



Community Development Planning Division
P. O. Box 1083
Corvallis, OR 97339
(541) 766-6908

AGENDA

Corvallis Planning Commission
7 pm, Wednesday, October 5, 2016
Downtown Fire Station, 400 NW Harrison, 2nd Floor

- I. Community Comments:
Opportunity for public input on matters of interest to the Planning Commission other than a land use application under current or future consideration by the Planning Commission.

 - II. Public Hearing:
Elle's Addition subdivision – Solar Access Waiver request (SUB16-00002)

Review of a proposed Solar Access Waiver request

 - III. Continued Review of the Land Development Code
 - a. LDC Chapter 2.0 – Public Hearings
Note: Additional discussion may include a review of definitions from LDC Chapter 1.6 at the Planning Commission's discretion

 - IV. Minutes Review
September 7, 2016

 - V. Old Business

 - VI. New Business

 - VII. Adjournment
-

For the hearing impaired, an interpreter can be provided with 48-hour notice.

For the visually impaired, an agenda in larger print is available.

Proposed Tentative Public Meeting Schedule for 2016

CC = City Council (for agendas or questions about meetings, call **541.766.6901**)

For questions about listed cases or about the following Boards or Commissions, call **541-766-6908**

PC Planning Commission (usually meets first and third Wednesdays at 7 p.m.)

LDHB Land Development Hearings Board (meets as needed)

DAB Downtown Advisory Board (meets second Wednesday at 5:30 pm in the Madison Avenue Meeting Room)

HRC Historic Resources Commission (meets second Tuesday at 6:30 p.m.) - **Meetings are now held at the Fire Station Meeting Room. On occasion, an additional meeting may be held on the 4th Tuesday of the month, usually in the Madison Avenue Meeting Room.**

THE OFFICIAL ORDER OF BUSINESS FOR EACH MEETING WILL BE DETERMINED BY THE AGENDA. CC AGENDAS ARE DISTRIBUTED THE THURSDAY BEFORE A CITY COUNCIL MEETING; AGENDAS FOR OTHER MEETINGS (PC, LDHB, CCI, HRC) ARE USUALLY DISTRIBUTED ONE WEEK BEFORE EACH MEETING.

Meeting	Date	Description	Location
CC, 6:30 pm	Oct. 17	Regular Meeting to include OSU CPA Public Hearing and Findings for Pastega CPA	*Fire Station
CC, 3:30 pm Work Session	Oct. 18	Work Session to review Imagine Corvallis 2040 materials	** Madison Meeting Room
CC, 3:30 pm Work Session	Nov. 8	Planning Commission Annual Report	** Madison Meeting Room

- * Fire Station, 400 NW Harrison Boulevard, second floor meeting room
- ** Madison Meeting Room, 500 SW Madison Avenue
- *** Library Main Meeting Room, 645 NW Monroe Avenue, main level
- **** LaSells Stewart Ctr. 875 SW 26th Street, Corvallis
- ***** Majestic Theater, 115 SW 2nd Street
- tbd To be decided

The City's website is located at www.corvallisoregon.gov.

For additional information about upcoming land use decisions please visit www.corvallisoregon.gov/cd-staffreports.



Staff Report to the Planning Commission
Planning Commission Hearing: October 5, 2016
Staff Contact: Aaron Harris, (541) 766-6575
Aaron.Harris@CorvallisOregon.gov

TOPIC REVIEW OF A SOLAR ACCESS WAIVER REQUEST

CASE **ELLE’S ADDITION SUBDIVISION (SUB16-00002)**

REQUEST The applicant requests a waiver from the solar access standards for subdivisions per LDC 4.6.40.

APPLICANT SW3 LLC
33750 SW Melody Lane
Corvallis, OR 97333

OWNER SW3 LLC
33750 SW Melody Lane
Corvallis, OR 97333

SITE LOCATION The property is located on the west side of SW 3rd Street between SE Richland Avenue and SW Prairie Avenue. The site is identified on Benton County Assessor’s Map 12-5-11-BC, Tax Lots 4600 and 4700 and County Assessor’s Map 12-5-11-CB, Tax Lot 5300.

SITE AREA 1.48 acres

COMPREHENSIVE PLAN DESIGNATION Residential Medium-High Density

ZONE DESIGNATION Medium-High Density (RS-12)

PUBLIC COMMENT A notification of this hearing was sent to all neighborhood associations, concerned citizens, and groups on record on September 15, 2016. 399 public notices were mailed or emailed, and the site was posted. As of September 28, 2016, no comments have been received.

