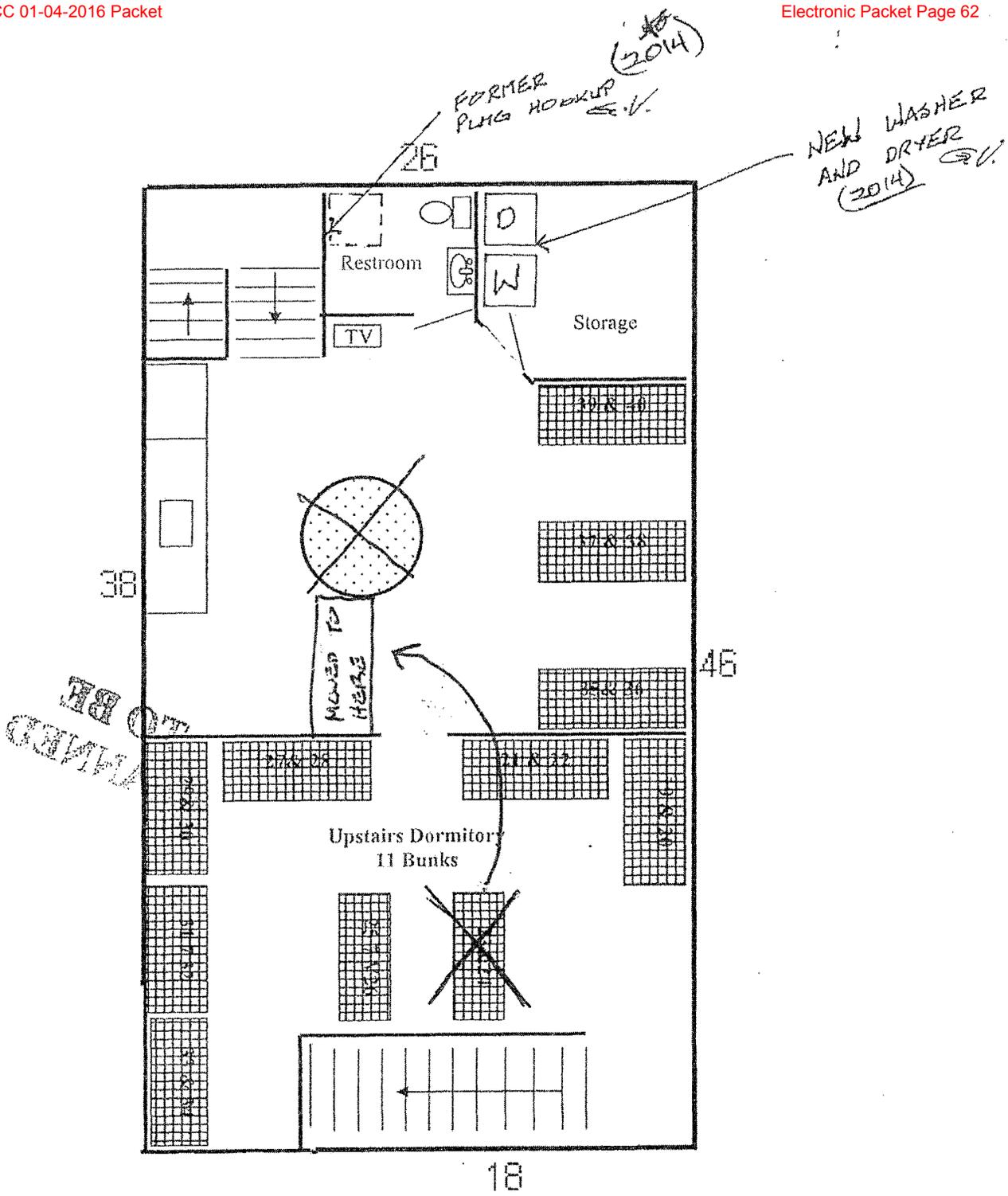
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BLD 15-00660



FIRE EMERGENCY PLAN

WHAT TO DO IF YOU DISCOVER A FIRE:

1. **ALERT OCCUPANTS** – With a calm but loud voice alert all occupants by saying “**Fire! Leave the building immediately!**”
2. **REPORT THE FIRE TO 911** –Dial, or have someone else dial 9-1-1 from a safe location.
3. **ATEMPT TO EXTINGUISH THE FIRE** – IF, and only IF, the fire is still small and confined and you feel you can do so without risk to your personal safety. If initial attempt to extinguish fails back away from the fire, close the door to contain the fire and evacuate immediately.
4. **EVACUATE IMMEDIATELY** – Without further hesitation, evacuate by the nearest most direct exit. Continue to alert and evacuate others as you leave the building. **Proceed immediately to the outside assembly point, Benson’s Interiors back parking lot. You must stay at least 50 feet away from the shelter and not be in any area that would block the traffic of emergency vehicles.**
5. **NEVER RE-ENTER THE BUILDING FOR ANY REASON.**

WHAT TO DO WHEN YOU HEAR A FIRE ALERT

1. **TREAT EVERY FIRE ALERT AS THE REAL THING!!**
2. **EVACUATE IMMEDIATELY** – Do not hesitate or attempt to investigate the possible cause of the activation. Get out via your nearest most direct exit. Alert and evacuate others as you leave the building. **Go immediately for a safety check to the outside assembly point, BENSON INTERIOR’S BACK PARKING. You must stay at least 50 feet away from the shelter and not be in any area that would block the traffic of emergency vehicles.**
3. **NEVER RE-ENTER THE BUILDING FOR ANY REASON.**

**Testimony submitted to the Corvallis City Council
CDBG-HOME Action Plan Public Hearing, December 21, 2015
Jim Moorefield, Willamette Neighborhood Housing Services**

From 1979 to 1987 I worked at Community Outreach, then known as Sunflower House, first as a volunteer, then as a Program Director, and finally as the Executive Director. During my early years, we allowed single, homeless men to sleep on the front porch to allow them to escape the elements to some degree. Eventually we added onto the building in order to create indoor shelter space. It totaled seven or eight beds and was usually not full. Whether it was the porch or the new shelter, the numbers of single, homeless men on any given night could most often be counted on one hand.

Fast forward to 2015:

- The City of Corvallis' housing specialist, Bob Loewen, is quoted in the October 9 Gazette Times as saying the rental vacancy rate in town is at 1.2 percent.
- The December 10 Oregonian reports on new figures from the U.S. Census Bureau that determined Oregon's 2014 rental vacancy rate was 3.6 percent, the lowest vacancy rate in the country. With California in 2nd (3.9 percent), and Washington in 5th place (4.2 percent), the entire west coast is clearly in terrible shape in terms of housing supply and prices.
- The annual "point in time" count of homeless people conducted last January counted 3,091 homeless people in the six county area of central and southern Willamette Valley, including 127 in Benton County and 222 in Linn County.
- This fall, the Mayors of Eugene and Portland declared a housing and homelessness crisis, and mayors from five west coast cities announced creation of an "Alliance of West Coast Mayors" united in addressing the growing crisis of homelessness.

Why in the 1980s could I count the number of homeless men on one hand, but now they seem to be everywhere, so much so that we're fighting one another about what or what not to do? It's because, starting in the 1980s, the federal government reversed decades of commitment to housing all our citizens. And when that happened, homelessness began to rise.

While there's always been some degree of homelessness, people that, in the past, would have lived in some sort of housing (including people with a mental illness or alcohol or drug problem or both), now find themselves locked out because of supply, prices, and loss of subsidy.

In other words, this increase in homelessness didn't suddenly appear for no reason. Instead, homelessness is the direct result of public policy decisions made over the past 30+ years to disinvest in programs that made sure most Americans have a place to live. And that disinvestment is continuing. For example, a key source of federal housing development support, the HOME Investment Partnership Program, has been cut 50% since 2010.

The need to house everyone, with decent and affordable housing, is a national problem that impacts us at the most local of levels: in our very homes. But it's clear we don't possess the resources to solve the problem at the local level alone, or even at the state level. It's equally clear the will does not exist at the federal level - at least not yet. In any case, the days are over of addressing national problems like this through the intervention of the federal government alone.

What can we do? First of all, I encourage you to continue doing what you're already doing: exploring and hopefully adopting ways to ease the burden, increase supply, and lower costs here in Corvallis. Just as important, join the rising chorus of voices saying we have a crisis on our hands, and that it's time for government at every level to work together and in partnership with the private sector, to address the challenge and make housing a priority. Failure to do so means we'll continue having people live on our streets.

Solve the housing crisis and the crisis of homelessness will go away.

Solve the housing crisis and fewer children will go to bed hungry because their family is able to make ends meet.

Solve the housing crisis and one day we'll be able to say that all Americans again have a place to call home.

Storyscaping

Using Digital Media Arts to Tell Your Stories

Sat., Jan 16 ~ 10am-3pm ~ Sun. Jan. 17

Storyscaping -- Enhance your skills to create storytelling that will enchant your audiences; this hands-on workshop explores the vocabulary and techniques of multi-media production.

Instructor: **Kate Hickok Feldman**

iVideo -- The best video camera for any story may be the one already in your pocket. This class demonstrates how to use iPhones and iPads to create video productions.

Instructor: **John Friedlander**

Classes are \$75 each, or \$125 for both

Some cameras are available for participants; or, bring your own iPad, camera/camcorder with digital storage card



To sign up: email manager@ccat29.org OR call Amy at CCAT-TV

* Corvallis High School Room T--14, 1400 NW Buchanan St. Corvallis * 541-757--5756

DRAFT
CITY OF CORVALLIS
MINUTES OF THE CORVALLIS ARTS AND CULTURE ADVISORY BOARD
NOVEMBER 18, 2015

Attendance

Cynthia Spencer
 Karyle Butcher
 Deborah Correa
 Phil Duncan
 Marci Sischo
 Wayne Wiegand
 Frank Hann, City Council Liaison

Staff

Karen Emery, Parks and Recreation Director

Guests

Irene Zenev, Executive Director,
 Benton County Historical Society

Absent/Excused

Lee Ann Garrison

I. CALL TO ORDER. Cynthia Spencer called the meeting to order at 5:31 p.m.

II. REVIEW OF OCTOBER 21, 2015 MINUTES. The minutes from October 21, 2015 were approved, by unanimous vote following motion proposed by Wiegand and seconded by Sischo.

III. VISITOR PROPOSITIONS. Irene Zenev, Executive Director at Benton County Historical Society discussed the Society's owning the Horner Collection, their upcoming exhibitions in Portland, and their working with Allied Works Architecture and Tom Gurney. Zenev distributed materials regarding fundraising for the new Corvallis Museum, which has a target completion date of Spring 2018, which will coincide with OSU's sesquicentennial anniversary.

IV. ECONOMICS PROSPERITY V SURVEY. Spencer reported meeting with the new Advisor for OPAL, who was happy to assist with ACAB's volunteer request. Additional materials will be available in December. Emery noted that the roman numeral V in the survey title is being replaced with the number 5.

V. CITY COUNCIL ART STUDY AND PROSPERITY V UPDATE. Spencer queried Hann as to the best time to present to City Council. Hann stated after January 1 would be best. Emery stated the packet would be circulated around December 15, and recommended presenting after ACAB's January meeting. Spencer asked that Butcher or Wiegand present to City Council. Hann encouraged the use of powerful visuals in the presentation. Butcher asked Hann to provide guidance in formation of the presentation. Emery noted Mary Pat Parker's recent discussion of the Cultural Corridor with City Council subcommittee.

VI. CULTURAL CORRIDOR UPDATE. Garrison was unable to attend, but had circulated a report to ACAB members via email prior to the meeting. Further discussion will occur at future ACAB meetings.

VII. MUSIC VENUES SURVEY. Spencer noted that Emery had sent out the questionnaire ACAB

intends to use. Sischo and Duncan volunteered to assist in making calls. Spencer will split the list of contacts. Emery added Staff could assist in obtaining contact names.

VIII. CONNECT EVENT DATE SETTING. Spencer, Correa, and Sischo will meet in the first two weeks of December to select a date.

IX. DA VINCI DAYS WORK SESSION UPDATE. Emery discussed the prior month's Work Session, which came to the following conclusions: 2016 will have da Vinci Day activities, a Staff person will be hired, coordinate with existing projects at OSU, the Kinetic Sculpture Race will be held in July, and individual events and activities will fall under the da Vinci banner – rather than holding a “Days Festival.” Emery added that the Board is looking for events to be community-focused.

X. DECEMBER MEETING. ACAB decided to hold a Work Session in December, which will have minutes taken.

XI. COMMITTEE ASSIGNMENTS & GOAL SETTING. Spencer stated Marketing and Outreach will choose dates to meet. Duncan will be joining the Marketing and Outreach subcommittee. Duncan introduced himself to ACAB members, who reciprocated in kind. Hann noted the term “creative expression” is carrying more resonance than “arts and culture.”

XII. CITY COUNCIL LIAISON UPDATES. None.

Emery noted Penny York would like to attend either ACAB's December Work Session or January meeting. Spencer stated Greg Little may be interested in joining ACAB as a member. Hann reminded ACAB of the upcoming Corvallis Arts Walk. Emery added that the Economic Prosperity 5 project has 13 cities and counties participating in Oregon, and 100 cities nationally, 113 counties nationally, 13 statewide agencies, and 46 multiple city/county organizations.

XIII. ADJOURNMENT: The meeting was adjourned at 6:52 p.m.

**KING LEGACY ADVISORY BOARD
MINUTES
11/16/15**

Present

Jasper Smith
Chareane Wimbley-Gouveia
Frederick Edwards
Megha Shyam
Gabriel Merrell

Absent

Kerstin Colón
Alyssa Faye Campbell
Joseph Orosco
Amber Moody
Barbara Bull – Council liaison

Staff

None

Visitors

None

SUMMARY OF DISCUSSION

Agenda Item	Action Recommendation
I. Approve Minutes	Minutes approved.
II. January Event	Discussed options for January event. Leticia Nieto will not be available. We have the Majestic reserved for the evening of Monday January 18 th . Discussed showing a video of Michelle Alexander, author of The New Jim Crow, or other video on the topic of the racial dimensions of incarceration and law enforcement. Discussed potential panel members for community questions on the topic, such as Black Lives Matter and members of the recent OSU panel. Agreed to request approval for \$3000 towards the event for the venue, advertising, and other expenses. Several groups may wish to have tables at the event. Agreed to ask Mayor Traber to participate. Food and program to be discussed at next meeting. Quotes from Dr. King's Letter from a Birmingham Jail could be incorporated. We are hoping Joseph Orosco will be our emcee.
III. Essay Contest	Entries are coming in. Deadline is 12/1.
IV. Other Business	Frederick Edwards was appointed to the Police Review Board. OSU is holding a campus community discussion on race tonight. Several KLAB members will attend. Racial Justice Summit was held 11/14 with a follow up meeting 11/28. Amber and Alyssa represented KLAB at the event.

