



**CORVALLIS
CITY COUNCIL AGENDA**

**October 5, 2020
6:00 pm**

***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.***

*Pursuant to Governor Brown's Executive Order
issued in response to the COVID-19 pandemic, this City Council meeting
will be online only. The Council Chambers is closed to the public.*

*The Council meeting will be broadcast live on Comcast Cable Channel 21.
The public may also register to watch the meeting live on the internet via this link:*

<https://attendee.gotowebinar.com/register/6306161389674172686>

A video and audio of the meeting will be available on the City's website

EXECUTIVE SESSION

5:15 pm Executive Session under ORS 192.660(2) (i) (status of employment-related performance)
(City Attorney Evaluation)

COUNCIL ACTION

I. CALL TO ORDER

II. ROLL CALL

III. PROCLAMATION / PRESENTATION / RECOGNITION

- A. Introduction of Interim Finance Director Andy Parks and Interim Public Works Director Greg Gescher
- B. Proclamation: Indigenous Peoples' Day – October 12, 2020 (packet only) **E-packet page 5**

IV. PUBLIC HEARING

- A. 2025 SW 45th St. Annexation (ANN-2020-01/ZDC-2020-01) **E-packet pages 6-102**

To participate in the above public hearing: The City Council strongly encourages community members to provide written testimony. Please submit your comments by 9:00 am on October 5, 2020 via email to Carla.holzworth@corvallisoregon.gov. You may also submit written testimony via U.S. mail to Carla Holzworth, City Recorder, P.O. Box 1083, Corvallis, OR 97333-1083. Written testimony received after 9:00 am on

October 5 will be provided to the Council at the meeting. Note that it is challenging for Councilors to read and consider written testimony received at the meeting. To testify via telephone or through your computer during the hearing, you must register with the City Recorder by 9:00 am on October 5. To register, contact City Recorder Carla Holzworth at the above email address or via telephone at 541-766-6729 X 5075. Each speaker is limited to three minutes unless otherwise granted by the Mayor.

A special ordinance proclaiming the annexation of 2025 SW 45th Street to the City of Corvallis, **to be read by the City Attorney** with no motion by Council [direction]

A special ordinance relating to an amendment of the official zoning map for 2025 SW 45th Street, **to be read by the City Attorney** with no motion by Council [direction]

A special ordinance withdrawing 2025 SW 45th Street from the Corvallis Rural Fire Protection District, **to be read by the City Attorney** with no motion by Council [direction]

- VI. COMMUNITY COMMENTS** – This is an opportunity for the community to provide input to the City Council on subjects not related to a public hearing before the Council. Community members wishing to offer testimony in advance on topics appearing on any City Council agenda are strongly encouraged to do so in writing through the public input form at www.corvallisoregon.gov/publicinput or you email comments to the City Recorder at Carla.holzworth@corvallisoregon.gov. Community members who wish to offer verbal testimony to the Council either via telephone or through their computer must preregister with City Recorder Carla Holzworth Carla.holzworth@corvallisoregon.gov or 541-766-6729 X 5075 by 9:00 am on Monday, October 5. The number of people who may comment verbally is limited to the first ten who register with the City Recorder. Each speaker is limited to three minutes unless otherwise granted by the Mayor.
- VII. 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 community member 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 – September 21, 2020
 2. City Council Work Session – September 24, 2020
 3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Land Development Hearings Board – September 16, 2020
 - b. Planning Commission – September 2, 2020
- B. Fiscal Year 2020-21 Assistance to Firefighters Grant Program – COVID-19 Supplemental (Resolution) **E-packet pages 103-104**

VIII. ITEMS REMOVED FROM CONSENT AGENDA

IX. UNFINISHED BUSINESS

- A. Proposal for Van Buren Bridge ownership [direction] **E-packet pages 105-145**

X. MAYOR, COUNCILOR, AND CITY MANAGER REPORTS

- A. Mayor's Reports [information]
- B. Councilor Reports [information]
- C. City Manager's Reports
1. Camping Update (verbal report) [information]
 2. Economic Development Office 2019-2020 Annual Report [information] **E-packet pages 146-163**
- D. City Attorney's Reports [information]

XI. ADJOURNMENT

If you need special assistance to participate in this meeting, please contact the City Recorder at (541) 766-6901 (for TTY services, dial 7-1-1). Notification at least two business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (In compliance with the Americans with Disabilities Act, 28 CFR 35.102-35.104 ADA Title I and ORS 192.630(5)).

A Community That Honors Diversity

CITY COUNCIL THREE-MONTH SCHEDULE

9/30/20

Agenda items and dates are only proposed and likely to change

Yellow = regular meeting

Red = work session

- ❖ **Regular Meeting, Monday, October 5, 6:00 pm**
 - * Executive Session: ORS 192.660(2)(i)(status of employment-related performance) City Attorney Evaluation
 - * Introduction of Interim Finance Director Andy Parks and Interim Public Works Director Greg Gescher
 - * Proclamation: Indigenous Peoples' Day (packet only)
 - * PUBLIC HEARING: 2025 SW 45th Street Annexation (ANN-2020-01/ZDC-2020-01) (includes a special ordinance proclaiming the annexation of 2025 SW 45th Street to the City of Corvallis; a special ordinance relating to an amendment of the official zoning map for 2025 SW 45th Street and stating an effective date; and a special ordinance withdrawing 2025 SW 45th Street from the Corvallis Rural Fire Protection District) (Comm Dev)
 - * Proposal for Van Buren Bridge ownership (City Manager)

- ❖ **Work Session, Thursday, October 8, 4:00 pm**
 - Oregon State University Re-Opening Update
 - Meeting with Municipal Judge Candidate Larry Blake, Jr.

- ❖ **Regular Meeting, Monday, October 19, 6:00 pm**
 - * Executive Session: ORS 192.660(2)(i)(status of employment-related performance) City Attorney Evaluation, continued (before meeting) and City Manager Evaluation (after meeting)
 - * Presentation: Commitment to Excellence Award from the Oregon Chapter of the Association of Public Safety Communications Officials Chief Hurley

- ❖ **Work Session, Thursday, October 22, 4:00 pm**
 - Parking Audit - Management of the Parking System Outside of Downtown (Public Works)
 - Emergency Operation Plan Review (Fire Department)
 - Planning Commissioner interviews

October 2020						
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- ❖ **Regular Meeting, Monday, November 2, 6:00 pm**
 - * Executive Session: City Manager Evaluation, continued
 - * Planning Commissioner Selection

- ❖ **Work Session, Thursday, November 5, 4:00 pm**
 - Strategic Operational Plan update

- ❖ **Regular Meeting, Monday, November 16, 6:00 pm**
 - * Fire Department Year in Review Update (Fire Department)

- ❖ **Work Session, Thursday, November 19, 4:00 pm**
 - Parking Audit - Parking Technologies (Public Works)
 - Advisory Board Restructuring

November 2020						
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* Nov 11 = Veterans Day holiday
 * Nov 26, 27 = Thanksgiving holiday

- ❖ **Regular Meeting, Monday, December 7, 6:00 pm**
 - * Comprehensive Annual Financial Report (Finance)
 - * RESOLUTION: Annual Utility Rate Adjustment (Public Works)
 - * Advisory Board Restructuring

- ❖ **Work Session, Thursday, December 10, 4:00 pm**
 - Parking Audit – Parking Enforcement (Public Works)

- ❖ **Regular Meeting, Monday, December 21, 6:00 pm**
 - *

- ❖ **Work Session, Thursday, December 24 – CANCELED**

December 2020						
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27	28	29	30	31		

* Dec 25 = Christmas Day holiday

PENDING ITEMS:

- * Charter Amendment Next Steps – gender neutral language and City Manager recruitment timeline
- * Council Policy Review
- * Budget Commission discussion about Councilor stipends
- * Parks System Development Charge Related to Credits
- * Interpretation Plan for Dr. Martin Luther King, Jr. Park

At this time, all Council meetings are held online only



Office of the Mayor

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PROCLAMATION

ACKNOWLEDGEMENT OF INDIGENOUS PEOPLES' DAY

OCTOBER 12, 2020

WHEREAS, Christopher Columbus, a man who is known to have “discovered” the Americas, came upon land that was already inhabited by Indigenous Peoples; and

WHEREAS, Columbus’ voyage to the Americas opened the door to crimes, including but not limited to the introduction of transatlantic slavery and genocidal acts against Indigenous People; and

WHEREAS, The Indigenous People were promised security and protection; instead, they were forcibly relocated and their land seized to allow for European settlements; and

WHEREAS, The City of Corvallis and current day Benton County was historically inhabited by the Mary’s River Band of Kalapuya people; and

WHEREAS, The City of Corvallis recognizes and acknowledges the significant contributions made in our community by Indigenous People and commits to ensure greater access and opportunity for continued contribution; and

WHEREAS, The City of Corvallis has the opportunity, means and commitment to cultivate a community that honors and respects the diverse history of our community; and

WHEREAS, The State of Oregon does not formally recognize Columbus Day; and

WHEREAS, The idea of Indigenous Peoples’ Day was first proposed in 1977 by a delegation of Native Nations to the United Nations; and

WHEREAS, This day should be recognized for the original inhabitants of the Americas – Indigenous People; and

NOW, THEREFORE, I, Biff Traber, Mayor of Corvallis, Oregon, do hereby proclaim **Monday, October 12, 2020,** as **Indigenous Peoples’ Day** in the City and strongly encourage community members, schools, businesses, public and private organizations, and other community partners to join communities across America in recognizing and promoting the wellbeing and understanding of the contributions of our Indigenous communities.

Biff Traber, Mayor

Date

TO: City Council for October 5, 2020, Council Meeting
 FROM: Paul Bilotta, Community Development Director *PB*
 DATE: September 24, 2020
 THROUGH: Mark W. Shepard, P.E., City Manager *MWS*
 SUBJECT: 2025 SW 45th Street Annexation (ANN-2020-01)



STRATEGIC OPERATIONAL PLAN PRIORITY: NA

Action Requested:

The Planning Commission recommends that City Council hold a public hearing, consider testimony, and review and approve the 2025 SW 45th Street Annexation request.

If the Council approves the annexation, there are several actions that will be necessary as follows:

1. Approve the Special Ordinance annexing the property (Attachment CC-A)
2. Approve the Special Ordinance amending the zoning map (Attachment CC-B)
3. Approve the Special Ordinance withdrawing the property from the Corvallis Rural Fire Protection District (Attachment CC-C)

Discussion:

On January 3, 2020, staff received an application for the Annexation of 2025 SW 45th Street and an accompanying Zone Change from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential. The subject site is one lot totaling 0.34 acres. The property is located on the east side of SW 45th Street, 450 feet south of SW Country Club Drive. The site is identified on Benton County Assessor's Map 12-5-09-AB as Tax Lot 1300.

Staff provided a complete evaluation of the application, and its conformance to the applicable review criteria, as part of the staff report to the Planning Commission (**Attachment CC-H**).

On September 2, 2020, the Planning Commission conducted a public hearing to consider the Annexation and Zone Change request. The Planning Commission closed the hearing, deliberated, and decided to approve the Zone Change and to recommend that City Council approve the Annexation request. The Planning Commission's approval of the Zone Change request is contingent upon the Annexation of the property.

An ordinance related to the approved Zone Change is included as **Attachment CC-B**, and is provided so that City Council, acting in its ministerial role, may approve the Zone Change if the Annexation is also approved.

An ordinance removing the property from the Corvallis Rural Fire Protection District is included as **Attachment CC-C** because, once annexed, the property will be covered by the City's Fire Department.

Testimony received in writing during the Planning Commission's consideration of the request is included as **Attachment CC-G**. As of the writing of this report, staff has received no additional public comment related to this request.

Recommendation:

The Planning Commission recommends the City Council approve the requested Annexation by approving the attached draft Ordinance (Attachment CC-A). Staff concurs with the Planning Commission's recommendation for the reasons set out in the legislative findings.

If the City Council accepts this recommendation, the following motion is recommended:

I move to approve the annexation of 2025 SW 45th Street for the reasons outlined in the findings contained in Attachment CC-A.

If this vote is successful, then the City Attorney will read each of the three ordinances necessary to implement annexation and each will have a separate vote. There is no motion necessary following the City Attorney's reading of each ordinance.

Budget Impact:

No budget impact.

Attachments:

Attachment CC-A – Draft Ordinance and Findings Related to ANN-2020-01

- Exhibit A – Annexation Boundary Map Legal Description

Attachment CC-B – Draft Ordinance and Findings Related to ZDC-2020-01

- Exhibit A – Proposed Zoning Map

Attachment CC-C – Draft Ordinance Related to Corvallis Rural Fire Protection District (ANN-2020-01)

- Exhibit A – Boundary Map Legal Description

Attachment CC-D – Draft City Council Notice of Disposition (Order 2020-050) note: excludes Exhibit A – draft annexation ordinance and findings

Attachment CC-E – Planning Commission Notice of Disposition (Order 2020-047)

- Exhibit A – Proposed Zoning Map

Attachment CC-F – Excerpt of Draft Minutes from the September 2, 2020, Planning Commission Meeting

Attachment CC-G – Public Testimony Packet to the Planning Commission, dated September 2, 2020

Attachment CC-H – August 19, 2020, Staff Report to the Planning Commission

- Attachment PC-A – Application Form, Narrative, and Graphics
- Attachment PC-B – LDC Table 2.6-1 – Community-wide Livability Indicators and Benchmarks for Annexation Proposals

ORDINANCE 2020 - ____

A SPECIAL ORDINANCE PROCLAIMING THE ANNEXATION OF 2025 SW 45TH STREET TO THE CITY OF CORVALLIS

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Corvallis considered the request to annex 2025 SW 45th Street in a public hearing held on October 5, 2020. The City Council deliberated on the issue on October 5, 2020, and approved the request to annex the site into the City of Corvallis.

Section 2. The City Council of the City of Corvallis proclaims that the real property, as described in Exhibit A to the Ordinance, which is attached and incorporated, is annexed to the City of Corvallis.

Section 3. The City Council of the City of Corvallis adopts the annexation findings, as described in Exhibit B to the Ordinance.

PASSED by the City Council this 5th day of October, 2020.

APPROVED by the Mayor this 5th day of October, 2020.

EFFECTIVE this 15th day of October, 2020.

Mayor

ATTEST:

City Recorder

ORDINANCE 2020-_____

EXHIBIT A

A SPECIAL ORDINANCE PROCLAIMING THE ANNEXATION OF 2025 SW 45TH STREET TO THE CITY OF CORVALLIS

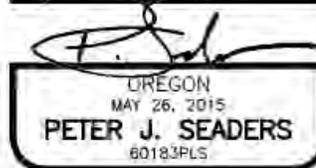
Annexation Boundary
Legal Description

Exhibit A

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map hereto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed to Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

The land herein described containing an area of 15000 square feet, more or less.



RENEWS: 06/30/2020

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EXHIBIT B

**BEFORE THE CITY COUNCIL
OF THE CITY CORVALLIS**

FINDINGS – 2025 SW 45th STREET ANNEXATION

In the matter of a City Council decision to)
approve a Minor Annexation)
)

ANN-2020-01

PREAMBLE

This matter before the Corvallis City Council is a decision regarding approval of a Minor Annexation and Zone Change. The subject land use applications were received by the City on January 3, 2020.

The subject site is one lot totaling 0.34 acres. The property is located on the east side of SW 45th Street, 450 feet south of SW Country Club Drive. The site is identified on Benton County Assessor’s Map 12-5-09-AB as Tax Lot 1300.

On September 2, 2020, the Planning Commission conducted a public hearing to consider the Annexation and Zone Change request. The Planning Commission closed the hearing, deliberated, and decided to approve the Zone Change and to recommend that City Council approve the Annexation request. The approval of the Zone Change request is contingent upon the Annexation of the property.

The City Council held a duly advertised *de novo* public hearing on the application on October 5, 2020. The public hearing was closed, the City Council deliberated and reached a decision to approve the Annexation and Zone Change.

Applicable Criteria

All applicable legal criteria governing review of this application are identified in the public notices for the September 2, 2020, and October 5, 2020 public hearings; the Staff Report to the Planning Commission, dated August 19, 2020; the minutes of the Planning Commission hearing and deliberations held on September 2, 2020; and the staff memorandum to the City Council dated October 5, 2020. The cited Corvallis Comprehensive Plan (“CCP”) policies are fully implemented by the Land Development Code (LDC). Where LDC provisions are ambiguous, CCP policies have been utilized to provide context and to clarify the purpose of ambiguous language.

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EXHIBIT B

FINDINGS AND CONCLUSIONS RELATED TO THE APPROVAL OF THE 2025 SW 45th STREET ANNEXATION REQUEST (ANN-2020-01)

1. The City Council accepts and adopts those findings made in the Staff Report to the Planning Commission, dated August 19, 2020, that support approval of the Minor Annexation. The City Council adopts as findings those portions of the Minutes of the Planning Commission meeting, dated September 2, 2020, that demonstrate support for approving the Minor Annexation. The City Council accepts and adopts those findings made in the October 5, 2020, staff memorandum to the City Council, that support approving the Minor Annexation. The City Council also adopts as findings, those portions of the Minutes of the City Council meeting dated October 5, 2020, that demonstrate support for approving the Minor Annexation. The City Council specifically accepts and adopts as findings the rationale given during deliberations in the October 5, 2020, meeting by Council Members expressing their support for approving the Minor Annexation. All of the above-referenced documents shall be referred to in these findings as the “Incorporated Findings”. The findings below, (the “supplemental findings”), supplement and elaborate the findings contained in the materials noted above, all of which are incorporated herein, by reference. When there is a conflict between the supplemental findings and the Incorporated Findings, the supplemental findings shall prevail.

2. The City Council notes that the record contains all information needed to evaluate the Minor Annexation application for compliance with the relevant criteria.

The Incorporated Findings list all of the applicable approval criteria, and demonstrate compliance with these approval criteria. These supplemental findings elaborate upon and clarify the Incorporated Findings. These supplemental findings, like the Incorporated Findings, are grouped into five categories which facilitate a comprehensive and cohesive review of the applicable Annexation review criteria. The categories include Public Need, Advantages and Disadvantages of Annexation, Urban Services and Facilities, Compatibility, and Annexation Procedures. The issue categories are identified with a Roman numeral, issue subcategories, if necessary, are identified by a letter, and findings are assigned chronological numbers.

I. Public Need

Applicable Criteria

2.6.30.06 - Review Criteria

Requests for Annexations shall be reviewed to ensure consistency with applicable policies of the Comprehensive Plan, particularly Article 14, and other applicable policies and standards adopted by the City Council and State of Oregon.

Annexations can only be referred to the voters when the proposed Annexation site is within the City’s Urban Growth Boundary (UGB), and where the findings below are made. The criteria are highlighted in bold type.

ORDINANCE 2020-____
EXHIBIT B

1. The applicant's proposal is consistent with the following Article 14 Comprehensive Plan policies:

14.2.4 Upon annexation, all lands shall be districted in a manner consistent with Comprehensive Plan designations.

14.3.2 Conversion of urbanizable land to urban uses shall be based on orderly, economic provision of public utilities, facilities, and services.

14.3.3 Urban level City utilities (i.e. water and sewer) shall be provided to private property only through annexation, except for areas not contiguous to the City that have been deemed health hazards by the Oregon State Health Department or its agents, and have signed consent to annex.

14.3.4 Urbanization shall be contained within the Urban Growth Boundary, and shall occur incrementally through the annexation process. Limited interim development, consistent with Benton County clustering regulations, may be permissible.

14.3.6 Factors to be considered in evaluating the public need for annexation may include, but are not limited to the following:

- A. The 5-year supply of serviceable land of this type to meet projected demand;
- B. The availability of sufficient land of this type to ensure choices in the market place; and
- C. Other factors, including livability benchmarks, as delineated in the Land Development Code.

14.3.7 Information shall be provided to decision makers and the public related to consistency of the annexation proposal with established City policies and development regulations.

2. Comprehensive Plan policy 14.2.4 addresses consistency with Comprehensive Plan designations. The subject site has a Comprehensive Plan designation of Residential – Low Density. The proposal includes a Zone Change to RS-6 as discussed in the Planning Commission staff report, dated August 19, 2020. The RS-6 zone is consistent with the subject site's existing Comprehensive Plan designation.
3. Comprehensive Plan policy 14.3.2 addresses the conversion of urbanizable land to urban uses based on orderly, economic provision of public utilities, facilities, and services. The August 19, 2020 staff report to the Planning Commission addresses public utilities, facilities, and services in response to LDC 2.6.30.06 review criteria.

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EXHIBIT B

4. Comprehensive Plan policy 14.3.3 states that urban level City utilities shall be provided to private property only through annexation. This proposal includes an annexation request, consistent with Policy 14.3.3.
5. Comprehensive Plan policy 14.3.4 states that urbanization shall be contained within the Urban Growth Boundary and shall occur incrementally through the annexation process. The subject site is contained within the Urban Growth Boundary and the proposal includes an annexation request, consistent with Policy 14.3.4.
6. Comprehensive Plan policy 14.3.6 addresses factors to be considered in evaluating the public need for annexation. LDC 2.6.30.06.a states that minor annexations need not include calculations relative to a five-year supply of serviceable land. Livability benchmarks and other factors delineated in the Land Development Code are discussed further below and in the August 19, 2020 staff report to the Planning Commission.
7. Comprehensive Plan policy 14.3.7 states that information shall be provided to decision makers and the public related to consistency of the annexation proposal with established City policies and development regulations. The August 19, 2020 staff report to the Planning Commission addresses the applicable City policies and development regulations associated with an annexation proposal.
8. On the other hand, staff notes that Comprehensive Plan Policy 14.3.1 is not advanced by this annexation application. Comprehensive Plan Policy 14.3.1 states, “Infill and redevelopment within urban areas shall be preferable to annexation.”
9. The August 19, 2020 staff report to the Planning Commission addresses the applicable review criteria for an annexation proposal. As noted in the discussion above, City Council Resolution 2018-12 addresses compliance with Senate Bill 1573 and the codified changes to ORS 222.127, related to voter approval of annexations. In short, the City Council’s decision is the final decision to approve or deny the annexation request.
10. Findings associated with the above-referenced criteria “highlighted in bold type” are addressed below and in the August 19, 2020 staff report to the Planning Commission..

a. The applicant has demonstrated a public need for the Annexation -

1. Minor Annexations - Factors to be considered in evaluating public need for Minor Annexations shall include, but are not limited to:

a) Reason for the Annexation;

b) Health issues;

ORDINANCE 2020-____
EXHIBIT B

c) Adequate demonstration that the Annexation provides for the logical urbanization of land;

d) Whether the site can be served with public facilities; and

1. The applicant proposes annexation because the property's septic drain field failed to meet the County's flow requirements and the septic junction box was found to be deteriorating during a 2019 septic system inspection. The applicant contacted Benton County Environmental Health and was told that he would not be granted a repair or replace permit for the septic system because the subject site was located within 300 feet of the nearest sewage connection point (City public sewer immediately adjacent to the property within SW 45th Street). The applicant then contacted the City and was told that he could not connect to City services unless the subject site was located within City limits (August 19, 2020 Planning Commission staff report, Attachment PC-A, 5).
2. The subject site is contiguous to the City limits to the east and is separated from property within City limits on the west side only by SW 45th Street..
3. The site contains a single-family residence. The demand on City Systems from one residence is relatively small.
4. City sewer, water, storm drainage, and an improved street are all available to serve the site. The applicant will need to make standard service connections. The site does not have a City standard sidewalk.
5. With the exception of sidewalks and new Transportation System Plan (TSP) buffered bike lanes (there are 6-foot bike lanes), planned transportation improvements have been installed on the site frontage with other development in the area.
6. Transit is located approximately 0.38 miles (2,000 feet) away to the west at 49th Street (Route 3) and 0.57 miles (3000 feet) to the east at Research Way (Route 8).
7. The site fronts 45th Street, a neighborhood collector and is approximately 450 feet from Country Club Drive, a collector.

e) Discussion of the applicable livability indicators and benchmarks as specified in Section 2.6.30.07.c.

Minor Annexation proposals need not include the calculations relative to a five-year supply of serviceable land that are required in "2," below, for Major Annexations.

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EXHIBIT B

1. Rural Development Potential: The subject site is currently zoned Urban Residential (UR)-5 which allows for one dwelling unit per parcel under Benton County's land development code standards. The annexation request is associated with a single 0.32-acre site with an existing single-family home. No development is proposed at this time. The proposal includes a request to rezone the subject site to RS-6 (Residential Low-Density). Single-family detached residential building types are an outright permitted use in the RS-6 zone and the proposed density falls within the minimum density standards per LDC Table 3.3-1.
2. Adjacency to City: The perimeter of the subject site is approximately 480 feet. The eastern edge of the subject site abuts City limits for approximately 100 feet. Based on this information, one could conclude that about 21% of the perimeter of the site is enclosed within the City limits.
3. Development Plans: The proposal does not include development.
4. Planned Public Transportation Improvements: Urban-level development of the Annexation site may require public transportation improvements, as discussed further below and in the August 19, 2020 staff report to the Planning Commission. No development is proposed with the annexation request. Therefore, public transportation improvements are not required with annexation.
5. Natural Features: The subject site does not contain Significant Natural Features addressed in Land Development Code (LDC) Chapters 2.11, 4.2, 4.5, 4.12, 4.13, 4.14. The Minimum Assured Development Area provisions in LDC Chapter 4.11 are not applicable.
6. Distance to Transit: Transit is located approximately 0.38 miles (2,000 feet) away to the west at 49th Street (Route 3) and 0.57 miles (3,000 feet) to the east at Research Way (Route 8).
7. Local School Capacity/Travel Distance: Adams Elementary School is located 0.6 miles away on SW 35th Street. The existing home and any future development on the subject site is unlikely to impact school capacity.
8. Police Response Time: There are 1.2 officers per 1,000 persons residing within City Limits.
9. Distance from Fire Station: Fire Station #2, located at 500 SW 35th Street, is located approximately 1.3 miles from the subject site.
10. Public Improvements: City sewer, water, storm drainage, and an improved street are contiguous to the parcel. Additional discussion regarding public improvements is provided further below and in the August 19, 2020 staff report to the Planning Commission.
11. Distance to Sewer and Water: There is an existing 8-inch sanitary sewer line and a 12-inch first level water line located in SW 45th Street. Additional discussion regarding urban facilities and

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services is provided further below and in the August 19, 2020 staff report to the Planning Commission.

12. **Planned Public Utilities:** City sewer, water, storm drainage, and an improved street are all available to serve the site. Additional discussion regarding public improvements is provided further below and in the August 19, 2020 staff report to the Planning Commission. The annexation application does not include a development proposal
13. **Distance to Parks:** The subject site is approximately 460 feet (0.08 miles) from Bruce Starker Arts Park and Natural Area.
14. **Distance to Downtown:** The subject site is approximately 1.8 miles (9,700 feet) from Downtown.

II. Advantages and Disadvantages of Annexation

Applicable Criteria

LDC Section 2.6.30.06

b. The Annexation provides more advantages to the community than disadvantages - To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.

2. Minor Annexations - Minor Annexation proposals shall include a discussion regarding:

a) Advantages and disadvantages of the Annexation. Examples include the existence of a Health Hazard situation or the existence of Significant Natural Features addressed in Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and/or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Also relevant is whether or not the Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA) is applicable; and

b) Applicable livability indicators and benchmarks identified in Section 2.6.30.07.c.

1. As discussed above, the applicant proposes annexation because the septic drain field failed to meet flow requirements and the septic junction box was found to be deteriorating during a 2019 septic system inspection. A primary advantage of the annexation is granting the applicant permission to connect to City services located adjacent to the subject site. While not a Health

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Hazard based on the specific determination made by a State authority, there are certainly health and safety concerns for the subject property owner, and potentially neighboring properties, due to a failing septic system that cannot be replaced per County rules.

2. The subject site does not contain Significant Natural Features addressed in LDC Chapter 2.11, 4.2, 4.5, 4.12, 4.13, 4.14. The Minimum Assured Development Area provisions in LDC Chapter 4.11 are not applicable.
3. The applicable livability indicators and benchmarks identified in Section 2.6.30.07.c are addressed above in response to LDC 2.6.30.06.a.1.e.

III. Urban Services and Facilities

Applicable Criteria

- c) **The site is capable of being served by urban services and facilities required with development - The developer is required to provide urban services and facilities to and through the site. At minimum, both Minor and Major Annexations shall include consideration of the following:**
 1. **Sanitary sewer facilities consistent with the City's Sanitary Sewer Master Plan and Chapter 4.0 - Improvements Required with Development;**
 2. **Water facilities consistent with the City's Water Master Plan, Chapter 4.0 - Improvements Required with Development, and fire flow and hydrant placement;**
 3. **Storm drainage facilities and drainageway corridors consistent with the City's Stormwater Master Plan, Chapter 2.11 - Floodplain Development Permit, Chapter 4.0 - Improvements Required with Development, Chapter 4.5 - Floodplain Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;**
 4. **Transportation facilities consistent with the City's Transportation Plan and Chapter 4.0 - Improvements Required with Development; and**
 5. **Park facilities consistent with the City's Parks Master Plan.**
1. City sewer, water, storm drainage, and an improved street are contiguous to the parcel.

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2. The annexation site is located in the Country Club sanitary sewer basin. There is an existing 8-inch sanitary sewer in SW 45th Street. No other needed improvements are identified in the Wastewater Utility Master Plan (WWMP) to serve the area.
3. To serve the property, the applicant will need to install a sewer service lateral and connect to the existing house sanitary sewer. The applicant must apply for the applicable City permits and pay applicable SDC fees per City Municipal Code (CMC) 4.03.020.
4. There is a 12-inch first level water line located in SW 45th Street. The site is located in the first level water service area (210'-290') and can be served by the line. No additional lines are identified in the Master Plan to serve the property.
5. A fire hydrant is located approximately 150 north of the site at SW Golf View Ave.
6. For water services less than 2-inches in size, the applicant pays City Crews to install the service and meter. The applicant must apply for the required City permit and pay SDC fees, as applicable. However, it is not a requirement that the applicant connect to City water services if they have a working well.
7. The site is located in the Dunawi Creek Storm Drainage basin and is about 1,000 feet south of the west branch. An 18-inch storm drain is located in SW 45th Street and flows north across Country Club Drive towards the creek. The Stormwater Master Plan does not identify any needed improvements on SW 45th Street.
8. Storm drainage for the property can be provided by a weep hole through the curb and street drainage to catch basins.
9. Access to the site is provided by SW 45th Street, which is designated as a neighborhood collector street in the Corvallis Transportation System Plan. Existing ROW varies from 50 feet to 63 feet across the property frontage. Standard ROW for a neighborhood collector street is 66 feet. To meet City standards for ROW, 3 feet of ROW (33 feet from Centerline) would need to be granted along the frontage with future development.
10. The street was previously improved to City standards for a neighborhood collector street: pavement width of 32 feet with 6-foot bike lanes (8-foot buffered is the new standard) and 10-foot travel lanes. There is a sidewalk on the west side of the street that meanders due to ROW width. The site frontage does not have sidewalks or a city standard planter strip.
11. Estimated trips from one single-family residence during the PM Peak hour is one trip, which is insignificant in the overall transportation system and does not warrant analysis.

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12. Installation of future sidewalks and additional ROW along the site frontage is unlikely due to the exceptions to public improvement requirements associated with residential dwellings in LDC section 4.0.20. It may be possible to require sidewalks in the future through Corvallis Municipal Code section 2.15.050. The Council could also consider the use of a delayed annexation agreement to ensure sidewalks are provided before annexation.

d. If the Annexation proposal includes areas planned for open space, general community use, or public or semi-public ownerships, the Annexation request shall be accompanied by a Comprehensive Plan Map Amendment as outlined in "1," and "2," below -

- 1. Areas planned for open spaces or future general community use, including planned parks, preserves, and general drainageway corridors, shall be re-designated on the Comprehensive Plan Map as Open Space-Conservation.**
- 2. Existing, proposed, or planned areas of public or semi-public ownership, such as Oregon State University facilities or lands, school sites, City reservoirs, and portions of the Corvallis Municipal Airport, shall be re-designated on the Comprehensive Plan Map as Public Institutional.**

Such required Comprehensive Plan Map Amendments shall be filed by the applicant concurrent with the Annexation request, in accordance with Chapter 2.1 - Comprehensive Plan Amendment Procedures.

1. The annexation proposal does not include areas planned for open space, general community use, or public or semi-public ownerships.

IV. Compatibility

e. Compatibility - The application shall demonstrate compatibility in the following areas, as applicable.

- 1. Basic site design - the organization of Uses on a site and its relationship to neighboring properties;**
- 2. Visual Elements (scale, structural design and form, materials, etc.);**
- 3. Noise attenuation;**
- 4. Odors and emissions;**
- 5. Lighting;**

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EXHIBIT B

- 6. Signage;**
- 7. Landscaping for buffering and screening;**

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of the Corvallis Country Club golf course and Bruce Starker Arts Park, all properties within 600 feet contain the same Residential – Low Density plan designation.

- 8. Basic site design - the organization of Uses on a site and its relationship to neighboring properties;**
- 9. Visual Elements (scale, structural design and form, materials, etc.);**
- 10. Noise attenuation;**

1. One single-family residence is compatible with the existing and planned transportation facilities in the area, as discussed in other parts of this report. The site can be served by existing infrastructure, except for the lack of sidewalks on the east side of 45th Street.
2. Traffic impacts by one single-family residence is one trip during the PM peak hour. The traffic impacts are compatible with the existing street network as discussed above.
3. One single-family residence is compatible with the existing and planned utilities in the area, as discussed above. Services to the site can be provided by existing infrastructure.

- 11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**
- 12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**
- 13. Preservation and/or protection of Significant Natural Features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure**

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EXHIBIT B

compliance with these Code standards.

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. Effects on air and water quality will be comparable to other low density residential homes throughout the City.
2. Consistency with Pedestrian Oriented Design Standards are not applicable because no development is proposed with this application.
3. The site does not contain Significant Natural Features addressed in LDC Chapter 4.2, 4.5, 4.12, or 4.13.

V. Annexation Procedures

1. The City Council notes that the applicant filed an application for a Minor Annexation on January 3, 2020, consistent with the procedures outlined in Land Development Code (LDC) Section 2.6.30.
2. The City Council notes that, consistent with the City Charter of the City of Corvallis and LDC Chapter 2.6, a Minor Annexation requires a prior Majority vote of the electorate of Corvallis in order for the subject property to be incorporated into the City limits of Corvallis.
3. The City Council notes that LDC Section 2.6.30.12 requires that Council shall only set an Annexation for an election when it finds that the request is consistent with the review criteria in LDC Sections 2.6.30.06 and 2.6.30.07. The Council finds that the proposal is consistent with all applicable criteria in LDC Sections 2.6.30.06 and 2.6.30.07.
4. The City Council notes that, in 2016 the Oregon Legislature passed an emergency law (Senate Bill 1573) directing that annexation decisions must be made by the governing body of cities, and may not be made by the voters.
5. The City Council notes that that Senate Bill 1573, now codified at ORS 222.127, removes voter approval of annexations for those annexations that meet its conditions.
6. The proposal satisfies ORS 222.127 is (a) as the subject site is with the City's urban growth boundary.
7. The proposal satisfies ORS 222.127(b) because the territory will, upon annexation of the territory into the city, be subject to the acknowledged comprehensive plan of the city.
8. The proposal satisfies ORS 222.127(c) because the subject site is contiguous to the city limits.
9. The proposal satisfied ORS 222.127(d) because it satisfies all the applicable policy and LDC applicable criteria and other requirements of the city's ordinances.

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EXHIBIT B

SUMMARY AND CONCLUSION

No written or oral testimony in opposition to the request was received during the City Council proceedings. As the body charged with approving the Annexation the City Council, having reviewed the record associated with the annexation application, considered evidence supporting and opposing the application and finds that the proposal adequately addresses the review criteria of Land Development Code Sections 2.6.30.06 and 2.6.30.07, and is found to be consistent with the City's Comprehensive Plan and other applicable approval criteria. Therefore, the 2025 SW 45th Street application (case ANN-2020-01) is approved.