ATTACHMENTS

A – Application, Narrative, and Drawings



SITE AND VICINITY

The subject site consists of three tax lots (Benton County Assessor's Map # 12-5-11 BC, Tax Lots 4600 and 4700 and Benton County Assessor's Map #12-5-11 CB Tax Lot 5300), and is approximately 1.48 acres in size. The site is currently undeveloped. The site is bordered on the south and west by existing residential development, on the north by Rugh Electric Motor Service, and on the east by SW 3rd Street/Highway 99W. Across the street from SW 3rd Street/Highway 99W is the old Corvallis auction yard.

The Comprehensive Plan designation on the subject property is Residential Medium-High Density. Properties to the north, south, and west all share the same Residential Medium-High Density designation. The property to the east has a comprehensive plan designation of Mixed Use Commercial.

The site is zoned RS-12. Properties to the north, south, and west are also zoned RS-12. The property to the east is zoned NC-Major.

The subject site does not contain Natural Hazards or Natural Resources.

PREVIOUS LAND USE DECISIONS

- ANN62-00001 (1962): The subject site was annexed into City limits as part of the South Corvallis annexation.

APPLICANT'S PROPOSAL

The subdivision application was received on June 16, 2016. The Applicant requests approval of a Tentative Subdivision Plat to divide three existing parcels into seven lots. Lots 1–6 are proposed for single-family homes and Lot 7 is proposed for two apartment buildings and six townhomes. As part of the subdivision application, the applicant requests a waiver from the solar access standards for subdivisions per LDC 4.6.30. Per LDC Section 2.4.30.03.b, residential subdivisions are reviewed by staff and approved by the Community Development Director. However, according to LDC 4.6.40, a waiver from the solar access standards in subdivisions requires approval from the Planning Commission. Therefore, the Planning Commission's review is limited to the specific request for a solar access waiver, as provided in LDC Section 4.6.40.