LIBRARY ADVISORY BOARD MINUTES September 2, 2015

Board Present

Jacque Schreck, Chair
 Jennifer Alexander, Vice-Chair
 Mike Beilstein
 Katherine Bremser
 Diane Cygan
 Scott Elmshaeuser
 Paula Krane
 Cheryl Maze
 Anne Schuster
 Steve Stephenson

Staff Present

Carolyn Rawles, Library Director
 Shasta Barnes, Circulation Supervisor
 Andrew Cherbas, Extensions and Technology Mgr.
 Rachel Denué, Senior Administrative Specialist
 Mary Finnegan, Adult and Youth Services Manager
 Shaun Hearn, Circulation Supervisor
 Carol Klamkin, Library Administrative Services Mgr.
 Felicia Uhden, Access Services Manager

Absent/Excused:

Eric Dickey
 Norah Storniolo

Visitors:

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Action
Call to Order	7:30 pm	
Visitors' Propositions		None.
Minutes: August 5, 2015 August 19, 2015		Approved with corrections. Approved.
Library Advisory Board Packet	X	
Strategic Plan Discussion	X	
Library Advisory Board Annual Report	X	
Director's Report	X	
Division Manager Reports	X	
Board Reports ♦Friends of the Library Board ♦Foundation Board	X X	
Information Sharing	X	
Adjournment	8:26 pm	

CONTENT OF DISCUSSION

I. CALL TO ORDER

The meeting was called to order by Chair, Jacque Schreck at 7:30 pm.

II. VISITORS' PROPOSITIONS - None.

III. APPROVAL OF MINUTES

Motion: Jennifer Alexander moved to approve the August 5, 2015 meeting minutes. Steve Stephenson suggested the following corrections for on page 6 of 6 – 1) The Library Foundation's next meeting will be September not August; 2) The Foundation Audit: The Foundation will be having their first outside review of finances by someone that is not the treasurer or secretary of the Foundation. They changed the bylaws to schedule a review every five years. Seconded by Paula Krane to include changes mentioned and the motion carried.

Motion: Steve moved to approve the August 19, 2015 meeting minutes. Seconded by Cheryl Maze and the motion carried.

IV. LIBRARY ADVISORY BOARD PACKET QUESTIONS & COMMENTS

Carolyn Rawles mentioned that some people outside of the library district have previously received library cards. Those people have been notified that the Library is no longer going to honor those cards. A few people have been upset, but staff is focusing on pointing out to them the fact that their resident area does not pay taxes for any library and they are encouraged to purchase a card if they choose. It's not fair to the residents of our County to continue to issue the non taxpaying area cards, and it was the Library's mistake originally. They are trying to be as nice as they can about it they are allowing them to pay monthly on out-of-area cards. Students who attend schools in Benton County can receive a card, so families can use that card if they choose. Paula added that she remembers that if you were in the 509J School District that you could get a library card. Carolyn replied that the Library used to give people cards that had children in school in the district, but now they give cards to the child only, not the entire family. Carolyn added that this is a hard thing to communicate with people. Mike Beilstein asked how difficult it would be to expand the geographic part of the County. Carolyn replied that they would have to vote to do that. Mike stated that it would probably be a matter of re-establishing the district, not creating a new one. Anne Schuster asked if these people are in Benton County or not. Carolyn replied that no, they are not, they are in Linn County. Shasta Barnes stated that around 100 people with active cards will receive letters informing them of this change. Cheryl asked if these people can get cards at the Albany Library. Carolyn replied that she believes that these people have to purchase them from Albany Library as well, as they are not in either library district. The chances of passing a vote for a change of district lines would be slim, but we could try if we think it is worth it. Jacque commented that she doesn't feel that it would be worth it. Mike added that 100 active cards may seem to be a large enough number to think about doing that in the future.

Steve commented that he was rereading the minutes and Mike had mentioned high staff costs for meetings. Steve asked Mike to clarify that if he could. Mike responded that he stated that because the staff members attend the Board meeting, more staff is present than with other boards and departments.

V. STRATEGIC PLAN DISCUSSION

Carolyn reported that Library staff will be working on the goals tomorrow at their meeting and then they will start working on the objectives. She's hoping that next month they will be able to adopt goals and objectives.

Jacque asked if the October 7th meeting will include discussion of the goals and objectives that staff will create. Carolyn replied that yes, the plan is to review and adopt them if they are good to go. Carolyn added that she would like to have this completed before going into the budget process if possible.

Jacque added that she feels lucky to have the Library staff that comes to our meetings and that everyone works together. She likes that the board member's ideas, but she likes to have staff ideas as

well, since they're the ones working in the industry. She feels that this is even more important when a consultant is not being hired.

VI. DIRECTOR'S REPORT

Carolyn reviewed the Board calendar that she emailed out to the members earlier this week. Orientation of new members and a behind-the-scenes tour of the Library will be sometime this month. She will email the date of orientation and tour to all members. Mike asked about the orientation – City Council wants all Boards to complete orientations and he asked if there was a standardized process across all Boards. Carolyn replied that no, she has her own process of what she likes to do, but she doesn't believe there is any standard approach. Paula asked if the Board was planning on meeting in Philomath. Carolyn replied that the November meeting may be held in Philomath, as it is not large enough to have the all Board meeting there.

Carolyn stated that she will not be here for the January meeting, so we may want to reschedule, but we can discuss later. There is only one policy to review this Fiscal Year.

Jennifer stated she had a handout from the May 2014 meeting about orientations. Carolyn replied that she will make herself a copy for review. Jacque added that most library groups are trustees, not boards. Trustees can be hired and fired and board members are volunteers – very different roles.

The Library is going to participate in the Great Oregon Shakeout on October 15, 2015 at 10:15 am. The City will publicize that they will be doing this, so the public will know what is happening and choose to be here or not. Library staff plans to distribute handouts to patrons regarding earthquakes and where to go and what to do. It may be kind of awkward, but it will be good practice. Mike asked what safety measures patrons will take when here. Carolyn replied that drop, cover and hold on. Jacque stated that some of us that were born and raised in California are used to this, but children or people from areas that don't get many earthquakes, they don't know what to do and this is good education.

The all-Board potluck will be October 7th and Carolyn will be inviting the new City Manager, Mark Shepard.

Library staff has been discussing what to do with Mary Finnegan's position when she retires in January. Carolyn thanked Mary for taking on Youth Services as well as Adult Services and commented that she has done a great job. They have discussed how her position has been working and if anything needs to change before hiring someone to take her place.

They are starting to discuss the budget for next year. The City Manager has been bringing his experiences from Albany and going over our financial/budget planning. In 2017 and 2019 there will be changes in PERS that will hit the City really hard. These changes will significantly impact the budgets. They have two years to plan for it, but they will be looking at some serious budget challenges to deal with this.

VII. DIVISION MANAGER REPORTS

Administration: Carol Klamkin reported that she attended her first monthly meeting with the Volunteer Coordinator and a staff member from each division that coordinates our volunteers. They shared information and she felt it was a good discussion and feels it is helpful for all of them.

She reported that we have rekeyed all the locks in the building, which will help keep a better record of who has what keys. It has been quite a project, but it is almost complete. Every single door in the building was changed.

Adult and Youth Services: Mary reported that Dana Campbell, who has been with us for 15 years, will be leaving the Library for a job in The Dalles. She will be missed.

The book bike has arrived, but it still needs to be put together before it is able to get out and about. They hope to take it to the car-free week event.

The school district had a wellness fair and they had a booth to promote the Library. One Adult and one Youth librarian attended.

Extension Services: Andrew Cherbas reported that all summer events are complete and it was a very successful summer. Carolyn recognized Andrew for his help organizing the Summer Reading program. Cheryl asked if the pool party is new this year. Mary replied that it has happened in the past, but not for a while.

Extensions has rearranged their offices to create a better flow.

They have separated Juvenile Non-Fiction from Adult Non-Fiction in Philomath and it looks great.

Technical Services: Felicia Uhden passed around a sample of the new Foundation book plates for donations. They have also updated the Library's and the Friends of the Library book plates as well.

Circulation: Shasta reported that they have started a new promotion by creating a library stamp card. When somebody signs up for a new library card they will get a stamp card. Each time they come in they will receive a stamp on their card and after so many stamps they will receive a small gift.

Shaun reported that they are close to completing selection for the Library Specialist II positions. They have hired two sub positions as well.

Carolyn added that the Library is looking at upgrading their security cameras. They are looking at getting better cameras and will be adding some more outside as well.

VIII. BOARD REPORTS

Friends of the Library – Jacque reported that on Monday they had a retreat at the Market of Choice and most of their members attended. Their next meeting is September 21st. The next event will be the Fall Book Sale on September 26 and 27 during the Fall Festival. They are adding the holiday craft like books to the Fall Book Sale this year instead of at the Holiday Book Sale. There are bookmarks with the Fall Festival Book Sale information that they will be putting in the little library boxes around town.

Cheryl added that there will be a meeting this week regarding the Sip & Spell event that will be coming up in January. If anyone who attended that event has any ideas or suggestions, please contact her or Jennifer. They have received a list of suggestions already, but please let her know if you have any other ideas. Jacque added that the Sip & Spell was a good way to attract young adults, a different population of patrons.

Cheryl reported that they have chosen the new Random Review books and they have great reviewers again this year. She passed out a book mark with all the information.

Library Foundation - Steve reported that the next meeting will be September 28th and they are in the process of having their finances reviewed. They really like the new book plates. They will have more to report as they get into the fall.

IX. INFORMATION SHARING

Carolyn added that the roof project is moving along. There has been a little odor in the building, but it hasn't been too bad. Unfortunately, one of our fire sprinklers in the Belluschi wing is leaking, but a contractor will be coming in to assess how to fix them.

Anne asked if there was a reason we have the Board meetings at 7:30 pm. Carolyn replied that it was originally at this time so people could get their meals in before attending. Jacque added that it is hard to find time as a volunteer to attend meetings earlier. Steve added that it has been this time for many years. His experience is that it is hard to change meeting times, but there is no particular reason. Jacque added that one reason for the times and dates of meetings are so that people can attend and it doesn't take away from their work time so not to exclude people and not to take away from family times.

Jennifer asked if the Public Participation Task Force is still active and is that something that might be brought up to them, for City meetings in general. Carolyn replied that they did meet and they did talk about making things more inclusive. The City will come back and look at their recommendations at a later date. They are trying to get through the Council Goal Task Forces at the moment, but she doesn't remember any specific thing regarding board meeting times. Mike added that he feels the same as Steve about changing meeting times, but after the disruption of change, it can be an improvement. Change is difficult.

Jennifer commented that she heard from a resident in town and she stated that she appreciates the hold option here and feels it is very convenient.

Cheryl stated that she has a family next door to her with small children. Their friends' granddaughter was visiting them and they were all so happy because she had given them library buttons. The family and kids all attended story hour after that. It was great to see them so excited.

X. ADJOURNMENT

The meeting was adjourned at 8:26 pm.

LIBRARY ADVISORY BOARD MINUTES
October 7, 2015

Board Present

Jacque Schreck, Chair
 Jennifer Alexander, Vice-Chair
 Mike Beilstein
 Katherine Bremser
 Paula Krane
 Cheryl Maze
 Anne Schuster
 Norah Storniolo

Staff Present

Carolyn Rawles, Library Director
 Andrew Cherbas, Extensions and Technology Mgr.
 Rachel Denué, Senior Administrative Specialist
 Mary Finnegan, Adult and Youth Services Manager
 Shaun Hearn, Circulation Supervisor
 Felicia Uhden, Access Services Manager

Absent/Excused:

Diane Cygan
 Eric Dickey
 Scott Elmshaeuser
 Steve Stephenson

Visitors:

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Action
Call to Order	7:30 pm	
Visitors' Propositions		None.
Minutes: September 2, 2015		Approved with corrections.
Library Advisory Board Packet	X	
Strategic Plan Discussion	X	
Director's Report	X	
Division Manager Reports	X	
Board Reports		
♦Friends of the Library Board	X	
♦Foundation Board	X	
Information Sharing	X	
Adjournment	8:49 pm	

CONTENT OF DISCUSSION

I. CALL TO ORDER

The meeting was called to order by Chair, Jacque Schreck at 7:30 pm.

II. VISITORS' PROPOSITIONS - None.

III. APPROVAL OF MINUTES

Motion: Jennifer Alexander moved to approve the September 2, 2015 meeting minutes with the suggested grammatical changes by Eric Dickey via email. Seconded by Paula Krane, with suggested changes from Eric, and the motion carried.

IV. LIBRARY ADVISORY BOARD PACKET QUESTIONS & COMMENTS

Katherine Bremser asked about the Annual Report that Carolyn Rawles presented to the Human Services Committee. Carolyn replied that there was a discussion about the out-of-county card issue and she explained to them why the Library took some of those cards away. The Committee understood, but she feels that there is concern of taking away a number of people's cards, especially if they are donors. It's a difficult situation. Carolyn was glad it was brought up and it was a good discussion. The Committee took it to the City Council and the Council accepted the Annual Report.

Anne Schuster asked if they had talked to Linn County about the issue of out-of-county library cards. Carolyn replied that it really needs to come from the people in the county, not our Library. She has discussed this some with Linn County, as there have been prior attempts to get library services to the patrons in Linn County, but those attempts have been unsuccessful. The service district could be expanded, but would require coordination between Linn and Benton counties and some kind of election. Mike Beilstein added that he believes that a service district has to be created by a request of citizens, not a government agency. Carolyn replied that the difference between service districts and special districts is that service districts need to be sponsored by a county. Parks and Recreation would be an independent district with an elected board, so that's different. We are currently a service district, not a special district. Jacque stated that creating the library district took a lot of work and was very complicated. Anne asked if it would be simpler to annex. Jacque stated that the other thing to think about is the boundaries you create. If the boundaries are for the county, the county votes. The city residents already pay taxes for the Library, so if it passes, they will pay twice as much. It was a complicated and involved process that took a lot of planning, it is not an easy thing to do, she's glad they did it, but it wasn't easy.

Carolyn added that there was a citizens group in Scio that got a bookmobile for Linn County. The group received grants and federal money to take Library service into Linn County - to take summer reading out to kids. The county opted not to pursue funding the bookmobile after the money/grants ran out, as there was a public safety levy coming up at that time that was a higher priority for them. The county didn't go forward with it and it was a grass roots group from Linn County that was super motivated and really wanted it. Carolyn doesn't feel that a service district would be successful and doesn't feel our Library should push it at all.

Anne asked about Halsey maybe doing this. Carolyn replied that there are several cities that do have libraries. Anne asked if we could donate excess books to a little library. Carolyn replied that excess books from our Library are Friends of the Library (FOL) items, so you would have to discuss that with them. It is the FOL's main source of income and their priority is to sell them. Jacque added that there are policies that FOL can't give books away, you can buy them for cheap, but they can't give them away. Mike asked if there are some items that are recycled. Carolyn replied that yes, but those aren't usually items that you want to give away, as they could be out dated, moldy, damaged, etc. They're not items libraries would want to add to their collections.

Katherine stated that she noticed the report on the 3D printer being available for the public and asked if the Library reviews what is being submitted. Andrew Cherbas replied that yes, they get to review the items before accepting printing and in the policy it states that they can refuse any file if they so choose and it can't go against state or federal laws. The printing policy is on the Library's website.