Dated: _____

Biff Traber, MAYOR

ORDINANCE 2020 - ____

A SPECIAL ORDINANCE RELATING TO AN AMENDMENT OF THE OFFICIAL ZONING MAP FOR 2025 SW 45TH STREET

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Legislative Finding. By Order 2020-047, the Planning Commission approved a zone change for the affected property, contingent on City Council approval of the Annexation of the subject site. On October 5, 2020, the City Council approved the Annexation request. The Planning Commission decision approving the zone change is now final and requires enactment by ordinance.

Section 2. The Official Zoning Map is amended to designate the subject property as Low Density Residential (RS-6), as illustrated in Exhibit A to this Ordinance, which is attached and incorporated.

Section 3. No other portion of the Official Zoning Map is amended by this Ordinance.

PASSED by the City Council this 5th day of October, 2020

APPROVED by the Mayor this 5th day of October, 2020

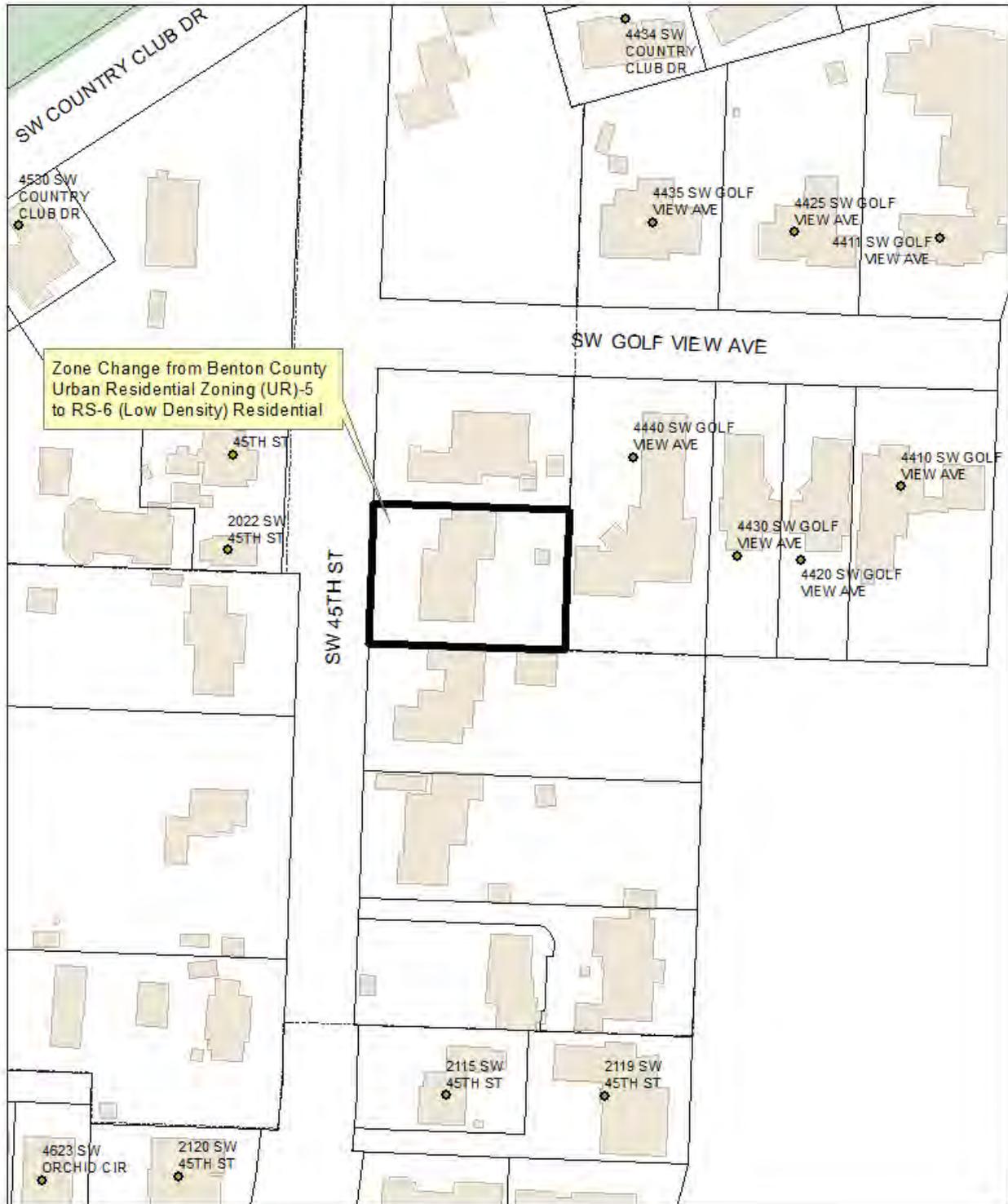
EFFECTIVE this 15th day of October, 2020

Mayor

ATTEST:

City Recorder

ORDINANCE 2020-____
EXHIBIT A



ORDINANCE 2020 - ____

A SPECIAL ORDINANCE WITHDRAWING 2025 SW 45TH STREET FROM THE CORVALLIS RURAL FIRE PROTECTION DISTRICT

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Real property as described in Exhibit A to this Ordinance was annexed to the City of Corvallis by Ordinance approved by the City Council on October 5, 2020.

Section 2. Real property as described in Exhibit A to this Ordinance is located within the boundaries of the Corvallis Rural Fire Protection District.

Section 3. Withdrawal. The City Council of the City of Corvallis determines that the withdrawal from the Corvallis Rural Fire Protection District of the real property as described in Exhibit A to this Ordinance, is in the best interest of the City and such annexed property shall be, upon the effective date of this Ordinance, withdrawn from the Corvallis Rural Fire Protection District.

Section 4. Assumption of Obligation. As the Rural Protection District pays the City for fire protection at a flat rate, rather than on the basis of property value, the City assumes no obligation to the District.

PASSED by the City Council this 5th day of October, 2020

APPROVED by the Mayor this 5th day of October, 2020

EFFECTIVE this 15th day of October, 2020

Mayor

ATTEST:

City Recorder

ORDINANCE 2020-____

EXHIBIT A

A SPECIAL ORDINANCE PROCLAIMING THE ANNEXATION OF 2025 SW 45TH STREET TO THE CITY OF CORVALLIS

Annexation Boundary
Legal Description

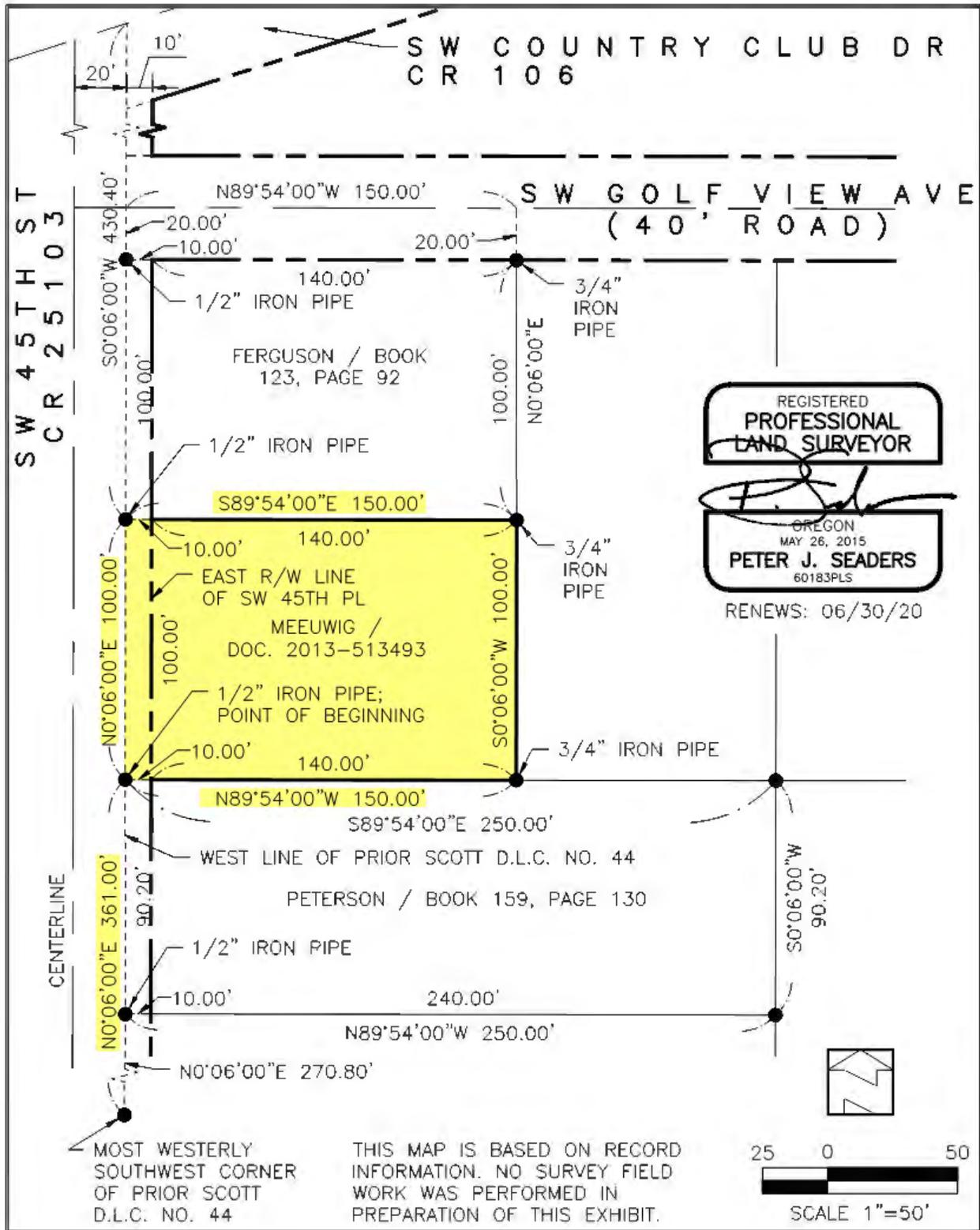
Exhibit A

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map hereto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed to Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

The land herein described containing an area of 15000 square feet, more or less.





APPEALS

If you wish to appeal the decision regarding this Annexation, an appeal must be filed with the State Land Use Board of Appeals within 21 days from the date of this notice of the City Council's decision was mailed or otherwise submitted to parties entitled to this notice. The proposal, staff report, hearing minutes, memoranda to the City Council, and findings and conclusions may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.

Exhibits

- A. Ordinance 2020-____ including Exhibit A: Real Property Legal Description and Formal Findings related to ANN-2020-01



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

PLANNING COMMISSION NOTICE OF DISPOSITION

CASES: ANN-2020-01, ZDC-2020-01 **ORDER NO. 2020-047**

REQUEST: The applicant seeks approval of an annexation for one lot totaling 0.34 acres and an accompanying zone change from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential.

**OWNER/
APPLICANT:** Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97885

LOCATION: The subject site is located on the east side of SW 45th Street, 450 feet south of SW Country Club Drive. The site is identified on Benton County Assessor's Map 12-5-09-AB as Tax Lot 1300.

DECISION: The Corvallis Planning Commission conducted a public hearing to review the proposal for an Annexation and Zone Change on September 2, 2020, closed the public hearing, and deliberated on the matter. At their meeting, the Planning Commission decided to forward a recommendation to City Council to approve the proposed Annexation and to approve the Zone Change, contingent upon the City Council approval of the Annexation.

The Planning Commission has adopted the findings in support of that decision contained in the August 19, 2020, staff report to Planning Commission, and those articulated by the Planning Commission in its deliberations, which are reflected in the September 2, 2020 minutes.

September 3, 2020
Signed

Kailey Kornhauser

Kailey Kornhauser, Chair
Planning Commission

APPEALS

The Planning Commission decision on the Annexation is a recommendation to City Council and is not appealable.

The Planning Commission decision on the Zone Change may be appealed, as described below. Unless an appeal has been filed, this decision shall become effective 12 days after the Notice of Disposition is signed. The Zone Change and Annexation will not take effect, however, until and unless the necessary Annexation has been implemented by the City Council.

APPEAL DEADLINE /

EFFECTIVE DATE OF APPROVAL FOR ZONE CHANGE: September 15, 2020

If you are an affected party and wish to appeal the Planning Commission's decision to the City Council, the appeal must be filed with the City Recorder, by 5:00 p.m. by the appeal deadline noted above. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$652.40 (or \$326.20 for a recognized Neighborhood Association).

If you have any questions about the appeal process, contact the Planning Division at 541-766-6908. The proposal, staff report, hearing minutes, and findings and conclusions may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue. If no appeal has been filed, this approval is in effect based on the Effective Date of Approval noted above.

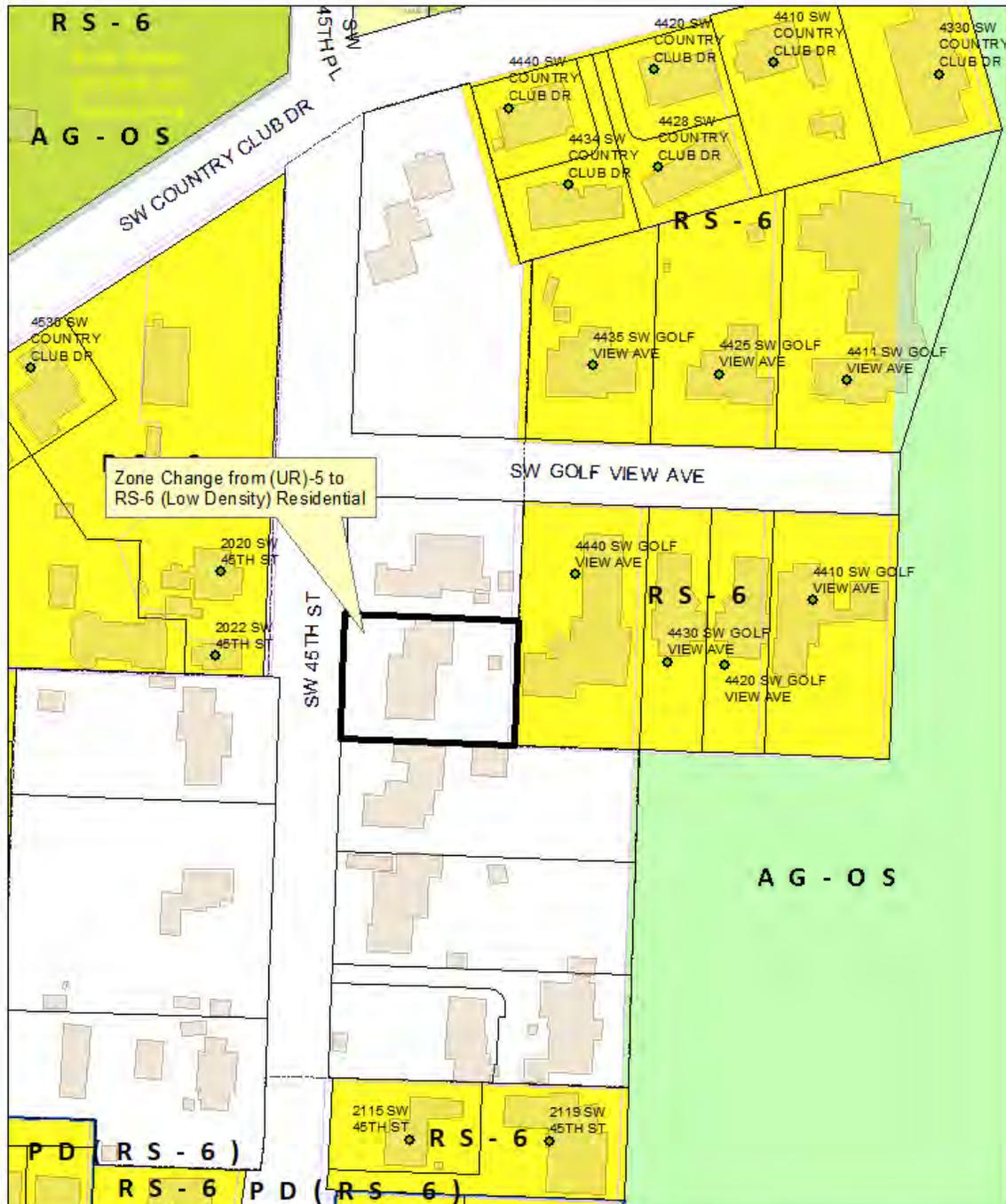
Exhibits

A. Proposed Zoning Map

Development Related Concerns

- A. To connect to City utilities, service lines for the property will need to be installed at the applicant's expense. Permit and SDC fees will need to be paid per CMC 4.03.020.
- B. With future development of the site, public street improvements for the site, such as sidewalks, will be required per LDC 4.0. Dedication of additional Right of Way may be required.
- C. Per LDC section 4.0.90 and 4.0.100.b, future development of the site would trigger the need for franchise utility improvements including 7-foot utility Easements (UE) adjacent to all street ROW.

Vicinity Map



2025 SW 45th Street
Annexation and Zone Change
ANN-2020-01/ZDC-2020-01

0 40 80 160 Feet

CORVALLIS
PLANNING DIVISION

Corvallis Planning Division
901 SW Madison Ave
Corvallis, OR 97333
541.766.8908
Planning@CorvallisOregon.gov

II. PUBLIC HEARING

a. **2025 SW 45th Street Annexation and Zone Change (ANN-2020-01 / ZDC-2020-01)**

Chair Kornhauser asked that Commissioners leave their webcams on continuously, if possible. She asked participants to identify themselves before they start speaking. She gave an overview of the agenda and how the meeting would be conducted via GoToWebinar. Persons testifying either orally or in writing may request a continuance or that the public record remain open. She noted there were no requests to testify. New testimony was received via email today and was forwarded to commissioners. Chair Kornhauser opened the public hearing at 6:38 p.m.

Chair Kornhauser asked the commissioners for new declarations.

Conflicts of Interest – None

Site Visit – Commissioner York reported that she drove by the area and did not notice anything worth stating. Commissioner Morr  walked by the site and noted nothing out of the ordinary. Commissioner Boeder visited the site several times- he lives across the street.

Ex Parte Contacts – None

There was no rebuttal regarding the disclosures, nor were there objections on jurisdictional grounds. Commissioner Kornhauser stated that land use decisions such as the case under consideration this evening are evaluated against applicable criteria from the Land Development Code (LDC) and Comprehensive Plan, as presented in the staff report.

Staff Report

Associate Planner Aaron Harris presented the staff report (Attachment A). He highlighted that one piece of public testimony was provided to commissioners via email this morning (Attachment B). The applicant's proposal is approval for an annexation for one lot totaling 0.34 acres lot and accompanying zone change from Benton County Urban Residential UR-5 to RS-6 (Low Density Residential). The site is on the east side of 45th Street, about 450' south of SW Country Club Drive. He displayed photos and maps of the site. The site zoning is consistent with the surrounding neighborhood. It is outside City Limits, as are the other nine nearby properties; all have UR-5 designation. Properties adjacent to the site to the east and west are located inside City Limits and zoned RS-6.

There are no Natural Hazards or Natural Resources on the site. In review of Determination of Annexation Type (2.6.30.01.a), staff noted the point of the annexation was to gain access to public services. Applicant does not own adjacent properties and proposes annexing the entirety of the subject site, ensuring that nearby properties would not be annexed in piecemeal fashion. The site and surrounding properties are zoned Low Density Residential, and there is a single family dwelling on the site. No development is proposed with the application, and any future development of the site would be expected to have negligible impact on surrounding properties.

In regards to specific conditions for Minor Annexation, staff found that only one parcel was involved, that the site was not capable of providing more than ten dwelling units, and that City services are contiguous to the parcel, consistent with the requirements. Staff found that the proposal met conditions for a Minor Annexation.

Regarding applicable review criteria in 2.6.30.06, staff found the annexation was consistent with six Comprehensive Plan policies as identified on pages five and six of the staff report. The City Council's adopted resolution (2018-12) on referring annexation requests to voters is in compliance with Senate Bill 1573- if the City Council approves the annexation request, and it chooses to NOT forward the annexation request for approval to voters, it would be consistent with O.R.S. 222.127.

Regarding annexation review criteria (2.6.30.06.a), the annexation is requested because the property's septic drain field failed to meet County flow requirements, and the septic junction box was found to be deteriorating in a 2019 septic system inspection. The applicant contacted Benton County Environmental Health, and was told he would not be granted a repair or replace permit for the septic system, since the site was located within 300' of the nearest City sewage connection point. The applicant contacted the City and was told that he could not connect to City services unless he went through the annexation process and the site became within City limits.

The site is adjacent to property within City limits to the west of 45th Street, and is one of ten properties in the immediate vicinity located outside of City limits, all of which are entirely surrounded by lands within City limits. City sewer, water, storm drainage, and improved street- curb to curb- are all available to serve the site. The site contains a single-family residence, which would place a relatively small demand on services.

Harris highlighted the Table of Livability indicators and benchmarks, and related that staff found the proposal met nine of fourteen that were found to be applicable. He noted that under 2.6.30.07.c.2.a, the indicators are intended to be balanced and identified as advantages and disadvantages relative to an annexation proposal. Compliance with all benchmarks is not required- when balanced and viewed in aggregate, decision makers must find that the advantages to the community outweigh the disadvantages.

Among annexation review criteria, 2.6.30.06.b.1, staff found that the site does not contain significant Natural Features. The Minimum Assured Development Area provisions (MADA) are not applicable. Regarding 2.6.30.06.b.2, applicable livability indicators and benchmarks (in 2.6.30.07) were already discussed.

Regarding 2.6.30.06.c- urban services and facilities, City sewer, water, storm drainage, and improved street- curb to curb- are contiguous to the parcel. The street was previously improved to standards for a City Neighborhood Collector street. There is a meandering sidewalk on the west side of the street, though the subject site frontage does not have sidewalks or a City standard planter strip. The applicant is required to connect to City sewer upon annexation, with standard service connections.

Subsection (d) addresses annexation proposals for areas including open space; general community use; or public, or semi-public ownerships- the proposal does not include areas for those uses.

Review Criteria 2.6.30.06.e includes thirteen compatibility factors. Staff found the 0.34-acre site contains a single-family home and is located on land with a Residential Low Density Comp Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of Corvallis Country Club Golf and Bruce Starker Arts Park, all properties within 600' contain the same Residential Low Density Plan designation.

Regarding the remaining compatible factors, staff found that the one single-family residence was compatible with the existing and planned transportation facilities in the area. The site can be served with the existing infrastructure. Traffic impacts for one single-family residence were found to be one trip during the PM peak hour, and traffic impacts were compatible with the existing street network. One single-family residence is also compatible with existing and planned utilities in the area.

Of the last few compatibility factors, staff found impacts on air and water quality would be comparable to other residential homes throughout the City. Staff found that consistency with Pedestrian Oriented Design Standards was not applicable since no development was proposed. The site does not contain significant Natural Features (LDC 4.2, 4.5, 4.12, 4.13).

Regarding the proposed **Zone Change**, review begins with Table 2.2-1. The site's Comp Plan Designation is Residential Low Density. Based on Table 2.2-1 and footnotes 1 and 2, RS-6 is the only implementing zoning designation for the site. The determination is further supported by Purpose Statements in LDC for the RS-1, RS-3.5, and RS-5 Zones.

Regarding remaining Zone Change Review Criteria, 2.2.40.05, staff found there were no applicable references to this specific site in Comp Plan policies, Council policies, or Council-adopted standards. Regarding 2.2.40.05.a, the fourteen compatibility factors are mostly the same as those for the annexation change proposal, and staff findings were consistent with them.

Regarding an additional compatibility factor for a Zone Change- consistency with the adopted Transportation System Plan (TSP) and the State of Oregon- staff found the proposed zoning was consistent with the Comp Plan, that the proposed zoning was consistent with the TSP, and that the main lines in the street meet or exceed minimum sizes for the proposed zone designation. Staff found that the criterion was satisfied.

Staff found that the application was consistent with applicable LDC review criteria for the Annexation and Zone Change. Staff recommends the Planning Commission recommend approval of the Annexation and approves the Zone Change, with the motions in the staff report.

Questions of Staff:

Commissioner Morr  noted the lack of a sidewalk, asking if there would be a burden to the applicant or the City to install a sidewalk along the frontage, since there was already a single-family house and no development. Planner Harris replied that the TSP would not require the applicant to put in a sidewalk; there was not enough frontage so that development on that site would trigger the requirement to build that sidewalk. Matt Grassel, Public Works Engineering, noted the City Manager can require the sidewalk as per the Municipal Code section, but that is unlikely since it is already developed as a single-family house.

Commissioner Morr  asked if the area, which is a pocket surrounded by the City, is annexed piecemeal, one lot at a time, due to septic failures, whether a sidewalk would be required. Otherwise, we may not ever have sidewalk along that stretch, due to piecemeal annexation. Grassel said apart from the City Manager requiring sidewalk, the existing single-family houses would not likely trigger the need for sidewalks.

Harris added that if there was a zone change along the frontage, or something with a larger frontage, then that, in theory, may trigger sidewalk construction. However, you would not see that with houses in the current configuration.

Commissioner Boeder asked if it was not standard to do irrevocable petitions for future improvements to a property; he related that he has nearby property that was annexed, and which had an irrevocable petition. Grassel answered that it depends on what the LDC requires; there are exceptions in Chapter 4.0.0- there are exceptions based on the size of the development and what it entails. However, there is nothing in a single-family home (even if demolished and replaced with another single-family home) that would trigger code exceptions in Chapter 4.0. The exceptions in Chapter 4.0 came in several years ago, and are related to the type of development. Annexations typically are not conditioned- conditions come with development- such as a land partition or a replat- some type of a development outside of an annexation request.

Morré noted there are several single-family homes in a row, and the nearby sidewalk dead ends. If they come in one at a time, due to septic failure, there would not be a stretch of sidewalk there. Grassel agreed, saying there were several other areas in Corvallis that also came in for various reasons that also resulted in no sidewalks- this area is similar.

City Attorney David Coulombe reminded those testifying tonight to direct testimony to the applicable criteria in the Land Development Code, Municipal Code, and Comprehensive Plan that you believe applies to this decision. Failure to raise an issue without sufficient evidence to afford parties an opportunity to respond to that issue precludes an appeal to the State Board of Appeals, based on the issue.

Applicant's Presentation

The applicant, Michael Meeuwig, stated that he was told that a presentation was not necessary, and so he did not prepare one, but offered to answer questions. Commissioner Tom Jensen said if there were major changes to the property, a sidewalk would go in. For example, a lot that is a third of an acre could hold four units, such as two single-family homes, with two ADUs. He asked if there was a desire to do something like that in the near future and the applicant replied that he had no intention to do so.

Yaich stated that there were no participants wishing to provide additional testimony. Chair Kornhauser highlighted the written testimony submitted in support of the annexation. The applicant waived a seven-day period to submit additional written testimony. Commissioner Kornhauser closed the public hearing at 6:39 p.m.

Deliberations

Motion: Commissioner Morré moved, with a second from Commissioner Price, that the Planning Commission forward a recommendation to the City Council to approve the requested annexation (ANN-2020-01). This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. The motion is based on staff recommendations to the Planning Commission, and reasons articulated by the Planning Commission in its deliberations.

Morré stated that she supported the annexation due to the clear public health issue, and given there should be easy access to tie in to the City sewer system. Woods added that the approval seemed clear cut. He suggested that code be amended in the future to streamline the process to make it easier for applicants in such a Catch-22 position, in which there is no other solution than to provide City services.

Vote: In a roll call vote, the motion passed unanimously.

Motion: Commissioner Morr  moved, with a second from Commissioner Price, to approve the requested Zone Change (ZDC-2020-01) to change the zone of the site from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential, contingent upon City Council approval of the associated Annexation request. This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. The motion is based on staff recommendations to the Commission, as well as reasons articulated by the Planning Commission in its deliberations.

Vote: In a roll call vote, the motion passed unanimously.

Chair Kornhauser stated that any person not satisfied with this decision may appeal to the City Council within twelve days of the date that the decision is signed.



MEMORANDUM

Date: September 2, 2020

To: Planning Commission

From: Aaron Harris, Associate Planner – Planning Division

Re: 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01/ZDC-2020-01)
Written Testimony

This memorandum includes copies of written testimony received by the Planning Division on September 1, 2020, after staff report publication.



RECEIVED

8:24:58 AM

09/02/2020

Community Development
Planning Division**Harris, Aaron**

From: K.J. Phillips <rrconstdev@comcast.net>
Sent: Tuesday, September 01, 2020 3:39 PM
To: Harris, Aaron
Subject: ANN-2020-01 & ZDC-2020-01 for 2025 SW 45 St.

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Corvallis Planning Commission
 FOR: Public Hearing Sept. 2, 2020
 From: K.J. Phillips

RE: 2025 SW 45th St.- Corvallis, OR 97333

This memo is in SUPPORT of both land use changes proposed for the noted property.

ANN-2020-01 & ZDC-2020-01

The now-County property is in an area of nearby City residences and Annexation will promote compatible City development, and, thus should be supported by the Planning Commission. [It could be a good, cost-saving measure for City Planning to offered Annexation to any like, adjoining County lots, when considering just a single parcel, such as the subject parcel.]

Unless there is new information submitted by Applicant at the Hearing, there should be careful consideration before granting any requested extension for more testimony after the hearing. There has already been a delay of this hearing due to (undefined) 'technical issues', which provided ample time to research, review and/or respond to both the proposed Annexation and the Zone Change. Delays to Corvallis Annexations, or, the appearance of City delays to Annexations, can hamper development of needed housing, and, ultimately add costs to already expensive housing in Corvallis.

This property (& nearby 45th St.) is familiar to me, as I've lived, and, still own parcels on neighboring SW 49th Street for over 50 years. Approval of both land use issues can help prevent future urban sprawl into valuable Valley farmland.

Please recommend this Annexation ANN-2020-01 to City Council, and, approve the Zone Change ZDC-2020-01.

Respectfully submitted,

K. J. Phillips



Corvallis Planning Division
Report to the Planning Commission
Planning Commission Hearing: August 19, 2020
Staff Contact: Aaron Harris, (541) 766-6575
aaron.harris@corvallisoregon.gov

TOPIC: Annexation and Zone Change

CASE: 2025 SW 45th Street Annexation and Zone Change
(ANN-2020-01/ZDC-2020-01)

**APPLICANT/
OWNER:** Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97885

REQUEST: The applicant seeks approval of an annexation for one lot totaling 0.34 acres and an accompanying zone change from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential.

LOCATION: The property is located on the east side of SW 45th Street, 450 feet south of SW Country Club Drive. The site is identified on Benton County Assessor's Map 12-5-09-AB as Tax Lot 1300.

SITE AREA: 0.34 acres

**EXISTING
COMPREHENSIVE
PLAN
DESIGNATION:** Residential Low Density

**EXISTING BENTON
COUNTY ZONE
DESIGNATION:** Urban Residential (UR)-5

**PROPOSED CITY
ZONE:** Low Density Residential (RS-6)

PUBLIC COMMENT: A pre-notification of this hearing was sent to all neighborhood associations, concerned citizens, and groups on record on March 27, 2020. Public notices of the Planning Commission public hearing were mailed to property owners within 300 feet of the subject site on July 29, 2020, and the site was posted. As of August 12, 2020, no public comment has been received.

ATTACHMENTS

- **Attachment PC-A** – Application Form, Narrative, and Graphics
- **Attachment PC-B** – LDC Table 2.6-1 – Community-wide Livability Indicators and Benchmarks for Annexation Proposals

Supplementary materials associated with the proposal are available at the Planning Division and online at the following link:

<https://apps.corvallisoregon.gov/webdocs/showdoc.aspx?docID=1651426>



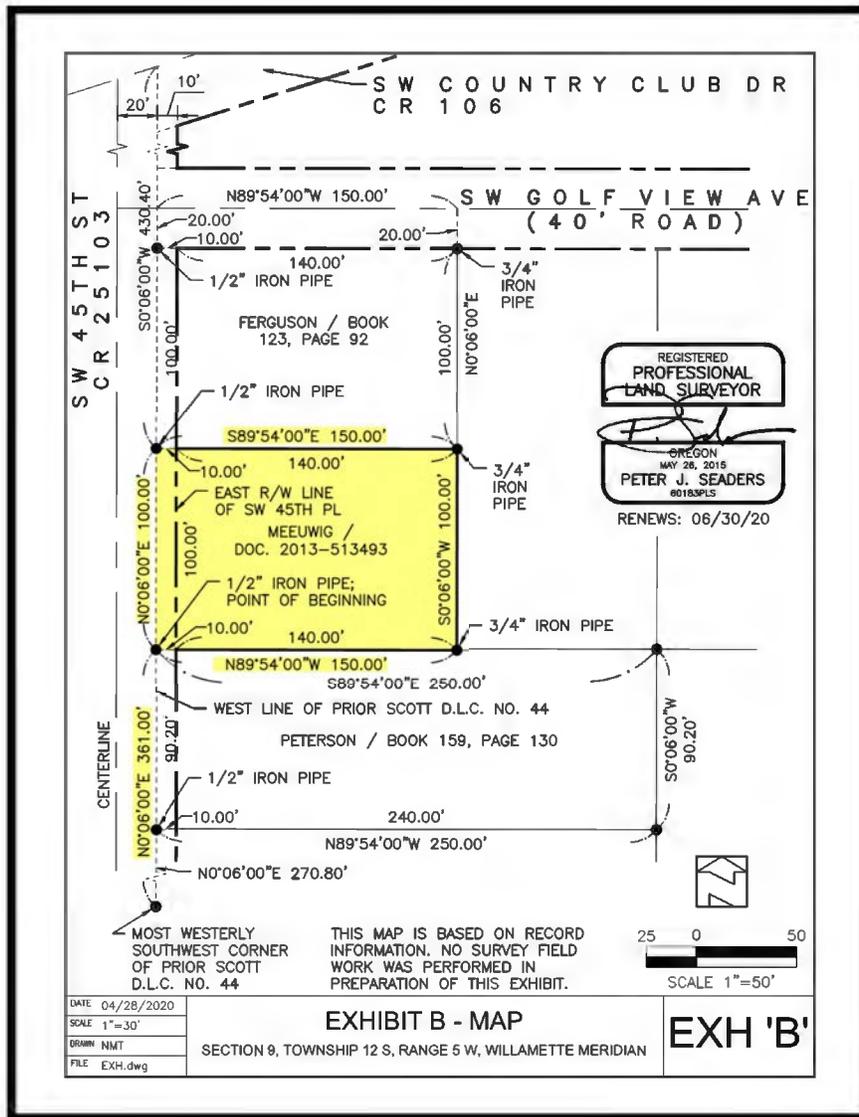
Vicinity Map - 2025 SW 45th Street Annexation

SITE AND VICINITY

The subject site is 0.34 acres and located on the east side of SW 45th Street, 400 feet south of SW Country Club Drive. The site abuts City Limits to the east. One of two properties adjacent to the subject site on the west side of SW 45th Street is also inside City Limits. Properties immediately north and south of the subject site are located outside of City Limits.

All properties adjacent to the subject site and within City Limits are zoned RS-6, and have a Comprehensive Plan designation of Residential – Low Density. All properties adjacent to the subject site and located outside of City Limits are zoned Benton County Urban Residential (UR)-5.

There are no Natural Resources or Natural Hazards present on the subject site.



APPLICANT'S PROPOSAL

The applicant seeks approval of an annexation for one lot totaling 0.34 acres and an accompanying zone change from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential.

ANNEXATION PROCESS AND SENATE BILL 1573 DISCUSSION

The subject property is located outside the incorporated boundary of the City of Corvallis. The City Charter requires that, unless mandated by State law, any annexation to the City of Corvallis be approved by a majority vote among the electorate. Consistent with the City Charter, the Land Development Code requires that proposed annexations first comply with applicable review criteria contained in Chapter 2.6 of the Land Development Code, and only then may a proposed annexation be referred to the voters for approval.

In March of 2016, the Oregon Legislature passed an emergency law (Senate Bill 1573), that requires certain types of annexation decisions be made by governing body of cities, and that the political decision on annexations that are of the equivalent type under State law as this application may not be made by voters. While the City has not updated Land Development Code provisions to expressly reflect state law (ORS 222.127) and its obligations related to certain types of annexation decisions not subject to voter approval, the City is required to follow state law. Therefore, with this application, staff will recommend that City Council not forward the request to the voters.

STAFF REPORT FORMAT

Part I of this report addresses the LDC review criteria for the Annexation request. **Part II** of this report addresses the LDC review criteria for the Zone Change request.