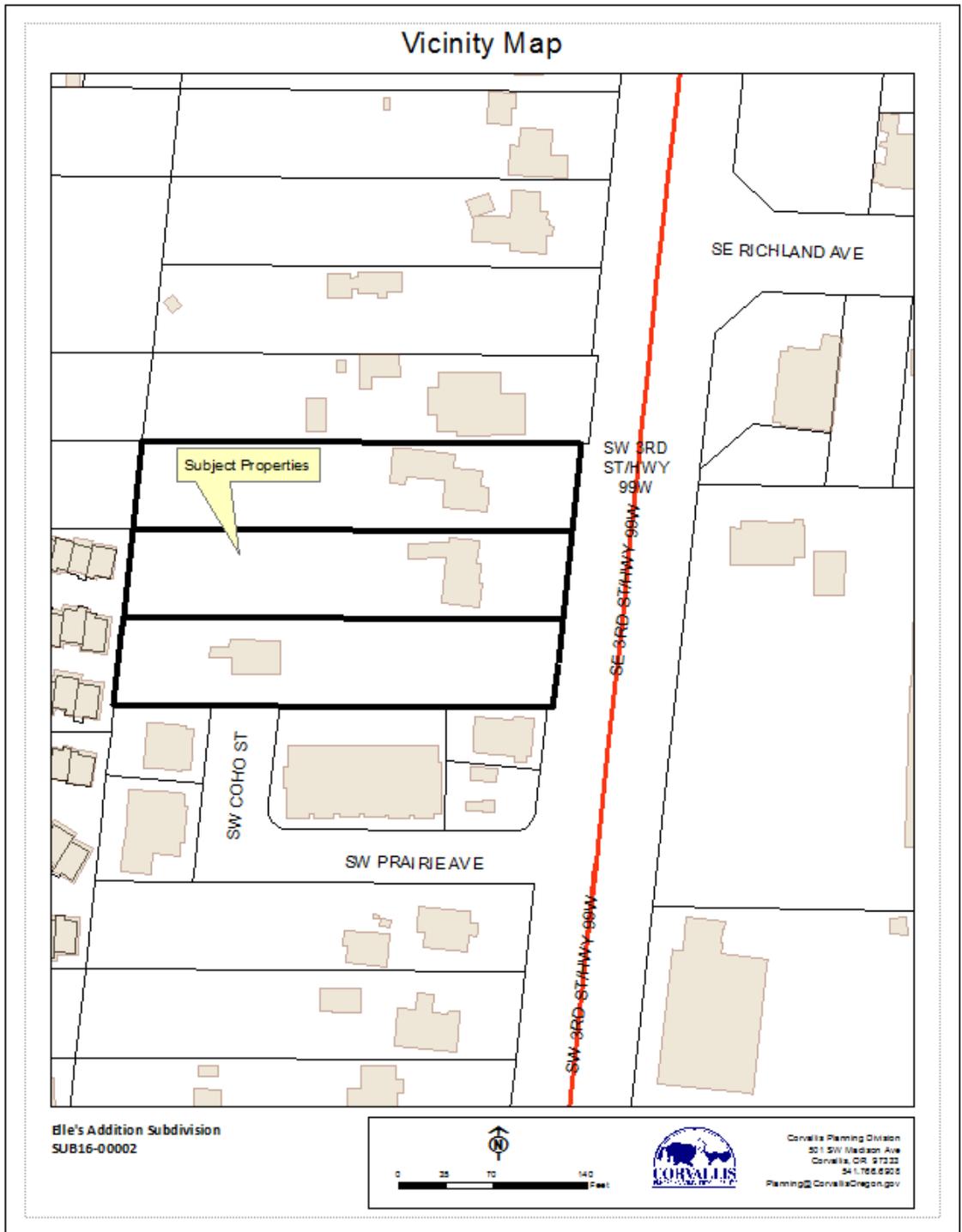


Figure 1 – Subject Area



Figure 2 – Shadow Pattern Illustration

SOLAR ACCESS

FINDINGS OF FACT AND APPLICABLE LDC REVIEW CRITERIA (LDC 4.6.30 and 4.6.40)

Request – The applicant requests a waiver from the solar access standards for subdivisions per LDC 4.6.40.

The Corvallis LDC Section 4.6 contains the following review criteria which must be satisfied for the subdivision application to be approved. Code criteria are written in **bold, 10 point font** and are followed by findings, conclusions, and conditions where needed to meet criteria.

APPLICABLE LDC REVIEW CRITERIA

4.6.30 - Performance Standards

Residential Subdivisions and Planned Developments on parcels of more than one acre shall be designed so that Solar Access Protection, as defined in Chapter 1.6 - Definitions, is available consistent with the following:

- a. **No reduction in Solar Access at ground level of the south face of existing residential buildings adjacent to the development;**
- b. **Within Residential Subdivisions, a minimum of 80 percent of lots contain sufficient east/west dimension to allow orientation of the following minimum ground floor lengths of a building to use solar energy:**
 1. **30 lineal ft. per unit for Single-family Detached dwelling units; and**
 2. **15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached dwelling units.**

4.6.40 - Reduction or Waiver of Standards in Subdivisions

A reduction or waiver from the requirements of Section 4.6.30 above may be granted by the Planning Commission to the minimum extent necessary to:

- a. **Reflect development constraints associated with complying with the hillside development provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions or reflect physical land development constraints related to the shape of the site;**
- b. **Meet City design requirements for provision of landscaping and location of buildings consistent with minimum setbacks; or**
- c. **Address sites where site planning to achieve Solar Access is negatively affected by the construction of streets, utilities, bridges, bicycle, and pedestrian facilities that are required by the City of Corvallis Transportation Plan, or other adopted City Plan, or that are necessary in order to maintain an acceptable functional classification of roadways adjacent to the property. It must be shown that no other reasonable location is available for the required infrastructure.**

STAFF DISCUSSION AND CONCLUSION

LDC 4.6.30 provides solar access standards for residential subdivisions. According to the applicant, the configuration of the proposed subdivision will result in only the southernmost dwelling located on Lot 6, both apartment buildings, and the southernmost townhouse along

SW 3rd Street being in compliance with these solar access provisions. Based on the applicant's submittal, staff finds that one out of the seven total lots will meet the solar access standards. The applicant has prepared a solar access protection plan that illustrates the subject site's four-hour shadow pattern between 10am and 2pm on November 21st (Figure 2 and Attachment A).

The solar access standards at LDC 4.6.30 may be reduced or waived on sites where solar access is negatively affected by the construction of streets per LDC 4.6.40.c. Staff finds that LDC 4.6.40.c is applicable to the applicant's proposal due to the existing north/south orientation of SW Coho Street and SW 3rd Street/Highway 99W. Planning and Public Works staff have examined the applicant's proposed extension of SW Coho Street to the north and determined that it is the most logical street location in order to provide connectivity at the time of future development to the north. Additionally, ODOT has commented on the proposal and has expressed support of the design because it will close the two existing access approaches off of SW 3rd Street/Highway 99W. Given the existing street layout and highway access constraints, staff recommend that the Planning Commission find that the request to vary from the solar access provisions in LDC 4.6.30 is supported by the criteria in LDC 4.6.40.c.