Katherine really liked the sustainable budget report at the end of the meeting packet. It's a great report and she enjoyed being able to read it. Carolyn briefly reviewed the budget report and stated that the report did point out that our Library is under the average FTE, and gave some ideas of possibilities with the Fenner building and the associated costs. When it comes to planning things with the buildings, the Library really needs to hire a consultant, because that is out of anyone's area of expertise. The Library does need to look into updating their online software. Two members of the Library staff are attending the TLC Conference in South Carolina. Hopefully they will return with an idea if it is feasible to move forward with our current software or not.

Norah Storniolo commented that she also appreciated the report and asked what FTE stands for. Carolyn replied that FTE is Full Time Equivalent. The Library has 43 FTE's, but has probably 60 actual employees. FTE does not include subs, only regular employees.

Jennifer added that she appreciated the report as well. As she was reading numbers, statistics and comparisons, it made her think that it is a good time to update the Board's talking point cards. Carolyn replied that she agrees and they should do that soon.

Anne asked about the book bike. Carolyn replied that the bike is retro fitted to have a box on the front that can carry library books and the Library staff takes the iPad with them to register people for library cards and check books out. Library staff has to have training on safety to ride the bike. So far, the Library has taken the bike to the Farmers Market, Pedalpalooza and the Fall Festival. Anne asked whose idea the bike was. Carolyn replied that there are several other libraries that have them and it's a great way to go out into the community. The bike will be on display this month in the lobby during National Friends of the Library Week.

V. STRATEGIC PLAN DISCUSSION

Carolyn reported that library staff was having a hard time understanding the Strategic Plan goals, making it hard to write objectives. She feels that this shows that the Board needs to rewrite some of the goals. If the Board could give the Library staff another month to wordsmith the goals, she believes they can make them easier to understand. Jacque agreed and stated that if possible; bring the updated goals to the November or December meeting. Carolyn stated that if anyone has suggestions to please let her know, so they can reword things to make better sense. Mary Finnegan will be the person in charge while Carolyn is gone, through the end of October.

Jacque stated that she thinks that there are a lot of pieces of the Annual Report that the Board could add to their Strategic Plan. Cheryl Maze added that she thought that the report was part of working towards the Strategic Plan. Jennifer added that she feels that some of the stuff from the report follows the same frame work of what the Board has started with their strategic planning. Jacque asked everyone to keep the Annual Report to discuss later as they are working on the Strategic Plan. The Annual Report was important to her as it shows that our library system is awesome; it's amazing because it is down on FTE, and we are lucky that we have FOL and the Foundation to help the Library with funding. She feels that it is very important to include things like that in the Strategic Plan.

VI. DIRECTOR'S REPORT

Carolyn reported that the new City Manager is going over the budget process, as he has a lot of experience in another jurisdiction. Everything is still early in the process, but one thing they do know is in 2017 and 2019 they will get big PERS increases, so the City will get hit hard with this. The City Manager hasn't really talked to the City Council with what he wants to do yet, but she believes that a lot of their budget process will take place in January.

Next month the Board will have to review the Library Display Policy. It will be in the next meeting packet for review. It's a pretty straight forward policy and she doesn't think there will be any changes to it.

The Library roofing project has run quite a bit behind schedule, due to material delays, but it is getting close to completion. The project cost less than expected. The Building Manager will find out if the excess funds, which are from a bond, can be used for another project, like the LED lighting replacement.

Building Maintenance is working on changing some of the landscaping. One of the goals is to get rid of the lawn at the Library and get plants that are more sustainable.

Mary is retiring on January 15th and they have started the process of hiring for her position. Library Management has decided to keep her position "as is", the Youth and Adult Services Manager.

New signs will be created for the Library lobby for FOL and the Foundation using their new logos.

For many years now, Parks and Recreation has put on a Halloween party at the Library. It is not co-sponsored by the Library, they just used our space. This year Parks and Recreation are not having the party at the Library, but are having a haunted house at the Majestic Theatre instead.

VII. DIVISION MANAGER REPORTS

Extension Services: Andrew reported that the 3D printing went live last week and they have averaged around three items a day so far. So far it's been great. Jesse Adams and Andrew worry that it may become popular and then they can't maintain it. Mike asked how it works. Andrew stated that the only way you can submit a file is by a form on the Library's website. It limits the size of the file and they can preview it and then approve it. Mike asked if there is any Library assistance in creating the file. Andrew replied, no, not yet. They give links to some places to create the files, but right now they are not ready to help assist in that part yet. They have had people offer to teach classes on how to do this and that's something they would like to do in the future. Mike asked if in the Keepers programs they do stuff like that. Andrew replied, yes they do.

Anne asked if there is a cost for the printing. Andrew replied that at this time, there is no cost. It doesn't take much material to do what they are doing. Long-term, yes, they will probably start to charge. Anne asked if there is staff time and materials involved. Andrew added that yes, in the future they will probably only charge for materials if they do charge at all. Jennifer asked that everyone read the policy for their own information. Jennifer asked if there are colors you can request. Andrew stated that not yet, they have some colors, but they aren't letting people ask for a particular color at this time, unless they already have it in stock. If it gets more popular, they may have to change the policy and limit the number of times a month or week for people to print. Anne suggested that maybe it should be highlighted in the Gazette Times. Andrew commented that at this time they are nervous about the publicity, as they are just starting this up and want to see how it goes first.

Adult and Youth Services: Mary reported that a Mental Health Professional from the Benton County Mental Health Division will be coming to the Library Management meeting next week. Carolyn added that there is a patron that has been physically ill a few times and Mental Health has been very helpful in those situations. Jacque added that they have discussed finding a place in the Library for a social worker or someone to be here and help, and maybe the Fenner building could be a location for that. Carolyn stated that it is great that they have discovered this resource with Benton County. Multnomah County had a social worker, but it turned out that many people were already very aware of services available to them. Shaun Hearn added that yes, most people they were interacting with already knew what was available there. It was good to call a person directly to discuss patrons, etc. Carolyn stated that the Library could look into having an office or something, so Library staff could call someone if there is an issue. Anne commented that the Police Department has now hooked up with Benton County Mental Health as well. Carolyn added that it's an entire community thing, it is a team effort. Anne asked if the Livability Officers come to the Library. Carolyn replied that before school started this year, they did have some discussions about that. Norah asked if a certain patron has

issues, how do you connect them with a social worker without overstepping boundaries. Carolyn replied that you don't. Mary stated that they contacted someone there, just to talk to them about a patron that was continually falling asleep in the Library and they don't want to ban people, especially in the winter. Mary added that this is why they are meeting with them, so they can learn how to connect someone without over stepping boundaries, etc. They will be meeting with a contact from the mobile crisis team. Anne stated that everyone should be looking at the entire picture; we need places for those in need to be during the day. Carolyn added that the Library is a great place for patrons to better their lives, just not sleep.

Carolyn reported that on NPR this morning was a story about someone from Bolivia and he said he became a better person by going to the Public Library. He learned how to be a mechanic by reading car magazines, etc.

Mary added that the Lucky Day Collection will be added to the youth and young adult areas as well.

Technical Services: Felicia Uhden added that they are also going to be adding lucky day DVD's to the Lucky Day Collection as well. They have ordered smaller labels for the DVD's that are easier to remove.

Circulation: Shaun stated that on October 15th at 10:15 am they will be simulating an earthquake as part of the Great Oregon ShakeOut drill. It will last two minutes and then they will evacuate the building. They have been posting this around the Library so patrons will be aware of it happening. Storytime will be cancelled that morning and the public computers will not be on until after the drill is over. Mike asked how long the drill will take. Shaun replied that it should be less than 30 minutes. They are going to use the fire alarm to evacuate the building. Jacque asked if you come into the Library, will there be signs that say this is happening. Shaun stated that yes; they will have extra signage up that morning as well.

Shaun added that they will be recruiting for a half time Shelver position.

VIII. BOARD REPORTS

Friends of the Library – Jacque reported the October 18-24 is National Friends of the Library Week and there will be a proclamation by the Mayor. The Fall Book Sale netted about \$3,000. They have been discussing the Holiday Book Sale and the Big Book Sale. Anne asked if \$3,000 is a good income. Jacque replied that it was a little less than last year, but not by much.

Library Foundation – Jacque reported that they are very excited to have two new board members: Curtis Kiefer and Breanna Hostbjor. Leaving the Board are: Thomas Wogaman, Kristine Hennessey and Brian Brooks. Laura Edmondston will be resigning, as she has gotten her dream job and will be moving to Washington. The new officers are: President, Jacque; Vice-President, Vacant; Secretary, Sandy Ridlington; and Treasurer, Paul Dickey.

The next meeting will be November 23' 2015.

IX. INFORMATION SHARING

Jacque reported that Cheryl and Mike attended the public records meeting. Jacque has received a video and power point presentation from that meeting as well. Mike suggested forwarding the video to Carolyn to forward on to the Board. Mike stated that the important thing to him is the law that anything written, if it is shared amongst board members, is a public record. If you are communicating with another board member, always include Carolyn, so she can make sure it is public record. Mike added that there was suggestion that board members might want to set up a private email just for board activity, because if any board activity goes through your personal email, it opens your email up for review. Generally, you can share information with board members, but if it comes to a discussion or

vote, you can't deliberate through public communications. Anne added that City and County just had a request for any emails that had to do with homeless shelters. Carolyn added that board members should always think about how their communication would look on the front page of the paper. Cheryl added that she found it interesting that Facebook and other public media has to be archived. Carolyn replied that the City journals the Library Facebook postings, as they are public record.

Paula asked how the City saves information. Mike replied that the State Archivist brought this up and they have to have servers, as they can't use the cloud, etc. Carolyn stated that the City has a system for backing up all of the archived information. There are retention schedules and they keep backup systems from becoming obsolete.

Jacque commented that she does not want to have a separate email just for a volunteer position on the Board. That's a lot to ask of volunteers. She would like the Council to think about the volunteers for the City. Mike replied that they will be working on creating unified training for volunteers. The Library is ahead of other Boards as far as having an organized training. Jacque added that Carolyn's recent orientation for the Board was good.

Carolyn stated that the Library Board is not likely to get into any trouble regarding public record. As far as she knows, no one is making behind the scene decisions.

X. ADJOURNMENT

The next meeting will be November 4, 2015 at the Philomath Community Library. The meeting was adjourned at 8:49 pm.

LIBRARY ADVISORY BOARD MINUTES November 4, 2015

Board Present

Jacque Schreck, Chair
Mike Beilstein
Katherine Bremser
Paula Krane
Cheryl Maze
Anne Schuster
Norah Storniolo
Steve Stephenson

Staff Present

Carolyn Rawles, Library Director
Andrew Cherbas, Extensions and Technology Mgr.
Carol Klamkin, Library Administrative Services Mgr.
Rachel Denué, Senior Administrative Specialist
Shasta Barnes, Circulation Supervisor
Shaun Hearn, Circulation Supervisor
Felicia Uhden, Access Services Manager

Absent/Excused:

Jennifer Alexander, Vice-Chair
Diane Cygan
Eric Dickey
Scott Elmshaeuser

Visitors:

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Action
Call to Order	7:30 pm	
Visitors' Propositions		None.
Minutes: October 7, 2015		Approved.
Library Advisory Board Packet	X	
Library Display Policy		Recommended Approval.
Strategic Plan Discussion	X	
Director's Report	X	
Division Manager Reports	X	
Board Reports		
♦Friends of the Library Board	X	
♦Foundation Board	X	
Information Sharing	X	
Adjournment	8:30 pm	

CONTENT OF DISCUSSION

I. CALL TO ORDER

The meeting was called to order by Chair, Jacque Schreck at 7:30 pm.

II. VISITORS' PROPOSITIONS - None.

III. APPROVAL OF MINUTES

Motion: Paula Krane moved to approve the October 7, 2015 meeting minutes. Seconded by Steve Stephenson and the motion carried.

IV. LIBRARY ADVISORY BOARD PACKET QUESTIONS & COMMENTS

Jacque handed out a revised Statistics Summary that corrects the number of total visits.

Paula asked what was happening with the Jackson Street Youth Shelter this evening, as she saw something regarding the Library. Andrew Cherbas replied that, for about a year, the Monroe Library has had a partnership with the Shelter to help out youth in need.

Norah Storniolo asked what the Teen Advisors group is and what they do. Carolyn replied that Kristy Kemper Hodge started the group a few months ago and they have been working on a plan for the teen area of the Library. The teens have been giving Library staff ideas on how to make the teen area more attractive. They are giving input from the view of kids who use the area and so far it's been going really well.

Jacque asked about division highlights: what is the project that TLC will be reconciled with the H T E system. What is the H T E system? Carolyn replied that H T E is the City's accounting system and the Finance department is trying to match the TLC fines collected and fines waived to what we input into the H T E finance system. It has been a very time consuming process, but they want to do it for auditing purposes.

Jacque asked what Google Cardboard is. Andrew replied that it's basically goggles made of cardboard that you can use with a Smartphone to interact with different virtual apps.

V. LIBRARY DISPLAY POLICY

Jacque reviewed the Library Display Policy. Paula asked about the strike through version. Carolyn explained that there are three different formats of the Policy in the packet, as the City has changed the template for all their policies. There are no recommended changes to the policy itself, just changes due to the new format. The current policy is good and covers the basics: it states that the content of displays is not controlled by the Library and states the time, place and manner restrictions. Carolyn added that this policy is very important; we had an issue a number of years ago, and the policy helped prove the Library's side in the complaint. Katherine Bremser asked if this policy applies to only the Corvallis Library. Carolyn stated that this is a system wide policy and is followed by all branches. The only policy that is different for each branch, are the meeting room policies, as they have to do with operating part of the building, charges, etc. All other policies apply to Corvallis-Benton County Public Library system, which includes all the branches.

Paula moved to recommend the policy as presented in the packet in the new policy template. Cheryl Maze seconded and motion passed.

VI. STRATEGIC PLAN DISCUSSION

Carolyn reported that Library staff has worked on re-writing the goals. They will discuss those changes at the Library Management meeting tomorrow. Since she is just returning from her vacation, she still needs time to review and discuss the changes made by staff. Jacque asked if they will see the suggested changes before the next meeting. Carolyn replied that yes, and they will be working on objectives as well. She will send everything out to everyone when they are ready and will include them

in the next meeting packet. Jacque added that she knows that it may seem that this plan is taking a while, but she feels that it is moving along nicely.

VII. DIRECTOR'S REPORT

Carolyn reported that:

- The Library's roofing project is almost complete.
- Building Maintenance has started the L E D lighting changes. It has been a bit surprising, as the new lights are much brighter. They may need to repaint the Board Room to lessen the brightness. The new lights will save a lot of energy. Steve asked if there are new lighting fixtures. Carolyn replied that, yes they are all new fixtures.
- The Library will be getting new drinking fountains that will permit filling of water bottles.
- Mary Finnegan's position has received applications and is now closed and ready to start the interview process.

Paula added congratulations to the Library staff for doing such a good job covering while Carolyn was on vacation. Jacque requested Carolyn email the Library staff and give them thanks for their hard work while she was gone.

Steve asked what the recruitment for Mary's position included. Carolyn replied that it was an open recruitment. They have received 25 applications, and 14 of those were forwarded from Human Resources as qualifying applicants. It is hard to find people that have had background in both Youth and Adult services. She is hopeful that they will get great candidates from the recruitment. It is a key position and it is very important to have the right fit.