A specific development proposal has not been submitted for review. Therefore, where appropriate, the Review Criteria above are evaluated in this Staff Report in terms of potential development scenarios within the existing and proposed land use regulations.

This report includes applicable standards and policies, references to the applicant's proposal, staff findings, and conclusions.

PART I – ANNEXATION

LDC Section 2.6.30 - PROCEDURES

An application filed for Annexation shall be reviewed in accordance with the following procedures:

2.6.30.01 - Determination of Annexation Type

The Director shall determine whether an application is for a Minor or Major Annexation as follows:

- a. **Minor Annexation - Intended to address situations where properties are proposed for Annexation and, by virtue of their size and development potential, have negligible impacts on surrounding properties and neighborhoods, and on the community as a whole. These Annexations are typically proposed to gain access to public services, such as sanitary sewer and water facilities, before actual Health Hazards are declared; to incorporate infill sites into the City; and/or to allow a limited level of urban development to occur on existing parcels. Minor Annexation provisions are not intended to provide piecemeal Annexations whereby a property owner within the county partitions a small piece of land specifically to be classified as a Minor Annexation, and then continues to partition small sites and propose multiple Minor Annexations.**

An Annexation shall be considered Minor if all of the following conditions exist:

1. **No more than one parcel is involved;**
2. **For residential Annexations, the parcel is capable of providing not more than 10 dwelling units (at maximum allowed density per gross acre). For commercial and industrial Annexations, the parcel is no greater than one acre; and**
3. **City services are contiguous to the parcel.**

When addressing the review criteria in Section 2.6.30.06.a and Section 2.6.30.06.b, a

Minor Annexation proposal need not provide the same level of detail as a Major Annexation proposal. See Section 2.6.30.06 and Section 2.6.30.07 for specifics. All other submittal requirements and review criteria, however, are applicable.

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The proposal involves only one parcel.
2. The proposal is a residential Annexation and, based on the 0.34 acre size of the property and its Low Density designation, the parcel is capable of providing not more than 10 dwelling units.
3. City services are contiguous to the parcel within SW 45th Street. Additional discussion on City services is provided below.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the proposal meets the criteria for a Minor Annexation proposal.

2.6.30.06 - Review Criteria

Requests for Annexations shall be reviewed to ensure consistency with the applicable policies of the Comprehensive Plan, particularly Article 14, and other applicable policies and standards adopted by the City Council and State of Oregon.

Annexations can only be referred to the voters when the proposed Annexation site is within the City's Urban Growth Boundary (UGB), and where the findings below are made. The criteria are highlighted in bold type.

Findings of Fact:

The decision makers should note the following staff proposed criteria-relevant facts:

1. The applicant's proposal is consistent with the following Article 14 Comprehensive Plan policies:
 - 14.2.4 Upon annexation, all lands shall be districted in a manner consistent with Comprehensive Plan designations.
 - 14.3.2 Conversion of urbanizable land to urban uses shall be based on orderly, economic provision of public utilities, facilities, and services.
 - 14.3.3 Urban level City utilities (i.e. water and sewer) shall be provided to private property only through annexation, except for areas not contiguous to the City that have been deemed health hazards by the Oregon State Health Department or its agents, and have signed consent to annex.
 - 14.3.4 Urbanization shall be contained within the Urban Growth Boundary, and shall occur incrementally through the annexation process. Limited interim development, consistent with Benton County clustering regulations, may be permissible.
 - 14.3.6 Factors to be considered in evaluating the public need for annexation may include, but are not limited to the following:

- A. **The 5-year supply of serviceable land of this type to meet projected demand;**
- B. **The availability of sufficient land of this type to ensure choices in the market place; and**
- C. **Other factors, including livability benchmarks, as delineated in the Land Development Code.**

14.3.7 Information shall be provided to decision makers and the public related to consistency of the annexation proposal with established City policies and development regulations.

2. Comprehensive Plan policy 14.2.4 addresses consistency with Comprehensive Plan designations. The subject site has a Comprehensive Plan designation of Residential – Low Density. The proposal includes a Zone Change to RS-6 as discussed in Part 2 of this staff report. The RS-6 zone is consistent with the subject site’s existing Comprehensive Plan designation.
3. Comprehensive Plan policy 14.3.2 addresses the conversion of urbanizable land to urban uses based on orderly, economic provision of public utilities, facilities, and services. Part 1 of this staff report addresses public utilities, facilities, and services in discussion below in response to LDC 2.6.30.06 review criteria.
4. Comprehensive Plan policy 14.3.3 states that urban level City utilities shall be provided to private property only through annexation. This proposal includes an annexation request, consistent with Policy 14.3.3.
5. Comprehensive Plan policy 14.3.4 states that urbanization shall be contained within the Urban Growth Boundary and shall occur incrementally through the annexation process. The subject site is contained within the Urban Growth Boundary and the proposal includes an annexation request, consistent with Policy 14.3.4.
6. Comprehensive Plan policy 14.3.6 addresses factors to be considered in evaluating the public need for annexation. LDC 2.6.30.06.a states that minor annexations need not include calculations relative to a five-year supply of serviceable land. Livability benchmarks and other factors delineated in the Land Development Code are discussed further below.
7. Comprehensive Plan policy 14.3.7 states that information shall be provided to decision makers and the public related to consistency of the annexation proposal with established City policies and development regulations. This staff report addresses the applicable City policies and development regulations associated with an annexation proposal.
8. On the other hand, staff notes that Comprehensive Plan Policy 14.3.1 is not advanced by this annexation application. Comprehensive Plan Policy 14.3.1 states, “Infill and redevelopment within urban areas shall be preferable to annexation.”
9. This staff report addresses the applicable review criteria for an annexation proposal. As noted in the discussion above, City Council Resolution 2018-12 addresses compliance with Senate Bill 1573 and the codified changes to ORS 222.127, related to voter approval of annexations. If the City Council approves the annexation

request, and chooses to not forward the request to the voters for approval, that is consistent with the adopted Council resolution and ORS 222.127.

10. Findings associated with the above-referenced criteria “highlighted in bold type” are addressed below.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- a. **The applicant has demonstrated a public need for the Annexation -**
1. **Minor Annexations - Factors to be considered in evaluating public need for Minor Annexations shall include, but are not limited to:**
 - a) Reason for the Annexation;
 - b) Health issues;
 - c) Adequate demonstration that the Annexation provides for the logical urbanization of land;
 - d) Whether the site can be served with public facilities; and

Findings of Fact:

The decision makers should note the following staff proposed criteria-relevant facts:

1. The applicant proposes annexation because the property’s septic drain field failed to meet the County’s flow requirements and the septic junction box was found to be deteriorating during a 2019 septic system inspection. The applicant contacted Benton County Environmental Health and was told that he would not be granted a repair or replace permit for the septic system because the subject site was located within 300 feet of the nearest sewage connection point (City public sewer immediately adjacent to the property within SW 45th Street). The applicant then contacted the City and was told that he could not connect to City services unless the subject site was located with City limits (Attachment PC-A, 5).
2. As discussed above, the subject site abuts property within City limits to the east and is adjacent to property within City limits on the west side of SW 45th Street. The subject site comprises one of ten properties in the immediate vicinity located outside of City limits. These ten properties, located outside of City limits, are entirely surrounded by lands located within City limits.
3. The site contains a single-family residence. The demand on City Systems from one residence is relatively small.
4. City sewer, water, storm drainage, and an improved street are all available to serve the site. The applicant will need to make standard service connections. The site does not have a City standard sidewalk.

5. With the exception of sidewalks and new Transportation System Plan (TSP) buffered bike lanes (there are 6-foot bike lanes), planned transportation improvements have been installed on the site frontage with other development in the area.
6. Transit is located approximately 0.38 miles (2,000 feet) away to the west at 49th Street (Route 3) and 0.57 miles (3000 feet) to the east at Research Way (Route 8).
7. The site fronts 45th Street, a neighborhood collector and is approximately 450 feet from Country Club Drive, a collector.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criteria are satisfied.

e) Discussion of the applicable livability indicators and benchmarks as specified in Section 2.6.30.07.c.

Minor Annexation proposals need not include the calculations relative to a five-year supply of serviceable land that are required in "2," below, for Major Annexations.

Findings of Fact:

The Community-wide Livability Indicators and Benchmarks for Annexation Proposals are found in the LDC at Table 2.6-1 and are included in this staff report for reference at Attachment PC-B. The decision makers should note the staff proposed criteria-relevant findings of facts associated with the livability indicators and benchmarks as specified in LDC Section 2.6.30.07.c:

1. Rural Development Potential: The subject site is currently zoned Urban Residential (UR)-5 which allows for one dwelling unit per parcel under Benton County's land development code standards. The annexation request is associated with a single 0.32-acre site with an existing single-family home. No development is proposed at this time. The proposal includes a request to rezone the subject site to RS-6 (Residential Low-Density). Single-family detached residential building types are an outright permitted use in the RS-6 zone and the proposed density falls within the minimum density standards per LDC Table 3.3-1.
2. Adjacency to City: The perimeter of the subject site is approximately 480 feet. The eastern edge of the subject site abuts City limits for approximately 100 feet. Based on this information, one could conclude that about 21% of the perimeter of the site is enclosed within the City limits.
3. Development Plans: The proposal does not include development.
4. Planned Public Transportation Improvements: Urban-level development of the Annexation site may require public transportation improvements, as discussed

further below. No development is proposed with the annexation request. Therefore, public transportation improvements are not required with annexation.

5. Natural Features: The subject site does not contain Significant Natural Features addressed in LDC Chapter 2.11, 4.2, 4.5, 4.12, 4.13, 4.14. The Minimum Assured Development Area provisions in LDC Chapter 4.11 are not applicable.
6. Distance to Transit: Transit is located approximately 0.38 miles (2,000 feet) away to the west at 49th Street (Route 3) and 0.57 miles (3,000 feet) to the east at Research Way (Route 8).
7. Local School Capacity/Travel Distance: Adams Elementary School is located 0.6 miles away on SW 35th Street. The existing home and any future development on the subject site is unlikely to impact school capacity.
8. Police Response Time: There are 1.2 officers per 1,000 persons residing within City Limits.
9. Distance from Fire Station: Fire Station #2, located at 500 SW 35th Street, is located approximately 1.3 miles from the subject site.
10. Public Improvements: City sewer, water, storm drainage, and an improved street are contiguous to the parcel. Additional discussion regarding public improvements is provided further below.
11. Distance to Sewer and Water: There is an existing 8-inch sanitary sewer line and a 12-inch first level water line located in SW 45th Street. Additional discussion regarding urban facilities and services is provided further below.
12. Planned Public Utilities: City sewer, water, storm drainage, and an improved street are all available to serve the site. Additional discussion regarding public improvements is provided further below. The annexation application does not include a development proposal
13. Distance to Parks: The subject site is approximately 460 feet (0.08 miles) from Bruce Starker Arts Park and Natural Area.
14. Distance to Downtown: The subject site is approximately 1.8 miles (9,700 feet) from Downtown.

Conclusion:

The proposal meets 9 of the 14 livability indicators and benchmarks found to be applicable to the proposal. Staff notes that LDC 2.6.30.07.c.2.a contains the following passage: *“The livability indicators and benchmarks in the following table are intended to be balanced and identified as advantages and disadvantages relative to an Annexation proposal. Compliance with all benchmarks is not required. However, when balanced and viewed in aggregate, the decision-makers need to find that the advantages to the community outweigh the disadvantages.”* Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied, and that there is a public need for the annexation.

b. The Annexation provides more advantages to the community than disadvantages – To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.

1. Minor Annexations – Minor Annexation proposals shall include a general discussion regarding:

- a) Advantages and disadvantages of the Annexation. Examples include the existence of a Health Hazard situation or the existence of Significant Natural Features addressed in Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and/or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Also relevant is whether or not the Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA) is applicable; and**
- b) Applicable livability indicators and benchmarks identified in Section 2.6.30.07.c.**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. As discussed above, the applicant proposes annexation because the septic drain field failed to meet flow requirements and the septic junction box was found to be deteriorating during a 2019 septic system inspection. A primary advantage of the annexation is granting the applicant permission to connect to City services located adjacent to the subject site. While not a Health Hazard based on the specific determination made by a State authority, there are certainly health and safety concerns for the subject property owner, and potentially neighboring properties, due to a failing septic system that cannot be replaced per County rules.
2. The subject site does not contain Significant Natural Features addressed in LDC Chapter 2.11, 4.2, 4.5, 4.12, 4.13, 4.14. The Minimum Assured Development Area provisions in LDC Chapter 4.11 are not applicable.
3. The applicable livability indicators and benchmarks identified in Section 2.6.30.07.c are addressed above in response to LDC 2.6.30.06.a.1.e.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the advantages of annexing the property outweigh the disadvantages, and this criterion is satisfied.

c. The site is capable of being served by urban services and facilities required with development - The developer is required to provide urban services and facilities to and through the site. At minimum, both Minor and Major Annexations shall include consideration of the following:

- 1. Sanitary sewer facilities consistent with the City's Sanitary Sewer Master Plan and**

Chapter 4.0 - Improvements Required with Development;

- 2. Water facilities consistent with the City's Water Master Plan, Chapter 4.0 - Improvements Required with Development, and fire flow and hydrant placement;**
- 3. Storm drainage facilities and drainageway corridors consistent with the City's Stormwater Master Plan, Chapter 2.11 - Floodplain Development Permit, Chapter 4.0 - Improvements Required with Development, Chapter 4.5 - Floodplain Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;**
- 4. Transportation facilities consistent with the City's Transportation Plan and Chapter 4.0 - Improvements Required with Development; and**
- 5. Park facilities consistent with the City's Parks Master Plan.**

Findings of Fact:

The decision makers should note the following staff proposed criteria-related facts:

1. City sewer, water, storm drainage, and an improved street are contiguous to the parcel.
2. The annexation site is located in the Country Club sanitary sewer basin. There is an existing 8-inch sanitary sewer in SW 45th Street. No other needed improvements are identified in the Wastewater Utility Master Plan (WWMP) to serve the area.
3. To serve the property, the applicant will need to install a sewer service lateral and connect to the existing house sanitary sewer. The applicant must apply for the applicable City permits and pay applicable SDC fees per City Municipal Code (CMC) 4.03.020.
4. There is a 12-inch first level water line located in SW 45th Street. The site is located in the first level water service area (210'-290') and can be served by the line. No additional lines are identified in the Master Plan to serve the property.
5. A fire hydrant is located approximately 150 north of the site at SW Golf View Ave.
6. For water services less than 2-inches in size, the applicant pays City Crews to install the service and meter. The applicant must apply for the required City permit and pay SDC fees, as applicable. However, it is not a requirement that the applicant connect to City water services if they have a working well.
7. The site is located in the Dunawi Creek Storm Drainage basin and is about 1,000 feet south of the west branch. An 18-inch storm drain is located in SW 45th Street and flows north across Country Club Drive towards the creek. The Stormwater Master Plan does not identify any needed improvements on SW 45th Street.
8. Storm drainage for the property can be provided by a weep hole through the curb and street drainage to catch basins.
9. Access to the site is provided by SW 45th Street, which is designated as a neighborhood collector street in the Corvallis Transportation System Plan. Existing

ROW varies from 50 feet to 63 feet across the property frontage. Standard ROW for a neighborhood collector street is 66 feet. To meet City standards for ROW, 3 feet of ROW (33 feet from Centerline) would need to be granted along the frontage with future development.

10. The street was previously improved to City standards for a neighborhood collector street: pavement width of 32 feet with 6-foot bike lanes (8-foot buffered is the new standard) and 10-foot travel lanes. There is a sidewalk on the west side of the street that meanders due to ROW width. The site frontage does not have sidewalks or a city standard planter strip.
11. Estimated trips from one single-family residence during the PM Peak hour is one trip, which is insignificant in the overall transportation system and does not warrant analysis.
12. Installation of future sidewalks and additional ROW along the site frontage may be limited due to the exceptions for residential dwellings in LDC section 4.0.20 for improvements. It may be possible to require sidewalks in the future through Corvallis Municipal Code section 2.15.050.

Conclusion:

City sewer, water, storm drainage, and an improved street, except sidewalks on the property frontage, are all available to serve the site. The applicant is required to connect to City sewer upon annexation, and will need to make standard service connections. Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- d. **If the Annexation proposal includes areas planned for open space, general community use, or public or semi-public ownerships, the Annexation request shall be accompanied by a Comprehensive Plan Map Amendment as outlined in "1," and "2," below -**
 1. **Areas planned for open spaces or future general community use, including planned parks, preserves, and general drainageway corridors, shall be re-designated on the Comprehensive Plan Map as Open Space-Conservation.**
 2. **Existing, proposed, or planned areas of public or semi-public ownership, such as Oregon State University facilities or lands, school sites, City reservoirs, and portions of the Corvallis Municipal Airport, shall be re-designated on the Comprehensive Plan Map as Public Institutional**

Such required Comprehensive Plan Map Amendments shall be filed by the applicant concurrent with the Annexation request, in accordance with Chapter 2.1 - Comprehensive Plan Amendment Procedures.

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The annexation proposal does not include areas planned for open space, general community use, or public or semi-public ownerships.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- e. Compatibility - The application shall demonstrate compatibility in the following areas, as applicable.**
- 1. Basic site design - the organization of Uses on a site and its relationship to neighboring properties;**
 - 2. Visual Elements (scale, structural design and form, materials, etc.);**
 - 3. Noise attenuation;**
 - 4. Odors and emissions;**
 - 5. Lighting;**
 - 6. Signage;**
 - 7. Landscaping for buffering and screening;**

Findings of Fact:

The decision makers should note the following staff proposed criteria-relevant facts:

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of the Corvallis Country Club golf course and Bruce Starker Arts Park, all properties within 600 feet contain the same Residential – Low Density plan designation.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- 8. Transportation facilities;**
- 9. Traffic and off-site parking impacts;**
- 10. Utility infrastructure;**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. One single-family residence is compatible with the existing and planned transportation facilities in the area, as discussed in other parts of this report. The site can be served by existing infrastructure, except for the lack of sidewalks on the east side of 45th Street.
2. Traffic impacts by one single-family residence is one trip during the PM peak hour. The traffic impacts are compatible with the existing street network as discussed above.
3. One single-family residence is compatible with the existing and planned utilities in the area, as discussed above. Services to the site can be provided by existing infrastructure.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

11. **Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**
12. **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**
13. **Preservation and/or protection of Significant Natural Features, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. Effects on air and water quality will be comparable to other low density residential homes throughout the City.
2. Consistency with Pedestrian Oriented Design Standards are not applicable because no development is proposed with this application.
3. The site does not contain Significant Natural Features addressed in LDC Chapter 4.2, 4.5, 4.12, or 4.13.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

CONCLUSION ON THE ANNEXATION REQUEST

As discussed in Part 1 of this staff report, staff finds that the proposal is consistent with the applicable review criteria in LDC Chapter 2.6 for a Minor Annexation.

PART II – ZONE CHANGE

Per **LDC § 2.2.40**, this Zone Change request requires quasi-judicial action and is subject to a public hearing. The following criteria apply to a quasi-judicial Zone Change request subject to a public hearing; each of these criteria with respect to this application will be evaluated within this section:

2.2.40.05 - Review Criteria

a. Review Criteria for Zone Changes, Except Those Requesting to Apply or Remove a Historic Preservation Overlay

Quasi-judicial Zone Changes shall be reviewed to determine how they affect City facilities and services, and to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

CONSISTENCY WITH THE COMPREHENSIVE PLAN MAP DESIGNATIONS

LDC Table 2.2-1 includes a list of Comprehensive Plan Map designations, and corresponding Zoning Map designations that are consistent with the Comprehensive Plan. The portions of **Table 2.2-1** applicable to this Zone Change request are below:

TABLE 2.2-1 COMPREHENSIVE PLAN AND CORRESPONDING ZONING MAP DESIGNATIONS (not including zone overlays)		
IF THE COMPREHENSIVE PLAN DESIGNATION IS:	THE OFFICIAL ZONING MAP DESIGNATION SHALL BE:	
RESIDENTIAL	RESIDENTIAL	
Low-Density (0.5 – 2 units/acre for RS-1 only) (2-6 units/acre for RS-3.5, RS-5, & RS-6)	RS-1	Extra Low ¹
	RS-3.5	Low
	RS-5	Low
	RS-6	Low ²
	C-OS	Conservation - Open Space

¹ At the time of or following annexation, the RS-1 (Extra-low Density) Residential Zone or the RS-6 (Low Density) Residential Zone may be applied to properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 Zone, based on criteria contained in Section 2.2.40.05.

² With the exception of properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 (Extra-low Density) Residential Zone, all Low Density lands shall be zoned RS-6 (Low Density) Residential upon their annexation.

Findings of Fact:

The decision makers should note the staff proposed criteria-related following facts:

1. The subject site currently has a Comprehensive Plan Map designation of Residential – Low Density and a Benton County zoning designation of Urban Residential (UR)-5. The applicant’s proposal includes a request for a Zone Change to RS-6. According to LDC Table 2.2-1 above, and footnote number two, the proposed zoning aligns with the existing Comprehensive Plan Map designation.
2. There are no applicable references to this specific site in Comprehensive Plan policies, City Council policies, or City Council adopted standards.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

2.2.40.05 - Review Criteria

- a. **Review a Criteria for Zone Changes, Except Those Requesting to Apply or Remove a Historic Preservation Overlay**

Quasi-judicial Zone Changes shall be reviewed to determine how they affect City facilities and services, and to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

1. **Basic site design (e.g., the organization of uses on a site and the uses' relationships to neighboring properties);**
2. **Visual elements (scale, structural design and form, materials, etc.);**
3. **Noise attenuation;**
4. **Odors and emissions;**
5. **Lighting;**
6. **Signage;**
7. **Landscaping for buffering and screening;**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. There are no applicable references to this specific site in Comprehensive Plan policies, City Council policies, or City Council adopted standards.
2. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of the Corvallis Country Club golf course and Bruce Starker Arts Park, all properties within 600 feet contain the same Residential – Low Density plan designation.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

8. **Transportation facilities;**
9. **Traffic and off-site parking impacts;**
10. **Utility infrastructure;**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. As discussed in Part I of this staff report, the existing transportation facilities are compatible with the RS-6 zone (Low Density) Residential. Southwest 45th Street, a neighborhood collector, provides access.
2. As discussed in Part 1 of this staff report, the traffic impacts are compatible with the RS-6 zone. One PM peak hour trip is estimated for the site and is not significant.
3. The Transportation Planning Rule (TPR), Section 9, allows a local government to find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if the following requirements are met.

- a. *The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;*
 - b. *The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*
 - c. *The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.*
4. As discussed in Part 1 of this staff report, the existing utility infrastructure is compatible with the RS-6 zone. The main lines in the street meet or exceed minimum sizes for the proposed zone.

Conclusion:

In the case of this zone change application, the proposed zoning is consistent with the existing comprehensive plan map designation. The City does have an acknowledged TSP and the zoning is consistent with the TSP. This area has not been exempted from the TPR rule.

With Section 9 of OAR 660-012-0060 satisfied, no further action regarding the TPR is required.

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

- 11. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**
- 12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards;**
- 13. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

Findings of Fact:

The decision makers should note staff's proposed criteria-related findings of facts:

1. The 0.34-acre subject site contains a single-family home and is located on land with a Residential – Low Density Comprehensive Plan designation. No development is proposed with this application. Effects on air and water quality will be comparable to other low density residential homes throughout the City as this property's sanitation issues are resolved.
2. Consistency with Pedestrian Oriented Design Standards is not applicable because no development is proposed with this application.

3. The site does not contain Significant Natural Features addressed in LDC Chapter 4.2, 4.5, 4.12, or 4.13.

Conclusion:

Based on the facts noted above, staff recommends the decision makers conclude that the criterion is satisfied.

CONCLUSION ON THE ZONE CHANGE REQUEST

Based on the above analysis, staff recommends approval of the Zone Change request to RS-6 (Low Density) Residential, contingent on a positive recommendation from the Planning Commission, and decision by the City Council to approve the concurrent Annexation request.

OVERALL CONCLUSION ON THE ANNEXATION AND ZONE CHANGE REQUEST

Staff recommend approval of the Annexation and Zone Change as described above, and in Attachment PC-A of this staff report.

Staff's recommendation for approval of the Zone Change, and subsequent City Council approval of the Annexation request, are part and parcel of the consolidated application. The recommendation is based upon the criteria, analyses, and conclusions contained within this staff report to the Planning Commission.

RECOMMENDED MOTIONS

The two concurrent land use applications each require a separate motion, but are in essence one decision on a consolidated application. Staff recommends the following motions in the order in which they are presented.

Motion:

I move that the Planning Commission forward a recommendation to City Council to approve the requested Annexation (ANN-2020-01). This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. My motion is based upon the staff recommendations to the Planning Commission, and reasons articulated by the Planning Commission in its deliberations.

Motion:

I move to approve the requested Zone Change (ZDC-2020-01) to change the Zone of the site from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential, contingent upon City Council approval of the associated Annexation request. This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. My motion is based upon the staff recommendations to the Planning Commission, and reasons articulated by the Planning Commission in its deliberations.

ALTERNATIVE MOTIONS

Motion:

I move that the Planning Commission forward a recommendation to City Council to deny the requested Annexation (ANN-2020-01). This motion is based on the findings determined by the Planning Commission.

Motion:

I move to deny the requested Zone Change (ZDC-2020-01). This motion is based on the findings determined by the Planning Commission.

DEVELOPMENT RELATED CONCERNS (ANN-2020-01 / ZDC-2020-01)

- A. To connect to City utilities, service lines for the property will need to be installed at the applicant's expense. Permit and SDC fees will need to be paid per CMC 4.03.020.
- B. With future development of the site, public street improvements for the site, such as sidewalks, will be required per LDC 4.0. Dedication of additional Right of Way may be required.
- C. Per LDC section 4.0.90 and 4.0.100.b, future development of the site would trigger the need for franchise utility improvements including 7-foot utility Easements (UE) adjacent to all street ROW.

RECEIVED

JAN 03 2020



Community Development
Planning Division

City of Corvallis - Planning Division
501 SW Madison Avenue, Corvallis OR 97333
Phone: (541) 766-6908
Email: planning@corvallisoregon.gov
Website: www.corvallisoregon.gov/cd-planning

GENERAL AND SPECIAL DEVELOPMENT APPLICATION

STAFF USE ONLY		
Case Number(s):	ANN-2020-01/ZOC-2020-01	Date Filed: 1/3/20
Amount Paid:	<input type="checkbox"/> Deposit <input type="checkbox"/> Full Fee	Receipt #:
<i>The City of Corvallis requires the correct payment amount with all application submittals. Please contact staff prior to submitting an application regarding application fees.</i>		

APPROVAL(S) REQUESTED	
<i>Additional information to be submitted with this form can be found on the corresponding application requirement handouts for each land use type.</i>	
<input type="checkbox"/> ANNEXATION <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL DEVELOPMENT PERMIT <input type="checkbox"/> New <input type="checkbox"/> Master Site Plan <input type="checkbox"/> Modification <input type="checkbox"/> Willamette River Greenway Permit <input type="checkbox"/> DIRECTOR'S INTERPRETATION <input type="checkbox"/> EXTENSION OF SERVICES <input type="checkbox"/> FLOODPLAIN DEVELOPMENT PERMIT VARIANCE <input type="checkbox"/> LDC TEXT AMENDMENT <input type="checkbox"/> LOT DEVELOPMENT OPTION <input type="checkbox"/> Major <input type="checkbox"/> Minor* <input type="checkbox"/> MAJOR REPLAT** <input type="checkbox"/> MINOR LAND PARTITION** <input type="checkbox"/> MINOR REPLAT**	<input type="checkbox"/> PLANNED DEVELOPMENT <input type="checkbox"/> Conceptual Development Plan <input type="checkbox"/> Detailed Development Plan <input type="checkbox"/> Conceptual & Detailed Development Plan <input type="checkbox"/> Modification <input type="checkbox"/> Nullification <input type="checkbox"/> PLAN COMPATIBILITY REVIEW* <input type="checkbox"/> PROPERTY LINE ADJUSTMENT <input type="checkbox"/> SOLAR ACCESS PERMIT <input type="checkbox"/> SUBDIVISION** <input type="checkbox"/> New Residential <input type="checkbox"/> New Non-Residential <input type="checkbox"/> Modification <input type="checkbox"/> VACATION - RIGHT-OF-WAY/PLAT <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> Quasi-Judicial <input type="checkbox"/> Quasi-Judicial - Administrative <input type="checkbox"/> Quasi-Judicial - Residential PD overlay removal
<p><i>*Stand-alone Minor LDO & Plan Compatibility Review requests use a different application form provided by the Development Services Division.</i></p> <p><i>** An Expedited Land Division form shall be submitted with all land division applications.</i></p>	

STREET ADDRESS(ES) (IF ASSIGNED): 2025 SW 45th Street, Corvallis, OR 97333	
GENERAL LOCATION: Southwest Corvallis, off SW Country Club Drive.	
Assessor's Map #: 12509AB	Tax Lot(s) #: 01300
Assessor's Map #:	Tax Lot(s) #:

PROJECT NAME: 2025 SW 45th Street Annexation

PROJECT DESCRIPTION:
Minor annexation of 2025 SW 45th Street, Corvallis, OR 97333 associated with a failing septic system. Minor annexation is requested in order to connect to city water and sanitary lines associated with OAR 340-71-160(4)(f)

GROSS LOT AREA: 0.31 **NET LOT AREA*: 0.31**

**Net Lot Area: Total area of a development site, usually expressed in acres and excluding proposed public street rights-of-way and, if a developer desires, excluding parks, Significant Natural Feature areas dedicated to the public, land dedicated for other public purposes, and/or other areas permanently precluded from development due to development constraints or conservation easements.*

EXISTING COMPREHENSIVE PLAN DESIGNATION(S): LD (Residential - Low Density)

EXISTING ZONE(S): RS-6 (City): Urban Residential - 5 (County)

ZONE OVERLAYS OR AREAS THAT APPLY TO THE SITE

<input type="checkbox"/> Historic Preservation Overlay	<input type="checkbox"/> Downtown Parking Assessment District
<input type="checkbox"/> Willamette River Greenway	<input type="checkbox"/> Downtown Residential Neighborhood
<input type="checkbox"/> Planned Development	<input type="checkbox"/> Downtown Pedestrian Core
<input type="checkbox"/> North Campus Area	<input type="checkbox"/> University Neighborhoods

NATURAL FEATURES

<input type="checkbox"/> Natural Hazards Overlay	<input type="checkbox"/> Natural Resources Overlay
<input type="checkbox"/> 0.2' Floodway	<input type="checkbox"/> Riparian Corridor
<input type="checkbox"/> Landslide Hazard Areas	<input type="checkbox"/> Significant Vegetation
<input type="checkbox"/> 100-yr Floodplain	<input type="checkbox"/> Wetlands – Locally Protected
<input type="checkbox"/> Slopes > 10%	<input type="checkbox"/> Wetlands – Non-Locally Protected

Was a neighborhood meeting held? Yes* No Not Applicable Date: 7/25/2019
**Applicant Neighborhood Meetings are only required for certain types of applications per LDC § 2.0.25*

AUTHORIZATION FOR STAFF AND DECISION MAKERS TO ENTER LAND

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(ies) associated with this application as part of their site visits.

I authorize City staff & decision makers to enter onto the property(ies) associated with this application

I do not authorize City staff & decision makers to enter onto the property(ies) associated with this application

APPLICANT/CONTACT*

Name: **Michael H. Meeuwig**

Mailing Address: **68164 Allen Canyon Loop, Wallowa, OR 97885**

Phone: **406-579-9258** Email: **meeuwig@gmail.com**

Signature: 

**The applicant will be the contact person for pick-up of Public Notice signs once the application is deemed complete.*

PROPERTY OWNER

Name: Michael H. Meeuwig	
Mailing Address: 68164 Allen Canyon Loop, Wallowa, OR 97885	
Phone: 406-579-9258	Email: meeuwig@gmail.com
Print Name: Michael H. Meeuwig	
Signature: 	

**If the owner is a legal entity, such as an LLC or trust, please provide documentation demonstrating that the signatory above possesses the legal right to authorize this project.*

OTHER

Name:	Relationship to Project:
Mailing Address:	
Phone:	Email:

OTHER

Name:	Relationship to Project:
Mailing Address:	
Phone:	Email:

OTHER

Name:	Relationship to Project:
Mailing Address:	
Phone:	Email:

NOTE: STAFF WILL PROVIDE ALL WRITTEN COMMUNICATION VIA EMAIL UNLESS OTHERWISE REQUESTED

PLEASE ATTACH THE REQUIRED SUPPLEMENTAL DOCUMENTS AS NOTED ON THE APPLICATION HANDOUT FOR EACH LAND USE APPLICATION YOU ARE APPLYING FOR

2025 SW 45th Street Annexation and Zone Change (Revision 1) - Narrative

An application for a Minor Annexation and Zone Change

Submitted by:

Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97828
406-579-9258
meeuwig@gmail.com

June 8, 2020

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Overview of applicant's request

In 2019 during a septic system inspection prior to selling my home I was notified that my septic drain field failed to meet flow requirements and that my septic junction box was deteriorating. Attempts were made to de-root the septic drain field (Attachment N.1) and an additional septic inspection was conducted (Attachment N.2). The second septic inspection showed that the drain field still failed to function as required and that the junction box was deteriorating. I contacted Benton County Environmental Health (R. Turkisher, *personal communication*) and was told that I would not be granted a repair or replace permit for my septic system because my single-family home is within 300 feet of the nearest sewage connection point [OAR 340-71-160(4)(f)]. I contacted the City of Corvallis and was told that I could not connect to the city services unless my single-family home was within the city boundary. Consequently, I am requesting the annexation and zone change to RS-6 of my existing single-family home so that I may connect to the City's sewer and water system. Functionality of the privately-owned, onsite well will be maintained at the discretion of the homeowner for on-site yard irrigation; unless state, county, or city ordinances or laws preclude this.

Site description

The annexation boundary is one lot totaling 0.34 acres with an existing single-family home. The property and home are currently serviced by a privately-owned, onsite well and a privately-owned, onsite septic system. The privately-owned, onsite well is located about 15 feet west from the eastern boundary of the property and about 35 feet south from the northern boundary of the property. The privately-owned, onsite septic system is located in the southwestern portion of the property. The property is generally flat, but slopes to the west towards SW 45th Street along the western-most 10 feet of the property. About 1642 square feet of the house roof drain to the east. About 1258 square feet of the house roof drain to the west. About 336 square feet of the house roof drain to the north. Drainage surrounding the house is through infiltration into the onsite soil. A storm drain is located along the curb of SW 45th Street along the western boundary of the property. Access to the lot is from SW 45th Street, which is an existing, paved, city street. The proposed annexation area has no known natural features or hazards that are protected under the City of Corvallis Land Development Code or under Benton County regulations. The site is flat and contains a variety of existing vegetation.

Site statistics

Site Area:	0.34 acres
Corvallis Comprehensive Plan Designation:	Residential - Low Density
Current Benton County Zoning:	Urban Residential - 5
Proposed Corvallis Zoning:	RS-6 (consistent with surrounding properties)

Statement of availability, capacity, and status of existing water, sewer, storm drainage, transportation, park, and school facilities; and franchise utilities.

Existing water facilities – The property and home are currently serviced by a privately-owned, onsite well. The privately-owned, onsite well is located about 15 feet west from the eastern boundary of the property and about 35 feet south from the northern boundary of the property. The privately-owned, onsite well is currently function and will be maintained at the homeowners discretion for onsite yard irrigation unless state, county, or city ordinances or laws preclude this.

The property within the proposed annexation boundary is located directly adjacent to a City of Corvallis owned, 12 inch diameter, water mainline that was constructed in 2001. No improvements or extensions of the existing city owned water mainline will be required under this proposed annexation. The existing water facilities were constructed with the known intention that the property within the annexation boundary may be annexed at some point in the future.

Existing sewer facilities – The property and home are currently serviced by a privately-owned, onsite septic system. The privately-owned, onsite septic system is located in the southwestern portion of the property and will be decommissioned following a successful annexation process.