OVERALL CONCLUSION and RECOMMENDATION

Based on the discussion, findings, and conclusions above, staff find that the application is consistent with the applicable LDC review criteria for a waiver of solar access standards for subdivisions. Staff therefore recommends that the Planning Commission approve the request as described in this staff report (**Attachment A, page 1**). Staff has provided the following recommended motion:

RECOMMENDED MOTIONS

Motion: I move to approve the proposed solar access waiver request (SUB16-00002) for Elle's Addition Subdivision, as described in Attachment A on page 1. My motion is based upon the staff recommendation to the Planning Commission, and on the Planning Commission's deliberations, as reflected in the October 5, 2016, Planning Commission minutes.

A Solar Access Application for Elle's Addition

Submitted by:

Willamette Valley Planning LLC
545 NW Elizabeth Drive
Corvallis, OR 97330
541-231-6111

August 26, 2016

SOLAR ACCESS APPLICATION for ELLE'S ADDITION

Applicant's Request and Planning Objectives

The applicant has submitted a subdivision application for three existing parcels along SW 3rd Street that will be subject to administrative review by staff. The older dwellings on these properties were recently removed. The applicant wishes to subdivide the property to create three unique housing types. Although only one housing type is required for a project of this size, the applicant wishes to create a neighborhood that can accommodate a mix of residents. The existing street (SW Coho Drive) will be extended north through the property to provide access to the site and eventually to the parcels to the north when they redevelop in the future. ODOT wants to limit access onto SW 3rd Street, so there is no vehicle access onto their facility. Six small single-family lots will be created along the western boundary to allow for construction of modest 2-3 bedroom homes. The remaining larger lot has been designed with two apartment buildings with 2-bedroom units adjacent to SW Coho Street and 3-bedroom townhomes along SW 3rd Street. Parking for the townhomes will be in the garages behind the units and a portion of the surface parking lot that will be shared with the apartments. The design places emphasis on orienting all the buildings toward a public street with three pedestrian connections into the project from SW 3rd Street and two from SW Coho Street.

The applicant is requesting a waiver to the solar standards for the subdivision, which is subject to review and approval by the Planning Commission.

List of Exhibits

- Attachment B - Existing Land Uses
- Attachment I - Conceptual Landscape Plan
- Attachment J - Solar Access Protection Plan

Section 4.6.30 - PERFORMANCE STANDARDS

Residential Subdivisions and Planned Developments on parcels of more than one acre shall be designed so that Solar Access Protection, as defined in Chapter 1.6 - Definitions, is available consistent with the following:

- a. No reduction in Solar Access at ground level of the south face of existing residential buildings adjacent to the development;

- b. Within Residential Subdivisions, a minimum of 80 percent of lots contain sufficient east/west dimension to allow orientation of the following minimum ground floor lengths of a building to use solar energy:
 - 1. 30 lineal ft. per unit for Single-family Detached dwelling units; and
 - 2. 15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached dwelling units.
- c. In Planned Developments, a minimum of 80 percent of the buildings contain:
 - 1. Sufficient east/west dimension to allow the following minimum ground floor lengths of the building to use solar energy:
 - a) 30 lineal ft. per unit for Single-family Detached dwelling units; and
 - b) 15 lineal ft. per ground floor unit for dwelling units other than Single family Detached.
 - 2. Additionally, for Single-family Detached dwelling units, a minimum of 100 sq. ft. of roof area, for the dwelling unit and/or the garage, which could allow the utilization of solar energy.

Section 4.6.40 - REDUCTION OR WAIVER OF STANDARD IN SUBDIVISIONS

A reduction or waiver from the requirements of Section 4.6.30 above may be granted by the Planning Commission to the minimum extent necessary to:

- a. Reflect development constraints associated with complying with the hillside development provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions or reflect physical land development constraints related to the shape of the site;
- b. Meet City design requirements for provision of landscaping and location of buildings consistent with minimum setbacks; or
- c. Address sites where site planning to achieve Solar Access is negatively affected by the construction of streets, utilities, bridges, bicycle, and pedestrian facilities that are required by the City of Corvallis Transportation Plan, or other adopted City Plan, or that are necessary in order to maintain an acceptable functional classification of roadways adjacent to the property. It must be shown that no other reasonable location is available for the required infrastructure.