VIII. DIVISION MANAGER REPORTS

Extension Services: Andrew reported that Peggy Giles, the current Bookmobile Driver, will be having a retirement party on November 19th. The party is open to the public and will be from 3:30 pm – 5:30 pm in the Main Meeting Room at the Corvallis Library. They will be recruiting for her position soon.

The Maker programs are exploding. Jesse Adams has created Minecraft programs on our iPads – He created a mobile Minecraft server for the Library that you can pretty much take everywhere. You can hook it up to multiple devices and play in the same world.

They've had their second Summer Reading meeting. Their goal is to increase participation by 10% for next year.

They have started discussing the Library In-Service Day that will be held on January 27, 2016.

Anne Schuster stated that she has talked to someone from Albany Chamber of Commerce and they mentioned starting a Maker program. She asked if that is from our Library. Andrew replied that he's not sure; there are others out there as well, not just our Library. He added that our programs are growing and that is a good thing. He stated that we just need more bodies to help out. It's a good problem to have.

Administration: Carol Klamkin stated that Administration is researching finding new software for meeting room reservations and events. They will have a demo tomorrow for an events software and marketing program.

Friends of the Library have purchased two new podiums, as we have found that some groups want to put the podium on the stage and we purchased a light weight one that you can use for just that. The other is a regular podium that is newer and replaces the old one. Thanks to the Friends of the Library.

Circulation: Shasta Barnes stated that they have a candidate for the last recruitment for Circulation. She traveled to Charleston to the TLC conference.

Shaun Hearn reported that they took part in the Great Oregon Shake Out, the Earthquake drill. It went well. Patrons responded positively and some showed up just to participate in the drill. It was a little strange when everyone was covering, but it all worked well. It brought up good discussions on updating the evacuation drill and how well different parts of the building would do in disasters. Getting underneath something and holding on is the most important part. Shaun stated that they learned a lot about the building and how things are secured. Carolyn added that the Library structure was mostly retrofitted for safety several years ago.

Technical Services: Felicia Uhdén reported for Adult and Youth Services. About thirty people attended the program "Talk About Dying". Another program coming up is NaNoWriMo Writing Month.

Adult and Technical Services have been working on downloadable magazines, and they are now available via Zinio. Technical Services has been working on the catalog for the magazines. Cheryl Maze added that there is going to be a seminar for information on this as well. Zinio for libraries is the app that most people will use for their mobile devices. Anne asked if there is a charge for this service. Felicia replied that no, it is part of your library card service. More than one person can check out a version at a time. There is a way to return them, but it is not the same as other downloadables. This service has been up and running for two days now. Anne asked if magazines titles are limited or is the Library selecting the titles you can download. Felicia replied that the Library is choosing the titles. Andrew added that he highly recommended Zinio, it is really cool. Anne asked if there is a time limit you can have something checked out for. Felicia responded that no, there is not.

IX. BOARD REPORTS

Friends of the Library – Jacque reported they will be meeting later this month and they will be discussing the Holiday Book Sale. Perhaps by that meeting there will be a Needs List to discuss as well.

Library Foundation – Steve stated that the next meeting is later this month. The donor luncheon was successful. He feels that it went better than the last one. The speaker about "When was OSU Founded Anyway" gave us an interesting report on different dates OSU could have been founded.

Russa Kittredge is the new Vice-President.

Jacque reported that more than 70 people attended the donor luncheon and it went very well. Freda Vars and the committee worked hard on the planning of the event and it showed.

Cheryl reported that they are working on the new Friends Sip & Spell event and they are thinking big. It is very likely going to be at the Whiteside Theatre. Please attend, mark your calendars for the last Saturday in January. There will be beer and food.

X. INFORMATION SHARING

Anne wondered if anyone attended the Magic Barrel. Cheryl replied that she attended and it was wonderful and it went really well.

Jacque reported that the Random Reviews that they have had so far this year, have been incredible, and they have been standing room only. They have been amazing. Cheryl stated that Jon Krakauer's book review is coming up and she's hoping some younger people will attend as well.

Paula reported that Jon will be speaking at Wordstock in Portland this weekend. Jacque added that Jon was born and raised in Corvallis and his mother constructed the glass blocks at the Library and the glass is made from Pepsi bottles donated from Mario Pastega.

Paula commented that she attended a program the Library did with Grass Roots regarding the authors and the turnout wasn't all that great, but the program was interesting and she enjoyed it. If anyone has the opportunity to attend one, they should.

Norah stated that she was listening to OPB the other day and it was about a social worker that worked at libraries. Cheryl added that it was on "Think Out Loud" and it was a good program.

Jacque reported that she noticed yesterday, reported on Eugene news, votes concerning libraries. The one on extending hours at the Eugene Public Library, passed by a lot. There were three different things and they all won by a lot. Carol stated that the Sweet Home Library levy passed as well.

XI. ADJOURNMENT

The next meeting will be on December 2, 2015 at 7:30 pm. The meeting was adjourned at 8:30 pm.

**WATERSHED MANAGEMENT ADVISORY BOARD
MINUTES
December 2, 2015
DRAFT**

Present

Jessica McDonald, Chair
David Hibbs, Vice-Chair
Charlie Bruce
Sheryl Stuart
Jacque Schreck
Steve Rogers

Staff

Jennifer Ward, Public Works
Tom Hubbard, Public Works
Mike Hinton, Public Works
Mark Miller, Trout Mountain Forestry

Absent

Richard Heggen

Visitors

Deb Merchant, Executive Director, MRWC
Frank Davis, Siuslaw National Forest
Jim Fairchild

Excused

Joel Hirsch, City Council Liaison

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order/Introductions	X		
II. Review of Agenda			Chair McDonald added discussion of the City's record retention requirements
III. Review of October 28, 2015 Minutes			Approved
IV. Visitor Propositions			Visitor Jim Fairchild asked for time at a future meeting
V. City Council Report	N/A		
VI. New Business • Meet Deb Merchant, Executive Director, MRWC	X		
VII. Old Business • FY 15-16 WMAB Activities			The Board formed two subcommittees to discuss activities
VIII. Staff reports	X		
IX. Board Member Requests and Reports	N/A		
X. Adjourn		6:50 p.m.	

WMAB Minutes
December 2, 2015
Page 2 of 3

CONTENT OF DISCUSSION

I. Call Meeting to Order/Introductions

Chair McDonald called the meeting to order and those present introduced themselves.

II. Review of Agenda

Chair McDonald added discussion of the City's record retention requirements to the Board Member Requests and Reports section.

III. Review of Minutes

Board Member Hibbs moved to approve the October 28 minutes; Board Member Schreck seconded the motion and the minutes were approved unanimously.

IV. Visitor Propositions

Frank Davis reported on the harvesting on Marys Peak, noting that logs have been removed and most of the heavy equipment will be removed soon. He said that he presented a program at the November 18 Marys Peak Alliance meeting, where he showed some before and after pictures of the restoration areas. The Peak should be open again in a couple more weeks.

Visitor Jim Fairchild asked for time at a future meeting to discuss a number of topics. Ms. Ward noted that the January agenda is fairly full; Mr. Fairchild said that he would like to get on the January agenda, but would be willing to hold off until February if necessary. He will provide materials to Ms. Ward for inclusion in the board's meeting packet.

V. City Council Report

None.

VI. New Business

Meet Deb Merchant, Executive Director, MRWC

Deb Merchant, the new Executive Director of the Marys River Watershed Council, introduced herself and provided some background on herself and her career. She was welcomed by Board Members.

VII. Old Business

FY 15-16 WMAB Activities

Chair McDonald provided background on this topic. The Board had a similar discussion in 2013 when the decision was made not to conduct an annual harvest, leading to a budget surplus that budget year. However, there is no current surplus, so the Board is discussing activities that could be done within the current budget or that can be budgeted for future years. Board Member Hibbs noted that this discussion is really about a number of different categories, including: monitoring/inventorying, some dry upland areas and what should be done with them, broad goals for riparian areas, and the broader financial picture. After more discussion, the Board formed two subcommittees, one to work on long-term goals and planning on habitat monitoring and inventory as related to the plan, and one thinking about the logistics and legality around long-term funding.

VIII. Staff Reports

Ms. Ward reported the following:

WMAB Minutes
December 2, 2015
Page 3 of 3

- The work day on Old Peak, led by the Institute for Applied Ecology on November 11, was a success. A total of 24 people assisted City staff and restoration ecologists from the Institute for Applied Ecology including 11 Americorps volunteers, 3 OSU students and 7 community volunteers contributing a total of 28 volunteer hours. Over 300 shrubs were planted at the margin of the meadow to increase diversity of the plant community and enhance habitat for wildlife over the long term. For the short term, wildlife exclosures, also built by the volunteers, will prevent wildlife from foraging on the plants until they are well established.
- The Gazette-Times published an article in October about the Cold Water Climate Shield, developed by the Forest Service in Boise. This modeled stream temperatures throughout the west under current climate change predictions, but did not include streams in the Coast Range. Ms. Ward was pointed toward another group's study which she shared with the Board. The data shows that although streams in the lower portion of the watershed will warm in future decades beyond the temperature threshold that is tolerable for cutthroat trout, cold water refugia will remain in the headwaters and upper reaches of the watershed.
- The City Club of Corvallis held a meeting where three speakers discussed climate change predictions and possible courses of action.

Mr. Miller reported the following:

- Contracts have been signed with A1 Contracting. Tree falling is anticipated to start this month. Yarding won't occur until after January 1. Mr. Miller has begun meeting with log buyers, noting that log prices are starting to improve.
- The riparian weed control and plantation maintenance project is moving forward, maintaining 30 acres of plantations and about 3,000 feet of conifer plantings along Rock Creek.
- Trout Mountain Forestry has its annual FSC audit coming up, but they do not know what sites will be included on the visit.

IX. Board Member Requests and Reports

Chair McDonald reported that she and Board Member Hibbs attended a presentation by the State Archivist on record retention and the requirements for public meetings. The City Recorder created a "cheat sheet" for City volunteers. Chair McDonald noted that any notes kept during meetings should be recycled after minutes are approved and any records on personal computers should be sent to City staff and deleted from personal computers. She also noted that volunteers should not be using personal email for City business, but should create a separate email account. Board Member Hibbs noted that any emails sent by the Board Members should be copied to City staff for retention.

X. Adjourn

The meeting was adjourned at 6:50 p.m.

NEXT MEETING: January 27, 2015, 5:15 p.m., Downtown Fire Station Meeting Room

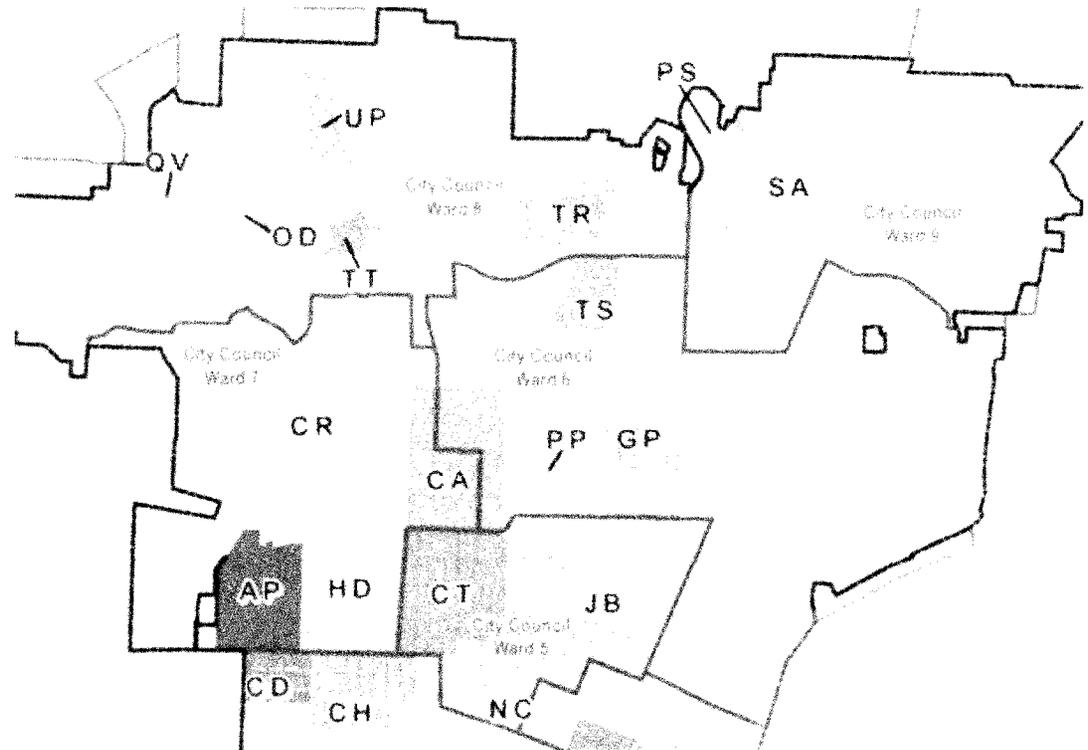
*******PLEASE NOTE THE CHANGE IN LOCATION!*******

Vanessa Blackstone

- Nearly 5 years as a wildlife biologist planning state parks in Oregon
- 3 years as a biological consultant on a 118-mile transmission line, assessing oak habitat and minimizing impacts
- 2 years consulting with housing developers regarding sensitive species on their properties.

TRNA

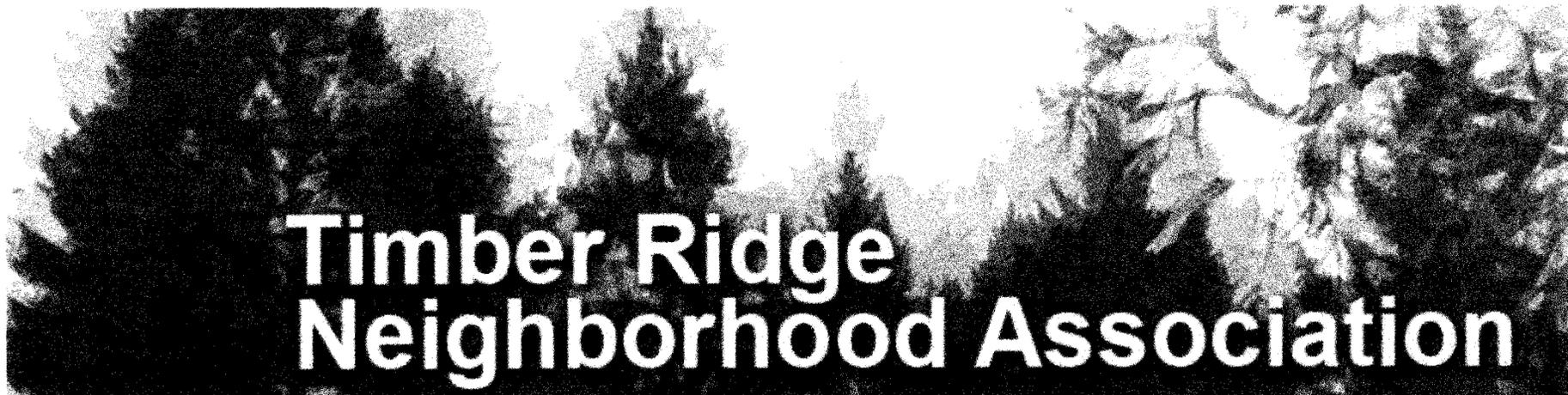
- Timber Ridge Neighborhood Association
 - 142 homes in North Corvallis adjacent to subject property



OPPOSED to Kings Extension

Plan Comprehensive Neighborhoods...