The property within the proposed annexation boundary is located directly adjacent to a City of Corvallis owned, 8 inch diameter, sewer collection line that was constructed in 2003. No improvements or extensions of the existing city owned sewer collection line will be required under this proposed annexation. The existing sewer facilities were constructed with the known intention that the property within the annexation boundary may be annexed at some point in the future.

Existing storm drainage facilities – The property is generally flat, but slopes to the west towards SW 45th Street along the western-most 10 feet of the property. About 1642 square feet of the house roof drain to the east. About 1258 square feet of the house roof drain to the west. About 336 square feet of the house roof drain to the north. Current drainage surrounding the house is through infiltration into the onsite soil.

The property within the proposed annexation boundary is located directly adjacent to a City of Corvallis owned, 18 inch diameter, storm drainage collection line that was constructed in 2004. A storm drain is located along the curb of SW 45th Street along the western boundary of the property. No improvements or extensions of the existing city owned storm drainage collection line will be required under this proposed annexation.

Existing transportation facilities – The property within the proposed annexation boundary is located directly adjacent to a paved city road. Additionally, the property within the proposed annexation boundary is located within 0.1 miles of the nearest public transit bus stop.

Existing park facilities – The property within the proposed annexation boundary is located within walking distance to Bruce Starker Arts Park (0.2 miles).

Existing school facilities – The property within the proposed annexation boundary is located within 0.7 miles of Adams Elementary School and within 2.6 miles of Corvallis High School. There are no anticipated impacts to the local school district above what already exists following annexation.

Franchise utilities – Franchise utilities already exist at this location. This property has been or is currently serviced by NW Natural (natural gas), Pacific Power (electricity), Republic Services (garbage, recycling, and yard debris), and Comcast (high-speed internet, cable television, phone). Utility companies other than those listed above also currently service this area.

Statement of increased demand for the facilities that will be generated by the proposed Annexation

The existing facilities were constructed with the known intention that the property within the annexation boundary may be annexed at some point in the future.

Statement of additional facilities required to meet the increased demand and phasing of such facilities in accordance with projected demand

There are no anticipated additional facilities needed to meet the demand associated with the proposed annexation. See above.

Statement outlining the method and source of financial financing required to provide additional facilities

Fees associated with annexation and connecting to existing and sufficient public utilities will be financed by the homeowner/applicant (M.H. Meeuwig).

Discussion demonstrating the public need for Annexation

In 2019 during a septic system inspection prior to selling my home I was notified that my septic drain field failed to meet flow requirements and that my septic junction box was deteriorating. Attempts were made to de-root the septic drain field (Attachment N.1) and an additional septic inspection was conducted (Attachment N.2). The second septic inspection showed that the drain field still failed to function as required and that the junction box was deteriorating. I contacted Benton County Environmental Health (R. Turkisher, *personal communication*) and was told that I would not be granted a repair or replace permit for my septic system because my single-family home is within 300 feet of the nearest sewage connection point [OAR 340-71-160(4)(f)]. I contacted the City of Corvallis and was told that I could not connect to the city services unless my single-family home was within the city boundary. The proposed annexation will avoid existing and future health hazards associated with a failed septic system and reduce neighborhood conflicts associated with a failed septic system.

Comprehensive narrative of potential positive and negative effects of the proposed Annexation

Community as a whole and comprehensive neighborhood		
Criterion	Positive	Negative
Need	Avoids existing and future health hazards due to failed septic systems in the county. Preserves the existing fabric of the established neighborhood.	No negative effects are anticipated.
Serviceability	Services are already available within 150 feet.	No negative effects are anticipated.
Economics	Provides increased tax base for the city.	No negative effects are anticipated.
Environmental	Avoids existing and future health hazards due to failed septic systems in the county.	No negative effects are anticipated.
Social	Reduces conflicts due to one failed septic system negatively impacting neighboring wells.	Some existing nearby property owners in the county may feel that this annexation may result in the city eventually forcing them to annex.

Proposed actions to mitigate negative effects	
Need	No negative effects are anticipated.
Serviceability	No negative effects are anticipated.
Economics	No negative effects are anticipated.
Environmental	No negative effects are anticipated.
Social	To the best of my knowledge the city has only annexed lands at the owners request or when they are associated with health hazards. A neighborhood meeting was held and all attendees understood and approved of my need to annex 2025 SW 45 th Street.

Attachment N.1: Septic evaluation 2019-05-06

Date 5-6-19

P.O. Box 3204
Albany, OR 97321

RAY'S
SEPTIC TANK SERVICE
COB #39748



541.928.8331
Albany

541.753.6334
Corvallis

541.451.1399
Lebanon

Name: Mike Newwig - Selbe Phone: _____
Address: 68164 Allen Canyon Cp City: Wallonia, OR
Job address: 2025 SW 45th Corvallis Ordered by: _____

Remarks: Cleaned 3 DFF LINES @ D-Box - no front
East line couldn't pass 5' - pulling back mud
Cleaned middle line 60' - removed pads
Cleaned West line 6' - back to pass 6'
Removing mud - D-Box in poor condition
Signed: DFF lines looked to be O.B. pipes

Charge: Paid VISA Invoice # _____ P.O. _____
200/4 hr \$ 25.00
20% per annum charged on overdue accounts 44 Total \$ 134.58

5966432

NO MAY HAVE EXPIRATION DATE USE BOX BELOW

Mike Newwig

9709

Ray's Septic Tank Service

Sure Flow Inc

PURCHASER ONLY HERE

X Phone order

EXPIRATION DATE CHECKED

QUAN	CLASS	DESCRIPTION	PRIC	AMOUNT
		<u>Line work</u>		<u>134.50</u>
DATE <u>5/7/19</u> AUTHORIZATION			SUB TOTAL	
REFERENCE NO.			TAX	
POLICE/CHRG NO.			TOTAL <u>134.50</u>	

SALES SLIP

MERCHANT COPY!

MERCHANT COPY

Attachment N.2: Septic evaluation 2019-05-16

Existing System Evaluation Report for Onsite Wastewater Systems



State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit www.oregon.gov/dep/residential/Pages/Septic-Smart.aspx

Septic System Owner-Provided Information:

Property Owners/Sellers: 2025 NW 45th St Telephone: _____
Site Address: Meruwing City: Corvallis Zip Code: 97333
County: Benton Lot Size: _____ Acres/Square Feet (circle units)

Legal Description: _____
Age of wastewater treatment system _____ (years) Is there a service contract for system components? _____
Date the septic tank was last pumped _____ (please attach receipts if available)
Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? _____
Was this report completed by the evaluator because owner or agent was unavailable? _____

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY) _____ Signature of Owner, or agent if present _____

Name of person performing evaluation (please print): Wendi Beattie

- Certification:
- | | |
|---|--|
| <input type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input checked="" type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other DEQ approved in writing (please describe): _____ | |

Certification Number: W289

Business name: Affordable Septics Email: lisette@affordableseptics.com

Business address: 32949 Brewster Rd Lebanon Phone: (541) 990-2179

Date of Evaluation: 05/16/2019 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

Date: 05/16/2019 Signature of Qualified Septic System Evaluator: Wendi Beattie

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input type="checkbox"/> Other _____ | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system Yes No Unknown

- Permit Number(s) _____
- Year original septic system installed _____ (YYYY) No record of installation date
- Date of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. Overall Septic System Status

- Discharge of sewage to the ground surface: Yes No None observed
- Discharge of sewage to surface waters: Yes No None observed
- Sewage backup into plumbing fixtures: Yes No Unknown *Not as far as we could tell.*
- Additional Comments:

3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of this evaluation:

- Septic tank was pumped during the course of this evaluation Yes No
- If the septic tank was NOT pumped during the course of this evaluation, please explain (e.g., septic system owner declined to have the tank pumped etc.):

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

Tank was recently pumped & only had approx 4-5" of water in it.

- The septic tank material is:
 - Concrete
 - Steel
 - Plastic
 - Fiberglass
 - Other (explain): _____
 - Unknown

- Is the septic tank accessible? Yes No
- Septic tank volume in gallons: 1000
- Tank volume determined by: Check all that apply, add comments below as needed.
 - Permit Records Measured Stamped on Tank Other (owner info)
- Septic tank risers are at ground level Yes No approx. 15" deep
- Tank appears to be free from defects, leaking and signs of deterioration Yes No
If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

-
- Septic tank lid(s) is intact Yes No
 - Septic tank baffles are intact: Inlet Yes No Outlet Yes No
 - Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal
Effluent filter is present Yes No half moon
 - Effluent filter is free of debris Yes No Not Applicable
 - Liquid level in tank relative to invert of outlet At Above Below
If above or below invert outlet, please explain: recently pumped, house vacant
 - Scum layer 0 (inches) Sludge layer 0 (inches)
 - Scum and Sludge layer more than 35% of the total tank volume Yes No
Indicate where sludge measured from: Inlet Middle Outlet
 - Additional Comments:

Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank Yes No
(If "No," skip the rest of section 4.)
- At the time of this evaluation the power was on to test the pump(s): Yes No

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Dosing tank capacity _____ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Record Measurement Stamped on Tank Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (float, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen _____
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/sludge present in Dosing tank Yes No
- Scum layer _____ (inches) Sludge layer _____ (inches)
- Additional Comments:

3 Soil absorption system

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See more below
 If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation).

- Absorption distribution Equal Serial Pressure Equal via pressure
- Absorption lines construction material:
 Gravel and pipe Chamber Tile Polystyrene foam and pipe Other *Unknown - did not expose lines.*
- Absorption distribution unit(s): dropbox hydrospitter Equal distribution box
- Intact Damaged N/A
- Absorption distribution unit(s) are free of debris or solids Yes No N/A

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Locate all drain lines in soil absorption system: Yes No

Total length of drain lines _____ (ft)

Lengths determined by Physically uncovering portions of system/probing Written records

Fish tape Electronic locator camera

- Absorption area appears to be free from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

Yes No

If you answered "No," please describe below:

The drain field is in a small area surrounded by trees & plants

- Absorption area appears to be free from surface water runoff and down spouts Yes No

- Evidence of ponding in absorption area or distribution unit(s) Yes No

- The soil absorption system replacement area assigned in the permit record appears to be intact:

Yes No Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

• **Sand Filter System**

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system permitted on or after January 2, 2014 must maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. Please attach copies of the previous two years of maintenance records to this evaluation form.

- The septic system has a sand filter Yes No

(If "No," skip the rest of section 5)

- Type of sand filter:

Intermittent
 Recirculating
 Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Sand filter unit appears to be free from roads, vehicular traffic, structures, livestock, deep-rooted plants etc. Yes No

If you answered "No," please describe below:

- Sand filter appears to be free from surface water runoff and down spouts Yes No
- Evidence of ponding in/ on sand filter media surface Yes No
- Surface access to manifold and valves Yes No
- Monitoring ports are present Yes No
- Lateral lines flushed and equal distribution verified Yes No
- The sand filter has a pump Yes No
(If "No," skip the rest of section 6)
- Pump vault appears to be watertight and in good condition Yes No N/A
- Pump is functional Yes No
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- High water alarm in pump vault (audible and visual) is working Yes No
- Pump electrical components are sealed and watertight Yes No

• Additional Comments:

7. Alternative Treatment Technology System

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an Alternative Treatment Technology (ATT) Yes No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name: _____
 System ID number: _____
 Manufacturer name: _____

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

- Previous two years of maintenance records are available: Yes No
If you answered "No," please explain below.

- Previous two years of maintenance records are attached to this form: Yes No
If you answered "No," please explain below.

- Additional Comments:

- Please attach a copy of the following items to this form. Contact the DEQ or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available.
- The as-built drawing(s) to this form, if available.
- The Certificate of Satisfactory Completion to this form, if available.
- Additional Comments:

9. Provide a Site Plan

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is not available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is not accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form. redrawing the system is unnecessary.
- Additional Comments:

10. Disclaimer:

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

- 1. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

05/16/2019
Date

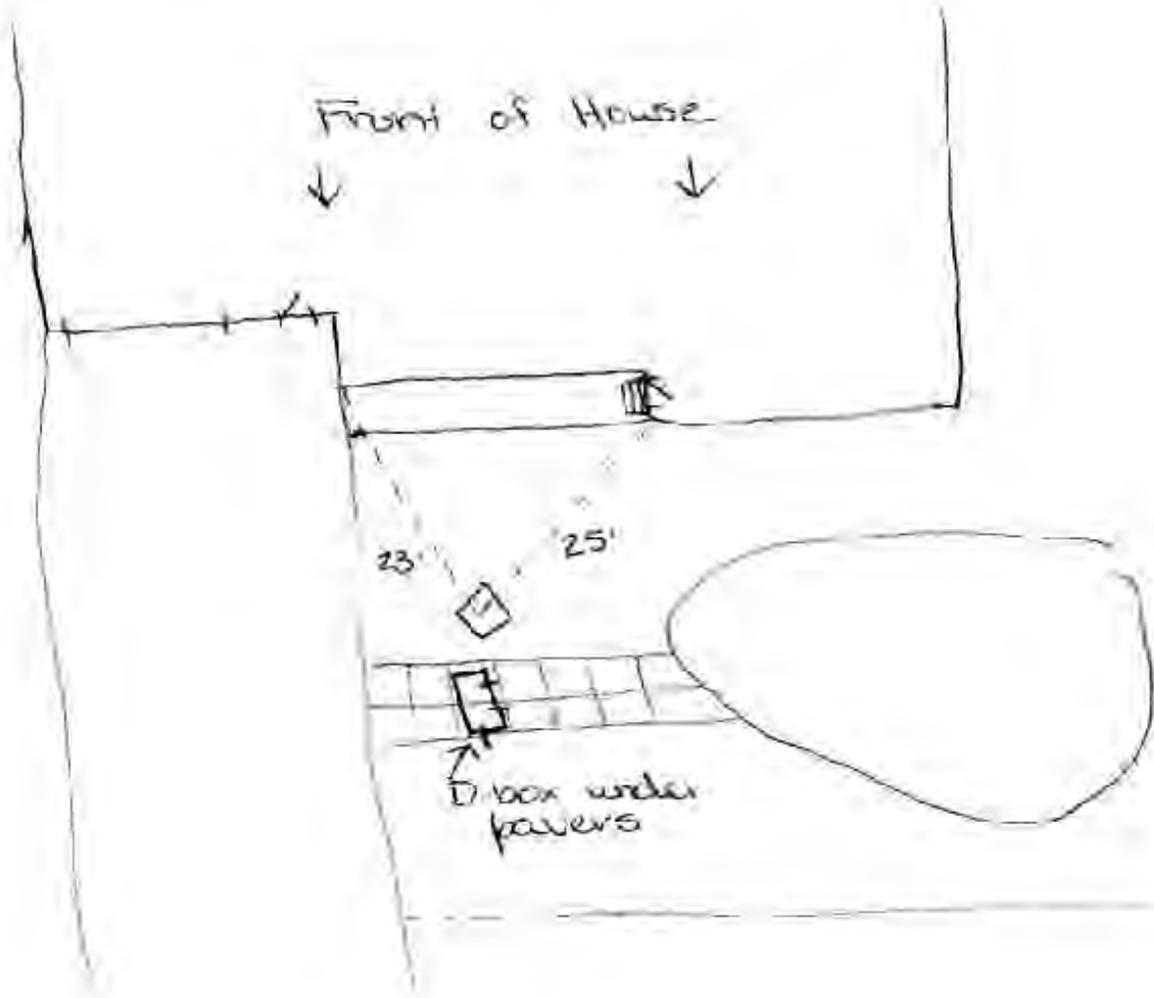
[Signature]
Signature of Qualified Septic System Evaluator

Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

Oregon Department of Environmental Quality

Provide a Site Plan in the space below. Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). Draw to scale and indicate the direction north.



Attachment N.2: Continued on next page.

Attachment N.2: Continued from previous page.

System Notes

Introduced water to the system for 5 minutes. Did the system accept water adequately? YES NO

Comments and recommendations:

Tank itself looks good.
Distribution box is showing signs of deterioration. The lines going out of the box are compacted full of roots. We could not locate a second box & due to the type of drainfield & it being equal distribution, I do not believe there is other boxes.
The system did not accept water during the water test. The box filled up until it got to the outlet of the tank & started running back into the tank.
This drain field is most likely failed. You can attempt to have a company come out & de-root the lines (we do not do it). If not, we recommend a new drain field or hooking up to city sewer.

2025 SW 45th Street Annexation and Zone Change (Revision 1) - Maps, Graphics, & Other Information

An application for a Minor Annexation and Zone Change

Submitted by:

Michael H. Meeuwig
68164 Allen Canyon Loop
Wallowa, OR 97828
406-579-9258
meeuwig@gmail.com

June 8, 2020

Table of Contents

Location and legal description of the subject site 1

Significant natural features map(s)..... 1

Traffic impact study 1

Assessor map 2

Zoning map 3

Comprehensive plan designation map 4

Existing conditions map 5

Vicinity map 7

Boundary survey 8

Exhibit A and Exhibit B: Legal description, boundary survey map, and supporting material from
registered professional land surveyor (Oregon 60183PLS)10

Location and legal description of the subject site (from Exhibit A; see below)

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map herto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed as Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

INCLUDING the westerly 10 feet of the above described land, located within the right of way of SW 45th Street (Benton County Road No. 25103).

The land herein described containing an area of 15000 square feet, more or less.

Significant natural features map(s)

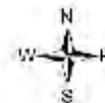
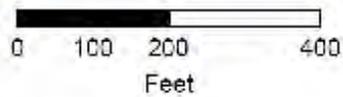
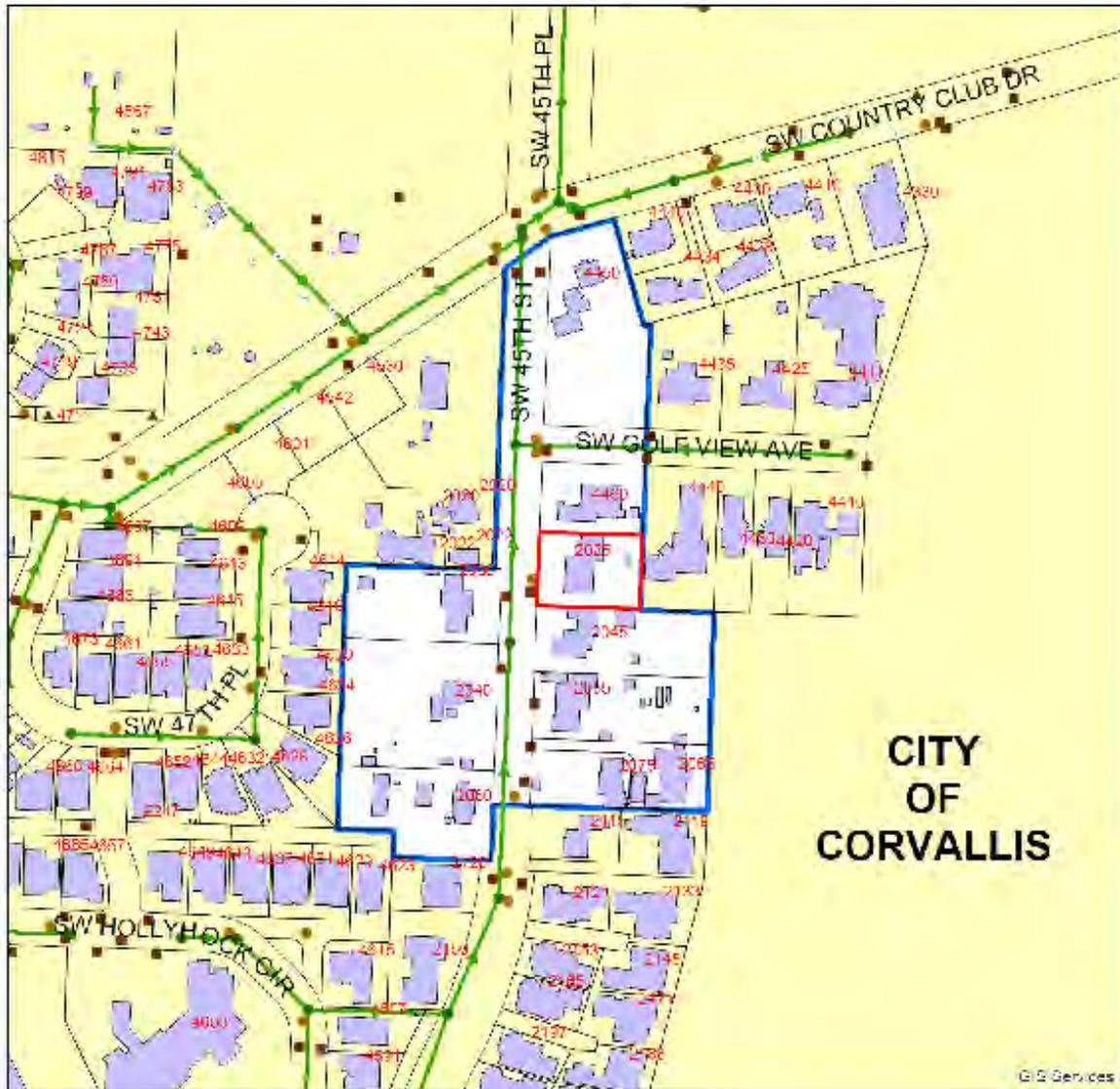
There are no identified significant natural features.

Traffic impact study (if applicable)

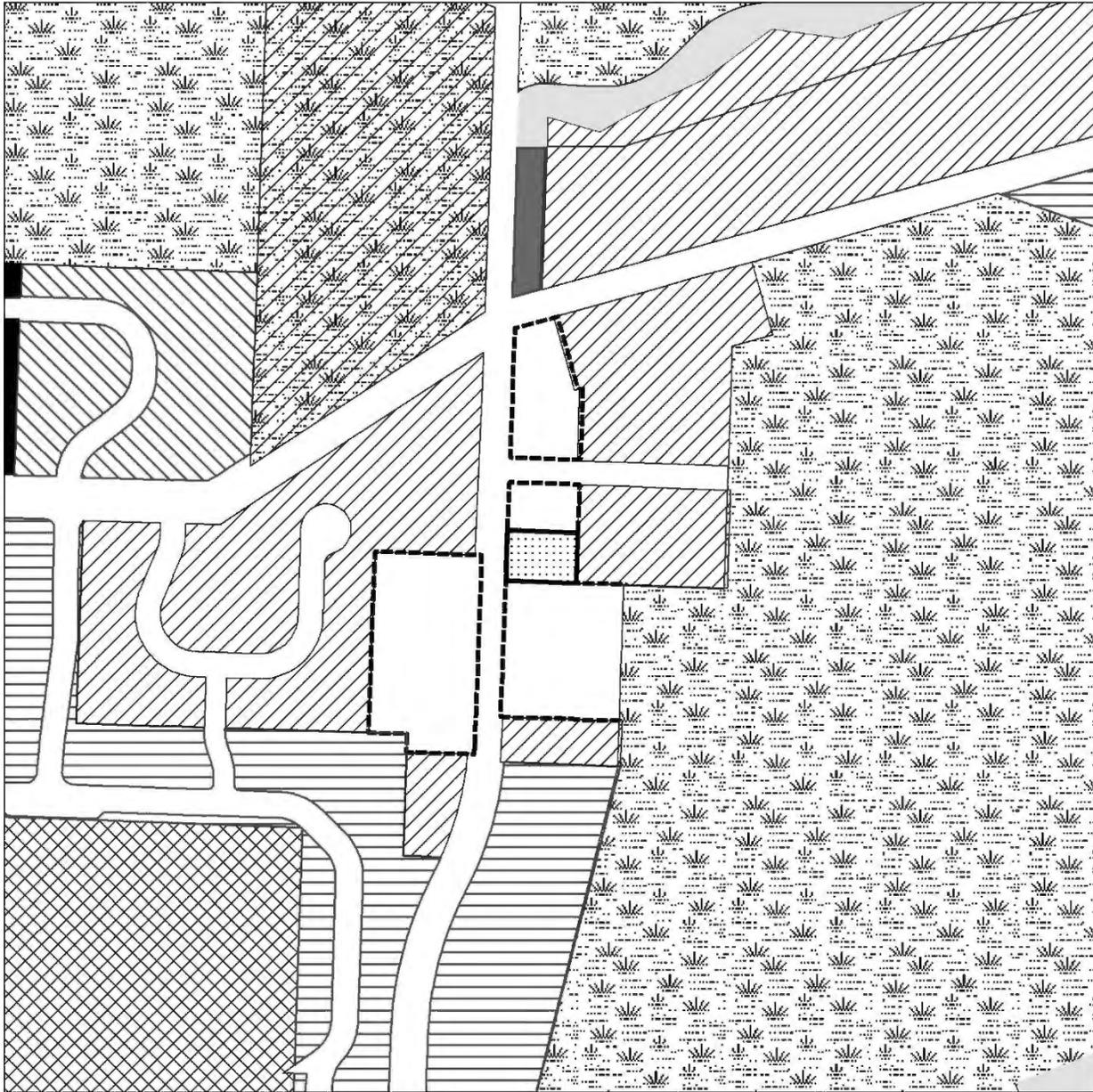
Not applicable.

Assessor map

	BENTON COUNTY ENVIRONMENTAL HEALTH ON-SITE SEWAGE DISPOSAL SYSTEM PLOT PLAN	SIT: PERMIT: TYPE:
Owner: Mike Meeswig	Date: 5/30/19	- - Site Map Only
Applicant: N/A		
Assessor's Map and Tax Lot Numbers: 12 5 09 AB 11 1300		Parcel: 0.32 Acres
Address: 2025 SW 45th Street, Corvallis, OR 97333		Scale: 1 inch = 200 feet

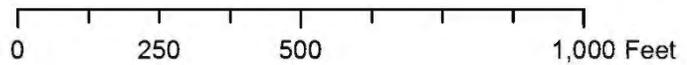


Zoning map

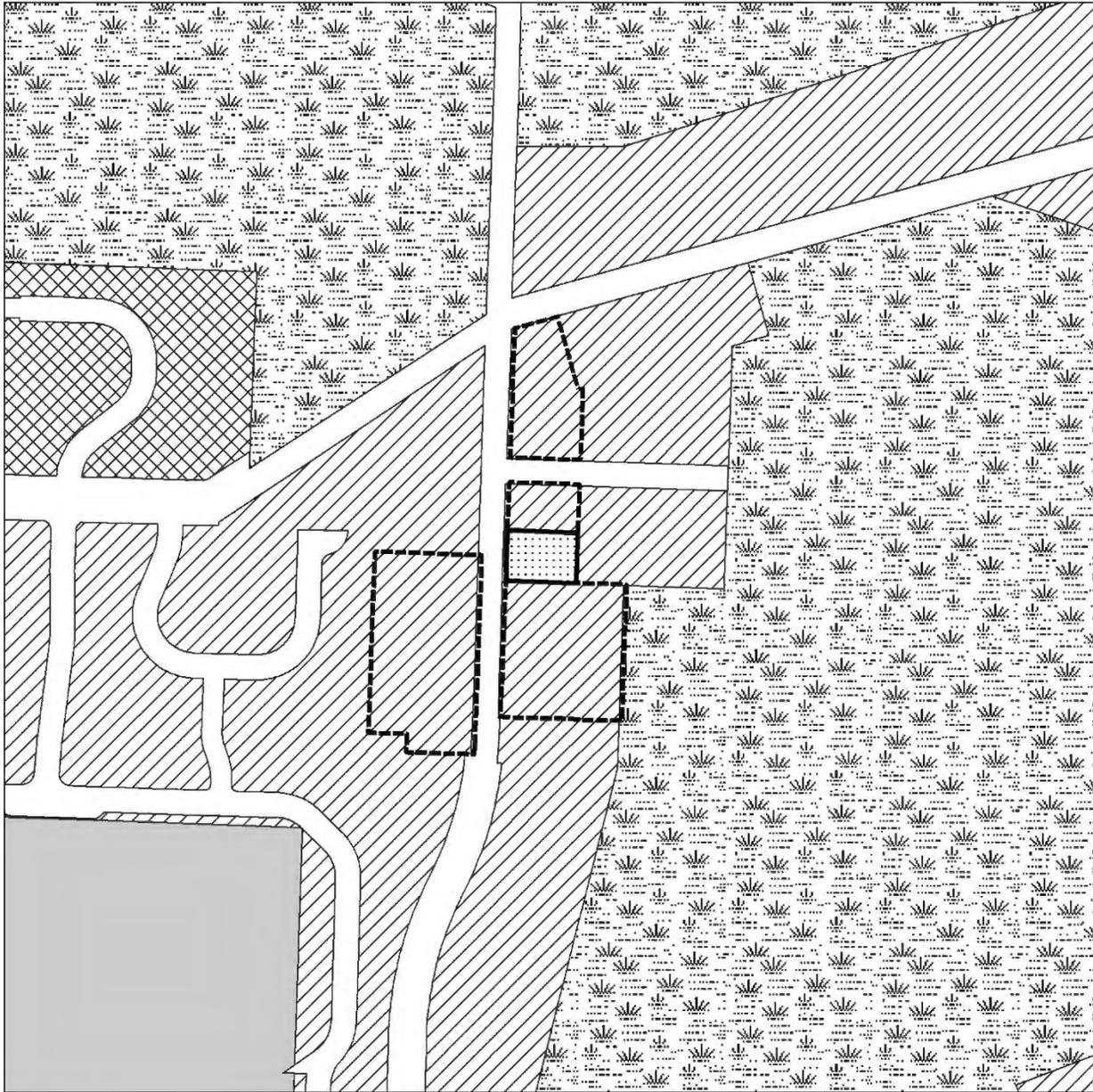


Legend

ZONE	
	RS-5
	RS-6
	PD(RS-12)
	RS-9
	PD(RS-6)
	Annexation boundary
	PD(RS-9)
	RS-3.5
	City limit



Comprehensive plan designation map

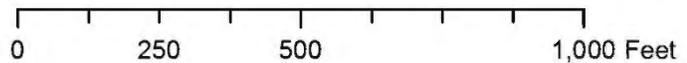


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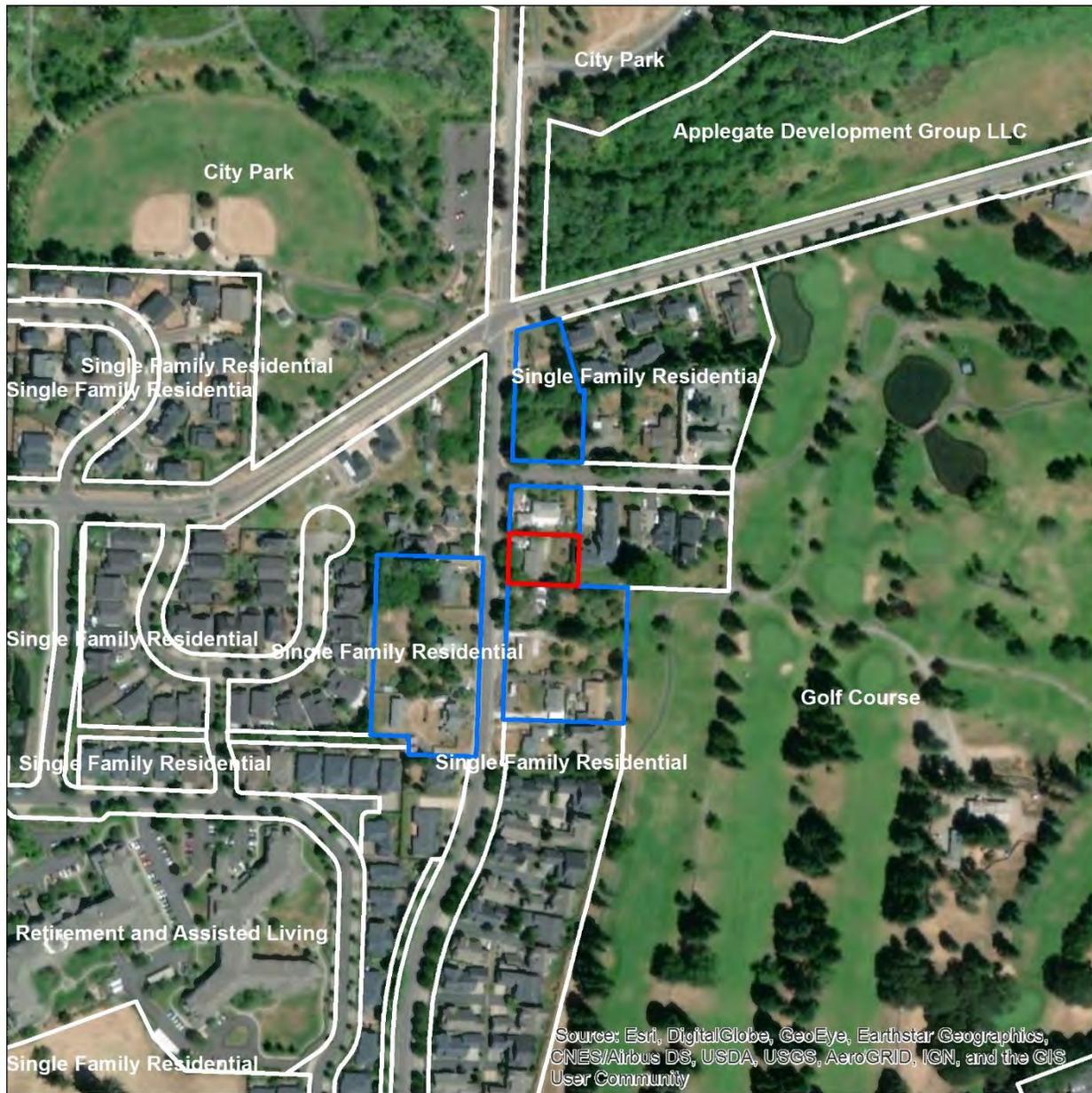
Designation

-  Open Space - Conservation
-  Residential - Low Density
-  Residential - Medium Density
-  Residential - Medium-High Density

-  Annexation boundary
-  City limit



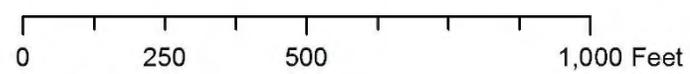
Existing conditions map – land uses



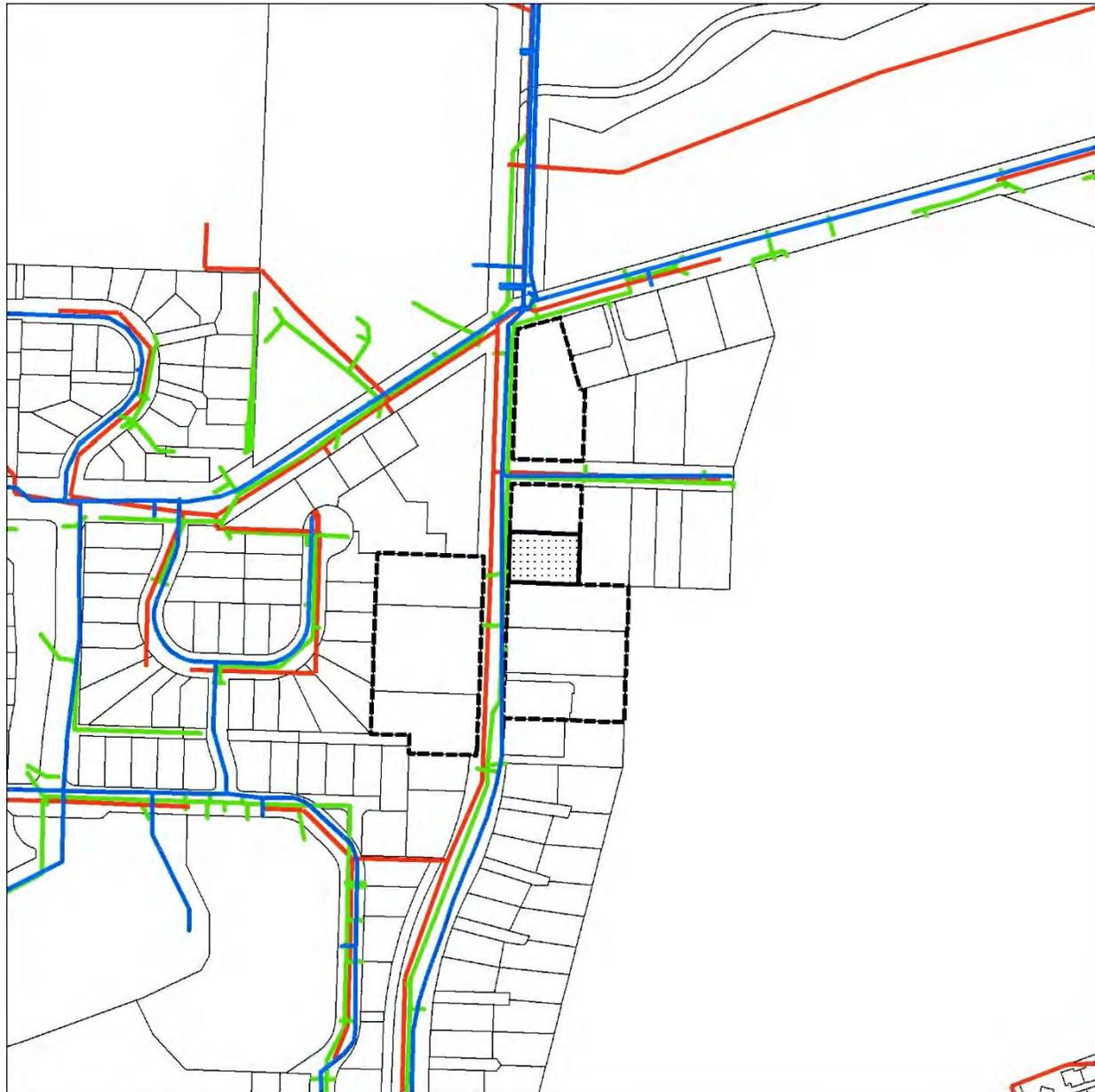
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  Annexation boundary
-  City limit