Response: *The applicant has prepared a Solar Access Protection Plan (Attachment J) showing the shadow pattern on November 21st. As noted in LDC 4.6.30.b, 80% of the lots within the proposed subdivision are required to have solar access at the ground level. Of the 6 single-family lots along the west side of SW Coho Street, only the southernmost dwelling on lot 6*

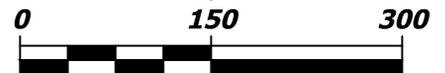
complies with the solar provisions. Both apartment buildings on the east side of SW Coho Street comply (12 units total), while only the southernmost townhouse along SW 3rd Street complies. This is primarily due to the north/south street extension of SW Coho Drive and the north/south orientation of SW 3rd Street. The desire to orient the building entrances toward the street results in building placement that isn't conducive for passive solar access.

It's important to note that this orientation is very conducive for single-family rooftop solar systems such as photovoltaic panels or solar water heating, consistent with LDC 4.6.30.c.2. The northerly extension of SW Coho Street is mandated by the city's to-and-through criteria, therefore the applicant is requesting a waiver to the standard in subdivisions in LDC Section 4.6.40.b. The basis for requesting this waiver is the City's requirement for the extension of SW Coho Street and the location of buildings consistent with minimum setbacks.

EXISTING LAND USES

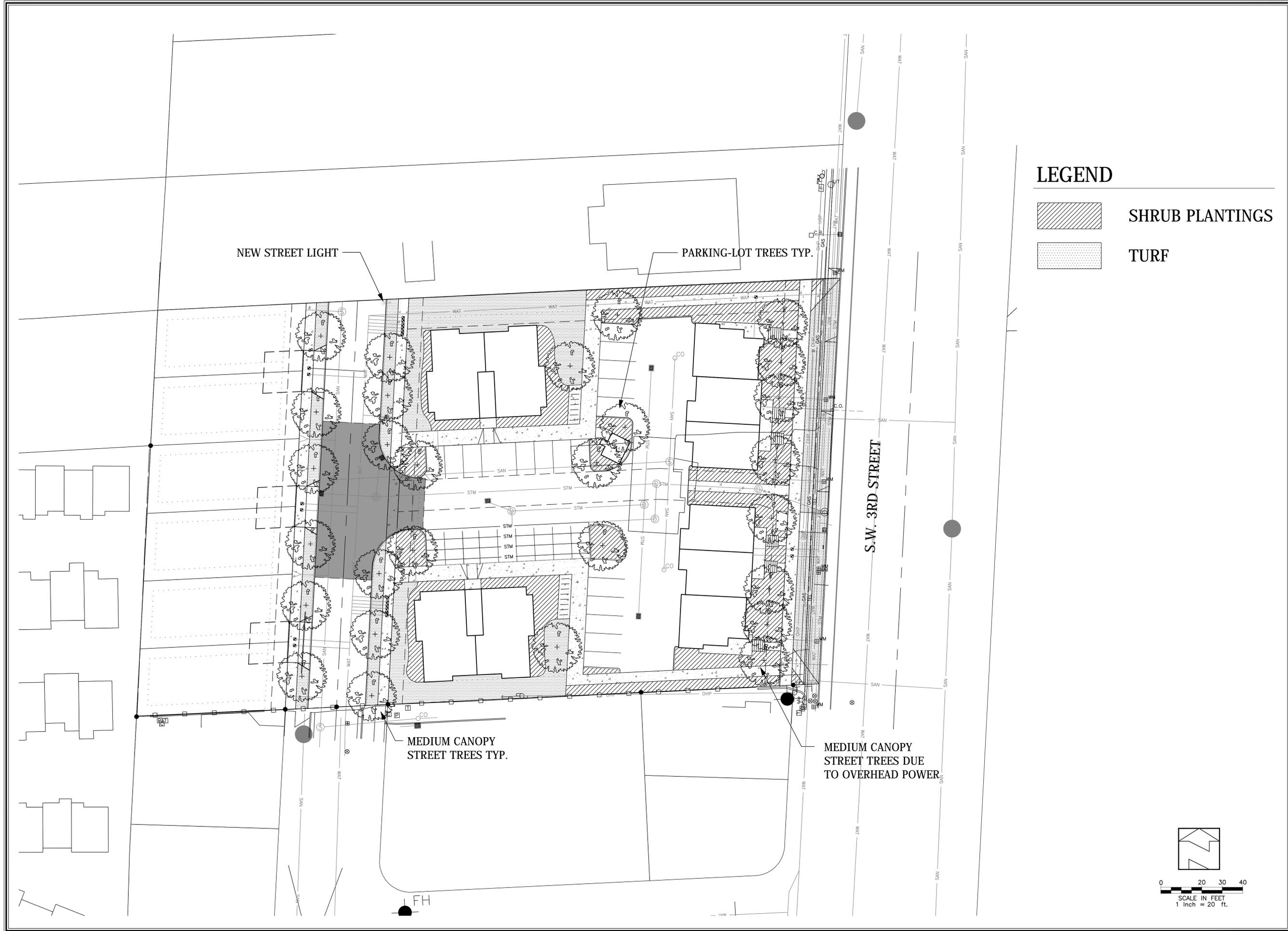


 Subject Property



Scale: 1" = 150'

ATTACHMENT B



LEGEND

-  SHRUB PLANTINGS
-  TURF

LARRY HELLESTRO
 83750 SE MELODY LN
 CORVALLIS, OREGON 97333
 541.760.1462

**ELLE'S ADDITION
 CORVALLIS, OREGON
 I - CONCEPTUAL LANDSCAPE PLAN**

2450-2500 SW 3RD ST.

WILLAMETTE
 VALLEY PLANNING, LLC
 545 N.W. ELIZABETH DRIVE
 CORVALLIS, OR. 97330
 541-231-6111

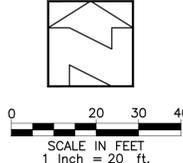
JOB #	FILE	DRAW
15010	I-LANSCAPE	SF
SCALE	DATE	
1"=20'	03/04/15	



LEGEND



4 HOUR SHADOW
PATTERN BETWEEN
10am AND 2pm ON
NOVEMBER 21



LARRY HELLESTRO
83750 SE MELODY LN
CORVALLIS, OREGON 97333
541.760.1462

ELLE'S ADDITION
CORVALLIS, OREGON
J - SOLAR ACCESS PROTECTION PLAN
2460-2500 SW 3RD ST.

WILLAMETTE
VALLEY PLANNING, LLC
545 N.W. ELIZABETH DRIVE
CORVALLIS, OR. 97330
541-231-6111

JOB #	FILE	DRAW
15010	J-SOLAR	SF
SCALE	DATE	
1"=20'	03/04/15	

J
1 OF 1 SHEETS



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