... not roads to nowhere



Opposed to Kings Extension

- Incomplete plan
- Alignment does not comply with at least 6 City of Corvallis plans
- Degrades Dixon Creek
- Obliterates riparian corridors and wetlands
- Road is dangerous
- Burden to taxpayers

Plan fails to meet Criteria

- Despite City staff's assurances, appellant's plan does not comply with either Transportation Plan or North Corvallis Area Plan
- With no justified need, why do taxpayers have to fund this road and the maintenance for it?
- Cart before the horse, planning hasn't been done this way for decades. Archaic planning design builds a road before need is known

Plan fails to meet Criteria

- The Plan is incomplete (LDC 2.5.2) and does not meet criteria for approval (LDC 2.5.40.04.2, 2.5.40.04.4, 2.5.40.04.9, 2.5.40.04.14)
- Kings Extension does not comply with existing plans (CP 4.2.2, 4.6.2, 4.7.1, 4.10.9, 11.2.1, 13.13.21, 13.13.32; NCAP 1.4, 5.1.0, 5.1.2, 7.1.1, 7.4; LDC 2.5.2, 4.11.50, 4.12.70, 4.13.50.b, 4.14.50.6b, 4.14.50.2, 4.14.70)
- Impacts to natural features are not justified and do not meet criteria for approval (LDC 4.0.130.b.1, LDC 4.11.50.04.a, 4.11.50.04.b, 4.12.70 and 4.13.50.b.2, 4.14.70)
- The road is dangerous - hazards have not been adequately addressed (LDC 4.14.50.2 and 4.14.50.06.b)

Failure to Comply

- Vision Statement 2020 (1998)
- Comprehensive Plan (2002)
- North Corvallis Area Plan (2003)
- City of Corvallis Salmon Response Plan (2004)
- Corvallis Area Metropolitan Transportation Plan (2012)
- City of Corvallis Healthy Streets, Healthy Streams (2012)
- Oregon Statewide Transportation Strategy (2014)
- Land Development Code (2015)

Corvallis Vision

- We value the beauty of our surroundings: the hills, valleys, forests, streams, rivers, and clean air.
- We value living in a city that is in harmony with these natural beauties, and seek to build for the future with this in mind.
- Careful design ensures that development minimizes impacts on plant communities, wildlife habitat, and scenic areas, as well as enhances the sense of place and community character.

Fails to meet the CP

- Does not mitigate or reclaim any natural features that are lost (CP 4.2.2)
- Endangers land and aquatic resources determined to be environmentally significant (CP 4.6.2)
- Removes trees from the hill without determining where tree preservation will occur; trail corridor has no commitments (CP 4.6.15)
- Selects an alignment within a single property, does not consider region-wide alternatives to minimize impacts to wildlife, open space, recreation, and drainage ways (CP 4.10.9 and CP 13.13.21)

Fails to meet the CP

- Does not adequately address the following:
 - Risk to the environment of a specific design, such as impacts resulting from construction/installation, and impacts from operational situations (infiltration, inflow, line surcharge, or pump failure).
 - Impacts on developable land including ultimate cost of residential and commercial projects and timely availability of developable land.
 - Opportunities for co-location of public facilities. An analysis of the costs/benefits associated with a facility's design, addressing elements such as installation, operation, resource mitigation, need for redundancy

(CP 13.13.32)

NCAP

- Most recent plan should be guiding document – North Corvallis Area Plan (NCAP)
- Section 5.4: proposes the extension of Kings to Crescent Valley Dr. as an approximate alignment and no larger than a two-lane road
- Kings extension is singularly called out as requiring "special consideration"

NCAP and Kings

- ...provid[ing] essential public services are a long-term implementation strategy, beginning in 2020 (NCAP 7.2.2)
- Earlier implementation may occur should the *community* choose to do so (NCAP 7.1.1)
 - Community is obviously NOT choosing to do so

Fails to comply with LDC

- Appellant repeatedly states that much of the LDC is “not applicable” because there is no associated development
- LDC was not designed to address such an anomalous development attempt
- We disagree that the Code is “not applicable”
- Kings requires a variance and waivers, by definition that means it doesn't meet LDC

Plan fails to meet LDC

- Two avenues for building in natural features
 - Intended to allow site specific flexibility
- Encroachments (into protected natural resources and natural hazards) shall be allowed only to the minimum extent necessary to achieve the Minimum Assured Development Area” (LDC 4.11.50.04.a)
 - *No other development plans, no way to assess MADA*
- “all unconstrained lands shall be used before encroachments occur” (LDC 4.11.50.04.b)

Alternatives Weak

- All alternatives are within this single property
 - Does not consider impact-minimizing routes outside the property
 - Incomplete assessment
 - Hits every wetland on the north part of the property

- That is not achieving the least impacts to natural features

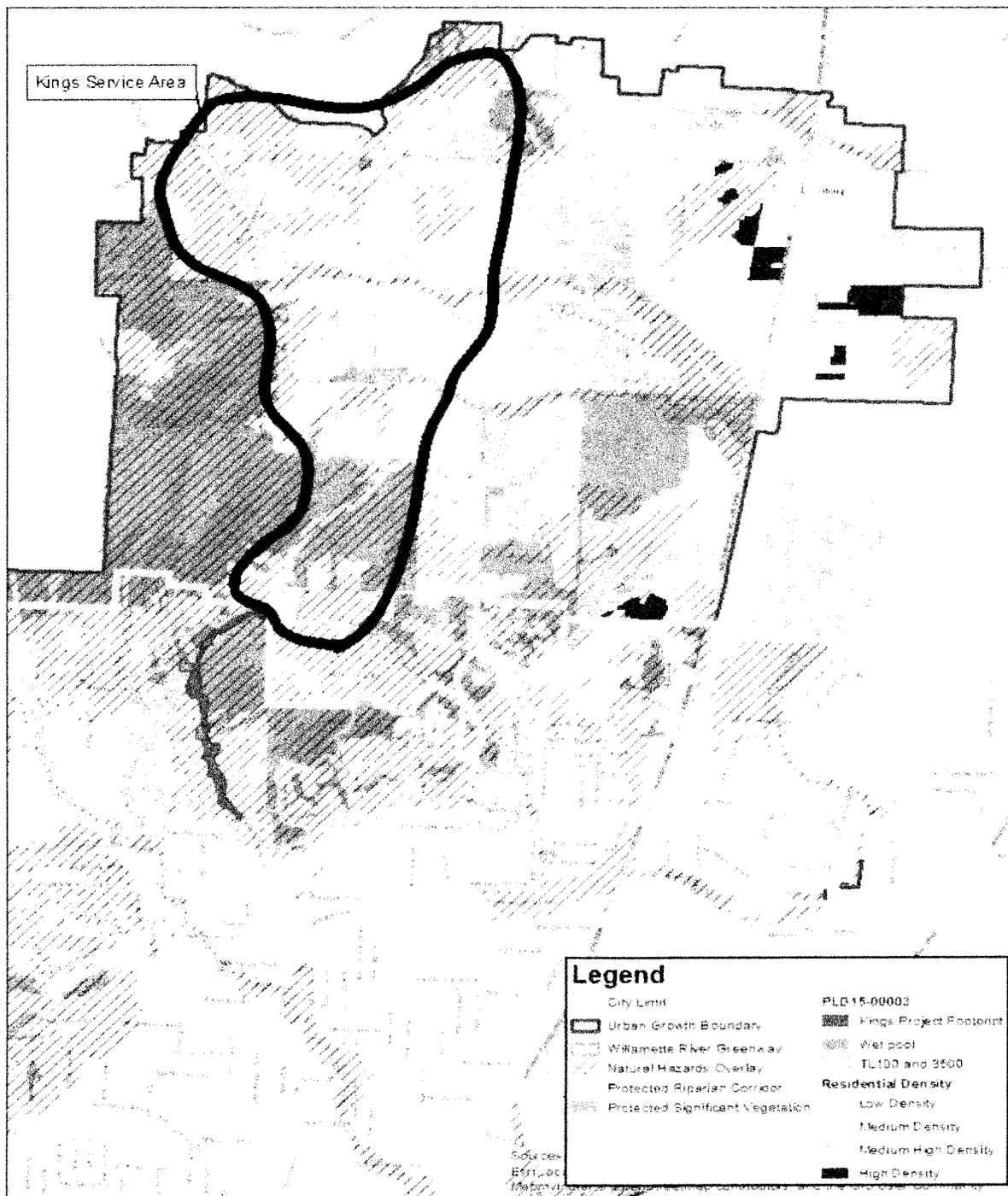
“Functional System”

- LDC 4.14.70 allows encroachments if deemed necessary for a functional system
 - Functional for what? 2083?
 - Arbitrary
- Without planning on the rest of the property the encroachments into protected vegetation and riparian areas cannot be approved.
 - *Plan the property, don't piecemeal it.*

Road not justified

- Capital project:
 - Do we need it?
 - How big should it be?
 - Best location?

- Development in Urban Fringe has not manifested as NCAP expected
 - Development density not matching predicted zoning, will not reach 3.2 dwelling/acre
 - Total 14,000 dwellings

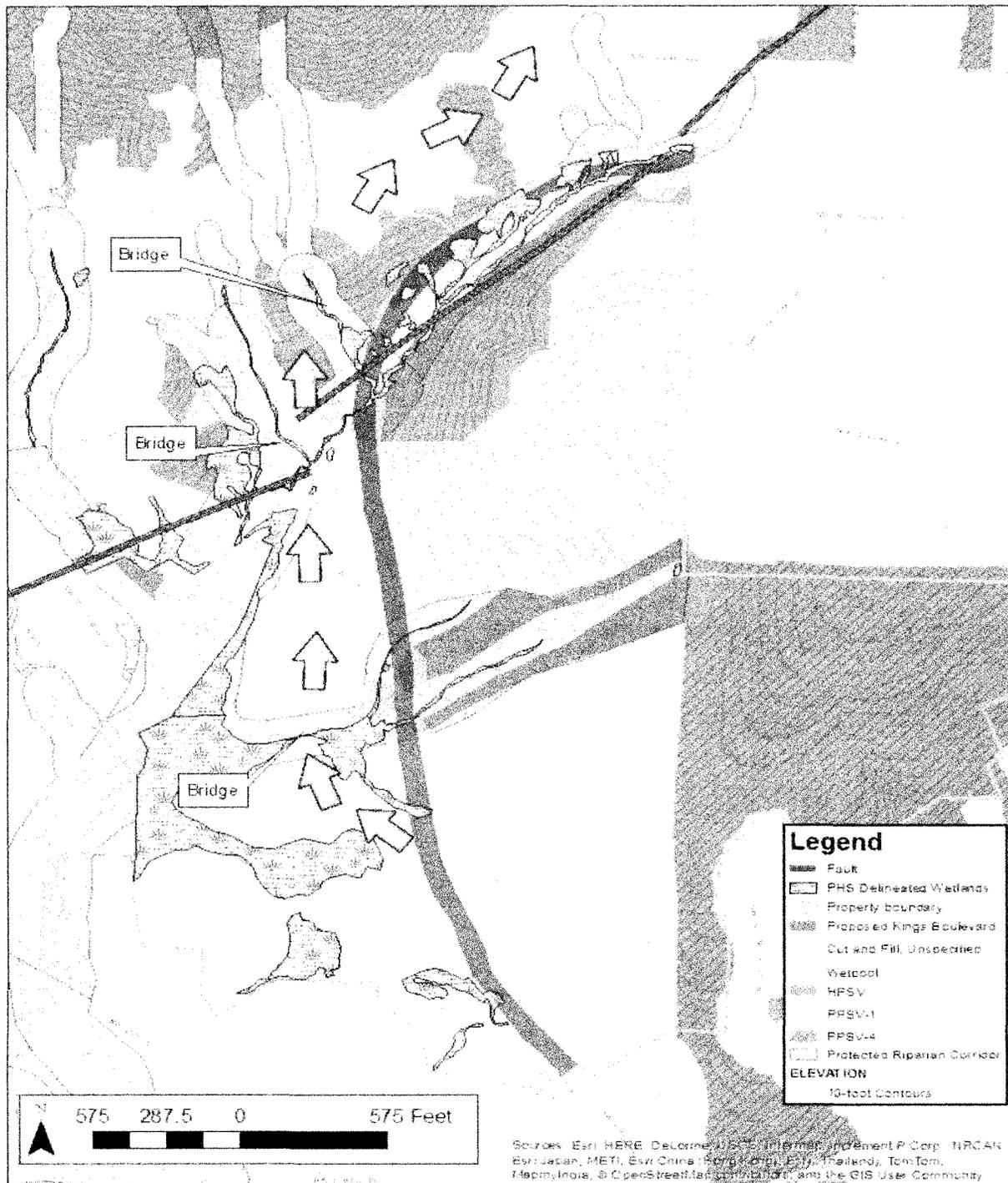


Alignment not justified

- Progressive development is critical to a city's growth
- It should also be *progressive*
 - happening or developing gradually or in stages; proceeding step by step.
 - Advocate improvement rather than maintaining things as they were
- Assess the need: arterial, collector, multi-modal path?

Impacts too many Natural Features

- Degrades Dixon Creek
 - Water quality
 - Flooding risk
 - Erosion
- Obliterates wetlands
 - Walk-thru in written testimony
- Removes significant vegetation
 - Clear-cuts hundreds of oaks, rarest ecosystem in the Valley including heritage oaks



Stormwater Basins

- “...detention or retention facilities shall be located outside the 10-year Floodplain or the riparian easement area, whichever is greater.” (LDC 4.0.130.b.1)
 - Riparian easement area = drainage channel +50 feet (LDC 4.13.70.02.d)
 - Not addressed by the appellant
 - No easement discussed in the Plan
 - Two out of three wet pools are IN the riparian corridor

Water impacts ignored

- Dixon Creek already heavily impacted
 - 80% riparian area is already developed
- Reaches where vegetation has been removed are too hot for fish
 - Flows downstream
 - Chinook use Dixon as refugia during floods
- Channelized streams flow faster
 - Increased flooding
 - Increased erosion

Water Impacts Ignored

- “The drainage ways within the City are intended to function as a wholistic natural system that includes both Fish-bearing Streams and other Streams whose flow is recognized to have direct impacts on these Fish-bearing Streams.” (LDC 4.13.70.01b.1)
 - Headwaters of Dixon Creek feed into Willamette
 - Federally threatened and state vulnerable Winter Run Steelhead
 - Federally threatened and state critical Spring Run chinook
 - Not addressed in the Plan

LDC 4.13.50

- “...grading excavation, and placement of fill, are prohibited” within protected Riparian corridors and riparian-related areas” (LDC 4.13.50.b)
- “...improvement required with Development shall be applied to minimize the impact to the subject area” (LDC 4.13.50.b2)

Wet Pools Placement

- Constructing wet pools will require
 - Heavy machinery within protected riparian area
 - Strip out all vegetation surrounding the pool location
 - Major earthwork and slope adjustments that will forever change the area around the wet pool
- Protected riparian area around the wet pools will be obliterated

Significant Vegetation Removal

- Development will be limited to portions of properties outside of Highly Protected Significant Vegetation (HPSV) and Partially Protected Significant Vegetation-I (PPSV-I) areas, except to the extent allowed by **MADA** (LDC 4.12.60.1.a.1 and 4.12.60.1.b.1)
- Interesting alignment parallels perimeter of natural features rather than minimizing impacts
 - Using our Engineer to free up “developable” land?