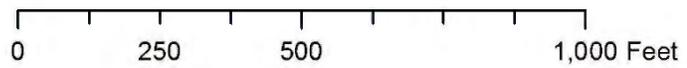


Existing conditions map – public utilities



Legend

-  Water linemain
-  Sanitary
-  Storm
-  City limit
-  Taxlots
-  Annexation boundary

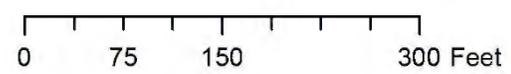


Vicinity map



Legend

-  Water mainline
-  Sanitary
-  Storm
-  City limit
-  Taxlots
-  Annexation boundary
-  Existing houses



Boundary survey (from Exhibit A)

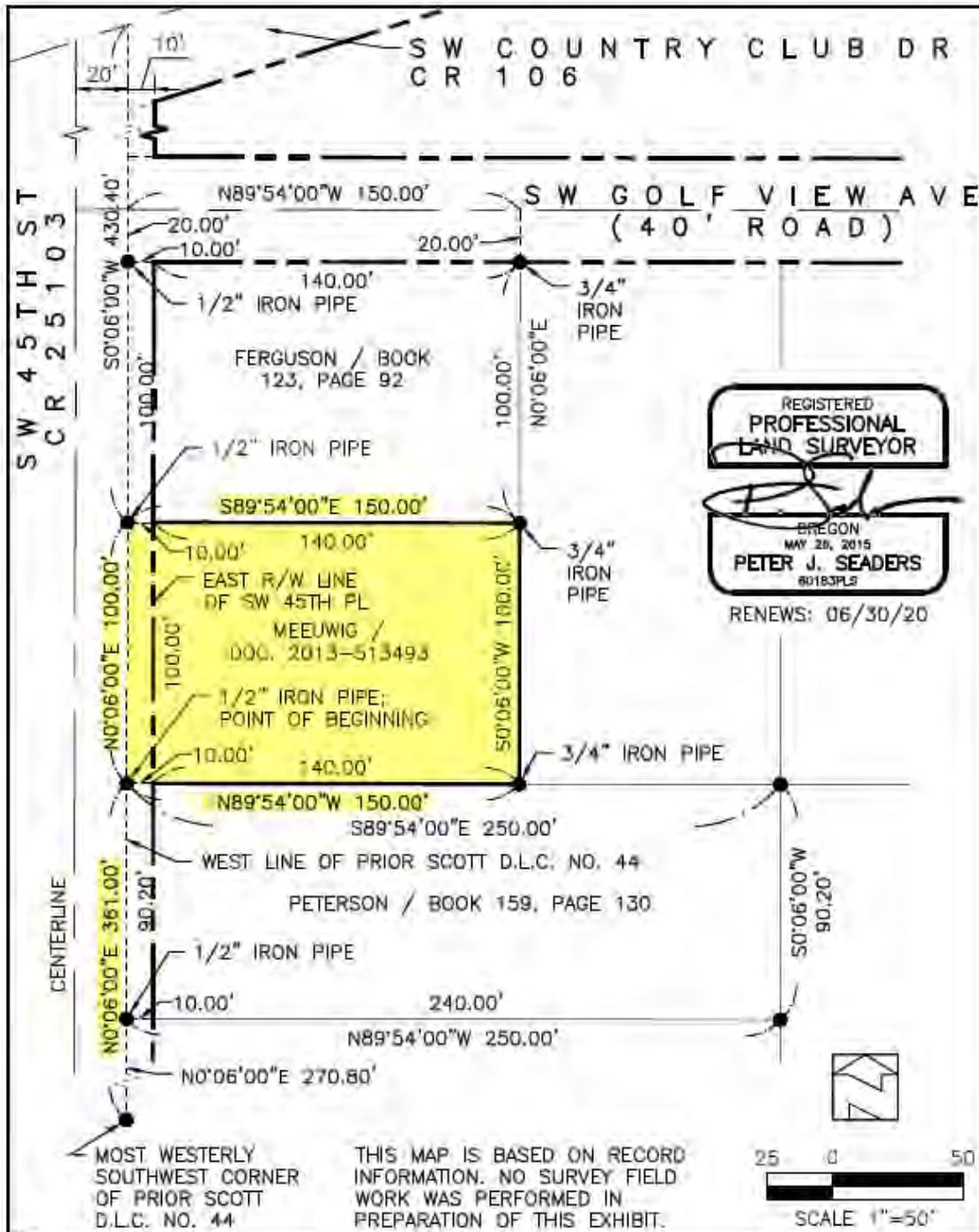
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INCLUDING the westerly 10 feet of the above described land, located within the right of way of SW 45th Street (Benton County Road No. 25103).

The land herein described containing an area of 15000 square feet, more or less.

Boundary survey map (from Exhibit B)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

BREGON
MAY 26, 2015
PETER J. SEADERS
80183PLS

RENEWS: 06/30/20

DATE	04/28/2020
SCALE	1"=30'
DRAWN	HMT
FILE	EXH.dwg

EXHIBIT B - MAP

SECTION 9, TOWNSHIP 12 S, RANGE 5 W, WILLAMETTE MERIDIAN

EXH 'B'

Exhibit A, Exhibit B (*see following pages*)

Legal description, boundary survey map, and supporting material prepared by Peter J. Seaders, registered professional Land Surveyor (Oregon, 60183PLS)

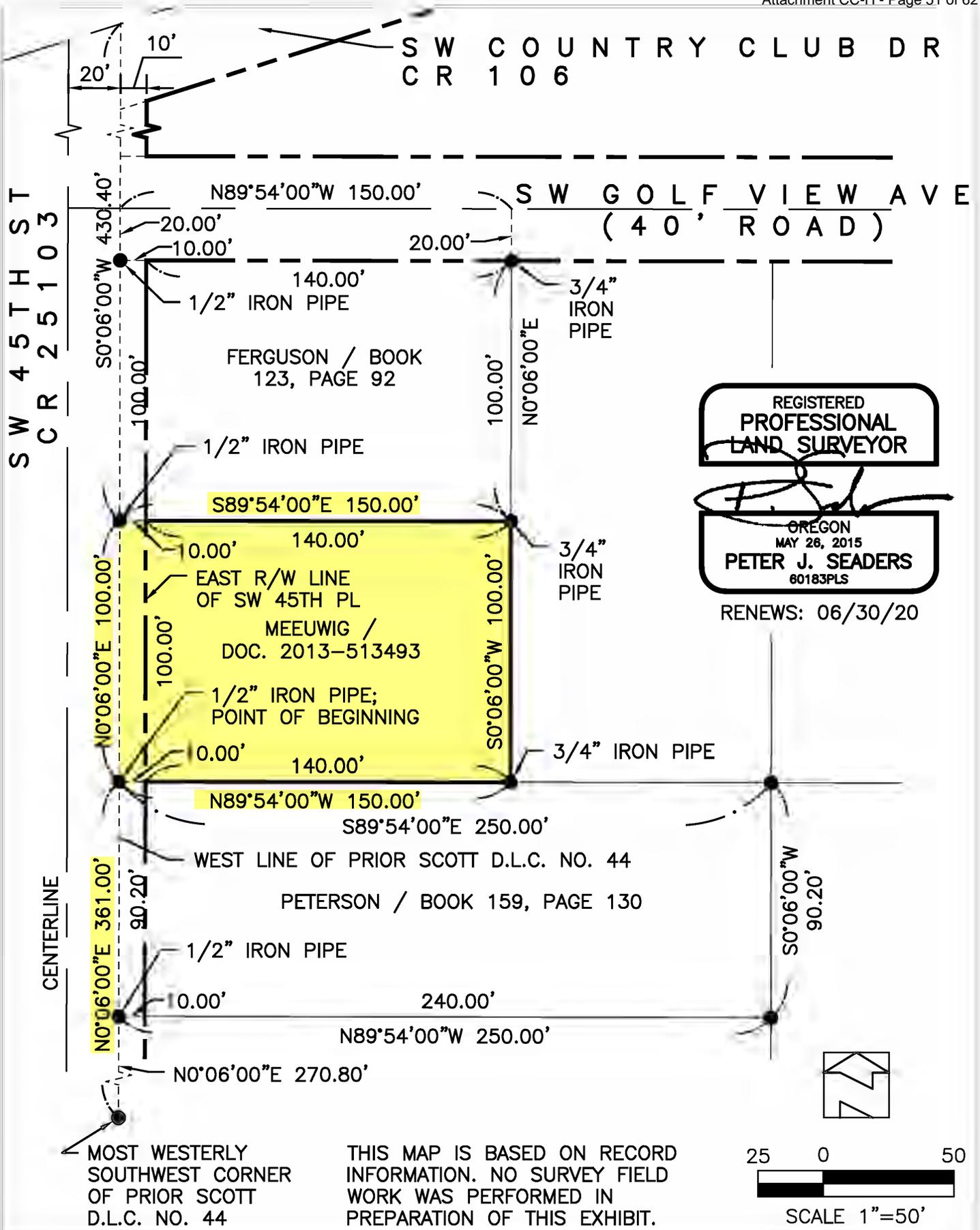
Exhibit A

That property located in the Northeast 1/4 of Section 9, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, more particularly described below and as shown on the map hereto attached and made a part hereof:

Beginning at a 1/2" iron pipe on the west line of the Prior Scott Donation Land Claim (D.L.C.) No. 44, said pipe bearing N0°06'E 361 feet from the most westerly southwest corner of said D.L.C. No. 44; running thence along said D.L.C. line N0°06'E 100 feet to a 1/2" iron pipe at the southwest corner of the premises conveyed to Chas M. Ferguson by deed recorded in Book 123, Page 92, Deed Records; thence S89°54'E along the south line of said Ferguson tract a distance of 150 feet to a 3/4" iron pipe; thence S0°06'W 100 feet to a 3/4" iron pipe on the north line of the premises conveyed to John W. Peterson et ux by deed recorded in Book 159, Page 130, Deed Records; thence N89°54'W along the north line of said Peterson land a distance of 150 feet to the point of beginning.

The land herein described containing an area of 15000 square feet, more or less.





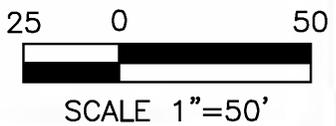
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 26, 2015
PETER J. SEADERS
60183PLS

RENEWS: 06/30/20

MOST WESTERLY
SOUTHWEST CORNER
OF PRIOR SCOTT
D.L.C. NO. 44

THIS MAP IS BASED ON RECORD
INFORMATION. NO SURVEY FIELD
WORK WAS PERFORMED IN
PREPARATION OF THIS EXHIBIT.



DATE 04/28/2020
SCALE 1"=30'
DRAWN NMT
FILE EXH.dwg

EXHIBIT B - MAP

SECTION 9, TOWNSHIP 12 S, RANGE 5 W, WILLAMETTE MERIDIAN

EXH 'B'

BOOK 123 PAGE 92

FERGUSON DEED

KNOW ALL MEN BY THESE PRESENTS, That NOEL C. JENSEN and ERMA GRAY JENSEN, his wife, in consideration of Ten Dollars to them paid by CHARLES M. FERGUSON and ALICE E. FERGUSON, his wife, have bargained and sold and by these presents do grant, bargain, sell, and convey unto said CHARLES M. FERGUSON and ALICE E. FERGUSON, his wife, as tenants by the entirety with the right of survivorship, their heirs and assigns, all the following bounded and described real property, situated in the County of Benton and State of Oregon, to-wit:

A parcel of land situated in Prior Scott Donation Land Claim No. 44, in Township 12 south, Range 5 West of the Willamette Meridian and being part of a tract of land deeded to Noel C. and Erma Gray Jensen by deed recorded in Book 101 at page 419 of Benton County Deed Records.

Beginning at a 1/2 inch iron pipe, said pipe being 430.4 feet south 0° 06' west (said distance being along the west line of the Prior Scott Donation Land Claim No. 44) from the intersection of said west Donation Land Claim line and the center-line of County Road No. 106; thence south 89° 54' east 150.0 feet to a 3/4 inch iron pipe; thence north 0° 06' east 100.0 feet to a 1/2 inch iron pipe; thence continuing north 0° 06' east 20 feet to the center-line of a 40.0 foot road; thence north 89° 54' west 150.0 feet along the center-line of said 40.0 foot road to the said west Donation Land Claim line; thence south 0° 06' west 20.0 feet to a 1/2 inch iron pipe; thence continuing south 0° 06' west 100.0 feet to the point of beginning; containing 0.413 acres.

SUBJECT to the following conditions, restrictions, and reservations, to-wit:

That no building except a private residence with the customary outbuildings shall be erected, placed or permitted on said premises or any part thereof and no part of said land or any building or improvement thereon shall, at any time, be used except for residence purposes;

No dwelling costing or reasonably worth less than Four Thousand Dollars (\$4,000.00) shall be permitted on said land;

No structure shall, at any time, be moved onto any part of said property;

No person other than those of the Caucasian race shall own, lease, or occupy any buildings or any part thereof on said property;

These covenants and restrictions shall run with the land and shall be binding on all of the parties and all persons claiming under them or any interest in said land until January 1, 1975, at which time such covenants and restrictions shall terminate;

In the event the grantees or their successors in interest in the above described premises shall fail to keep and perform and maintain any of the within and above restrictions or conditions, then any injured property owner or owners are given the right to bring suit against any violator thereof for damages, costs and attorney's fees, the Court may order the discontinuance of the said breach of the said condition or restriction,

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and also all their estate, right, title, and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said CHARLES M. FERGUSON and ALICE E. FERGUSON, his wife, as tenants by the entirety with the right of survivorship, their heirs and assigns forever. And said grantors above named do covenant to and with the above named grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, and that they will and their heirs, executors, and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands and seals this 30th day of June, 1948.

Charles M. Ferguson (SEAL)

Alice E. Ferguson (SEAL)

BOOK 123 PAGE 94

STATE OF OREGON)
County of Benton) ss.

BE IT REMEMBERED, That on this 30th day of June, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named NOEL C. JENSEN and ERMA GRAY JENSEN, his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal, the day and year last above written.



Dorothy L. Cummings
Notary Public for Oregon
My comm. exp.: Feb 20, 1951

-3-

225 68494

WARRANTY DEED	
NOEL C. JENSEN et ux	to
CHARLES M. FERGUSON et ux	

STATE OF OREGON
County of Benton
I hereby certify that the within instrument was recorded for record

1948 JUN 3 AM 10 38

and recorded in book 123 on page 92
Record of
of said County.
Witness my hand and seal of County Clerk
A. J. MOORE,
County Clerk
By *Grace Nelson*
Deputy.

Charles M. Ferguson

PETERSON DEED

FORM No. 633-W

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

(Revised 1956)

BOOK **159** PAGE **130**

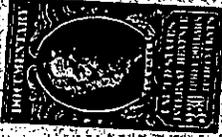
KNOW ALL MEN BY THESE PRESENTS, That IRMA R. KNEESSI, surviving widow of Walter Kneessi, deceased, and unmarried

grantor in consideration of Ten and no/100ths Dollars,

to her paid by JOHN W. PETERSON and MARILYN M. PETERSON, his wife,

grantee. S, do ES hereby grant, bargain, sell and convey unto the said grantee S, thair heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Benton and State of Oregon, bounded and described as follows, to-wit:

A parcel of land situated in the Prior Scott Donation Land Claim No. 44 in Township 12 South, Range 5 West of the Willamette Meridian described as follows: Beginning at a 1/2" iron pipe, said pipe being 270.8 feet north 0°06' east (said distance being along the west line of the Prior Scott Donation Land Claim No. 44) from the most westerly southwest corner of said Donation Land Claim No. 44; thence 90.2 feet north along said west Donation Land Claim line to a 1/2" iron pipe; thence 250.0 feet south 89°54' east to a 1/2" iron pipe; thence 90.2 feet south 0°06' west to a 1/2" iron pipe; thence 250.0 feet north 89°54' west to the point of beginning,



To Have and to Hold the above described and granted premises unto the said grantee S, their heirs and assigns forever.

And the grantor do covenant that she is lawfully seized in fee simple of the above granted premises free from all encumbrances except mortgage in favor of Benton County State Bank recorded in Book 94 Page 99 Benton County Mortgage Records which said mortgage the grantees hereby assume and agree to pay in accordance with the terms and conditions thereof, and except conditions, restrictions and reservations contained in deed recorded in Book 132 Page 208 Benton County Deed Records, and that she will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this April day of 1957.

Irma R. Kneessi (SEAL)

STATE OF OREGON, (SEAL)

County of Benton On this April day of 1957.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named IRMA R. KNEESSI, surviving widow of Walter Kneessi, and unmarried who is

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Leona M. LaRouge
Notary Public for Oregon
My Commission expires August 19, 1960

WARRANTY DEED

IRMA R. KNEESSI, widow

TO

JOHN W. PETERSON, et ux

AFTER RECORDING RETURN TO

SIDNEY B. LEWIS, JR.
ATTORNEY AT LAW
CITY PROFESSIONAL CENTER
CORVALLIS, OREGON

(DON'T USE SPACE; RES FOR RECO LABEL IN THIS WH USED)

STATE OF OREGON 14900

County of Benton I hereby certify that the within instrument was received for record

1957 APR 8 PM 3:59

and recorded in book 159 on page 130 Record of said County of Benton, Oregon

RALPH P. SCHINDLER COUNTY CLERK

Ralph P. Schindler

Table 2.6 - 1 - Community-wide Livability Indicators and Benchmarks for Annexation Proposals

Note: The following livability indicators and benchmarks have been placed into the categories of the City's 2020 Vision Statement. As this categorization is a first attempt based upon the actual wording in the Vision Statement, there may need to be some re-categorization and/or other revisions with future updates of this Code.					
LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Where People Live"</i>					
Annexation Density	Average density of proposed Annexation relative to the average density of land within the City that is developed and of the same type (single-family or multi-family).	Meet or exceed the average density of land within the City, developed, and of the same type as the proposed Annexation (single-family or multi-family). Note: Information regarding existing density within the City may be obtained from the City's annual Land Development Information Report.	Residential ¹		Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		
Rural Development Potential	Type of county development that could occur if property not Annexed (depends on county land use policies in effect at time of proposed Annexation).	Development on land within the Urban Growth Boundary is done in a fashion that does not preclude urban-level development on the subject site and/or on adjacent properties within the UGB.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Adjacency to City	Percentage of the perimeter of the Annexation site that is enclosed within the City limits.	It is considered an advantage if 50 percent of the perimeter of an Annexation site is enclosed within the City limits.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
Development Plans	Concurrent processing of Detailed Development Plan and/or Tentative Subdivision Plat with Annexation request.	It is not considered a disadvantage and may be considered an advantage if an Annexation request is processed concurrently with a Detailed Development Plan and/or Tentative Subdivision Plat, even though such land use decisions may be changed after Annexation.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Distance to Bicycle and Pedestrian Access	Distance to bike lanes.	0.5-mile to bike lane.	Residential ¹		Applies
	Distance to sidewalk.	0.25-mile to sidewalk.	Commercial/Industrial ²		Applies
	Distance to multi-use path.	0.5-mile to multi-use path.	Open Space ³		
			Public Inst.		Applies
Connectivity & Extension of Bicycle and Pedestrian Facilities	It is considered an advantage if improvements proposed as part of the Annexation request would connect to and extend existing bicycle and pedestrian facilities.	Connection to existing pedestrian facilities and extension of them by at least 350 ft.; or connection to existing pedestrian facilities and filling a gap between existing pedestrian facilities of at least 100 ft.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
		Open Space ³			
		Public Inst.		Applies	
Planned Public Transportation Improvements	Type and extent of public transportation improvements (street, bicycle, pedestrian) that are listed in City master plans and would occur with urban-level development of Annexation site.	It is considered an advantage if public transportation improvements (street, bicycle, pedestrian) would be installed with the Annexation, are listed in City master plans, and would enable other sites within the Urban Growth Boundary to ultimately develop.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
Distance to Shopping	Distance from neighborhood shopping opportunities (both existing and planned).	Annexation site is within 0.5-mile of neighborhood shopping opportunities (existing or planned). More advantage associated with shorter distances from existing (as opposed to planned) shopping opportunities and/or location within 0.5-mile from existing shopping opportunities.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
Affordable Housing	Housing Affordability.	It is considered an advantage if more than 50 percent of the proposed residential housing units are classified as Affordable Housing using the definition in Chapter 1.6 - Definitions. This benchmark to be refined with future update of this Code.	Residential ¹		Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Economic Vitality"</i>					
Employment/Housing	Balance of jobs and housing.	To be developed as part of a future update of this Code, and following completion of regional studies.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
Economic Diversification	Diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy.	It is considered an advantage if the Annexation request supports diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy. To be refined as part of a future update of this Code.	Residential ¹		
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Protecting our Environment"</i>					
Natural Features	Acres and percentage of Annexation site with Significant Natural Features.	Consistency with Significant Natural Feature protections specified by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. It is considered an advantage if Significant Natural Features are protected through Annexation, since they may be better protected within the City.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Distance to Transit	Distance from an existing transit line and/or bus stop.	Annexation site is within 0.5-mile of an existing transit line and/or bus stop.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies
Distance to Major Street	Distance to nearest Collector and/or Arterial Street(s) that would serve the proposed Annexation site and is fully improved to City standards or is improved	Distance to nearest Collector and/or Arterial Street(s) that would serve the proposed Annexation site is 0.25-mile and is either fully improved to City standards or is improved to City standards with regard to bicycle and pedestrian facilities.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
	to City standards with regard to bicycle and pedestrian facilities.		Public Inst.		Applies
Intersection Load	Levels of service for intersections of Arterial and/or Collector Streets, as determined by the City's Traffic Engineer, within a one-mile radius of the site.	Levels of service for intersections of Arterial and/or Collector Streets affected by the proposal, as determined by the City's Traffic Engineer, and generally within a one-mile radius of the site, will be a level of service "D" or better following urban level development of the Annexation site.	Residential ¹		Applies
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
Truck Traffic Routes	Determination of truck traffic route(s).	Truck traffic associated with urban level development of the proposed Annexation will not result in primary travel routes on Local or Local Connector Streets through residential neighborhoods.	Residential ¹		
			Commercial/Industrial ²		Applies
			Open Space ³		
			Public Inst.		Applies
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Education and Human Services"</i>					
Local School Capacity / Travel Distance	Student enrollment, capacity, and average class size of public schools to serve the Annexation site. Distance to public elementary school.	Public schools that would serve the Annexation site are not overcrowded. Corvallis School District goals for average class sizes may vary among grades. 0.5-mile to public elementary school. School District policies, re: boundaries of closest schools or additional schools, factor into potential redefinition of school boundaries.	Residential ¹	Applies	Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		Applies
Police Response Time	Number of police officers per 1,000 persons residing within City limits.	At least 1.2 officers per 1,000 persons residing within City limits.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
Distance from Fire Station	Distance from an existing fire station.	All buildable portions of the Annexation site are within 1.5 miles of a fire station with an engine company.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies
Public Improvements	Type and extent of public improvements developed to City standards; and urban-level development, such as clustered housing, etc., existing on the proposed Annexation site.	Annexation of partially developed land within the Urban Growth Boundary (UGB) that already contains some public improvements developed to City standards, and urban-level development on part of the site, is considered more advantageous to the City than Annexation of undeveloped land.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies
Distance to Sewer and Water	Distance to adequately sized public sanitary sewer and water lines needed to serve the site.	Sanitary sewer and water facilities are proximate to the Annexation site. After some monitoring, distances for this benchmark may be specified in a future update of this Code.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies
Planned Public Utilities	Types and extent of public utility improvements of sanitary sewer, water, and storm drainage, that are listed in City master plans, and would occur with urban-level development of the Annexation site.	It is considered an advantage if the installation of public utilities of sanitary sewer, water, and storm drainage, listed in City master plans, would enable other sites within the UGB to ultimately develop.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³	Applies	Applies
			Public Inst.	Applies	Applies

LIVABILITY INDICATORS	DESCRIPTION OF LIVABILITY INDICATORS	BENCHMARKS	LAND USE DESIGNATION	Minor Annex'n	Major Annex'n
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Cultural Enrichment and Recreation"</i>					
Distance to Parks	Distance from an existing public park.	Annexation site is within 0.5-mile of an existing public park.	Residential ¹	Applies	Applies
			Commercial/Industrial ²		
			Open Space ³		
			Public Inst.		Applies
<i>Livability indicators and benchmarks relating to the Corvallis Vision 2020 Statement category of "Central City"</i>					
Distance to Downtown	Distance of the Annexation from the Central Business Zone intersection of SW Third Street and SW Monroe Avenue.	It is considered an advantage if an Annexation site is within 3.8 miles from the intersection of SW Third Street and SW Monroe Avenue, within the boundaries of the Central Business Zone.	Residential ¹	Applies	Applies
			Commercial/Industrial ²	Applies	Applies
			Open Space ³		
			Public Inst.	Applies	Applies

1. Includes lands with a Comprehensive Plan Map designation of Low, Medium, Medium High, or High Density Residential; or Mixed Use Residential.
2. Includes lands with a Comprehensive Plan Map designation of Mixed Use Commercial, Professional Office, Central Business Zone, Limited Industrial, Limited Industrial-Office, Mixed Use Employment, General Industrial, Intensive Industrial, Mixed Use Transitional, or General Industrial - Office.
3. Includes lands with a Comprehensive Plan Map designation of Open Space-Conservation and Open Space-Agriculture.

2.6.30.08 - Action by the Planning Commission

The Planning Commission shall conduct a public hearing in accordance with Chapter 2.0 - Public Involvement to evaluate the proposed Annexation and determine its appropriate zoning designation upon Annexation.

Following the close of the public hearing, the Planning Commission shall establish the appropriate zone(s) upon Annexation and forward its recommendation concerning the Annexation to the City Council.

TO: Mayor and City Council for October 5, 2020

FROM: Ken McCarthy, Fire Chief *KSM*

DATE: September 16, 2020

THROUGH: Mark W. Shepard, P.E., City Manager *MWS*
Nancy Brewer, Finance Director *NB*

SUBJECT: Fiscal Year 2020-21 Assistance to Firefighters Grant Program – COVID-19 Supplemental



Action Requested:

Staff recommends Council approve a grant agreement between the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) and the City of Corvallis to help fund personal protective equipment (PPE) and supplies needed to prevent, prepare for, and respond to the COVID-19 public health emergency. Adoption of the attached resolution will authorize the City Manager to execute the grant agreement for the above-referenced project and provide appropriations for grant fund use.

Discussion:

The Fiscal Year 2020 Assistance to Firefighters Grant (AFG) Program – COVID-19 Supplemental (AFG-S) is a supplemental funding opportunity under the AFG, one of three grant programs that constitute FEMA's focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The AFG-S accomplishes this by providing financial assistance directly to eligible fire departments for critical personal protective equipment (PPE) and supplies needed to prevent, prepare for, and respond to the COVID-19 public health emergency.

The Corvallis Fire Department's grant application was approved in the amount of \$40,835.20 in Federal funding. As a condition of the grant, the department is required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or \$4,083.52 for a total approved budget of \$44,918.72. Activities covered under this grant also included reimbursement for expenditures made since January 1, 2020, accounting for \$9,153.32 of the total approved budget. These expenditures approved for reimbursement were paid for by the department during FY 2019-20. As such, since this grant was not anticipated at time of budget development, a resolution is required to increase appropriations by \$35,765.40 for the remaining approved expenditures yet to be purchased by the department. Items approved by FEMA from the department's grant application include various supplies used in its response to COVID-19 such as N95 face masks, face shields, eyewear, exam gloves, disinfectants, coveralls and isolation gowns.

Budget Impact:

The FY 2020-21 Fire Department appropriations in the General Fund will be increased to accept the full amount of the AFG-S grant. The department's matching funds were expended in the FY 2019-20 budget.

Attachment:

CC-A: Resolution to accept AFG-S Grant and Appropriate Funds to General Fund

RESOLUTION 2020-_____

A RESOLUTION ACCEPTING AND APPROPRIATING A GRANT FOR THE PURPOSE OF THE FIRE DEPARTMENT’S WORK PREVENTING, PREPARING FOR, AND RESPONDING TO THE COVID-19 PUBLIC HEALTH EMERGENCY.

Minutes of the October 5, 2020, Corvallis City Council meeting, continued.

A Resolution submitted by Councilor _____.

WHEREAS, ORS 294.338 (1) states that a municipal corporation may not expend money unless the municipal corporation has complied with Local Budget Law sections ORS 294.305 to 294.565; and

WHEREAS, ORS 294.338 (2) provides that ORS 294.338 (1) does not apply to the expenditure of grants, gifts, bequests or devises transferred to a municipal corporation in trust for a specific purpose if the governing body of the municipal corporation enacts appropriation ordinances or resolutions authorizing the expenditure; and

WHEREAS, the City of Corvallis has been offered a grant from the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) in the amount of \$44,918.72 for the specific purpose of funding the purchase of personal protective equipment (PPE) and supplies needed for the Fire Department’s work to prevent, prepare for, and respond to the COVID-19 public health emergency; and

WHEREAS, \$9,153.32 is for reimbursement of items already purchased in FY 19-20; and

WHEREAS, the grant was unanticipated at the time the fiscal year 2020-21 budget was adopted; and

WHEREAS, the City Council finds that it is in the City's best interest to use the grant for Fire Department purchase and use of PPE and supplies used for patient care response during the COVID-19 public health emergency; and

WHEREAS, the grant acceptance requires approval by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORVALLIS RESOLVES to accept the grant offered by FEMA and authorizes the City Manager to execute agreements accepting the grant and any future amendments relating to this agreement; and

BE IT FURTHER RESOLVED that the Finance Director be authorized to make the proper adjustments in the budget appropriations.

<u>GENERAL FUND</u>	<u>INCREASE</u>
Fire Department Special Projects	\$35,770

 Councilor

Upon motion duly made and seconded, the foregoing resolution was adopted and the Mayor thereupon declared said resolution to be adopted.

TO: City Council for October 5, 2020, Council Meeting
 FROM: Mark W. Shepard, P.E., City Manager *MWS*
 DATE: September 29, 2020
 THROUGH: Nancy Brewer, Finance Director *NB*
 SUBJECT: Proposal for Van Buren Bridge Ownership
 STRATEGIC OPERATIONAL PLAN PRIORITY: N/A



Action Requested:

Staff is seeking direction regarding next steps in the process to acquire the Van Buren Bridge.

Discussion:

City Proposal for Bridge Ownership

At the August 17, 2020, City Council Meeting, the Council directed staff to submit a proposal for ownership of the Van Buren Bridge. For convenience, staff has captured the direction provided by the Council below:

Original Motion: Direct the City to contact ODOT to begin formal exploration of the legal and financial responsibilities surrounding the ownership of the Van Buren Bridge, moved and repurposed as a bike/ped bridge over the river, to include completion of a proposal for City ownership by August 31, if required.

Amendment 1: The City would only apply if the application can be conditioned to specify the City will not take ownership if ODOT does not pay to move the bridge.

Amendment 2: An application will not be submitted without a written statement from ODOT that the City can withdraw the application without penalty.

City staff obtained a statement from ODOT confirming that a proposal could be withdrawn without penalty. With that assurance from ODOT, staff worked with PreservationWORKS! to develop a proposal for City ownership of the bridge. The proposal included language that specified that the City would only take ownership of the bridge if ODOT paid to move the bridge, in keeping with Council direction.

ODOT Response to City's Proposal

ODOT conducted a preliminary review of the City's proposal for completeness, and provided a written response (Attachment CC-A). ODOT's review identified that the City's proposal does not satisfy all the requirements included in ODOT's bridge advertisement. ODOT has provided the City with an opportunity to submit a revised proposal, with a deadline of October 12, 2020.

ODOT identified the following requirements as not being met (the numbering is from ODOT's response):

- 3 The proposed route for moving the bridge to the new site.
 ODOT accepts the general concept for moving the existing bridge, but does not accept the City's proposal to use ODOT's work bridge for the new structure for this

work. ODOT requires a revised City proposal identify how the existing bridge will be relocated independent of ODOT's construction of the new bridge

- 5.b A dismantling and relocation plan which should specify the name of the contractor, if known, involved in moving the bridge.
 ODOT does not agree with the City's proposal for ODOT and ODOT's contractor to be responsible for moving the existing bridge. ODOT requires a revised City proposal identify another contractor or option.
- 7 The cost estimate for relocation and rehabilitation.
 ODOT does not agree with the City's proposal to use ODOT's work bridge for the move. As a result, the City's proposal does not contain information for ODOT to evaluate the reasonableness of the costs for the relocation. ODOT requires a revised City proposal to include more details on several areas, such as costs to rehabilitate the center swing span to make it operable, to construct a work bridge for the move, and to make the relocated superstructure seismically resilient.
- 8 A statement of willingness to accept ownership of the bridge and all future legal and financial responsibility for the bridge, which may include an agreement to hold ODOT harmless in any liability action.
 ODOT does not accept the City's statement of willingness in the proposal as the statement was qualified by the phrase "after it [the bridge] is moved to its new location and established as a fully functioning bike and pedestrian bridge connecting the west and east sides of the Willamette River." ODOT requires a revised City proposal that includes a statement of willingness, without qualification, and identified sources of funding for the project from assured sources.

In summary, ODOT will not facilitate nor pay for moving the bridge and will not allow use of their temporary work bridge for moving the old bridge.

Action Required From the City Council

Funds and staff resources will need to be expended to develop a revised proposal that meets the bridge advertisement requirements that were not met in the City's original proposal. Staff is seeking a decision from Council to either continue to pursue ownership and direct staff to develop a revised proposal or stop pursuing ownership.

If the Council desires to continue to pursue ownership, two specific actions are required:

1. Identify and commit a funding source to cover all costs for moving and rehabilitating the existing bridge. The September 22, 2020, letter from ODOT clarifies that the City must identify the funding source(s) for moving the existing bridge and making the swing span operable. The funding must be qualified funds from assured sources at the time ODOT accepts the proposal.

The Council has been consistent in resolve to not use City funding to relocate the existing bridge. To provide the Council an opportunity to change course and use City funding, staff considered what options are available to fund the bridge move while meeting the requirements of the application. Staff evaluated possible funding options and identified the most viable option.

Option A – Immediately cut services and dedicate the savings to moving the existing bridge. This option would provide an immediate source of funds that can be used for the existing

bridge relocation. However, this is not likely to satisfy ODOT’s requirement that the funding be ‘assured’, which would indicate that the funding be in hand at the time the revised proposal is submitted. Additionally, this would have a severe impact on the services the City provides to the community.

Option B – Borrow funds from System Development Charge (SDC) Reserves. There are adequate SDC Reserves to fund the anticipated costs to relocate the existing bridge. However, these funds are targeted to specific infrastructure projects identified in the City’s master plans. State law dictates that those funds are dedicated to very specific uses and if they are borrowed, they must be paid back with interest.