**DRAFT
 CITY OF CORVALLIS
 PLANNING COMMISSION MINUTES
 September 7, 2016**

Present

Carl Price, Acting Chair
 Jim Boeder
 Tom Jensen
 Susan Morr e
 Paul Woods
 Rob Welsh
 Frank Hann, Council Liaison

Staff

Paul Bilotta, CD Director
 Kevin Young, Planning Manager
 Jason Yaich, Senior Planner
 Terry Nix, Recorder

Absent

Jasmin Woodside, Chair
 Ronald Sessions, Vice Chair
 Jim Ridlington

SUMMARY OF DISCUSSION

	Agenda Item	Recommendations
I.	Community Comments	
II.	Presentation of Findings from the Draft Urbanization Report	
III.	Request to Initiate Land Development Code Amendments	Motion passed to Initiate Land Development Code Text Amendments based upon information provided in the August 26, 2016 memo from the Community Development Director to the Planning Commission
IV.	Continued Review of the Land Development Code	
V.	Minutes Review – August 17, 2016	Approved
V.	Old Business	
VI.	New Business	
VII.	Adjournment	Adjourned at 9:15 p.m.

CONTENT OF DISCUSSION

The Corvallis Planning Commission was called to order by Acting Chair Carl Price at 7:00 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

I. COMMUNITY COMMENTS

Court Smith suggested that findings be removed from the Comprehensive Plan. He said that policies can be written without findings and that findings are not included in most comprehensive plans. He said that findings are unnecessary, costly and focus too much on little details.

Mr. Smith suggested the following name and definition for the type of development referenced in proposed CPP 9.7.6: *Clustered, Walkable Village – Clustered and walkable is used to emphasize many different types of activities together and closely associated with a residential complex that are within a walkable distance and where automobiles are not necessary, nor do they create a barrier to walkability. Housing is clustered together with gathering places, services for daily life, amenities and public space. Open space is a necessity. The clustered, walkable village is connected to transit and may be associated with downtown, educational, commercial, health care, recreational, government, or industrial zones.*

Mr. Smith complimented the Planning Commission on being welcoming of public testimony. He was especially pleased when he had students come and present their work and the Commission took it seriously and incorporated findings and policies related to that input.