Road is dangerous

- Steep slopes
 - 8% slope in an ice storm?!
- Fault line
 - *Sorry, not sorry*
- Next “link” to connect Lester a sharp turn – but can’t assess risk since it is not included in Kings Extension

Burden to Taxpayers

- City Parks will have to foot the bill for construction, with no System Development Charges to help them
 - Result = reduced services
- Maintenance will be out of City budget
 - Paying for it even though don't need it for another 20 years?
- Compensating Benefits are weak
 - Accomplishing “a Transportation Plan priority” while limiting impacts to natural features and hazards to the greatest extent practicable

What we really get

- More bills
- Flooding
- Degraded water quality
- Degraded fish habitat
- Centuries-old trees cut up
- Planning akin to the 1930's, when planting Scotch Broom was a good idea.

We know better than this!

Conclusion

- Strongly opposed to plan
- Requires LDC variances and waivers
- Flies in the face of our own Vision and planning documents
- The “functional system” argument is nothing but a straw man; no development is proposed, and there is no need for extension of services.

Deny Appeal – too many unknowns

- Noise
- Traffic
- Emissions
- Flooding
- Water quality
- Current need
- Future need
- Required land approvals
- Utilities
- Connecting roads
- The Hub
- Bona Venture
- RS5

Deny Plan – Create Comprehensive Neighborhood

- Development should be multi- phased in conjunction with adjacent residential developments
 - Natural features impacts are truly minimized
 - Greater efficiency in functional systems
 - Livability is cohesive
 - Applicant is assured of development approvals



LWV Corvallis

PO Box 1679, Corvallis, OR 97339-1679
 541-753-6036 • <http://www.lwv.corvallis.or.us>

Date: January 4, 2016
 To: Mayor Traber and Members of the City Council
 From: Laura Lahm Evenson, President, League of Women Voters of Corvallis
 Re: Support of the Planning Commission Denial of KINGS BOULEVARD EXTENSION
 PLD15-00003

The League of Women Voters Community Planning Position supports:

1. Comprehensive Planning effectively implemented.
2. Protection through identification, regulation and/or preservation of areas of critical concern, such as rare and valuable ecosystems, wetlands, unique scenic and historic areas and significant wildlife habitat.
3. Regulation of natural hazard lands where development could endanger life and property, such as flood plains and areas of unstable geology.

Based on our positions, we cannot support the approval of the KINGS BOULEVARD EXTENSION (PLD15-00003). The application is incomplete. Effective implementation of the Comprehensive Plan requires that the Detailed Development Plan (DDP) is not just for the road but must include the adjoining properties. Without a DDP for all of tax lot 3500, it cannot be determined, among other things, what type of road will be needed to accommodate the traffic generated, if the alignment is appropriate, if the storm water run-off needs are met, or where the linkages to other roads will be. According to the definition of Detailed Development Plan (Section 1.6.30 of the Land Development Code) "...*This type of land development project is comprehensively planned as an entity via a unified site plan and must be based on a previously or concurrently approved Conceptual Development Plan...*" This proposal for only the street and storm water facilities is just a segment of the approved Conceptual Plan.

Another reason to deny this application is because the classification of the proposed street is an arterial. It will seriously encroach on areas of critical concern, i.e. 76,490 square feet of highly protected and partially significant vegetation, and 307,619 square feet of highly and locally protected wetlands (pgs. 36 & 37 of the November 18th Staff Report). Therefore, the application is inconsistent with Comp Plan Policy 4.6.2, "**Development on hillsides shall not endanger life and property nor land and aquatic resources determined to be environmentally significant**"

The appellant justifies building this arterial because it is indicated on the 1996 Transportation Plan and the North Corvallis Area Plan. Though a street through the area may be needed, we do not know what type of street will be appropriate. Conditions are much different than they were in 1996, and the City's Natural Features Inventory was not in place until 2006. Moreover, there are no development plans submitted for the surrounding areas. Perhaps a less invasive classification of roadway will be appropriate for eventual development.

Finally, detailed mapping of the largest crustal fault in Oregon has been done by OSU Professor Chris Goldfinger. There is evidence that this fault may be located where this development is proposed. According to Goldfinger, there have been no studies to indicate whether this fault is active or to what degree.

The League urges you to support the Planning Commission's opposition to this piecemeal development proposal.

RE: Kings Boulevard Extension (PLD15-00003)

Bruce Encke

Corvallis, Oregon

Good Evening,

My name is Bruce Encke and I am a member of the Executive Committee of Marys Peak Group, the local Corvallis area group of the Sierra Club. I am here to respectfully advise the Corvallis City Council that Marys Peak Group is opposed to the Kings Boulevard Extension. Our top concerns are as follow:

- This plan does not consider alternatives to minimize the impact to wildlife, open space, recreation and drainage ways in accordance with the Corvallis Comprehensive Plan (CP 4.10.9), the Timberhill Conceptual Plan and the Corvallis 2020 Vision Statement. Also it does not consider the full site in the placement of roadway options to minimize or avoid natural features, wetlands, and riparian corridors as required in the Land Development Code (LDC sections 4.12 and 4.13).
- Also there is concern that land and aquatic resources will be endangered including the unknown impact to Dixon Creek regarding increased erosion and non-point pollution (creating more issues with flooding the flats of Corvallis). (CP 4.2.2)
- The Plan also calls for the disruption of existing riparian areas due to heavy construction including storm water retention basins being built inside riparian areas (LDC section 4.13).
- Lastly included in the Plan is the excessive removal of Oregon White Oaks and the negative impact this will cause to the overall ecosystem in North Corvallis (letter from Lyle Hutchins to Rian Amiton dated 9/28/2015).

Thank you on behalf of Marys Peak Group for the opportunity to express our top concerns and opposition to the proposed Kings Boulevard Extension.

Bruce Encke



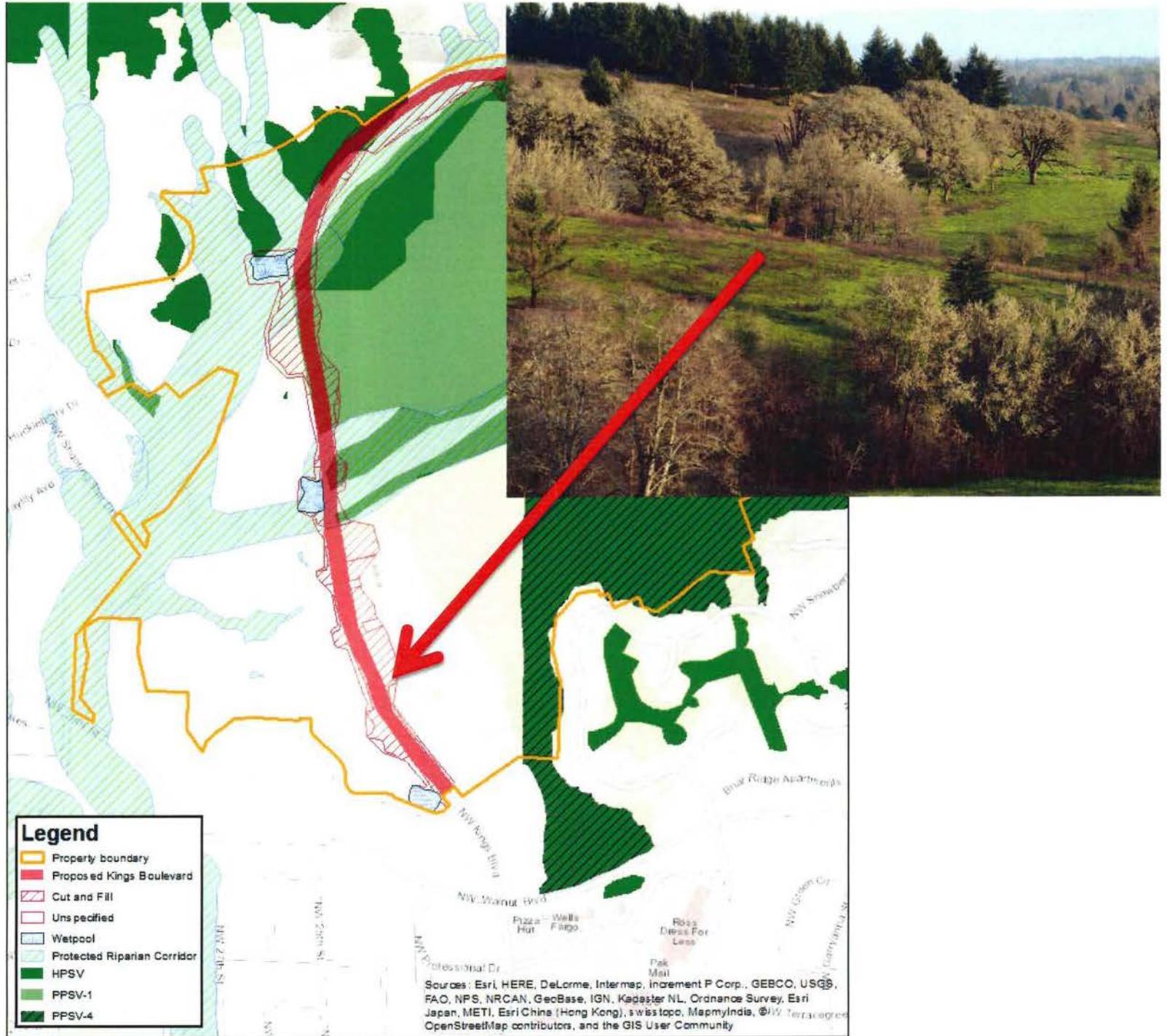
Testimony to Corvallis City Council on proposed on Kings Extension

Matt Betts
Karen DeWolfe
Ava Betts
Miles Betts
Anna Betts

Natural features and Recreation

- “the transportation system shall be planned and developed in a manner which contributes to community livability, recognizes and **respects the characteristics of natural features...**” (Section 11.2.1)
- “Negative impacts on **habitat and migration corridors for birds, wildlife, aquatic life, and on open space and the recreation qualities** of significant drainage ways shall be minimized” (Section 4.10.9).





Mapdata Esri, Inc. 2000, updated with D 045 00000

N



Habitat Loss and Fragmentation

- <1% of Willamette Valley Oak Savanna remains (WWF 2014)
- Estimates of >300 oak trees cut

Lazuli Bunting



Western Tanager



>50 bird species inventoried in the planned area:

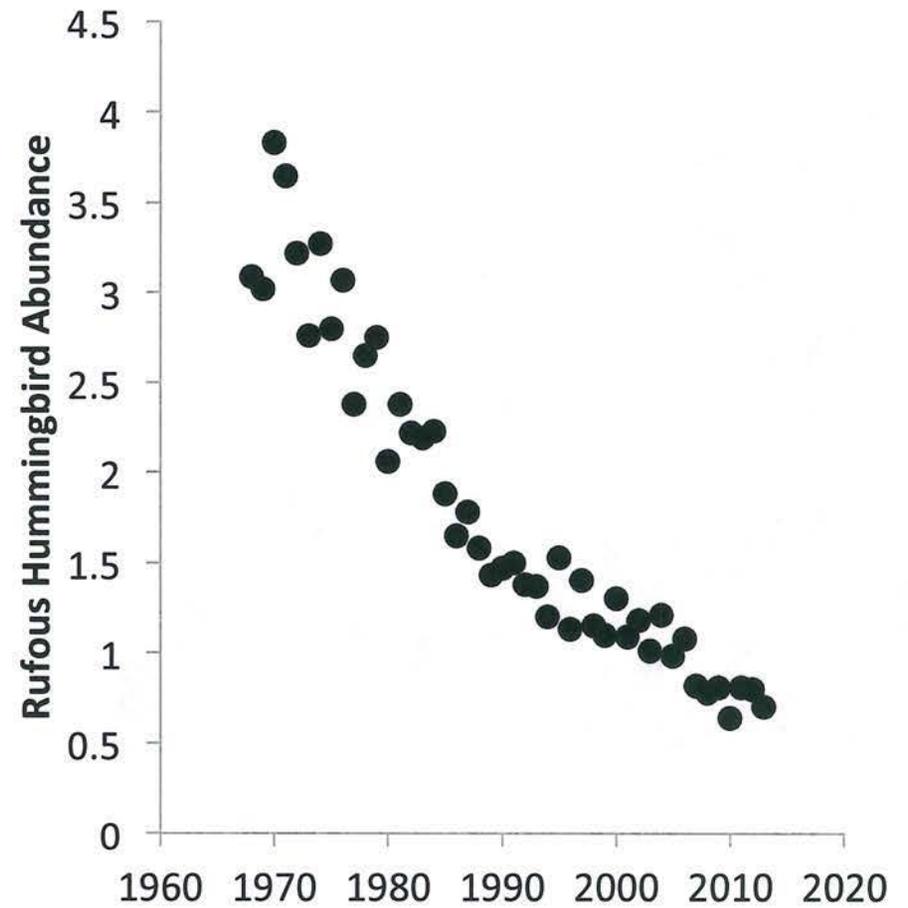
Oregon Junco, Black-capped Chickadee, Song Sparrow, Scrub Jay, Spotted Towhee, Red-winged Blackbird, **Rufous Hummingbird**, Anna's Hummingbird, American Goldfinch, Lesser Goldfinch, Purple Finch, **Golden-crowned Sparrow**, Northern Flicker, Pine Siskin, Evening Grosbeak, Western Bluebird, Yellow-rumped Warbler, Bushtit, White-crowned Sparrow, Audubon's Warbler, Brewer's Blackbird, California Quail, European Starling, **Lazuli Bunting**, Mourning Dove, **Black-headed Grosbeak**, Downy Woodpecker, Brown-headed Cowbird, American Crow, Bewick's Wren, Winter Wren, Stellers Jay, Red-breasted Nuthatch, American Robin, Cooper's Hawk, **Turkey Vulture**, Chestnut-backed Chickadee, Great-horned Owl, Pigmy Owl, Barred Owl, **Orange-crowned Warbler**, **Swainson's Thrush**, **Common Yellowthroat**, Mountain Chickadee, Golden-crowned Kinglet, **Western Tanager**

[Migratory Bird Treaty Act](#)