Option C – Use the City’s Fund Balance Reserve (FBR). The current FBR in the General Fund is \$8.3 million. The FBR has been established in Council Policy to provide contingency funds in case of an emergency. The FBR is set at three months’ worth of payroll costs. The FBR has the fewest restrictions on the use of the dollars and is available to dedicate to the bridge relocation project, making this the most viable funding option.

While the FBR is the best option for meeting the funding requirements of a proposal to take ownership of the bridge, use of these funds would have significant impacts for the City.

If the FBR is used to acquire the bridge, Council Policy dictates that it be rebuilt over the following five years. Based on the current FBR, a repayment schedule that gradually builds the annual commitment will look approximately as follows:

Year	Payment
1	\$830,000
2	\$1,250,000
3	\$1,660,000
4	\$2,080,000
5	\$2,490,000

To fund the repayment of the FBR, the City would need to either start collecting additional revenue or make cuts to services.

Use of the FBR would increase the City’s exposure and risk to financial emergencies. Recent experience with the coronavirus pandemic has reminded us that we can’t predict when emergencies will happen. The increased risk would continue for five years as the City worked to rebuild the FBR.

Spending down the FBR will result in a downgrading of the City’s bond rating. This will mean borrowing by the City will cost more. Reestablishing the FBR would require drastic cuts to services or the collection of additional revenue from the community.

A portion of the FBR, \$685,000, is the General Fund Contingency for FY 20-21. The Council would need to adopt a resolution to transfer these appropriations to Public Works to fund the engineering work. This would leave no appropriations for the balance of FY 20-21 for emergencies, if any occur. The balance of the \$8.3 million would need to be included in the FY 21-22 budget.

I strongly recommend against using the FBR to pay to move the existing Van Buren Bridge.

2. Direct staff to work on a revised proposal for submittal by October 12 and enter into negotiations for ownership of the bridge. As a reminder, current projects and work efforts will be delayed as staff resources are shifted to the revised proposal and negotiations efforts.

Due to the short turnaround time and the absence of bridge expertise in the organization, staff will need to make broad assumptions in the revised proposal to satisfy the bridge proposal requirements. These assumptions come with associated risks, such as underestimating the costs for a component of the project. Specifically, *Item 3, developing a proposed route for moving the bridge* is complex and requires significant evaluation and design consideration from engineers with professional experience. There is not the time, nor on-staff expertise to complete this design work.

If ODOT accepts the City's revised proposal, staff will begin negotiations with ODOT for the City assuming ownership of the existing bridge. Staff will engage a professional engineering firm to assist with these negotiations and to initiate the plans for relocating the bridge. This work will cost several hundred thousand dollars. Additional staff will also need to be hired to facilitate managing this unplanned design and construction project. These will be sunk costs the City will bear even if the City chooses to later withdraw its ownership proposal for the bridge.

If the Council chooses to not dedicate City funds to move the bridge, it will be helpful to clarify the Council's expectations for staff's involvement in any continuing discussions regarding moving the bridge. Support for continuing discussions about moving the bridge is not included in the City's Strategic Operational Plan or current work plans for staff.

Recommendation:

My recommendation remains consistent with previous recommendations. The City does not have the funds to move nor maintain the bridge. I recommend that the Council confirm their intent to not expend City funds to move and maintain the bridge and direct staff to stop efforts regarding moving the bridge or assuming ownership of the bridge.

Recommended Motion:

I move to affirm that the City Council will not expend any City funds to move the Van Buren Bridge and direct the City Manager to stop work associated with moving the existing bridge.

If the Council desires to continue to pursue bridge ownership, an alternative motion is suggested below.

Alternative Motion:

I move to commit the Fund Balance Reserve to pay for costs associated with moving the existing Van Buren Bridge and direct staff to submit a revised proposal that specifies this source of funding for relocation and rehabilitation of the existing bridge, and direct the City Manager to commit staff resources, enter into contracts, and delay other projects and programs as required to complete a revised proposal and enter negotiations to assume City ownership of the existing Van Buren Bridge.

Budget Impact:

If the Council adopts the recommended motion there will be no further budget impact.

If the Council adopts the alternative motion, the Fund Balance Reserve of \$8.3 million will be committed to moving the Van Buren Bridge and will not be available for any other uses. Further work will be required to identify either new revenue or service cuts to replenish the Fund Balance Reserve. The City will incur direct costs of consultants and additional staff even if the City later withdraws its application for ownership of the bridge.

Attachments:

CC-A: September 22, 2020, ODOT Response to City Proposal for Bridge Ownership

CC-B: City Proposal for Bridge Ownership



Oregon

Kate Brown, Governor

Department of Transportation
 Delivery and Operations Division
 Region 2
 455 Airport Rd SE Bldg. B
 Salem, OR 97301-5395
 Phone: (503) 986-2600

September 22, 2020

Mark W. Shepard
 Corvallis City Manager
 501 SW Madison Avenue
 PO Box 1083
 Corvallis, OR 97539-1083

RE: VAN BUREN BRIDGE PROJECT – RESPONSE TO CITY PROPOSAL FOR BRIDGE OWNERSHIP

Mr. Shepard,

Thank you for submitting a proposal for the City of Corvallis to take ownership of the existing Van Buren Bridge, #02728. ODOT received the City's ownership proposal on August 28, 2020. We have conducted a preliminary review of the proposal for completeness and identified that the proposal does not satisfy all requirements of the bridge advertisement. This letter outlines the deficiencies in the ownership application, grants additional time for the City to submit a revised application rectifying these items, responds to several conditions outlined in the City's application, provides clarification regarding several items, and continues the dialogue about the future of the existing Van Buren Bridge.

City of Corvallis Condition of Ownership Statements

In its ownership proposal, the City set out several conditions for it to assume ownership of the Van Buren Bridge. Those conditions, and ODOT's responses, are set forth below.

1. *The City requests the relocation be included in the new bridge project scope and performed by the ODOT selected contractor. The City requests ODOT develop the final detailed design plans, obtain the required permits, and perform project management for the bridge relocation.*

ODOT Response: As noted in ODOT's advertisement for the Van Buren Bridge, moving the bridge and all associated costs would be the responsibility of the new owner. Therefore, ODOT will not develop final detailed design plans, obtain permits, or perform project management for the Van Buren Bridge relocation. These relocation efforts will be the responsibility of the new owner. ODOT will contribute approximately \$900,000 in reimbursable funding to the new owner towards the cost of relocating the existing Van Buren Bridge.

2. *The City's proposal is submitted with the understanding that the City may withdraw it any time before March 31, 2021 without penalty.*

ODOT Response: ODOT agrees with this condition as per Savannah Crawford's email dated August 19, 2020.

ODOT Bridge Advertisement Proposal Information

The bridge advertisement identified nine required areas of information that must be included in any ownership proposal for the historic Van Buren Bridge. These are listed below, along with ODOT's responses regarding whether the City's submitted ownership proposal satisfied each requirement.

1. Map(s) showing the new location of the historic bridge or its elements. This could include USGS topographic maps, city maps, or labeled aerial photographs.

The City's application materials satisfy this requirement.

2. Images of the site where the historic bridge or its elements would be relocated to, including general photographs of the early specific views of the location for the new substructure.

The City's application materials satisfy this requirement.

3. The proposed route for moving the bridge to the new site.

The City's application materials mostly satisfy this requirement but incorrectly assume that the work bridge for the new structure can be used for the Van Buren Bridge relocation. This assumption should be revised so that the relocation is fully independent from the construction of the new bridge.

4. A description of how the bridge or elements will be reused.

The City's application materials satisfy this requirement.

5. A dismantling and relocation plan which should specify:

a. How the bridge will be dismantled

The City's application materials satisfy this requirement.

b. The name of the contractor, if known, involved in moving the bridge

Application criterion is not met. The City's ownership application states that ODOT and ODOT's selected contractor will be responsible for moving the Van Buren Bridge. ODOT does not agree to this proposal. The City will need to provide an alternate contractor name or option.

c. How various components will be coded for property reassembly (if applicable)

The City's application materials satisfy this requirement.

d. What rehabilitation work will be performed on the substructure

The City's application materials satisfy this requirement. With respect to the operability of the swing span, ODOT in consultation with the State Historic Preservation Office (SHPO), is not anticipating that this functionality (or lack thereof) would impact the eligibility of the resource.

6. Estimated time necessary for rehabilitation and or estimates of the time before the bridge will be put into reuse.

The City's application materials satisfy this requirement.

7. Cost Estimate for the relocation and rehabilitation.

Application criterion has not been met. The City's ownership application states that moving the bridge will be approximately \$6 million, with ODOT as the responsible entity for moving the Van Buren Bridge. ODOT does not agree to be the responsible entity for moving the Van Buren Bridge. It appears that the estimate submitted does not include the following:

- A breakdown of the preliminary engineering estimate to demonstrate the proposed budget is reflective of the anticipated costs required to design and permit the rehabilitated truss, new substructure, and approach spans as a new crossing of the Willamette River.
- Cost for the construction contractor mobilization (ODOT suggests an additional 10% cost for all estimated construction work items).
- Costs for removing the existing timber bridge deck and surfacing, installation of a new steel deck and surfacing or definitive statement that this work will not be required.
- Cost for removal of the existing cantilever walk.
- A more accurate description and cost for the rehabilitation of the center swing span to make it operable. This description to include a list of rehabilitated or new bridge components, location (horizontal and vertical alignment) of anticipated direct mechanical pull with corresponding attachment points at each end. It is unknown if supplemental strengthening of the truss will be required to accommodate the new mechanical pull load paths. Please clarify.
- Cost for a work bridge. ODOT's work bridge will not be available for use by a different contractor to utilize for the relocation of the bridge.
- Costs for seismic resiliency of the relocated superstructure.

8. A statement of willingness to accept ownership of the bridge and all future legal and financial responsibility for the bridge, which may include an agreement to hold ODOT harmless in any liability action.

Application criterion has not been met. As per ODOT's June 15, 2020 memo to the City, the statement of willingness to accept ownership and all future and legal and financial responsibility needs to include identified funding sources for moving the existing Van Buren Bridge. ODOT's contribution is reimbursable so the proposal must demonstrate that the new owner can fulfill the requirement of moving the bridge to receive the reimbursement as a guarantee of funds and cover any remaining costs of the move, if applicable. Identified sources of funding must be from assured sources at the time ODOT accepts a proposal. The City's statement that it will accept all future legal and financial responsibilities for the bridge only "after it is moved to its new location and established as a fully functioning bike and pedestrian bridge connecting the west and east sides of the Willamette River" is much more limited than the statement required by the bridge advertisement. This statement, and the City's assumption in its ownership application that ODOT will fund the relocation, are considered to be non-responsive to the application requirements. ODOT has not agreed to fund the bridge relocation on behalf of the City. Acceptable sources of funding include

urban renewal funds, existing tax allocations, or other source that allows the new owner to fulfill their obligation to move the bridge by the timeline previously outlined. Unidentified funding sources, such as proposals that rely on voter approved bonds or grants, are unlikely to be approved. To further clarify, in order to satisfy the requirements set forth in the advertisement, the City's ownership proposal will need to include identified funding sources for moving the existing Van Buren Bridge.

9. A plan demonstrating how the Secretary of the Interior's "Standards for Rehabilitation" will be utilized to preserve the bridge and features which make it historically significant.

The City's application materials satisfy this requirement. ODOT recognizes that the intent of the application is to provide a general proposal, with additional details to be determined at a later date. All proposed changes to the structure will need to be coordinated with SHPO, and finalization of details should be conducted in concert with ODOT and SHPO to ensure the Secretary of the Interior's "Standards for Rehabilitation" will be met.

ODOT COMMENTS REGARDING THE CITY'S RELOCATION STUDY

The City's relocation study (Appendix A to the City's ownership proposal) includes several assumptions related to moving the Van Buren Bridge. Below, ODOT provides clarification and identifies concerns related to these assumptions.

- *As-Builts of Pier 3 span drive hardware and dimensional and reinforcing details for the other piers are "required and shall be provided".*
ODOT Response: ODOT has provided all the As-Builts we have on file for this bridge.
- *That ODOT has an opening procedure.*
ODOT Response: ODOT no longer has an opening procedure as the bridge was made inoperable.
- *The newly relocated existing bridge can be opened by winching from the new bridge or from anchored floats.*
ODOT Response: Using the proposed Van Buren Bridge to facilitate the opening and or closing of the relocated bridge is not acceptable. The forces that will be placed on the proposed bridge and the logistics on how the relocated bridge will be opened and closed are both unknown and will not be accounted for in the design for the proposed bridge. Furthermore, ODOT is not willing to accept the liability that this activity may carry. However, the anchored float concept could be viable, but more investigation would be needed.
- *The relocation and repurposing of the existing Parker truss span and Pratt truss swing spans has a benefit of "reduced demo and disposal effort and cost."*
ODOT Response: Even if the bridge is moved and the City assumes ownership, ODOT will still incur demolition costs associated with the removal of the existing piers.

- *There is a construction cost savings by use of dual-purpose work bridge*

ODOT Response: As stated previously, ODOT does not support the use of a shared work bridge. Therefore no cost savings would be recognized regarding the work bridge.

STATUS OF CITY’S OWNERSHIP PROPOSAL

As outlined above, the City’s application to assume ownership of the existing Van Buren Bridge does not meet all of the application requirements set forth in the bridge advertisement. ODOT requests that the City submit a revised application addressing the incomplete requirements identified above by October 12, 2020. If we do not receive a revised application from the City by October 12, 2020, the City’s application will be deemed incomplete, and will be rejected as a non-viable application.

ODOT is committed to maintaining an open dialogue with the City as the City determines how it wishes to proceed with the application. Let us know if we can be of assistance or provide additional information.

Please contact us with any questions.

Thank you,

Savannah Crawford

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Savannah Crawford
Interim Area 4 Manager
541-757-4154

Henson Anna Digitally signed by Henson Anna
Date: 2020.09.22 08:46:03 -07'00'

Anna Henson
Sr. Project Manager
503-986-2639

Hayli Reff Digitally signed by Hayli Reff
Date: 2020.09.22 10:44:56 -07'00'

Hayli Reff
Region 2 Architectural Historian
503-986-2654

Proposal for Ownership of the Van Buren Bridge
City of Corvallis
August 31, 2020





Current view of the Van Buren Bridge, July 2020

Following is a proposal for City of Corvallis ownership of the Van Buren Bridge, #02728. The proposal follows the outline provided in the ODOT Bridge Advertisement. The City requests the relocation be included in the new bridge project scope and performed by the ODOT selected contractor. Conceptual relocation plans have been drawn up by Smith, Monroe, Gray Engineers, Inc. and are available as a starting point. The City requests ODOT develop the final detailed design plans, obtain the required permits, and perform project management for the bridge relocation.

1. Map(s) showing the new location of the historic bridge or its elements. This could include USGS topographic maps, city maps, or labeled aerial photographs.

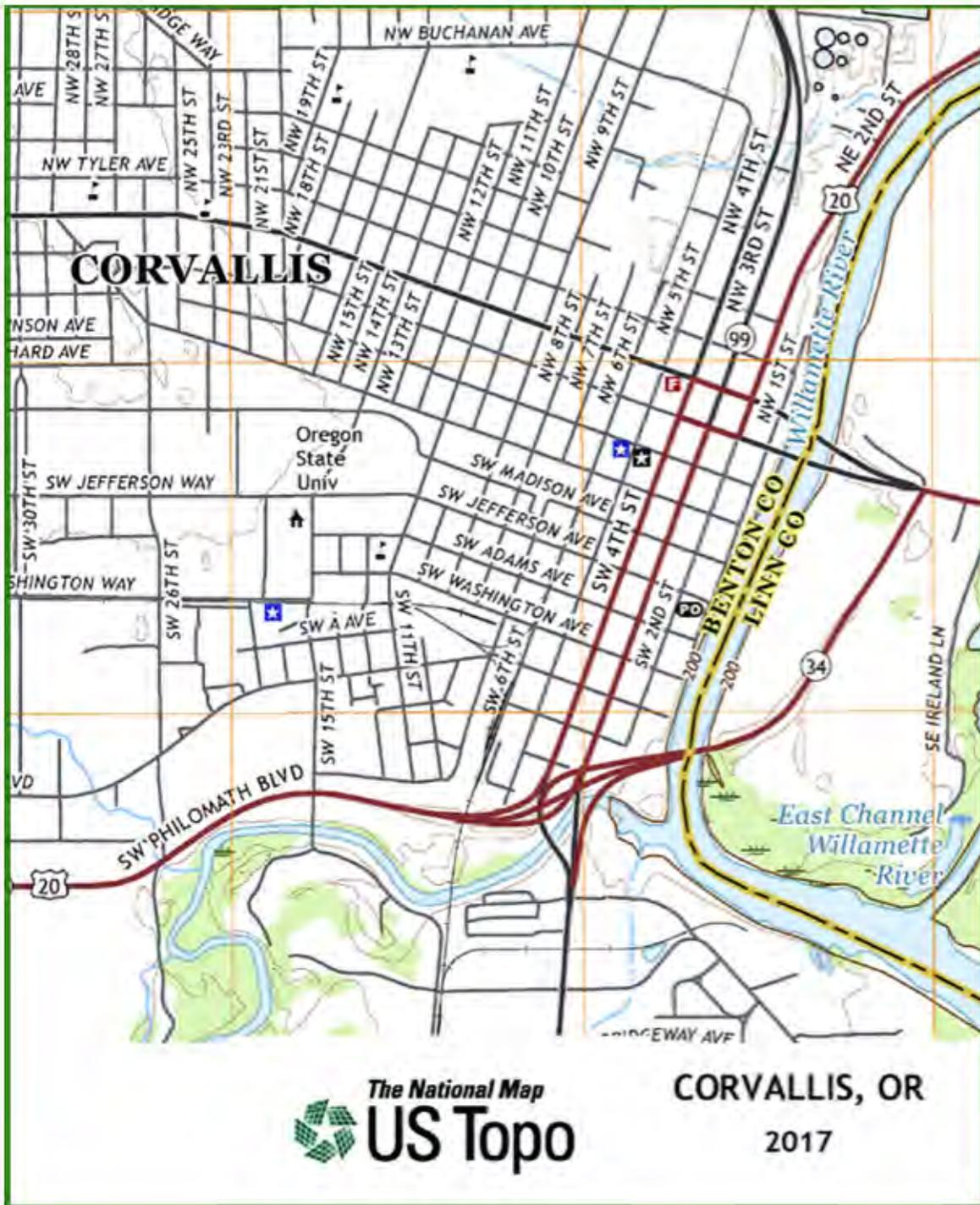


Figure 1. US Topo map of Corvallis Oregon 2017. The Van Buren Bridge is the south bridge crossing the Willamette River. The north bridge is the Harrison Bridge.

Figure 2. Location of the relocated historic Van Buren Bridge. Van Buren Bridge Relocation Study



Figure 3. Concept of the approximate conceptual location of the bridge in the River Front Memorial Park. Created by Lori Stevens



Figure 4. Approximate western location of the proposed relocated Van Buren Bridge at 1st Street.



Figure 5. Looking west from the bike/pedestrian path in the River Front Memorial park toward the approximate location of the west end of the relocated Van Buren Bridge.

3. The Proposed route for moving the bridge to the new site.

The historic Van Buren Bridge will be moved 175-feet south (upstream) from the new Van Buren Bridge.



Figure 6. Concept view of the three bridges crossing the Willamette River.

4. Description of how the bridge or elements will be reused

The historic Van Buren Bridge will be converted into a separated multi-use pedestrian/bicycle bridge connecting two Corvallis City Parks and two Counties (Linn and Benton).

5. A Dismantling and relocation plan

- a. The truss spans of the bridge will not be dismantled
- b. The name of the contractor is not known at this time.
- c. The components will not need to be coded because the trusses will not be dismantled.
- d. The bridge swing span system is going to be rehabilitated to allow the bridge to open again. See the Secretary of the Interior's Standards description of the plan below for more details. It will be an adaption of the old system, not a reproduction of the old system because the historic turntable mechanism is being demolished for the new bridge. There

may be unanticipated rehabilitation work that is necessary when final design is completed, but because the bridge trusses were rehabilitated in 2007 when it was repainted no specific rehabilitation work is identified.

The Parker truss span and the Pratt truss swing span will be slid 175' by use of the new Van Buren Bridge project work bridge that is part of the work plan to build the new bridge. Work bridge finger spans will be added to access installation of the new bridge location piers. These finger spans will also function as supports for the sliding process. For more information please refer to the Van Buren Bridge Relocation Study prepared by Smith Monroe Gray Engineers, Inc., July 24, 2020 located in Appendix A. The proposed bridge slide process is as follows:

1. Jack trusses up off the existing supports and placed on sled beams at piers 1, 2, and 4.
2. At pier 3, cut openings through the existing walls at four locations to accept the slider and sled beam,
3. Preload sled beams with the anticipated weight of the swing spans, rotating system and top slab of Pier 3,
4. Cut free top slab from the supporting cylindrical walls,
5. Simultaneously pull all three truss spans along the slider beams to the new location.
6. Jack spans off sled beams and lower down onto new support piers.
7. Construct approach spans and ramps to connect truss spans to the river banks.

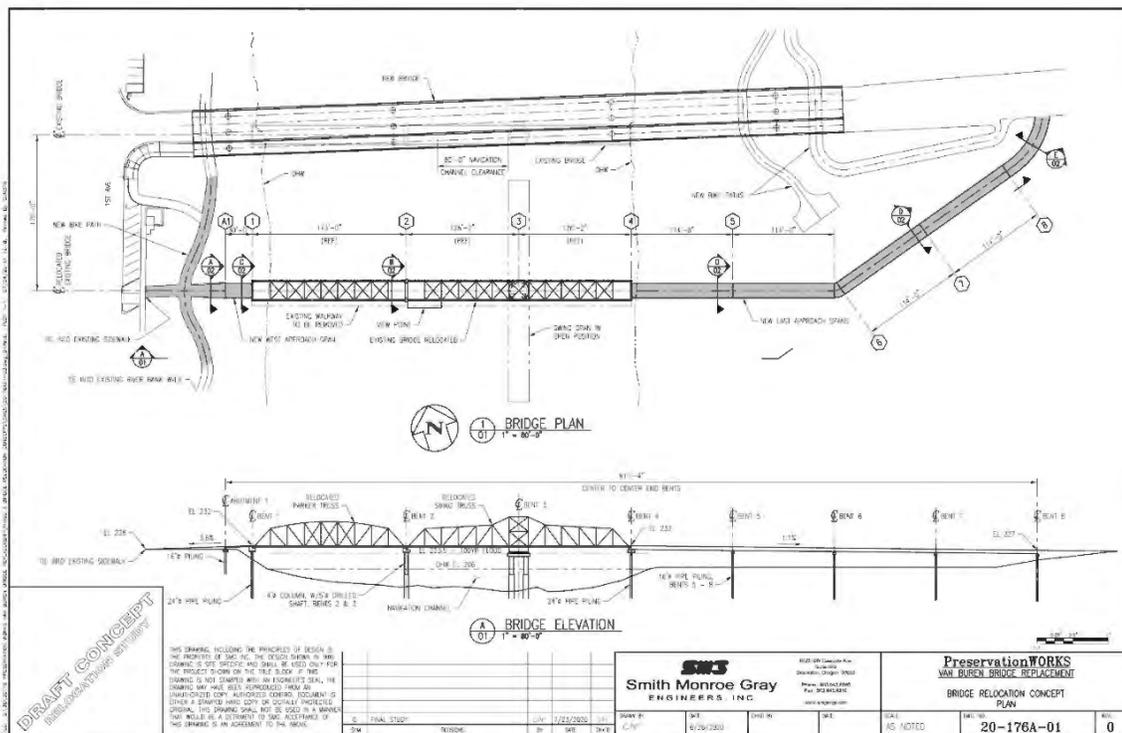


Figure 6. Smith Monroe Gray Engineers, Inc. Bridge Relocation Concept Plan Drawing no. 20-176A-01.

6. Estimated time schedule for moving and rehabilitation of the bridge and/or estimates of the time before the bridge will be put into reuse

Relocation of the bridge is proposed to be integrated into the ODOT bridge project construction timeline to minimize impacts to the community and to the new bridge construction. It's estimated it will take approximately eight months to complete all the activities needed for relocation. According to ODOT's current time schedule it is estimated that the relocation project will start in March 2022 and be completed by December 2022.

The City will put the relocated bridge into service when it takes ownership of the bridge after the project is completed by ODOT.

7. Cost Estimate for the relocation and rehabilitation

The cost for preparing new seismic-resilient substructures, moving the truss spans, performing the minimal repairs and upgrades, and construction of new approach spans and ramps in accordance with the plan developed by SMG is estimated to be \$6,000,000, which includes a 45% contingency.

The City is asking ODOT to include relocation of the bridge as part of the overall Van Buren Bridge Replacement Project. All costs associated with relocating the bridge are proposed to be borne by ODOT.

If ODOT does not pay to move the bridge and establish connections from the relocated bridge to the river banks on each side, the City will withdraw its application.

8. A Statement of willingness to accept ownership of the bridge and all future legal and financial responsibility for the bridge, which may include an agreement to hold ODOT harmless in any liability action.

The City of Corvallis is willing to accept ownership of the bridge and all future legal and financial responsibilities for the bridge after it is moved to its new location and established as a fully functioning bike and pedestrian bridge connecting the west and east sides of the Willamette River.

9. Van Buren Bridge Relocation Rehabilitation Evaluation using the Secretary of the Interior's Standards for Rehabilitation of Historic Bridges

The project has been designed to maintain the character defining elements of the bridge; the Pratt through-truss, pin connected and riveted steel pivot span (or swing span) that is 249' long, and the Parker through-truss pin connected span that is 171' long. Please refer to the discussion of the Secretary of the Interior's Standards for Rehabilitation for Historic Bridges below.

The following evaluation is based on **The Secretary of the Interior's Standards for the Treatment of Historic Properties for Bridges** located in the Oregon Department of Transportation Historic Bridge Preservation Plan December 2007.

The Secretary's Standards have been interpreted and applied primarily to buildings; the philosophy of the Secretary's Standards also applies to bridges. However, there are fundamental differences between buildings and structures that should be considered. The purpose of buildings is the organization and control of space, providing for a wide and flexible range of function. Engineering structures such as bridges are designed primarily to control loads and forces to accomplish more limited functions such as the transportation of people and goods on roads and bridges. The more restrictive function of engineering structures is reflected in their design and construction, and this imposes limitations on continued or alternative uses that do not apply in the same degree to buildings. The following adaptation of the Secretary of the Interior's Standards are written to reflect that difference and to apply specifically to bridges.

- 1. Use:** Every reasonable effort shall be made to continue an historic bridge in useful transportation service. Primary consideration shall be given to rehabilitation of the bridge on site. Only when this option has been fully exhausted shall other alternatives be explored.
 - It has been determined that the historic Van Buren Bridge cannot remain in its current location because the new bridge is going to be constructed on that alignment.
 - The Van Buren Bridge was designed to carry vehicles over the Willamette River. The project will convert the bridge to a multi-use pedestrian/bicycle bridge and thus it will continue to be a transportation structure crossing the Willamette river.
- 2. Original character-defining qualities:** The original character-defining qualities or elements of a bridge, its site, and its environment should be respected. The removal, concealment, or alteration of any historic material or distinctive engineering or architectural features must be avoided.
 - The historic Van Buren Bridge will retain its main character defining elements: which are the two through trusses and it will regain its ability to be a moving (swing) bridge.
 - The Van Buren Bridge will remain in its approximate location (moving only 175' south) and environment connecting Benton County and Linn County over the Willamette River.
- 3. Product of their own time:** All bridges shall be recognized as products of their own time. Alterations that have no historic bases and that seek to create a false historic appearance shall not be undertaken.

- The bridge will remain a pin connected steel bridge with the character defining through truss members with all structural elements above the deck remaining the same. The pony truss will be removed but it was not a character defining element of the bridge.
 - The swing span will be made to reopen after 60 years of non-use or function. The swing span will be made operable with preparation at each occurrence. The existing swing system will be moved with the bridge relocation and repaired, with the gear drive system disabled. In the unlikely event that operating will be necessary, direct mechanical pull will be required to swing the span to an open position. Some decking removal and replacement will be necessary each time the swing span is opened. The swing span must be made reopenable to satisfy the US Coast Guards requirement of allowing the river to be accessible to boats and be an “navigable river”.
- 4. Changes over time:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- The west end pony truss was removed because it was damaged during the 1962 Columbus Day Storm, and that will not be replaced with this project.
 - Structural repairs were made in 2007 when it was re-painted, and they will remain.
- 5. Distinctive engineering:** distinctive engineering and stylistic features, finishes, and construction techniques or examples of craftsmanship that characterize an historic property shall be preserved.
- The character defining features, finish and construction techniques of the Van Buren Bridge include:
 - Pin Connected structural features.
 - Pratt through Truss style and Parker through truss style spans will be retained.
- 6. Documented in-kind repair/replacement:** Deteriorated structural members and architectural features shall be retained and repaired, rather than replaced. When the severity of deterioration requires replacement of a distinctive element, the new element should match the old in design, texture and other visual qualities and, when possible materials. Replacement of missing feature shall be substantiated by documentary, physical, or pictorial evidence.
- The primary missing feature is the mechanism to allow the bridge to be a swing span. It will be destroyed by the demolition of the swing span concrete pier by ODOT for the construction of the new bridge. A plaque will be placed on the bridge to show how the original swing system worked and how the new system will work.

- 7. Chemical or Physical treatments:** Chemical or physical treatments that cause damage to historic material shall not be used. The surface cleaning of structures, when appropriate, shall be undertaken using the gentlest means possible.
- No aggressive chemical or physical treatments will be used to clean, move or reuse the bridge to become a pedestrian/ bicycle bridge. The bridge was abated of all lead paint during the 2007 maintenance work and was repainted at that time.
- 8. Effects to Archaeological and Cultural Resources:** Significant archaeological and cultural resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measure shall be undertaken.
- No archaeological or cultural resources are likely to be affected by the project. An archaeological impact study has been done by ODOT archaeologists for the Van Buren Bridge replacement project near the relocation site and no significant resources were found in the project areas. The State Historic Preservation Office has concurred on that finding.
- 9. Alterations/Structural Reinforcements:** Exterior alteration, structural reinforcement, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Some structural reinforcement may be necessary to allow the bridge to continue in service. In extreme cases, new structural components that supersede the historic components may be necessary. Priority must be given, in all such cases, to retaining significant historic structural components, even if their load-carrying function is reduced or eliminated. New structural elements should be designed so that the historic components remain visible, and so that the historic structural configuration remains evident.

- The wooden sub decking may need to be replaced with steel and would provide the bridge with 75 years of service before a new deck would be needed to replace it. Additionally, that change reduces the dead load of the span about 12 – 15%. It can be designed so that it is not readily apparent that it has been replaced.
- The wooden sidewalk will be removed because it is not a character defining feature of the trusses and the whole bridge is going to become a pedestrian/ bicycle multi-use path. The primary reasons for removing the sidewalk are to reduce dead load and to provide simpler geometric clearance at the ends to facilitate the swing motion. In the future portions of the sidewalk may be replaced on the south side of the bridge where the swing span is not located to become a viewing and seating area.

10. New additions and new construction: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If any safety requirement requires additional elements they will be designed so that they could be removed at a future time without damaging the historic structure. For example, if the bridge rails need to meet safety requirements and additional railing materials are added, they will be designed so that they can be attached to the curb or other non-character-defining features rather than to the historic structure.

- New safety rails will be required. They will be designed to meet the Secretary of Interior standards for new features on historic structures. They will not detract from the structure itself, and they will do no harm to the existing historic structure. If ever necessary, they can be removed without damaging the historic bridge.

For specific information about how the bridge will be relocated, please refer to Appendix A, the Van Buren Bridge Relocation Study by SMG, Inc. Engineers.

Proposal for ownership of the Van Buren Bridge Appendix A

Van Buren Bridge Relocation Study



Prepared for:

PreservationWORKS!

Prepared by:

Smith Monroe Gray Engineers, Inc.
8625 SW Cascade Avenue, Suite 600
Beaverton, OR 97008

By:

Donald A. Hamann, PE, SE Jill L. Conrad, PE, SE
7/24/2020

Van Buren Bridge Relocation Study

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1 Executive Summary

The current, existing NW Van Buren Avenue Bridge, located in Corvallis, Oregon, is a steel through-truss bridge that came into use in 1913. The bridge crosses the Willamette River from City of Corvallis (Benton County) to Linn County on OR34/Highway 210EB, carrying a single lane of eastbound vehicular traffic. The bridge is scheduled for replacement sometime in the next three years, with a future design already established to increase vehicular traffic lanes.

New Replacement Bridge

Oregon Department of Transportation (ODOT) has a project for the replacement bridge. The design engineering firm for the new bridge is DOWL Engineers. The new replacement bridge has a similar alignment to the existing, making necessary the relocation or demolition of the existing steel truss bridge and approach spans.

Currently, ODOT is advertising the existing truss bridge for sale, with stipulated requirements for its relocation or demolition that allow the new proposed work to proceed unhindered by and free of the existing bridge ownership liabilities to ODOT.

The new replacement bridge project is funded by infrastructure resources made available through Oregon House Bill 2017, which may involve federal funding as well. DAP documents have been prepared, and currently, preparation of final design documents is underway. Stipulations of the funding may not allow offsetting cost savings, which may have been possible by use of the existing bridge as a detour bridge during construction of the new bridge or by reducing the multi-use aspects of the new bridge (pedestrian, bicycle, etc.).

Existing Bridge

The Van Buren Bridge has been determined to be eligible for listing in the National Register of Historic Places. The Corvallis community has expressed interest in seeing the bridge relocated and repurposed as a pedestrian and bicycle bridge.

The purpose of this report is to describe and quantify the effort required to perform the bridge relocation and repurposing without the advantage of offsetting costs. There are certain aspects of construction that have a dual purpose, benefiting both the new bridge construction as well as the relocation of the existing bridge. The shared costs associated with both new construction and relocation will be identified. Additionally, the report covers advantages of repurposing the historically significant existing bridge for public pedestrian and bicycle use.

Smith Monroe Gray Engineers, Inc. (SMG) and PreservationWORKS have compiled this report to provide concept details for the proposed bridge relocation and oversight on the new substructure design. In addition to this report, see appendix for SMG drawings showing the relocated bridge and moving operations.

SMG has considerable experience in construction engineering for bridge construction, demolition, jacking and lifting, and moving operations.

2 Existing Van Buren Bridge Background

The 1913 bridge (ODOT Bridge No. 02728) was built by Andrew J. Porter (Engineer) and the Coast Bridge Company. The bridge consists of 3 main truss spans: a Pratt through-truss, pin-connected and riveted steel pivot span (or swing span) and a Parker through-truss pin connected span. The approach spans consist of a Warren pony truss and several timber trestles on the East approach and a modified steel structure connecting at 1st street on the West approach. The substructure consists of concrete river piers, abutment and wing walls, and one concrete pivot pier located at the center of the Pratt truss swing span.

The superstructure consists of timber stringers for the 17' curb-to-curb roadway, with panelized wood decking, topped with waterproof membrane and asphalt wearing surface. The bridge has been repainted and the deck surface replaced, along with other maintenance improvements, in the last 22 years, at an approximate cost of over \$3,000,000. There currently exists a sidewalk structure appended to the south side of the trusses, constructed of wood stringers, wood plank deck and wood pedestrian guardrail.

This rare pin-connected swing span type bridge is historically significant and an example of bridge engineering and construction over navigable waterways in the early twentieth century.