Commissioner Woods thanked Mr. Smith for his ongoing participation. He asked about the comment that other comprehensive plans do not include findings. Mr. Smith said he has viewed comprehensive plans from Portland, Hillsboro, Bend, Eugene, Albany and others, and he hasn't found any comprehensive plan that includes findings. Policies must be based on substantive data but there is a lot of data available. He suggested that the process be changed going forward.

II. PRESENTATION OF FINDINGS FROM THE DRAFT URBANIZATION REPORT

Senior Planner Yaich reviewed findings from the draft Urbanization Study, as detailed in the written staff report. The study looks 20 years into the future and is based on a number of projections, including a population projection for the Corvallis UGB which was developed by staff in alignment with Oregon Administrative Rules and reviewed and acknowledged by the City Council. Once adopted, the reports contained within the Urbanization Study can be used for decision-making support. The full draft study was presented to the City Council last month and it is available on the City's website.

Planner Yaich reviewed the four components of the Urbanization Study. The buildable lands inventory answers the question of how much land and of what type is currently available in the urban growth boundary, the housing needs analysis answers the question of how many dwellings are needed to support the projected 20-year population growth, the economic opportunities analysis answers the question of how much industrial and commercial land is needed to support the community's economic development goals, and the summary of land sufficiency shows the surpluses and deficits. The study shows that the City has enough land overall to support its residential needs for the next 20 years with the exception that there is a

309 dwelling unit (approximately 12 acre) deficit for high-density residential. Based on state law and LUBA decisions, the City cannot formally adopt the study until that deficit is addressed. The study also shows a deficit of 103 acres of commercial land and 54 acres of public institutional land. Staff will look for Council guidance on a process to collect community input on Comprehensive Plan map changes to address the identified deficits. An initial public meeting to present this information to the public and solicit feedback will be held on Wednesday, September 14, 5:00 p.m., at the Library Main Meeting Room.

In response to questions from the Commission, Planner Yaich clarified some of the information presented and provided additional information as follows:

- The analysis of park land needs is primarily based on the recently adopted Parks and Recreation Master Plan which uses a more flexible methodology based on area needs.
- Based on staff's direction, ECONorthwest analyzed the inventory of lands both with and without encumbrances; that information is included in the technical report and executive summary report. The conclusion in both cases is that there is plenty of land to support the overall need for residential but there is a deficit of high-density residential.
- The study looks at vacant or partially vacant lands that would support the growth in housing and includes detail about ways the deficit could be addressed. Redevelopment is typically addressed through policy direction and could be part of the forthcoming community discussion.
- The technical report includes a demographic analysis and a discussion of changing trends and what they might mean for Corvallis.

Brief discussion followed regarding next steps and the upcoming community process.

III. REQUEST TO INITIATE LAND DEVELOPMENT CODE AMENDMENTS

Director Bilotta presented a request that Planning Commission authorize initiation of Land Development Code amendments in three areas as detailed in the staff memorandum. The updates would address a regulatory change around the way municipalities address expedited land divisions, as well as three process enhancements: 1) A mandatory pre-application neighborhood meeting for most land use actions that include a public hearing. The intent is that the early meeting would encourage improved design, promote cooperation between developers and neighborhoods, and facilitate more informed public hearings. 2) Amended pre-notification requirements to provide land use application information to the public earlier in the process and to account for changes in technology that have made it easier to provide notice. 3) Removal of detailed application requirements from the LDC and instead provide them on the official application form to allow for application requirements to more easily be revised or streamlined based on technology changes, process improvements and needs.

Commissioner Boeder said that, in his experience, there is a lot of uncertainty during the staff review process and even the developer often doesn't know what the final application will be until it is deemed complete by the City; he thinks it is unfair to the neighbors and the developer to hold a public meeting without that information.

Commissioner Woods said he thinks the pre-application neighborhood meeting is a good idea; however, he wonders if the City has the authority to make that mandatory. Director Bilotta

said that this application requirement has been used in other Oregon cities. It was noted that the draft language would be reviewed by the City Attorney's Office prior to coming to the Planning Commission which would then make a recommendation to the City Council.

In response to additional questions from the Commission, staff explained existing noticing procedures and the proposed electronic pre-notification that would be supplemental to mailed notices. Staff could look into whether state law would allow citizens to opt out of paper mailings.