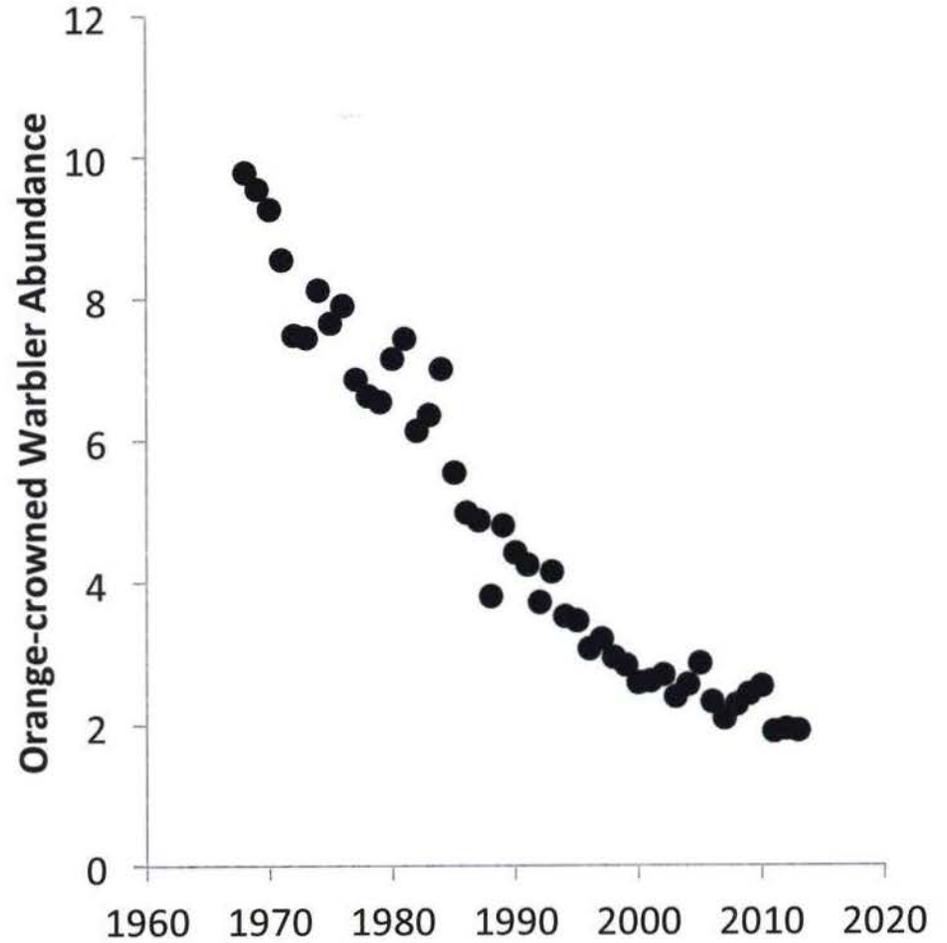
<http://www.fws.gov/migratorybirds/regulationspolicies/mbta/mbtintro.html>



Rufous Hummingbird



Orange-crowned Warbler



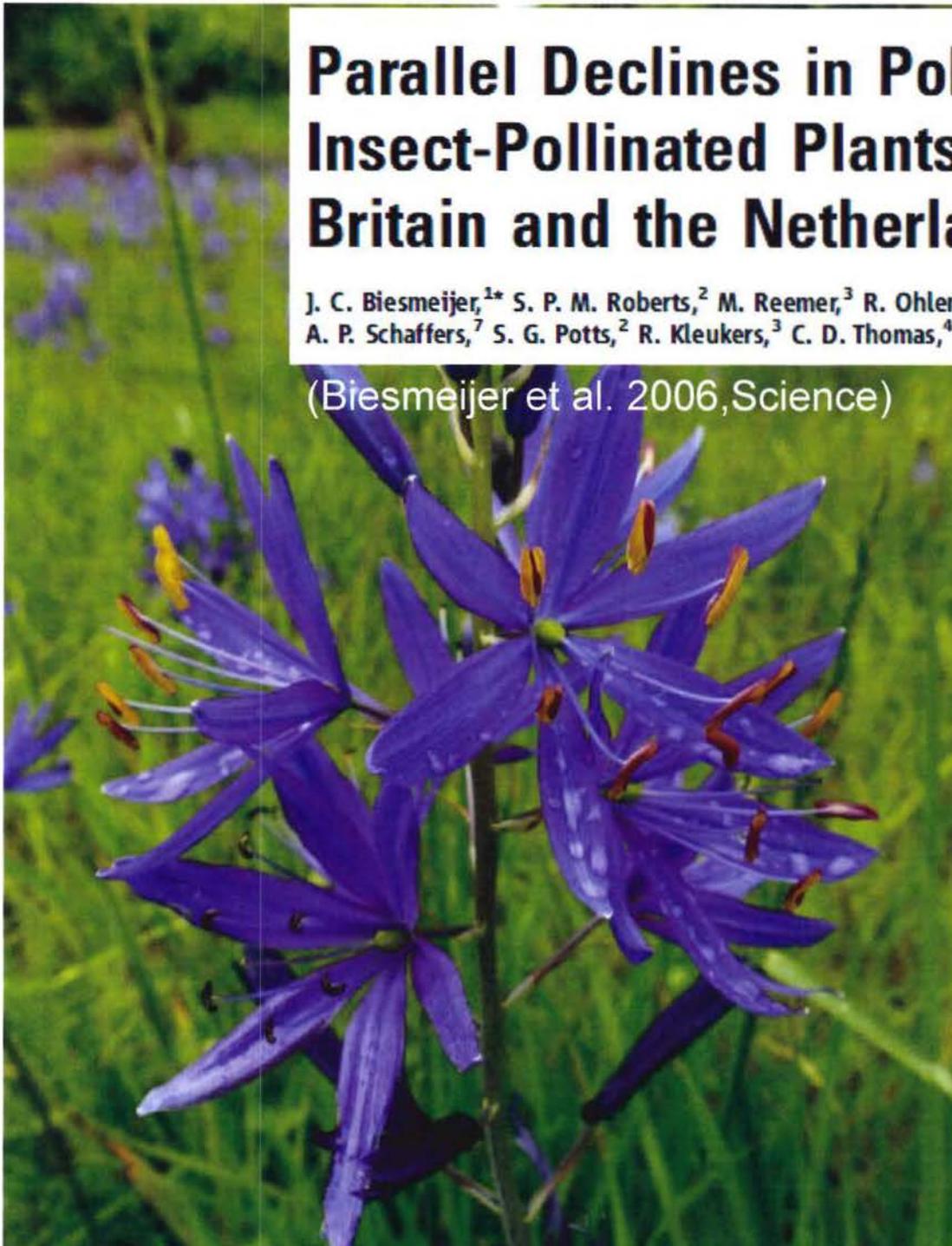
Silvery Blue

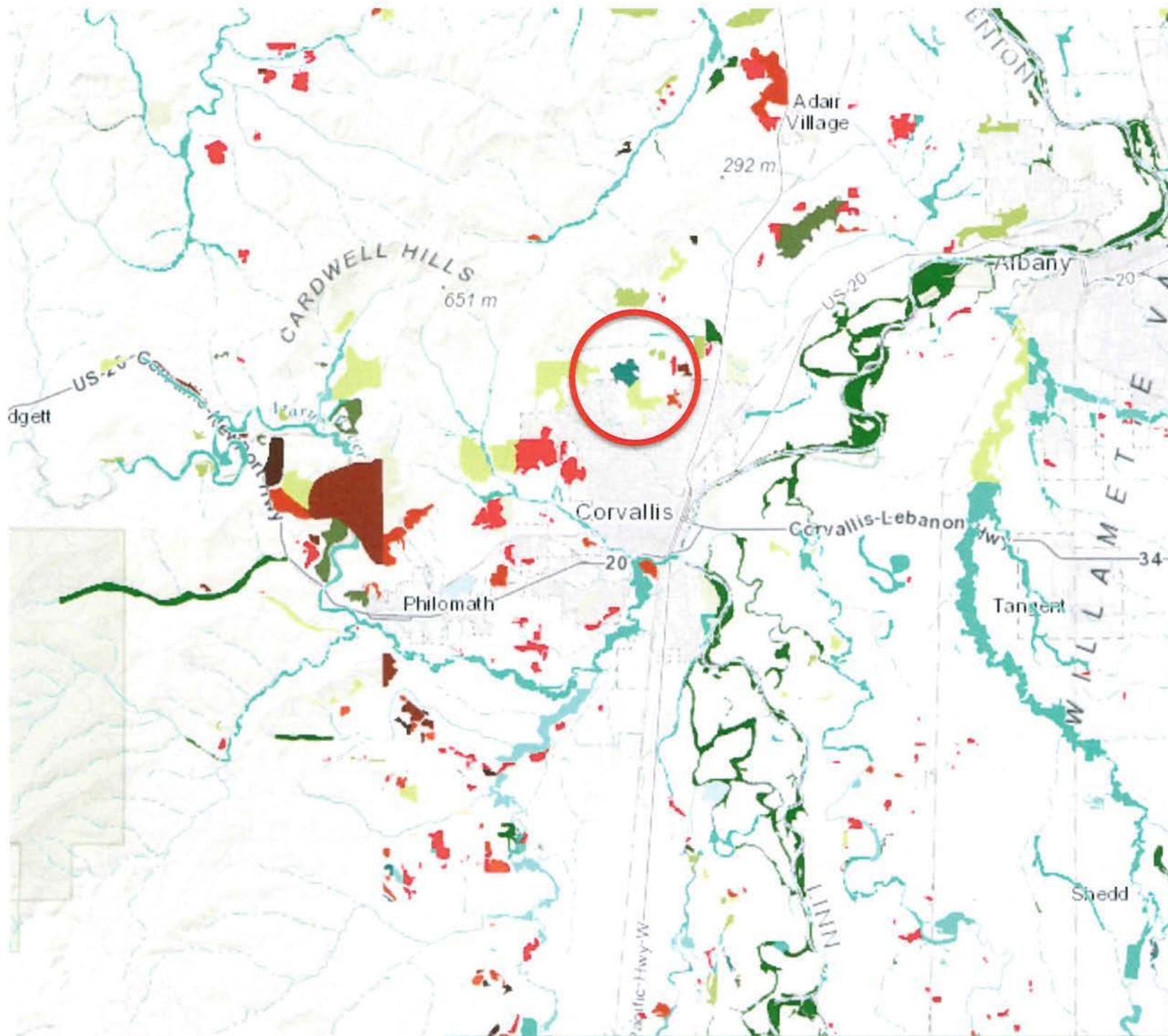


Parallel Declines in Pollinators and Insect-Pollinated Plants in Britain and the Netherlands

J. C. Biesmeijer,^{1*} S. P. M. Roberts,² M. Reemer,³ R. Ohlemüller,⁴ M. Edwards,⁵ T. Peeters,^{3,6}
A. P. Schaffers,⁷ S. G. Potts,² R. Kleukers,³ C. D. Thomas,⁴ J. Settele,⁸ W. E. Kunin¹

(Biesmeijer et al. 2006, Science)