3 Bridge Relocation Procedure

The proposed relocation site is 175 feet upstream (south) of the existing location (See Figure 1, below). The Parker truss span and Pratt truss swing span will slide by use of the project work bridge that is required for construction of the new bridge. Work bridge finger spans will be added to access installation of the new bridge location piers. These finger spans will also function as supports for the sliding process. The bridge slide process is as follows:

1. Steel support stands founded on the deck of the work bridge
2. Continuous slider beams placed on the steel stands
3. Jack trusses up off of the existing supports and placed on sled beams at piers 1, 2, and 4
4. At pier 3, cut openings through the existing walls at four locations to accept the slider and sled beam
5. Preload sled beams with the anticipated weight of the swing spans, rotating system, and top slab of Pier 3
6. Cut free top slab from the supporting cylindrical walls
7. Simultaneously pull all three truss spans along the slider beams to the new location
8. Jack spans off sled beams and lower down onto new support piers

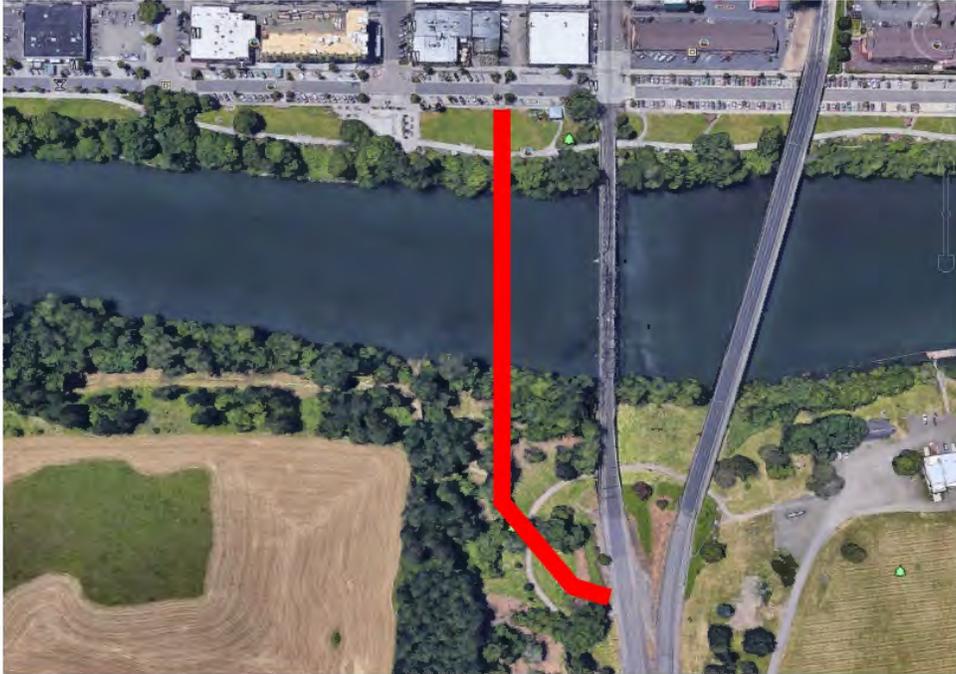


Figure 1: Location of Relocated Bridge

4 Final Configuration of Relocated Bridge

In the final relocated state, the bridge consists of the three moved truss spans, new East approach consisting of four 114 ft precast concrete box girder spans (which are currently available from an earlier ODOT project for only the cost of transport), and a new 30 ft concrete flat slab span at the west approach.

The relocated truss will bear on concrete columns founded on concrete shafts at Piers 2 and 3. Piers 1 and 4 will consist of driven pipe pile. The existing traffic guardrail will be modified to accommodate pedestrian guardrail requirements.

The East approach box girder spans are supported by pile-founded bents, and the new spans will receive a standard side-mounted steel pedestrian guardrail.

5 Benefits

The relocation and repurposing of the existing Parker truss span and Pratt truss swing spans has the following benefits:

- Reduced demo and disposal effort and cost

- Historical preservation of this rare pin-connected swing span truss bridge
- Pedestrian and bicycle use (separate from vehicular use)
- Construction cost savings by use of dual-purpose work bridge
- The relocation of the existing bridge has a lower deck elevation than the new bridge, allowing pedestrian and bicycle grades to be at a gentler incline and decline
- The proposed relocated alignment brings the bridge west approach into the river park area with grades blending to approach features of the new Van Buren Bridge as well as blending to existing park features to the south
- Navigational clearance is accounted for by reintroducing the original swing span, which allows bridge structure to remain at a lower elevation
- Deck elevations of the new Van Buren bridge and existing Harrison bridge are higher and therefore, the grades are steeper and longer than those of this proposed relocated bridge
- The two main vehicular bridges position pedestrian and bicycle traffic adjoining heavy highway traffic and noise
- River front activities would have the opportunity to use relocated bridge without highway traffic activity and noise
- The repurposed bridge is capable of carrying maintenance vehicles to maintain the bike path and parks at both sides of the river

6 Concerns

The concerns associated with this relocated bridge are in relation to the navigational clearance and existing as-built substructure drawings.

1. Consideration for providing a navigational clearance still exists, even with the unlikely event that a large vessel would be at this location on the river (the existing bridge has not been opened since 1960). Below is a list of the issues with opening the bridge in the rare event that a large vessel requires passage:
 - The relocation plan will not cause any change in the swing span support and rotational hardware. 1940 dated drawings indicate rollers at the Piers 2 and 4 supports were removed and replaced with fixed steel supports that incorporated steel shims. It is *assumed* ODOT had an opening procedure after 1940 that involved jacking at the Pier 2 and 4 supports to remove shims and allow the spans to swing free of the piers. The procedure for the new location would be the same. Therefore, the timeline from request for opening to actual opening would not change from that assumed to be currently in place.
 - Historic pictures indicate the bridge was opened using a removable capstan type device that personnel would operate. It is unknown if this device exists. Opening will most likely require winching from the new bridge or from anchored floats.

- Some portion of the swing span deck would require removal and replacement in the event of an opening.
 - Costs to prepare the spans for an unlikely swing opening are estimated and included as a low-risk maintenance cost possibility.
2. Existing legible as-built drawings of the bridge substructure are required and shall be provided to verify assumptions made concerning dimensions and concrete reinforcing as follows:
- The thickness and reinforcing of the concrete cylindrical walls of Pier 3
 - The thickness, diameter, and reinforcing of the top slab supporting the rotation hardware at Pier 3.
 - Details of the rotational hardware at Pier 3.
 - Dimensional details and reinforcing for Piers 1, 2, and 4.

7 Cost and Maintenance

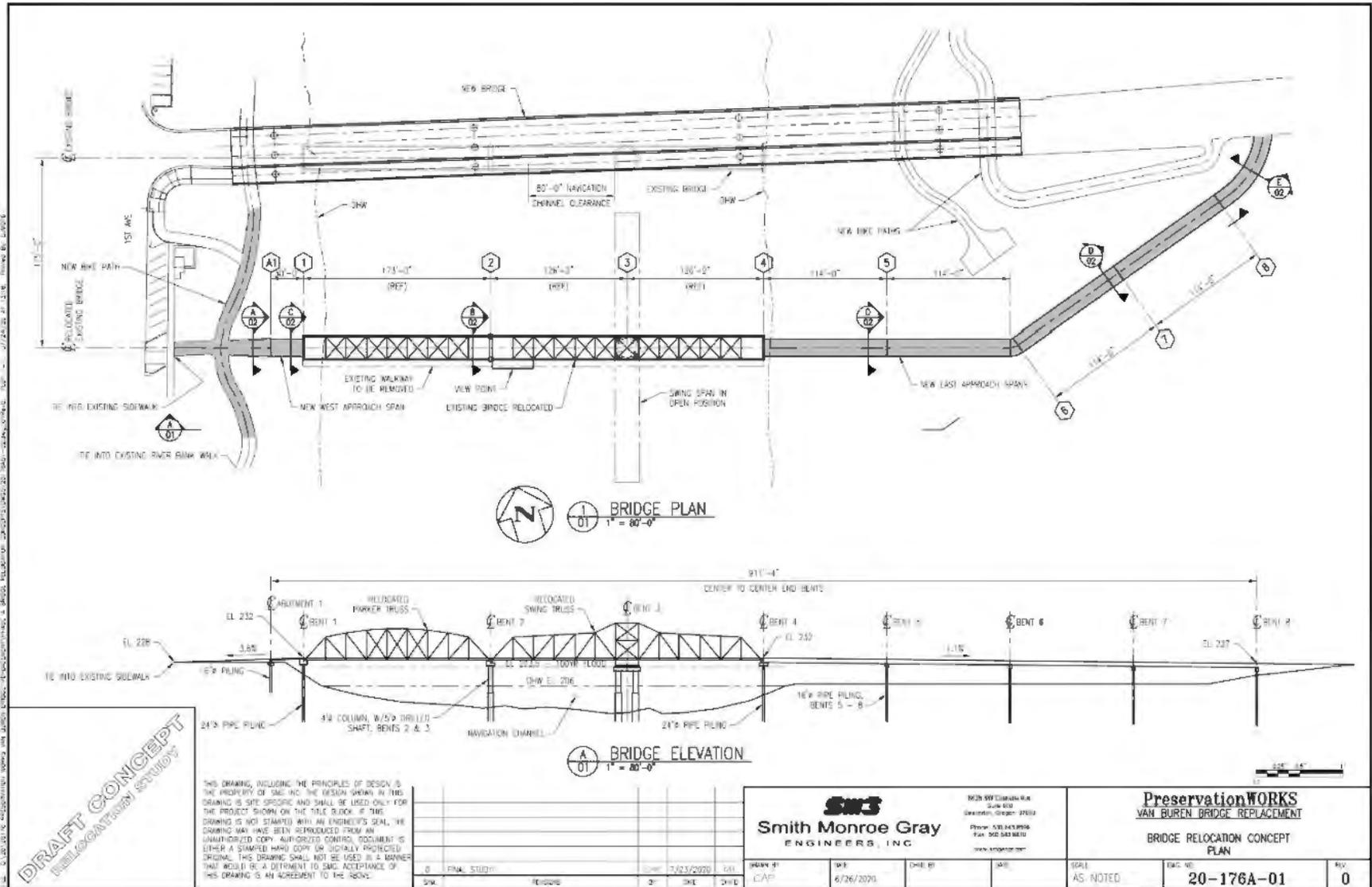
The cost for preparing new seismic-resilient substructures, moving the truss spans, performing repair and upgrades, and construction of approach spans and ramps is estimated to be \$6,000,000, which includes a 45% contingency. As mentioned previously, there are few offsetting costs, since using the existing bridge as a detour and/or reducing pedestrian/bicycle requirements on the new bridge were disallowed during the project programming phase. However, not having the cost of demolition and disposal is an actual cost savings to the project.

The bridge is sound for its proposed intended use of pedestrian and bicycle access. The bridge is currently load rated at 80,000 lb GVW for vehicular use (20,000 lb single axle; 34,000 lb tandem). For uniform loading, the bridge has been designed for 100 psf live loading, which exceeds current AASHTO live loading pedestrian/bicycle requirements. Some members may require upgrade and are included in repurposing costs. Findings from coupon analysis on the existing steel show weldable, ductile, and not exceptionally fatigue-prone steel. Due to maintenance and improvements in the last 22 years (costing approximately \$3,000,000), the bridge structure requires minimal maintenance in the near future.

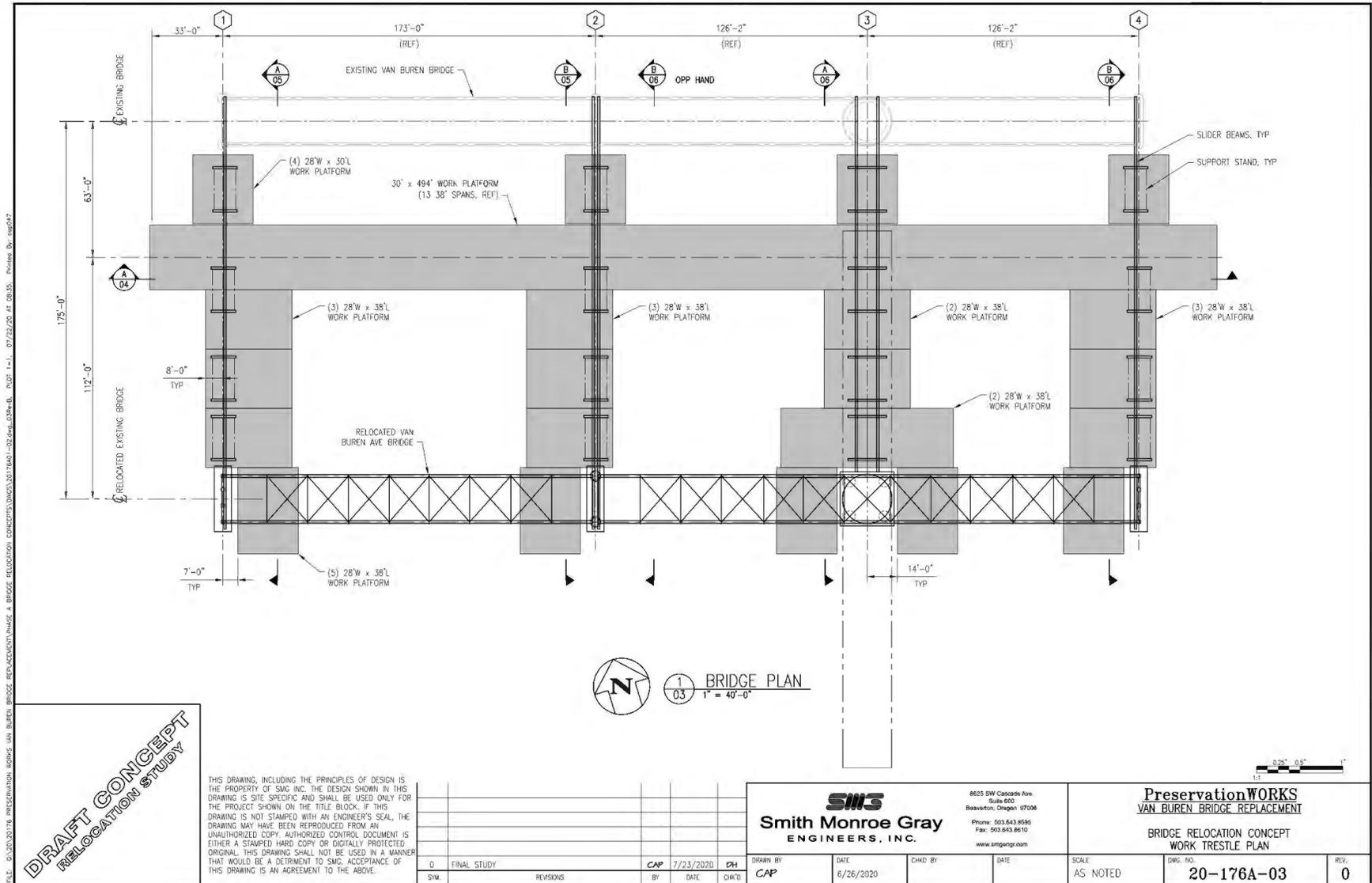
8 Conclusion

The benefits of relocating and repurposing the existing Van Buren truss spans make this project feasible from the perspective of costs and future use of the bridge. The project will provide a very friendly pedestrian crossing in terms of profile grades and elevation change when compared to the proposed new bridge.

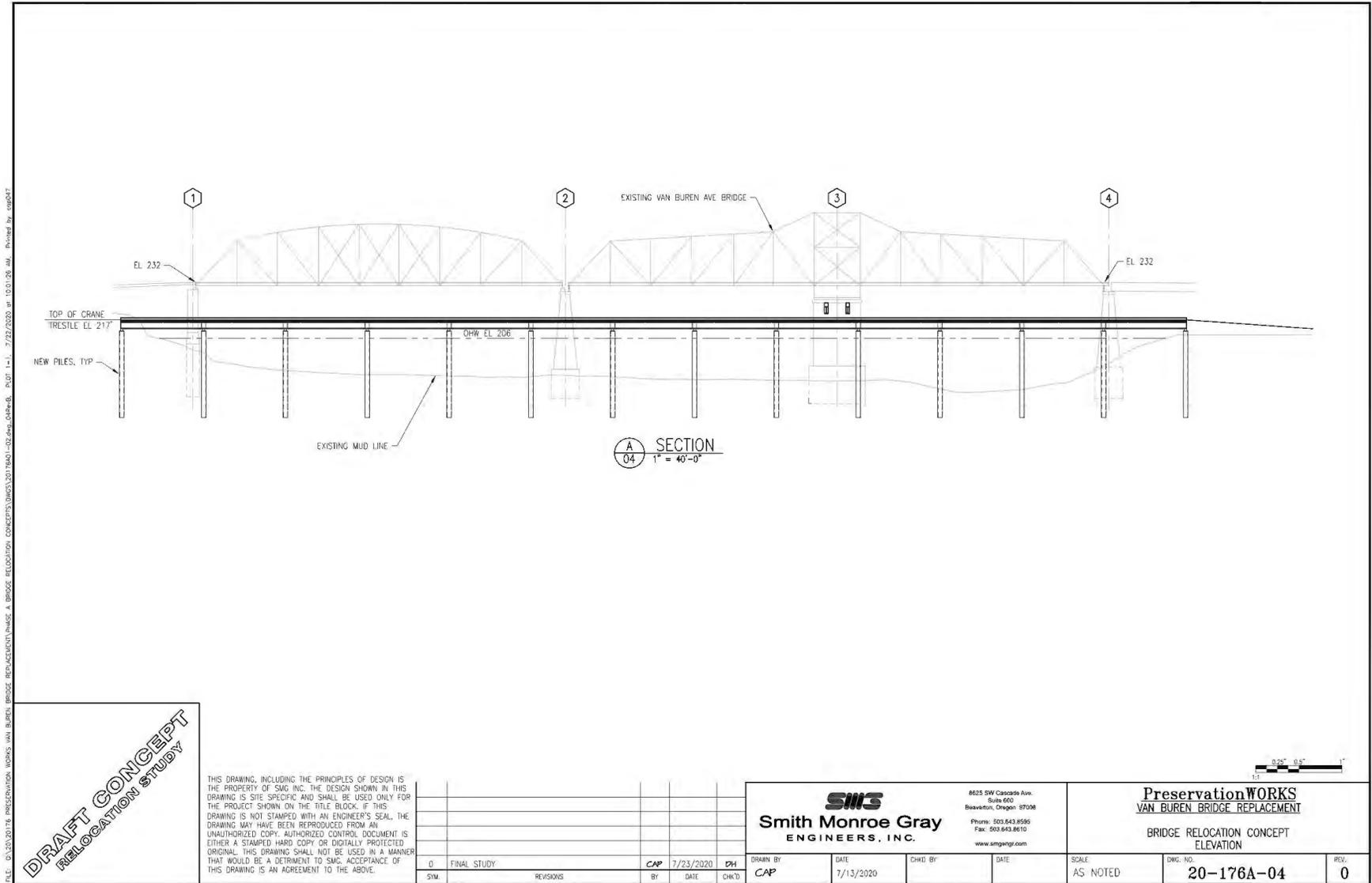
Considering maintenance, repurposing other bridges as part of the “Rails to trails” program has shown that historical steel truss bridges can be preserved and perform for many decades with minimal coating maintenance if they are kept free of debris.



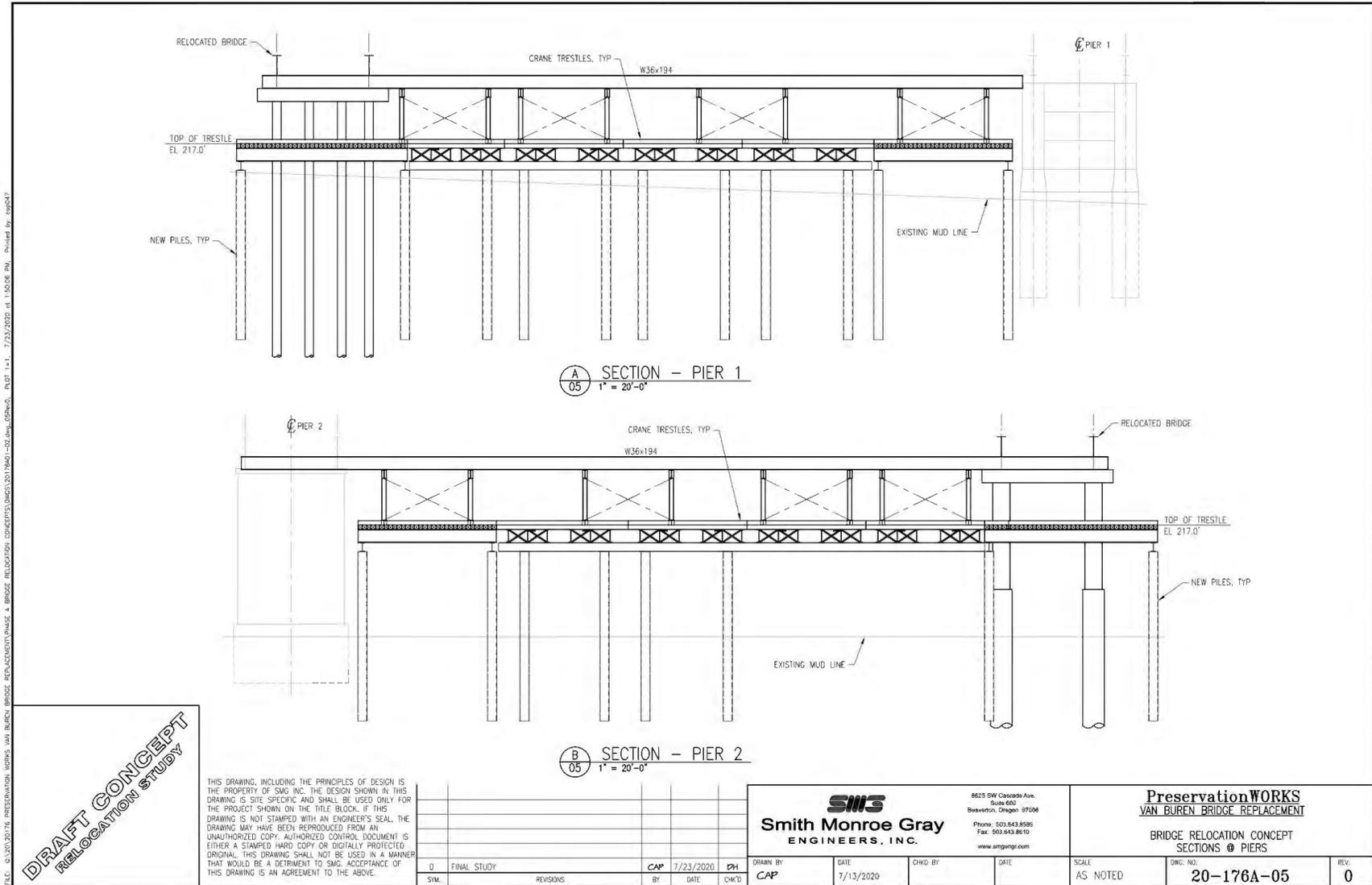
Van Buren Bridge Relocation Concept Plan 20-176A-01.



Van Buren Bridge Relocation Concept Plan 20-176A-03.



Van Buren Bridge Relocation Concept Plan 20-176A-04.



Van Buren Bridge Relocation Concept Plan 20-176A-05.

PROJECT ESTIMATED COSTS

CONSTRUCTION COST

New Construction

New River Substructures	\$ 1,002,394
West Approach	\$ 252,105
East Approach	\$ 766,401
New Repurpose Work/Slide Bridge	\$ 682,400
Slide Move	\$ 739,000

\$ 3,442,300

45% Contingency \$ 1,549,035

Design Engineering \$ 600,000

Construct. Services \$ 350,000

\$ 5,941,335

\$6 Million

DEMOLITION COST

Necessary Demolition

Substructure	\$ 455,000
Trestle Approach Demo	\$ 82,000
Pier Containment Coffers	\$ 129,000

\$ 666,000

Avoided Demo (Possible Cost Credit)

River Span Trusses Demo	\$ 790,000
-------------------------	------------

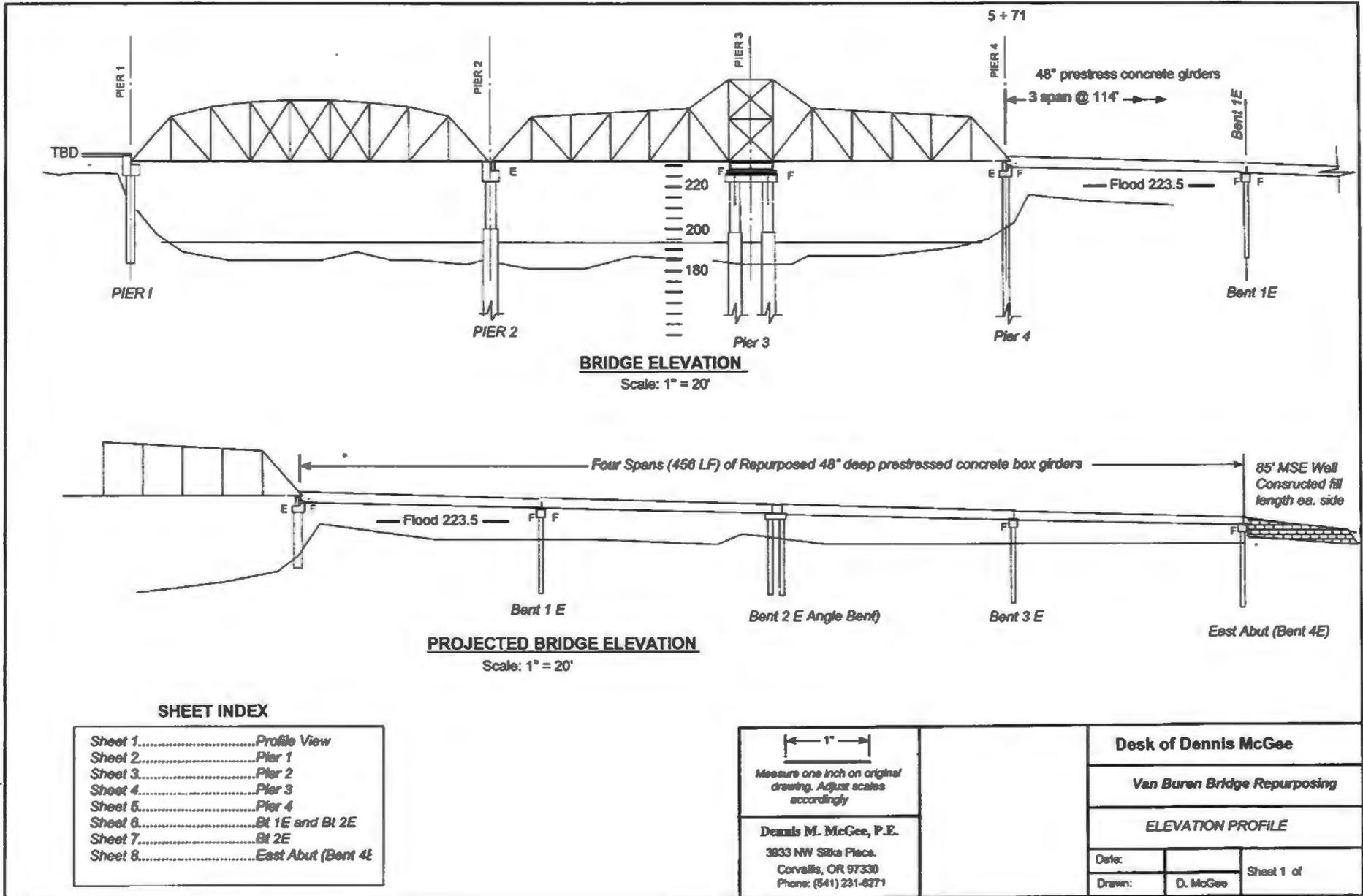
Proposal for ownership of the Van Buren Bridge

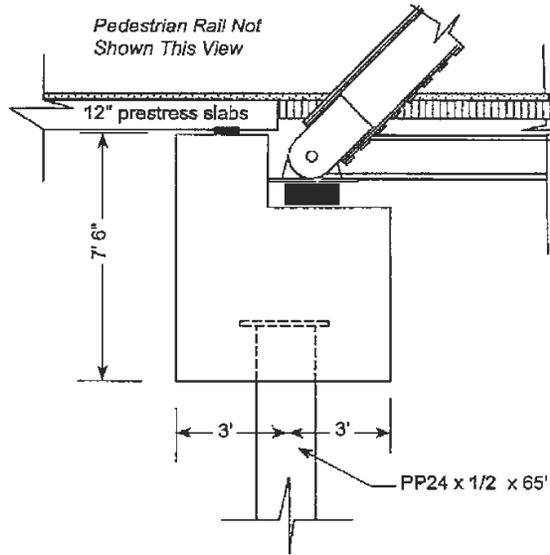
Appendix B

Van Buren Bridge Relocation Report
Supplemental Engineering Detail

From the Desk of Dennis McGee

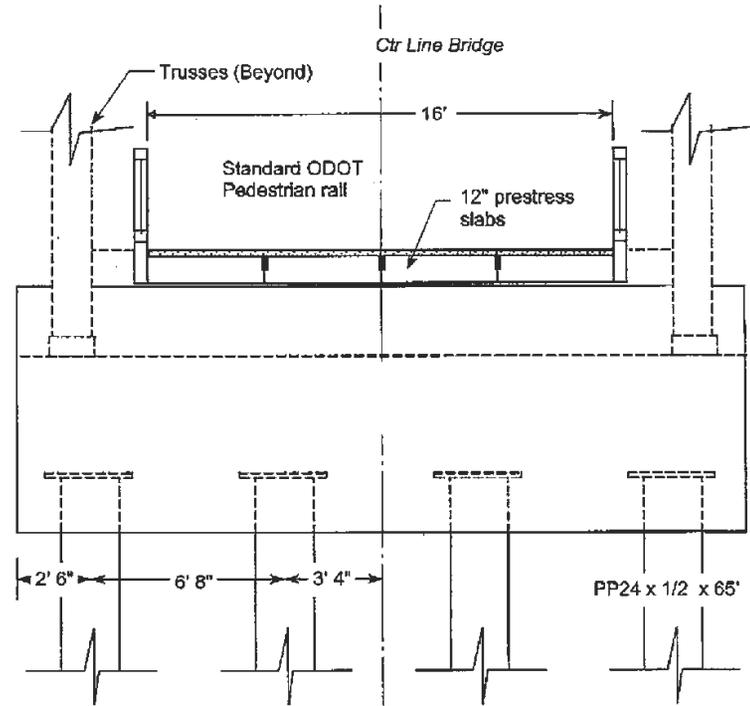
Dennis McGee, P.E.





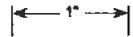
Pier 1 - Section

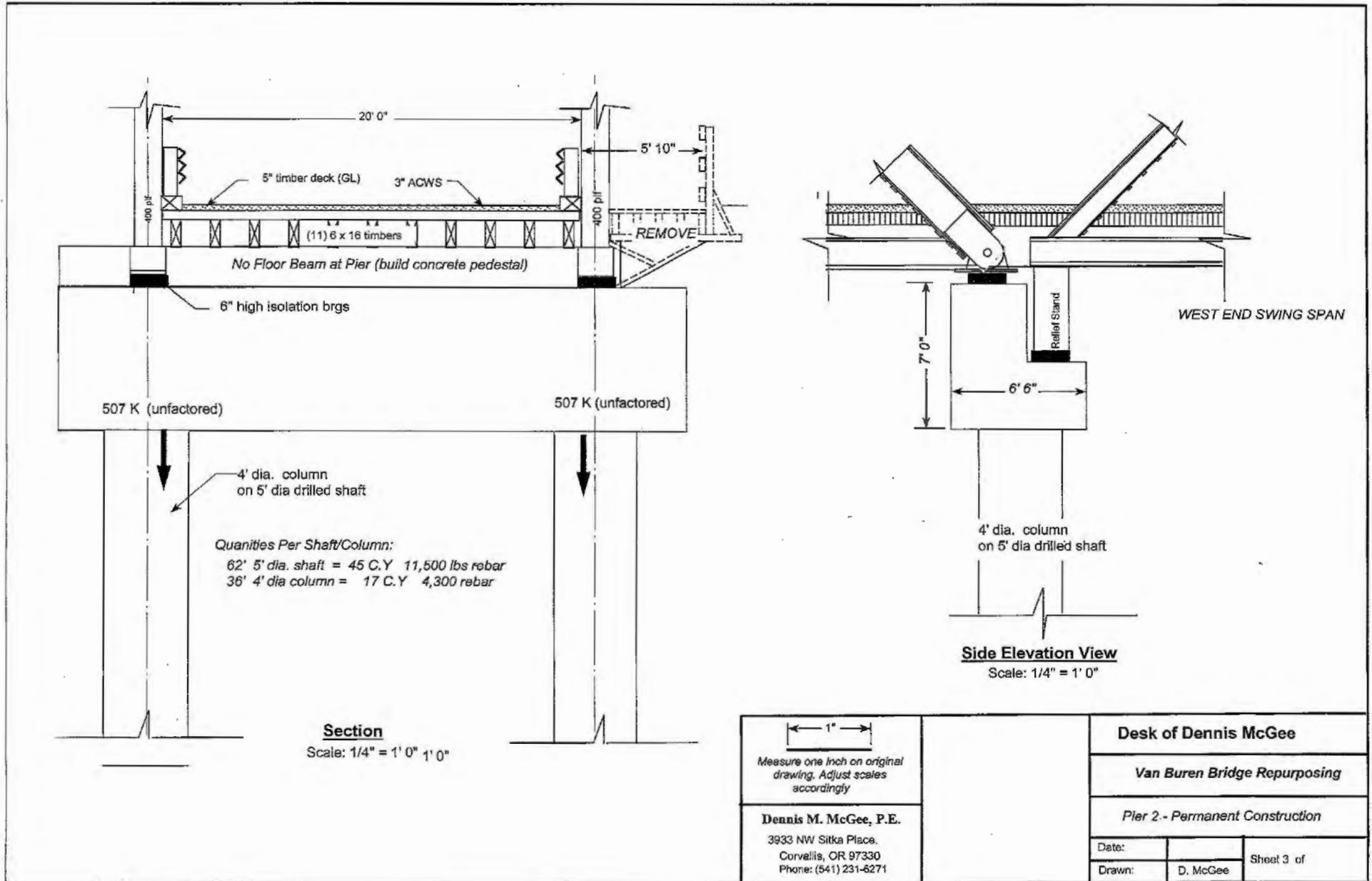
Scale: 1/4" = 1' 0"

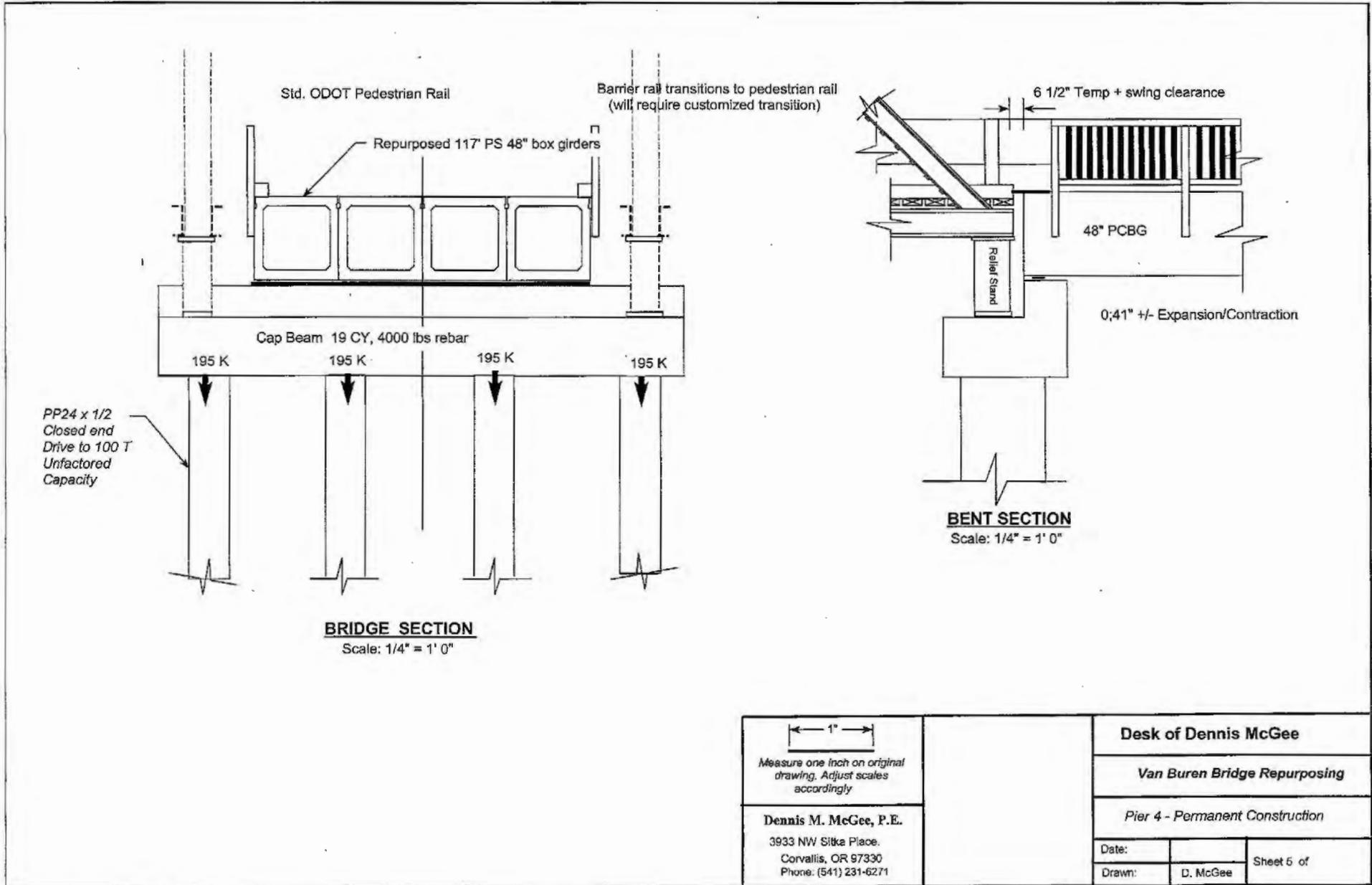


Pier 1 - Deck Section

Scale: 1/4" = 1' 0"

 Measure one inch on original drawing. Adjust scales accordingly.	Desk of Dennis McGee	
	Van Buren Bridge Repurposing	
Dennis M. McGee, P.E. 3933 NW Sitka Place. Corvallis, OR 97330 Phone: (541) 231 6271	<i>Pier 1 - Permanent Construction</i>	
	Date: _____ Drawn: D. McGee	Sheet 2 of _____







September 24, 2020



2019

2020

Year in Review

Our goal:

*To create a more prosperous,
diverse, and resilient economy*

Guiding Principles



INNOVATE. Corvallis Benton County is a hub for innovation, research, and entrepreneurs with a vibrant mix of companies, a coordinated network of support organizations, and nationally recognized educational institutions.