Commissioner Jensen said there were a series of neighborhood meetings associated with the Sather Annexation 15 years ago; he suggested that staff look to see what process was used and whether it was deemed successful. Manager Young said that staff could look to see what records are available; but he doesn't believe City staff attended those early meetings.

In response to questions from Commissioner Woods, Director Bilotta said that removing the detailed application requirements from the LDC and adding them to administrative procedures is intended to result in a simplified process and may reduce costs by allowing items to be submitted electronically. Any changes that would increase the financial burden to applicants would be venturing into policy and would be brought back through a process.

In response to a question from Commissioner Boeder, Manager Young said that staff is suggesting the neighborhood pre-application meeting be held before the application is formally submitted so that the developer can be made aware of neighborhood concerns and make changes to address those prior to submitting an application. Brief discussion followed.

MOTION: Commissioner Woods moved to initiate Land Development Code Text Amendments based upon information provided in the August 26, 2016 memorandum from the Community Development Director to the Planning Commission. Commissioner Welsh seconded the motion and it passed unanimously.

IV. CONTINUED REVIEW OF THE LAND DEVELOPMENT CODE

The Planning Commission continued its review of the Land Development Code, beginning with Chapter 1.3 – Enforcement. Planning Manager Young reviewed each provision and provided clarifying information in response to questions from the Commission.

Section 1.3.10 – Responsible Officer. No changes were proposed.

Section 1.3.20 – Building Permit. No changes were proposed.

Section 1.3.30 – Certificate of Occupancy. No changes were proposed.

Commissioner Woods noted that identical language is repeated in several sections of the LDC. Director Bilotta explained that people often read only the section of code that is applicable to their situation and language is often duplicated so it can stand on its own within each section.

Section 1.3.40 – Noncompliance with the Approved Development Plans. No changes were proposed.

Section 1.3.50 – Stop Work Order. No changes were proposed.

Section 1.3.60 – Violations. No changes were proposed.

Commissioner Woods commented that there are multiple violations of LDC language related to vegetation over sidewalks and streets. He has sent e-mail complaints to the City but has not received a response. He understands that enforcement is complaint-driven; however, even when a complaint is made, sometimes nothing happens. Manager Young said that staff has limited resources and code compliance staff utilize a matrix to work through higher priority issues. Director Bilotta said that staff is working on a process that would allow citizen complaints to come into a single portal and be routed to appropriate staff. He will look into adding an automated response for e-mail complaints.

Discussion followed regarding examples of Type I and Type II violations and the processes used for each.

V. **MINUTES REVIEW**

August 17, 2016

MOTION: Commissioner Woods moved to approve the minutes as drafted. Commissioner Jensen seconded the motion and it passed unanimously.

IV. **OLD BUSINESS:** None.

V. **NEW BUSINESS:**

Commissioner Jenson raised a concern regarding the City's new Imagine Corvallis 2040 document. He attended a gathering held by the League of Women Voters where participants were given rough drafts of the vision and asked to come up with three actions or ideas. Both of the groups he engaged with expressed serious concerns that the new document doesn't draw on or tie into the 2020 Vision Statement and that the new visions are vague in comparison to the more solid language in the 2020 Vision. He said participants were concerned that the 2040 document is being generated by a consultant in a way that mimics a document used in other communities and that there hasn't been enough local input. Given that this document will be the basis for the Comprehensive Plan, he thinks that it should be reworked such that it comes from the citizens and not a consultant.

Commissioner Morr  said she also participated in some of the workshops and heard some of the same comments conveyed by Commissioner Jensen, especially related to starting from scratch rather than using the 2020 Vision as a starting point.

Acting Chair Price suggested that this issue may be outside of the Commission's purview and he suggested that concerns be directed to Councilor York, who is very involved in this process.

Councilor Hann noted that the new document hasn't yet been approved by the City Council and that there is still opportunity for public input into the vision document as well as strategies to implement the concepts contained therein. He said that Council is very open to input from

individuals and groups. Manager Young added that the 2020 Vision lined up well with the Comprehensive Plan but it didn't get to other aspects of community life. The goal with the 2040 plan is to produce a broader vision for the entire community that goes beyond City government and land use. There has been a concerted effort to engage the public and a significant amount of input has been received. Every member of the community is invited to come forward and give input on this document.

VI. ADJOURNMENT: The meeting was adjourned at 9:15 p.m.