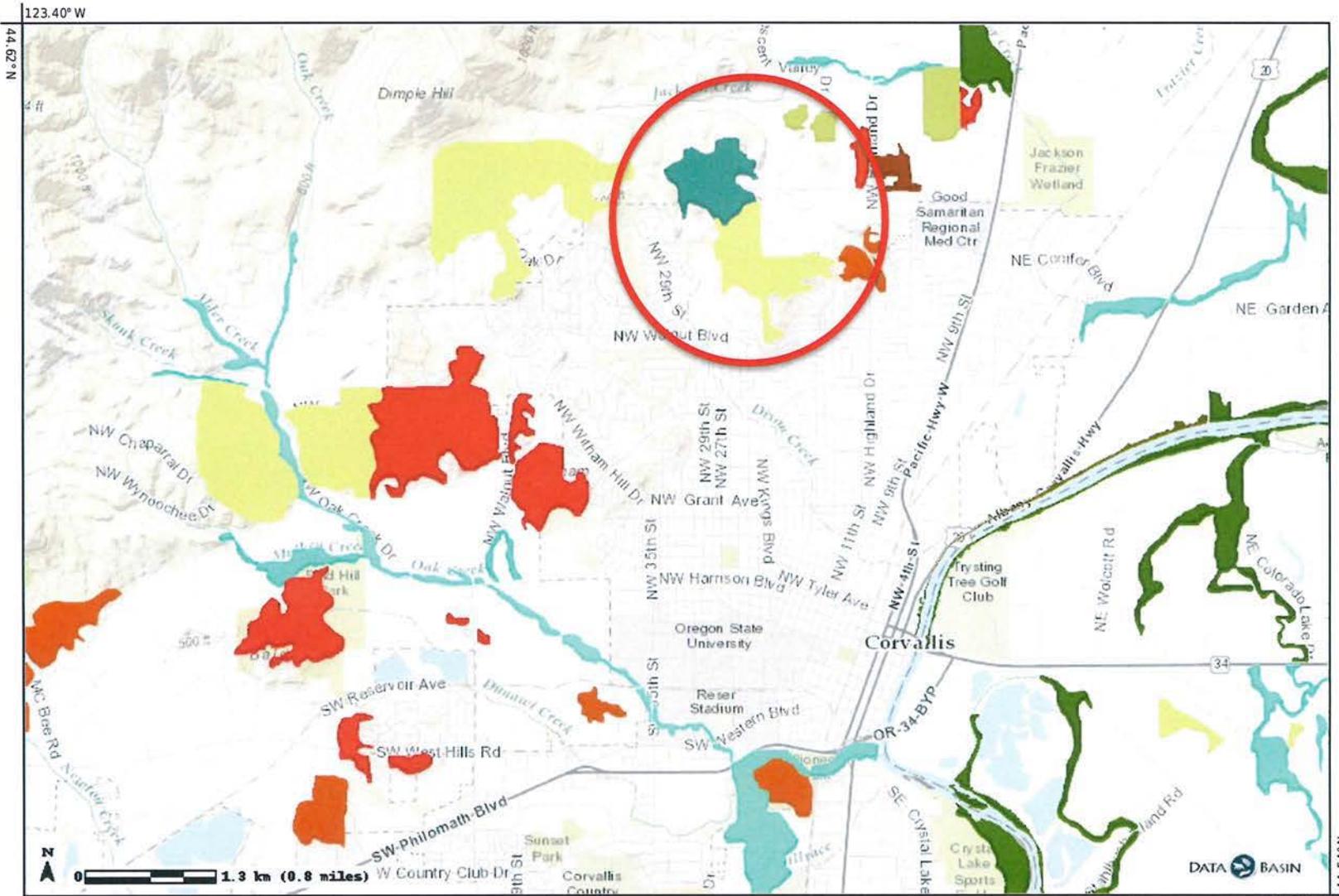
Legend

Willamette Valley Oak Map - LANDSAT Based, Oregon

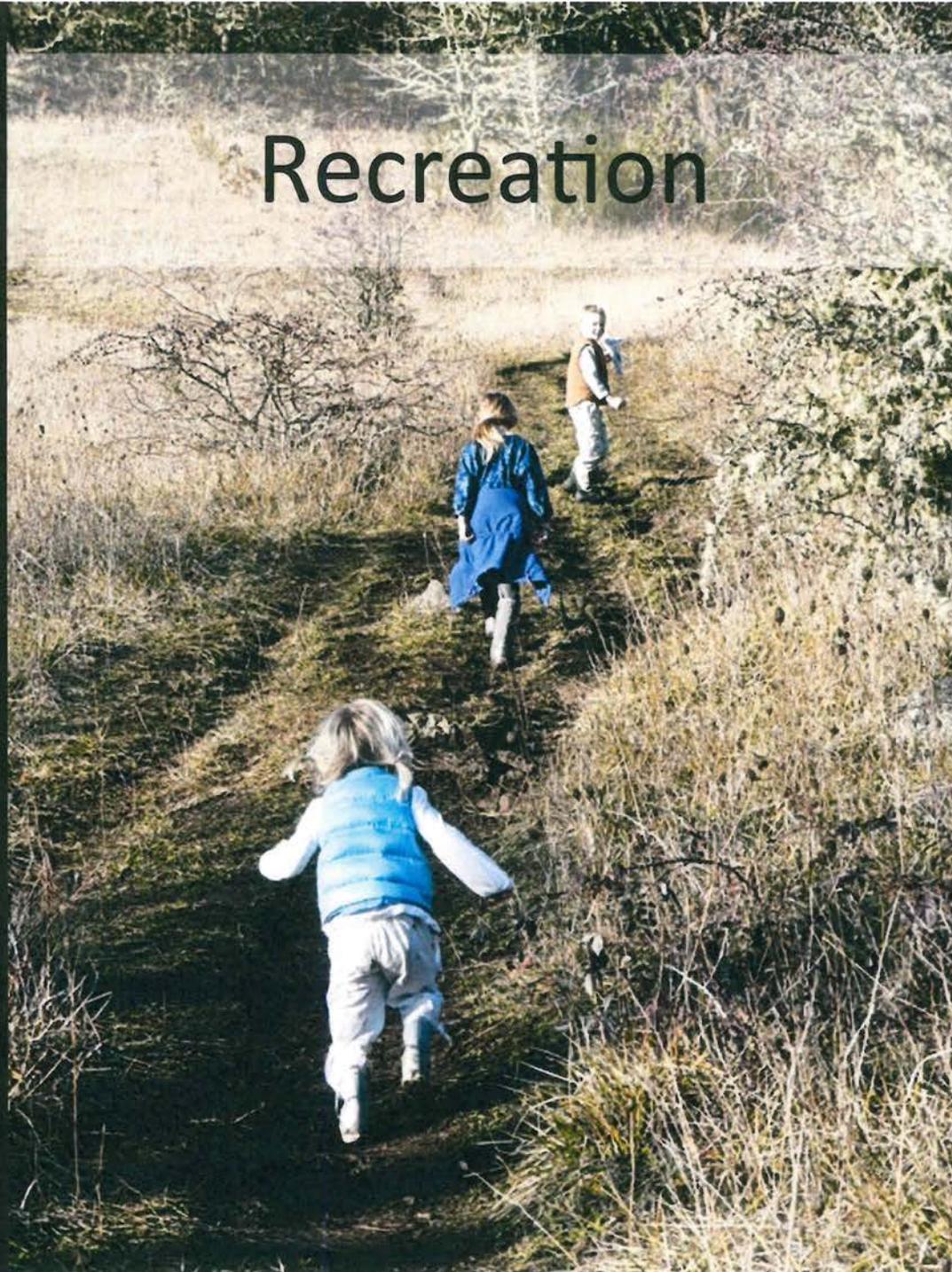
Displaying: VEG

- 1-Oak (>75%)
- 2-Oak/Douglas Fir (50-75% oak)
- 3-Douglas Fir/Oak (25-50% oak)
- 4-Douglas Fir/Oak (<25% oak)
- 5-Oak open/Scattered (<25% oak)
- 6-Oak/Hardwood Riparian (50-75% oak)
- 7-Oak/Hardwood Riparian (25-50% oak)
- 8-Oak/Hardwood Riparian (<25% oak)
- 9-Oak/Madrone (>50% madrone)
- 10-Oak/Madrone (<50% madrone)
- 11-Ponderosa Pine (>75% ppine)
- 12-Ponderosa Pine/Douglas Fir (50-75% ppine)
- 13-Ponderosa Pine/Douglas Fir (25-50%)
- 14-Ponderosa Pine/Douglas Fir (<25% ppine)
- 15-Hardwoods/Oak (50-75% oak)
- 16-Hardwoods/Oak (25-50% oak)
- 17-Hardwoods/Oak (<25% oak)

(continued on next page)



Recreation



Corvallis Vision

- **“a compact, medium-sized city nestled in a beautiful natural setting”**
- **“an environmentally-aware community with distinctive open space and natural features, protected habitats, parks and outdoor recreation”**

Need for *Comprehensive* Planning



- Difficult to assess full impact given that we don't know what the follow-on development will be...

A Note on NIMBY



Testimony Kings Extension
 Mary Frances Campana
 January 4, 2016

The appealed application contradicts Corvallis planning documents, which state that transportation decisions, including street extensions, are to be considered in the context of development proposals.

Relevant sections:

NW Corvallis Area Plan (2001)

Section 5.1.2

“The NCAP transportation system, including proposed street extensions and trail locations, **will be primarily development driven**”.

Section 7.4

“The NCAP transportation system, including proposed street extensions and trail locations, is conceptual and will be established primarily through review of development proposals. The exact location of the transportation system shall be fixed by site-specific development proposals as they are presented to the governmental agency having jurisdiction.”

Sections 5.3 and 5.4

Describe the current network of streets and the improvements to those streets deemed necessary for development (at least in 2000). Why, of all the streets listed, is the Kings extension being considered at this time? Is there a timetable for street improvement?

**Comprehensive Plan
 North Corvallis Area Policies**

Section 13.13.23

“The NCAP transportation system, including proposed street extensions and trail locations, is conceptual and will be established primarily through review of development proposals. The exact location of the transportation system shall be fixed by site-specific development proposals as they are presented to the governmental agency having jurisdiction.”

The application gives no explanation for why building the extension should be done at this time – it has no anchors to any other activity and there is no development project tied to it. Mr. Amiton confirmed this in the Gazette Times story on Nov. 16.

- it states that traffic studies, for example, are ‘not applicable’ to the application because there is “no traffic generating development proposed with this application”
- How can we know if the proposed extension is appropriate or useful when it is being created in a vacuum? Since there is no other development

Testimony Kings Extension
Mary Frances Campana
January 4, 2016

associated with it, it is impossible to know if the width, length, direction and connectors will actually support future requirements.

- Kings Blvd will be extended, as it has been slated to, when area development is approved. Sections 5.3 and 5.4 of the NCAP describe the current network of streets and the improvements to those streets deemed necessary for development (at least in 2000). Why, of all the streets listed, is the Kings extension being considered at this time? Is there a timetable for street improvement?
- A guiding principle of Corvallis planning documents is the connection between infrastructure creation and development proposals. I request that the Council deny this application and that the appellant be required to 'connect the dots' to a real development proposal before a Kings Extension can be considered.

Mary Frances Campana

Corvallis OR 97330

Molly Megraw

TO: Members of the Corvallis City Council
RE: PLD15-00003

I am opposed to the proposed plan PLD15-00003 Kings Boulevard Extension through Timberhill Taxlot 3500 (Plan). I have the following specific concerns about this plan.

1. Responsible Development Planning in Corvallis is Key to Our Economic Vitality

- Corvallis currently has an **unquantified but highly impactful advantage** that allows it to maintain **strong economic vitality** despite some of the challenges faced by small towns in relatively rural geographical regions.
- This unique advantage comes from responsible urban planning **consistent with the Corvallis 2020 Vision Statement**, including respect for our sensitive natural areas that surround our town.
- Our **University** as well as our **Corvallis businesses** rely on being able to attract and retain highly qualified personnel that come to our community based on the unique natural setting, despite the fact that salaries for comparable positions are much higher in other regions.
- We also have a small but growing tourism industry that relies on a well-planned community that relies on **respect for our natural features**.
- We **cannot afford** to let **poorly planned piecemeal development** remove this advantage.
- **The Timberhill meadow natural area** is a very unique space within this vital realm—it is part of our highly visible green border on the north of town.
- If development is to occur in this area, it is extremely important that it **be responsibly planned** development that is consistent with the 2020 Vision Statement.

The **positive economic impact of sound planning is enormous** but often remains unquantified—however, there are a few examples including results from the Delaware Valley Regional Planning Commission study in 2010. Most importantly, the report concludes that **incorporating appropriate open space into developed areas is economically vital to communities**. In particular,

- Open space adds **\$16.3 billion** to the value of southeastern Pennsylvania's housing stock
- By filtering the water, cleaning the air, and controlling flooding, the region's open space saves **\$132.5 million** each year.
- **Every household** in the region saves **\$392 per year** by having open space available for hiking, biking, and other recreational pursuits.

These are results we **just can't afford to ignore** in our Corvallis community.

2. PLD15-00003 Extending Kings Blvd through Timberhill Meadow Does Not Represent Responsible Planning

- Timberhill meadow is not in my backyard or in view of it, nor will my meager property value over 1/2 mile away be affected by this decision; yet I care deeply about my community, and as a

resident I do have a strong **long-term interest in the economic vitality of Corvallis** that good planning brings.

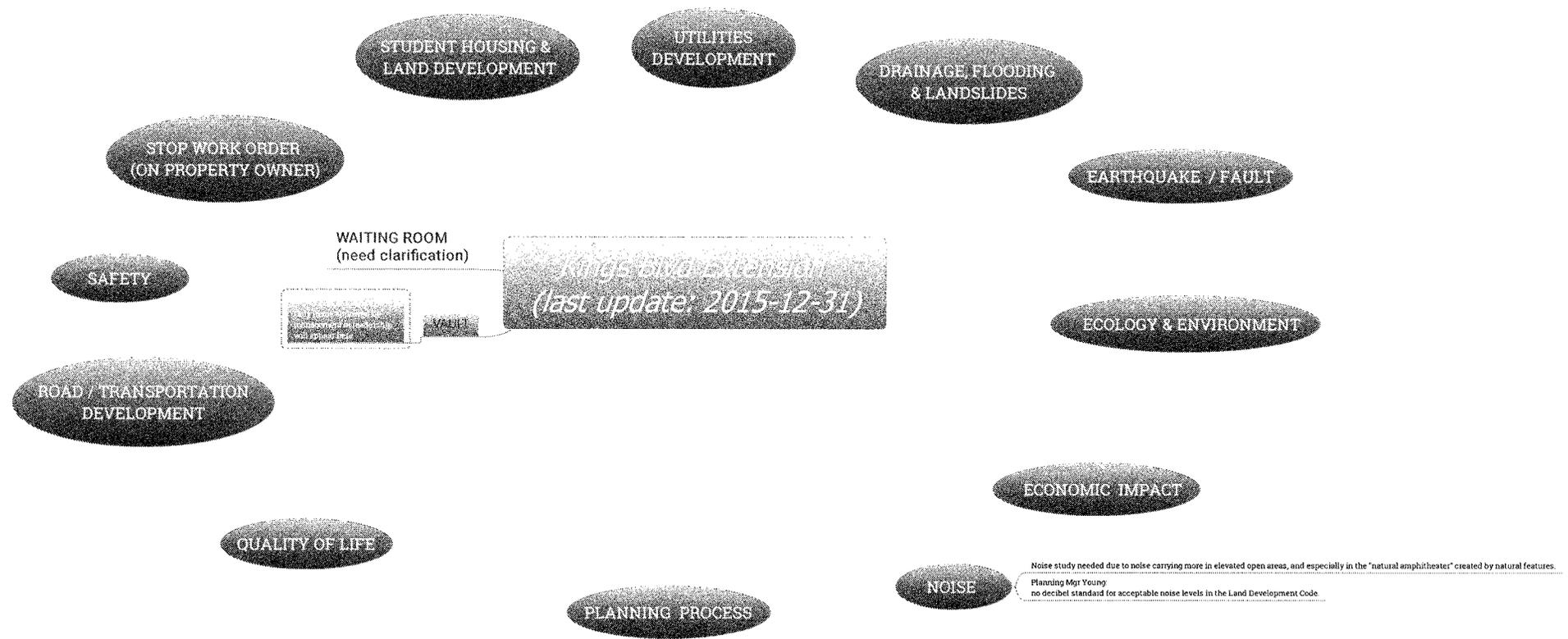
- I became concerned when shortly after moving here, the natural area that I had walked through many times a week was subjected to a vegetation clear-cut by GPA1 partially under the guise of "homeless camps", yet I had **not ever seen any homeless people** on the property over the preceding 6-month period.
- Hoping for positive change, I went with an open mind to the GPA1 'community' meeting and observed the many **open-minded citizens** there to discuss the planned development.
- The developer presented a plan that was **overtly disrespectful of the North Corvallis Area Plan of 2003**, which states that careful consideration shall be given to natural features such as floodplains, riparian areas, and wetlands, minimizing negative impacts to these features to the greatest extent practicable.
- The Corvallis citizens present were respectful and asked very reasonable questions about the development plans presented, including questions about why complete clear cutting was necessary and how this would impact water runoff. The **developer** answered in a way that was **highly disrespectful of citizens**, ignoring their concerns and stating repeatedly that in effect the plan necessary to maximize profitable development density.
- The most memorable moment was when the developer stated explicitly that the owners "had a right to a return on their investment". This simply isn't true for any individual or corporation, no matter how wealthy! Rather, land owners have an ***opportunity*** for a return on a purchase *if they act responsibly*.
- **Responsible development is possible**, but it is **often incompatible with "make-a-big-quick-buck" development** when it surrounds sensitive natural features. If such an incompatibility is present, this does not mean that a municipality is obligated to grant exceptions to allow irresponsible development simply because this type of development maximizes profits for the developers.
- The citizens of our community bear the long-term cost of irresponsible planning-- especially planning that is **disrespectful of sensitive natural features**, and that creates **unevaluated risks** in the event of an earthquake, landslide risks, and increased risks for flooding.
- Upon attending the Planning Commission meeting, I personally came to understand that in the face of thousands of pages of documents, limited resources for evaluation, and aggressive threats of lawsuits, city officials may feel bullied in the name of "codes" into accepting **senseless piecemeal development** that is disrespectful of our community and of the North Corvallis Area Plan of 2003 and the Corvallis 2020 Vision Statement.
- **I ask the Corvallis City Council to insist on sensible, holistic planning that is respectful of our environment, our actual transportation needs, and of course our long-term economic interests.** You have a well-founded legal right to do so! Please deny the appeal for the Kings Ext through Timberhill Meadow.

Thank you,

Molly Megraw

Tinyurl.com/KingsMindmap

Download XMIND computer software:
www.xmind.net/download



By: Kirk Schlesinger
Reflective Consultation

478-235-5296

"Noise" baloon shows how items appear when visible



PLEASE SHARE!

Reflective Consultation

... your ideas, questions, opinions about:

Kings Blvd Extension & Timberhill Development

Go online to: tinyurl.com/KingsExt

*** Sign in as "Guest" to leave comments ***

Everything is anonymous – A "Committee of Refinement" will review submissions & add them to the "Kings Blvd Mind Map" [available to everyone!](#) (see below)

Download the current Mind Map (<100k): <http://tinyurl.com/KingsMindmap>

Download free XMIND software to view Mind Map –

➤ Windows, Mac, Linux PC's: <http://www.xmind.net/download/>

➤ Android & iPhone/iPad: Mindjet Maps (via Google Play or App Store)

Reflective Consultation

"Finding our way ... together"

Kirk Schlesinger

Listener / Facilitator

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