GROW. We support the growth of family and living wage jobs, nurture our businesses, foster socially and environmentally responsible policies, create economic diversity, and balance economic growth with livability.



THRIVE. We benefit from the inherent qualities of our area: rich soils and agricultural roots; an educated workforce; a culture of inclusiveness and innovation; and work to create vibrancy in all of our businesses and our downtowns, with a lens toward equality and sustainability

Dear partners and stakeholders,



Our office is honored to support the Benton County business community. This year has presented extreme challenges for our businesses and our community. Throughout the crisis, our team has worked to keep businesses and partners informed and connected with the resources they need to survive. . We acknowledge that our minority businesses are disproportionately hard-hit in this pandemic. Always a part of our office's ethos, but especially now, we are working hard to reach out to and support our minority businesses.

In 2019, we published our Economic Development Strategic Work Plan for the 2019-2021 biennium. This document is the first annual report and serves as a summary of our work in the 19-20 fiscal year.

-Kate Porsche
Economic Development Manager



Corvallis & Benton County

"The Heart of the Valley"

93,590
Estimated Population
(Countywide)

Latitude
44°33"

Longitude
123°15"

Home to
Oregon State University



One of only two land, sea, space, and sun grant institutions in the U.S.

6,000+ graduates per year

Top 10 Small Cities for Entrepreneurs

#1
Nationwide

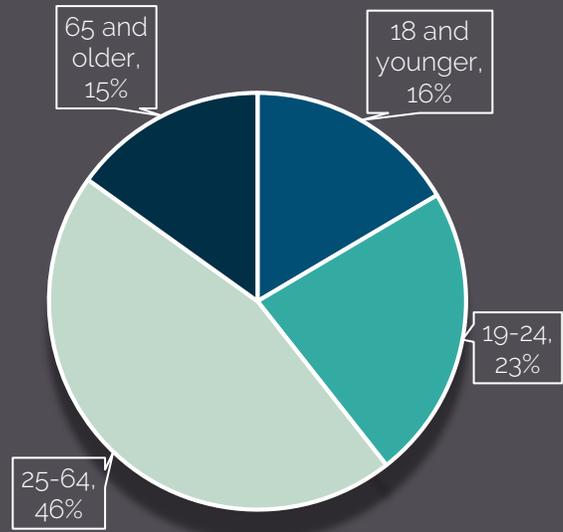
Patents per capita

JOBS.
44,000 in Corvallis alone. (And counting.)

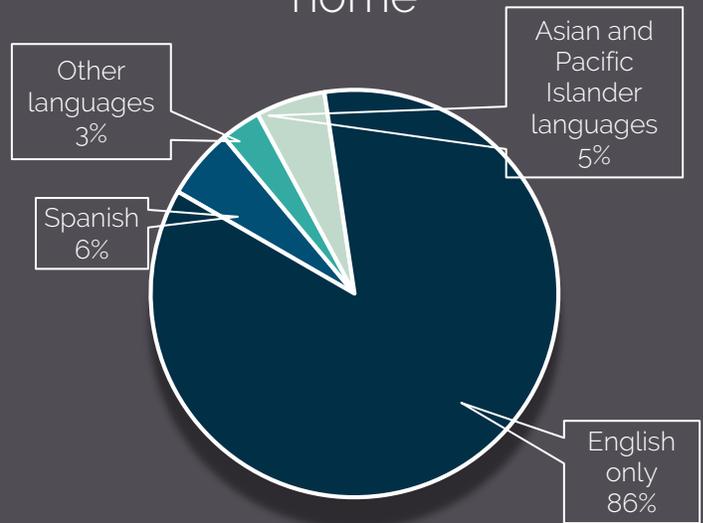
Educated Workforce
60.1% of workers age 25 and older have a **bachelor's degree** or higher

Population Characteristics

Age



Language spoken at home



Source: U.S. Census Bureau

Economic Health

Let's do the numbers



Quick Facts

Geographical Area:
679 sq. mi.

Population (2018):
93,590

Civilian Labor Force (2018):
48,345

Average Employment (2018):
46,810

Average Wage (2018):
\$52,187



#1

Most Economically Resilient College Town in the U.S.

(MarketWatch, 2020)

#2

Most Innovative Metro Areas in the US

(Verizon, 2018)

#5

2019 10 Best College Towns

(Livability, 2019)

#17

Forbes Top 100 Best Small Places for Business and Careers

(Forbes, 2019)

Benton County's July employment was 39,030. The last time employment was that low was in spring of 2013.



Benton County COVID Employment Impact		
	Employment Change from Feb. 2020 to June 2020	Percent Employment Change from Feb. 2020 to June 2020
Total nonfarm employment	-5,400	-12%
Mining, logging, and construction	-70	-5%
Manufacturing	-190	-6%
Trade, transportation, and utilities	-240	-5%
Information	-20	-3%
Financial activities	-40	-3%
Professional and business services	-300	-7%
Education and health services	-430	-6%
Leisure and hospitality	-1,970	-45%
Other services	-290	-20%
Government	-1,850	-12%

Challenges & Opportunities in 2019-2020

In the Middle of Every Difficulty Lies Opportunity. -Albert Einstein

COVID Response

The COVID pandemic turned everything on its head. Beginning in mid-March, the entire EDO team pivoted to focus solely on helping businesses through emergency response, then economic recovery work.

Wetlands

The EDO continues to participate in the Cascade West Council of Government's Regional Wetland Consortium, which is working to support an Oregon legislative fix that would see the State of Oregon DSL fulfilling the permitting to satisfy both State and Federal Requirements. Possible implementation in 2022.

Codes and Regulations

Our office has continued to work with city and county departments to identify ways to streamline processes. Prior to the COVID-19 crisis, we were exploring a post project review where internal staff could break down certain projects and better understand opportunities for improvement. We are currently working with the Public Works Department to explore a streamlined process for leases at the Airport Industrial Park.

Industrial Space

The EDO is working with partners, such as the Corvallis Foundry, to create manufacturing incubator or flex manufacturing space. Additionally, with the urban renewal district coming online in South Corvallis, and potential changes at the Airport Industrial Park, this may create opportunities for the creation of small-scale industrial space.

Downtown Vibrancy

In November 2019, we held the *Your Downtown: What's Next* event—a community outreach and listening session to understand the community's goals and ideas related to downtown. From that event came good data and comments, as well as the development of a core workgroup to focus on these efforts as we move forward. The EDO continues to work closely with the Downtown Corvallis Association and Visit Corvallis to help affect change in the downtown area.



Supporting our women, minority, and veteran-owned businesses.

A [2016 Kauffman Foundation Article](#) indicated, "The need to dramatically increase investment in minority entrepreneurs is vital to the survival of the U.S. economy." Additionally, we acknowledge that our minority businesses are disproportionately hard-hit in this pandemic. We have looked for ways to improve our communication, outreach, and understanding of the needs of our minority businesses:

Equal Access

Recently, we brought on to the team a Spanish-speaking staff member with the goal of creating better lines of communication with Latinx businesses.

In the roll-out of the Benton County grant program to support local businesses we reserved 30% of the funds for minority and rural-owned businesses, provided all materials in English and Spanish, and did not require social security numbers on our applications, in order to encourage business owners of all immigration and citizenship statuses to apply for the program. At that time, neither the federal nor the state government had funds available for business owners without social security numbers. The program benefitted 12 businesses, with 33% of loans provided to minority-owned businesses, and 25% of loans going to rural businesses. Forthcoming funding from Business Oregon and CDBG money will focus on minority, rural, and sole-proprietors.

Communication

- Publish and communicate in both English and Spanish programs and resources including the *Back to Business Guide*, new policies from state and local public health, and PPP and EIDL loan information, to name a few.
- *Business Support Calls*: With the assistance of our friends at Benton County Public Health, we have worked to connect with minority businesses through "support calls." Through these calls, we have connected businesses to funding sources, state guidelines, and our partners at the SBDC, who have multi-lingual advisors available for support.
- *Latinx SBDC Videos*: Our Spanish-speaking EDO staff member has actively been a part of these programs. Working to get the word out on programs, and finding ways to better engage with the Latinx community and businesses in Benton County.

Support of minority, women, and veteran-owned businesses creates equity, strengthens our community, and fosters businesses and services for the full spectrum of diverse populations in Corvallis and Benton County. Our office continues to look for better pathways to funding, communication and access to networks for our minority businesses and partners throughout the community.

Furthering the Community's Vision

The work of our office directly supports the Imagine Corvallis 2040 Vision and the Benton County 2040 Thriving Communities Initiative, including:

- Family & Living Wage Jobs
- Nurturing Small-to-Medium Sized Business
- Recruitment of New Companies & Job Creation
- Innovative Tech Businesses & Start-Ups
- Vibrant Downtown with Employment, Retail & Housing
- Balanced Economic Growth with Livability
- Global Economic Impacts & Local Benefits



Our office also works with & contributes to fulfilling goals in the other sections of the Vision and the city's Climate Action Plan.

Goal #1

SUPPORT AND GROW
EXISTING BUSINESSES



We believe in strengthening and growing our existing businesses. Corvallis Benton County has a strong base of small, medium, and large businesses. Keeping these businesses local, healthy, and growing is a top priority of this office.

Our office handles the **Business Retention and Expansion (BR&E)** efforts through outreach to Benton County Businesses. We provide support to new, expanding, or at-risk businesses and refer businesses to our various partners.

This year, we surpassed our goal with 170 business touches pre-COVID, then an additional **731** touches through our extensive outreach as part of the COVID-19 crisis.

We act as an ombudsman to traded sector businesses who need help through the regulatory processes of the city, county, state or federal agencies. We also work with city and county Community Development Directors to identify and, where possible, streamline codes or policies.

We completed the **biennial survey of Benton County businesses** regarding potential incentives and barriers, and conducted a second, smaller survey at the onset of the COVID-19 pandemic. This data has helped us to assess the business climate and identify business needs, barriers, and opportunities.

We continue to explore the possibility of a manufacturing incubator space, flex manufacturing space, which we understand is in great need in our area.

Our office manages and oversees the economic development tools for our area, including the Enterprise Zone, Opportunity Zones, and Urban renewal district in South Corvallis. This year we successfully implemented an **Electronic Commerce Overlay** for our Enterprise Zone. This will allow e-commerce businesses greater accessibility to the e-zone program and will go into effect January 2021. The **Corvallis Urban Renewal Agency** held its first meetings, adding a Benton County Commissioner to the board, and approved policy guidelines for TIF-funded affordable housing.



The EDO passes funds through to the Linn-Benton Small Business Development Center for enhanced business support in Benton County. In FY 19-20 the SBDC was an integral partner in our economic development and COVID Response work, as we were able to seamlessly connect businesses needing further support to the SBDC advisors.

SBDC Achievements 2019-2020	
Advisory Clients Served	173
Client Advisory Sessions	389
Advising hours	654
Business Starts	13
Jobs created or retained	45

45
Jobs that SBDC Advising has helped to create or retain in 19-20.

173
Benton County Clients served.



Work Slated for 20-21

- Champion and focus on a “continuity of care” paradigm for existing businesses in our area.
- Work with CD, PW, and Benton County on the annexation of the Airport Industrial Park (AIP) into the city limits and streamlining of industrial development processes at the AIP.
- Urban Renewal: Assist Adair Village with a new program; consider programs and funding opportunities in South Corvallis
- Implement Commercial Property Assessed Clean Energy (C-PACE) program in Corvallis and Benton County. This work began in 2019, but was delayed due to COVID. Conversations have begun again.
- Continue to work to find ways to better serve and support women, minority, and veteran-owned businesses.

Outreach in the time of COVID

Finding better ways to keep our businesses informed

Outreach and communication with our businesses became especially critical during the COVID 19 Pandemic. Our team moved quickly to produce and distribute information needed and to keep businesses updated.

- **Communication** about programs such as the eviction moratorium, new policies from state and local public health, PPP and EIDL loans, and directing businesses to our partners at the LBCC SBDC who can help them with these applications.
- **Back to Business Guide:** A centralized guide created to offer businesses a simple resource to understand state guidelines for reopening their business (in English and Spanish)
- **Back to Business Videos:** Features local businesses that have found creative ways to stay open while keeping the community safe; promoting community, connection, and resiliency.
- **Business Support Calls:** The EDO has led an initiative to connect with local businesses through direct outreach calls. We then send personalized resources, if needed, based on the business' feedback and follow up as needed. To this point, over 731 businesses have been called.
- **Latinx SBDC Videos:** Our Spanish-speaking EDO staff member has actively been a part of these programs. We have been working to get the word out on programs, and find ways to create connections with the Latinx community and businesses in Benton County.
- **Let's Keep Connected:** Regular town halls that offer live business support on relevant concerns to the pandemic. Past topics include reopening guidelines, legal considerations, statewide/legislation support and updates.

10

Back to Business Videos produced

22

Let's Keep Connected Business Forums

13

Online Latinx (in Spanish) events



Goal #2

ENTREPRENEURSHIP AND INNOVATION



We seek to support an environment where new ideas form and develop into successful businesses. Corvallis and Benton County is a hub of innovation and entrepreneurs. Oregon State University is a Driver of Innovation in our community, and in Oregon.

The EDO supports the work of partners in the entrepreneur and innovation space. We provide this support through both financial and time and effort contributions.

- Sit on OSU Advantage Accelerator Board
- Support Willamette Innovators Network through board liaison position, staff support of events including PubTalks, Shark Tank, and Expo events.
- Continue to support connections with partner organizations associated with the University, including OSU Colleges, ATAMI, OregonInC, ONAMI
- Continue to create connections amongst other partner organizations including BEC, Chamber, DCA and other downtown organizations.
- Pass-through funds to RAIN Oregon, Corvallis Foundry, and Linn-Benton SBDC from Benton County; Draft, monitor, and manage contracts and review metrics and goals.





Goal #3

CULTIVATE BUSINESSES IN TARGET & EMERGING SECTORS

We focus on the following sectors because they are top contributors to our economy, capitalize on the inherent qualities of our area, and connect to the core values of our residents:

- Food
- Beverage
- Agritourism & value-added agriculture
- Science, research, & technology

Work on this goal is underway, with much of it scheduled for FY20-21 due COVID response work.

- Mid-Valley Food Trail – complete. Helped with support and promotion.
- Identify, convene and support leaders who want to act as a cluster sponsors
- Help local clusters develop its vision and strategy; assist with valuable connections regionally and beyond.
- Convene small group listening sessions
- Focus on collaborations with OSU (such as the Food Innovation Center and Fermentation Sciences Program).

Mid-Willamette Valley FOOD TRAIL
WILLAMETTE VALLEY

TRAVEL TIPS

This year-round, self-guided Mid-Willamette Valley Food Trail is designed to be explored at your own pace — you can start and finish wherever you like. We encourage you to inquire at individual businesses about seasonality and hours of operation before visiting.

High season varies per business but is typically May-Oct. Seasonality of key products is listed below:

- Flowers: April-July
- Strawberries: May-June
- Blueberries: June-July
- Apples and Cider: September-October
- Pumpkins: September-October
- Wine Harvest: September-October
- Hazelnuts: October-November

The working farms along this trail provide some of the most unique and engaging experiences. We ask that you respect the invitation to enter each property and be cautious around farm animals and equipment. Children must be supervised at all times and you should be prepared to follow all site-specific rules. For your safety and comfort, be prepared with appropriate footwear, sun protection and water.

Interested in a guided farm, foodie and beverage tour? The following operators offer tours to select trail stops and can build custom itineraries:

- Best Oregon Tours | bestoregontours.com
- Oregon Traveling Tours | oregontouringtours.com

Your experience along the Mid-Willamette Valley Food Trail should not end when you leave the area. We encourage you to bring a taste of your journey back home to share with friends and family as a reminder of the bounty available in the Mid-Willamette Valley.

OREGON food trails

WVIT CORVALLIS

TRAVEL OREGON

COLUMBIA VISITORS ASSOCIATION

LIBATIONS MAKERS AND INNOVATORS COUNTRY LIVING

Learn more at MidWillametteValleyFoodTrail.com
Explore other Oregon Food Trails at OregonFoodTrails.com



Goal #4

LEADERSHIP &
COLLABORATION
IN THE REGIONAL
ECON. DEV.
ECOSYSTEM



The EDO is a leader and key partner in the Economic Development Ecosystem. Our role is to act as the hub of the wheel in Benton County, convening, connecting, and working with partners to move initiatives forward. We work with an eye toward creating regional synergy and finding new and better ways to collaborate across the region.

“ It’s been my pleasure joining your support calls and I thank you for the opportunity. I want to add I am supremely impressed with your management of economic development activities and our ongoing COVID-19 recovery.
-Nick Kurth, Benton County

Our office’s support of the Main Street model in communities throughout Benton County counties to expand. We held the *Your Downtown What’s Next*—a community outreach and listening session to understand the community’s goals and ideas related to downtown. The EDO continues to work closely with the Downtown Corvallis Association and Visit Corvallis to help affect change in the downtown area.

We continue to coordinate Economic Development work through the county, and have led the communication and coordination efforts during the COVID 19 crisis. Our office will continue to focus on economic resilience and emergency planning efforts in the coming year.



Corvallis, Benton County OREGON

World Class Lifestyle. Small Town Perks. Best College Town.

A recent [Forbes article](#) highlighted the idea that it is critically important for communities, especially those in states that don't have significant tax breaks to use branding and a focus on what, "makes an area unique and attracts a community that shares that vision and set of beliefs." Branding and marketing highlights and raises the visibility of economic development work, and more importantly, of the businesses in our area.

Goal #5

BRANDING AND MARKETING



 corvallisbentonedo • Following ...

 corvallisbentonedo Back to Business - Softstar Shoes

Corvallis and Benton County are getting "Back to Business" and you might see some changes around town! Businesses are working hard to adapt to state guidelines and remain connected with their customers. We would like to show you some of the great ideas around town! Watch our new video with @softstarshoes to hear how they have changed things up in the factory and created a clever solution to communicating with one another. Do you know of a local business for us to feature? Send us a message here or e-mail us at economic.development@corvallisoren

Liked by [nyssaoregon](#) and others

JUNE 30

▶ 0:00 / 2:54   

Add a comment...

Post

Short, Ryan, "Branding is the New Economic Development," <https://www.forbes.com/sites/forbesagencycouncil/2018/08/31/branding-is-the-new-economic-development/#1f7398e477dc>, (August 31, 2018)

EDO Work Featured in the CORVALLIS Gazette-Times

- Making business connections matter in mid-valley
- Benton small business loan applications launch Thursday
- Businesses get chance to chat with Merkley
- Outdoor expansion could benefit business owners in Corvallis and Albany
- How you can help our businesses (Op/ED)

Throughout the COVID pandemic, and our extensive outreach, we found that businesses were tuning in and receiving their information through social media platforms and videos. While we continued to disseminate information through traditional channels, such as our weekly newsletter, we responded by increasing our outreach via social media, created and pushed out **22 Let's Keep Connected Business Forums**, produced **10 Back to Business Videos** (<https://vimeo.com/showcase/7276214>), and **13 Online Latin-X/Spanish events**.

In February 2020, we completed our annual presentation to the Chamber of Commerce.

We will begin work on the **AIP marketing plan** and **development guide** following the annexation of the AIP into the city limits. Also lined up for post-COVID time is the **Made in Benton County** event, which will highlight local manufacturing in Benton County.



Where to Find Us



@yescorvallis



@yescorvallis



@Corvallis-Benton
Economic
Development Office



@CorvallisEDO

Followers

7/19-6/20

Instagram 269

↑ 103%

Facebook 680

↑ 40%

Twitter 701

↑ 9%

LinkedIn 108

↑ 74%

Who We Are

Economic Development Office Staff

Our small but mighty team is the Economic Development Office for the City of Corvallis and Benton County. With a focus on strengthening businesses, building place, and creating a diverse economy, staff leads business retention and expansion efforts, coordinates entrepreneurship efforts, and collaborates with our community and business partners to create a robust support system for local businesses.



Kate Porsche,
Economic Development Manager



Heather Stevens,
Economic Development Specialist



Jerry Sorte,
Economic Development Supervisor



Kathryn Duvall,
Economic Development Specialist

Key External Partners

The success of our businesses is a team effort. Our work is solidified by the partnerships and relationships and efforts of the people and organizations listed here. While our office represents Corvallis and Benton County as your Economic Development team, the time and effort of all of these entities is what makes our community strong. Thank you for your partnership and support!

- City of Corvallis & Benton County staff
- City managers from Adair Village, Corvallis, Monroe, and Philomath.
- Marketing and outreach coordinators, such as PIO's from Corvallis and Benton County
- Linn-Benton Small Business Development Center
- Visit Corvallis
- Corvallis, Philomath and Tri-County Chambers of Commerce
- Corvallis Sustainability Coalition
- Downtown Corvallis Association
- Business Association of Monroe
- Cascades-West Council of Governments
- Oregon RAIN
- Foundry Collective
- Willamette Innovators Network
- OSU Advantage Accelerator
- Business Oregon
- Oregon Economic Development Association



**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
September 21, 2020**

SUMMARY OF DISCUSSION

Agenda Item	Outcome
<p>Executive Session</p> <p>1. Under ORS 192.660(2) (d) deliberations with person designated for labor negotiations</p> <p>Page 2</p>	<ul style="list-style-type: none"> • FIO
<p>Presentations</p> <p>1. Asphalt Paving Association of Oregon Award for 2019 Street Resurfacing Project</p> <p>2. Recognition of Retiring Public Works Director Steckel and Finance Director Brewer</p> <p>Pages 2-3</p>	<ul style="list-style-type: none"> • FIO • FIO
<p>Community Comments</p> <p>1. Phased approach to address illegal camping (Duncan verbal, multiple written)</p> <p>2. Arts Center (Spencer)</p> <p>Page 3</p>	<ul style="list-style-type: none"> • FIO • FIO
<p>Consent Agenda</p> <p>Pages 3-4</p>	<ul style="list-style-type: none"> • Adopted Consent Agenda <u>passed U</u> RESOLUTION 2020-25 Sun Shade for Pickleball Court
<p>Items Removed from Consent Agenda</p> <p>1. Authorization for City Manager to enter into an intergovernmental agreement with Department of Land Conservation and Development for middle housing project grant</p> <p>2. Council Minutes – September 8, 2020</p> <p>Page 4</p>	<ul style="list-style-type: none"> • Authorized <u>passed U</u> • Approved minutes <u>passed U</u>
<p>Unfinished Business</p> <p>1. Low Income Assistance program for City Services Bill</p> <p>Pages 4-7</p>	<ul style="list-style-type: none"> • ORDINANCE 2020-15 <u>passed U</u> RESOLUTION 2020-26 as amended <u>passed U</u>
<p>New Business</p> <p>1. City Services Customer Account Audit: Findings</p> <p>2. City Services Customer Account Audit: Ordinance changes</p> <p>3. Municipal Code amendments gender neutral language</p> <p>4. Phased approach to address illegal camping</p> <p>5. Fiscal Year 2019-20 Fourth Quarterly Operating Report</p> <p>Pages 7-13</p>	<ul style="list-style-type: none"> • FIO • ORDINANCE 2020-16 <u>passed U</u> • ORDINANCE 2020-17 <u>passed U</u> • FIO • FIO
<p>Councilor Reports</p> <p>1. Evaluation Updates</p> <p>2. Other Councilor Reports</p> <p>Pages 13-14</p>	<ul style="list-style-type: none"> • FIO • FIO
<p>City Manager Reports</p> <p>1. Strategic Operational Plan Highlight Summary</p> <p>2. Transportation Maintenance Fee (TMF) 1% for Bicycle and Pedestrian Safety</p> <p>3. Other: Van Buren Bridge proposal update</p> <p>Page 15</p>	<ul style="list-style-type: none"> • FIO • FIO • FIO

Acronyms: FIO For Information Only U Unanimous

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
September 21, 2020**

EXECUTIVE SESSION

The Council met in executive session from 5:30 pm to 5:51 pm under ORS 192.660(2)(d) (deliberations with person designated for labor negotiations). Mayor Traber said representatives of the news media and designated staff and other designated persons were allowed to attend the executive session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No final decision was made in the executive session. Mayor Traber reminded Councilors and staff that the confidences in the executive session belonged to the Council as a body, and not to the individual members. The confidences could only be disclosed if the Council as body approved such a disclosure. He asked Councilors and staff who did not believe that they could maintain the confidences to not participate in the executive session. Gazette-Times Reporter Jim Day was invited to the executive session, but he did not attend.

PRESENT VIA VIDEO CONFERENCE: Mayor Traber; Councilors Napack, Maughan, Lytle, Bull, Ellis, Shaffer, Junkins, Wyse, and Struthers

I. CALL TO ORDER

Via video conference, Mayor Traber called the regular meeting of the City Council of the City of Corvallis, Oregon to order at 6:00 pm on September 21, 2020. Per Governor Brown's Executive Order 20-16, the Council Chambers in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon was closed to the public. The meeting was available for the public to observe live via the internet. The public was encouraged to provide written comments on agenda items and ten community comment slots were available for those who registered in advance of the meeting.

II. ROLL CALL

PRESENT VIA VIDEO

CONFERENCE: Mayor Traber; Councilors Napack, Maughan, Lytle, Bull, Ellis, Shaffer, Junkins, Wyse, and Struthers

III. PRESENTATIONS

A. Asphalt Paving Association of Oregon Award for 2019 Street Resurfacing Project

Mayor Traber welcomed and congratulated Civil Engineer I Bauer, Civil Engineer II Bjornstedt, and Capital Projects Engineering Supervisor McConnell. The award recognized the City for the resurfacing of Ninth Street and Kings Boulevard last summer. The Association considers projects based on attention to detail, quality of work, ride on the new surface, overall appearance, and degree of project difficulty. Public Works Director Steckel noted the project had an added level of complexity when factoring in medians, as well as providing access to businesses and arterials, and ensuring safe travel through the construction zones for all modes of transportation. Employing quality contractors is crucial to success and she praised the Knife River team for their excellent work on the project.

B. Recognition of Retiring Public Works Director Steckel and Finance Director Brewer

Mayor Traber recognized Public Works Director Mary Steckel and Finance Director Nancy Brewer. Both women have worked for the City for 30 years and started their careers within days of each other. Among other comments of praise, Mayor Traber specifically thanked Ms. Steckel for resolving legacy streets and noted that Ms. Brewer did a great job as City Manager pro tem during especially challenging times. Councilors expressed appreciation for their work and for being women of character who are role models for young girls, department directors, and other City employees. They wished them well in their retirements. City Manager Shepard also provided his appreciation for their contributions to the City. Ms. Brewer is known statewide for her expertise on property taxes and the Public Employee Retirement System. In 2015, she received an honorary lifetime membership to the Oregon Government Finance Officers Association in recognition of her work on statewide issues. Ms. Steckel was promoted to Public Works Director in 2011 and she has continually placed the City and community above her own interests. She is the only City employee to receive the Ruth and Jim Howland Special Achievement Award.

IV. COMMUNITY COMMENTS

Laura Duncan supported an established, planned campsite for homeless people that includes hygiene facilities; however, she opposed camping in riparian zones and Oregon Department of Transportation areas. She was concerned about the plan for continued camping near the BMX track because the site is in the flood plain and as a result, debris ends up in the rivers each year.

Staff received written community comments from Cynthia Spencer concerning the Arts Center and multiple people concerning the phased approach to address illegal camping (Attachment A).

VI. CONSENT AGENDA

Councilor Bull requested removal of Authorization for the City Manager to enter into an intergovernmental agreement with the Department of Land Conservation and Development for a middle housing project grant (Item C).

Councilor Wyse requested removal of the City Council minutes for September 8, 2020 (Item A2).

Councilors Struthers and Bull, respectively, moved and seconded to adopt the Consent Agenda as follows.

- A. Reading of Minutes
 - 1. City Council Briefing from OSU – August 27, 2020
 - 3. City Council Work Session – September 10, 2020
 - 4. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. King Legacy Advisory Board – July 30, 2020
- B. Appointment of Planning Commissioner Penny York to Highway 99 Corridor Study Stakeholder Group

- D. Approval for City Manager to sign an Intergovernmental Agreement with the State of Oregon to receive Federal CARES Act funds for the Majestic Theatre
- E. Accept and appropriate Friends of Corvallis Parks and Recreation Donation, James A. Ringler Pickleball Courts Shade Structure (RESOLUTION 2020-25)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA

- C. Authorization for the City Manager to enter into an intergovernmental agreement with the Department of Land Conservation and Development for a middle housing project grant

Councilor Bull wished to clarify the type of committee the Council may want for this type of project. She preferred the type the Advisory Board Restructuring Ad-Hoc Committee has described as "public facing" so it is transparent and accessible to the public. She said people would care about at the project at the end, regardless of whether they know about it in the beginning. Community Development Director Bilotta said that model was always the intent. Councilor Bull said she was not proposing changes. She wanted to bring the issue to the attention of Councilors.

Councilors Bull and Wyse, respectively, moved and seconded to approve Item C from the Consent Agenda. The motion passed unanimously.

- A.2. Reading of Minutes City Council Meeting – September 8, 2020

Councilor Wyse wished to clarify that the discussion about fundraisers on electronic Council packet page 319 related to It's on Us Corvallis, not private or campaign fundraising activities.

Councilors Ellis and Junkins, respectively, moved and seconded to approve the minutes. The motion passed unanimously.

VIII. UNFINISHED BUSINESS

- A. Low Income Assistance program for City Services Bill

City Attorney Brewer read an ordinance relating to Low-Income Assistance, enacting Municipal Code Section 3.13, "Low-Income Assistance" and stating an effective date.

Councilors Napack and Bull, respectively, moved and seconded to amend the ordinance by adding the following to Section 3.13.030 – Revenue: 5) Qualifying residents are only able to receive the discount for one utility account.

Councilor Napack said her amendment was to clarify to the applicant that each eligible account must have a unique owner with a singular location.

Councilor Maughan appreciated the amendment; however, he believed it complicated the ordinance and therefore, he did not support it. The ordinance already indicated the credit would be for single-family residential customers located inside the Corvallis city limits who pay the City Services bill and participate in the Supplemental Nutrition Assistance

Program (SNAP), or Oregon Health Plan (OHP), or school free lunch program. All of those would have the address associated with the customer, which should match the account for which they are seeking a credit.

Councilor Bull was satisfied the current approach would not result in duplication. If the City were handing out money, she might be more concerned. To participate in the program, customers must have a utility bill to start with.

The amendment failed 1 to 8, with Councilor Napack supporting.

Councilor Bull requested that the Council review the program at some point to see how well it was accomplishing the goal of offering support to low income individuals. She noted the Council had previously discussed the impact of it not applying to multifamily housing, and whether seniors could access the program, and she hoped the analysis would include those. She said the proposed program was an excellent start.

Councilor Struthers agreed with Councilor Bull; however, he would prefer to use Housing and Urban Development standards to determine eligibility. Rather than offering an amendment tonight, he would support the ordinance so the program could get started.

Councilor Shaffer agreed with Councilor Struthers. He also wanted to establish the program now and consider a future amendment to expand eligibility.

Mr. Shepard said as described in the staff report, staff will bring back regular reports to the Council. He reminded the Council that the program would go into effect on January 1, 2021, so staff will need time to understand how it is working. He suggested potential adjustments could be part of the annual rate review.

Councilor Ellis supported the ordinance in honor of former Councilor Glassmire, who requested such a program several years ago.

Councilor Lytle also supported the ordinance. She believed using the Parks and Recreation Department's scholarship criteria was ideal. She noted that Social Security benefits are accepted as described on the website's scholarship page.

Councilor Napack said she would also support the ordinance; however, she believed a sliding scale would be more appropriate, so she wanted to refine the program in the future. She said it was important that residents understand the reason for the fee, and that the program's success and integrity should be celebrated. She wanted the full community's support for the program.

Councilor Shaffer said if the Parks and Recreation's methodology is acceptable, that is fine. The difficulty is that the proposed ordinance as he reads it is explicit in using the Supplemental Nutritional Assistance Program, Oregon Health Plan, or free lunch program as setting eligibility criterion.

Councilors Shaffer and Ellis, respectively, moved and seconded to amend the wording in Section 3.13.030 2) as follows: to use the Parks and Recreation methodology for determining eligibility.

Ms. Brewer explained the challenges with the proposed amendment. People who receive Social Security may have other forms of income such as retirement benefits and investment income. Staff would need to conduct a more in-depth analysis, such as reviewing bank statements, to determine whether the applicant was a low-income community member. This increases administrative burden and raises privacy concerns. Ms. Brewer added that the program would be new, so staff would not have any experience or data to indicate how many community members meet the criteria as defined.

Councilors Shaffer and Ellis withdrew the motion.

Ms. Brewer said staff hears and understands the concerns Councilors have raised, and acknowledged that the program could change after a year of experience.

ORDINANCE 2020-15 passed unanimously.

Mr. Brewer read a resolution establishing the rates for the Low-Income Assistance Fee.

Councilors Struthers and Junkins, respectively, moved and seconded to adopt the resolution.

Councilor Struthers noted, as discussed in the previous Council meeting, he preferred a lower fee, such as 25 cents; however, he did not want to stand in the way of the program moving forward.

Councilors Napack and Lytle, respectively, moved and seconded to amend the resolution to add the following clause: This program will be evaluated annually and detailed reports presented to Council.

Councilor Napack said even if annual reviews are a standard policy, she wanted to add it to this resolution. It would assert the Council's commitment to follow up on the merits and success of the added fee. Per an email she sent to Councilors, Reports would include participation numbers, efficacy, whether the program meets or exceeds Strategic Operational Plan (SOP) initiatives, and whether the community favored the program.

Councilor Bull noted the City Manager's recommendation to include a review of the program during the annual rate review. She viewed that as a way to help provide accountability on the part of the Council.

Councilor Lytle agreed with the importance of accountability concerning fees.

The amendment passed unanimously.

Councilor Shaffer agreed with Councilor Struthers' preference for a lower fee amount. He also did not wish to stand in the way of adopting the program, so he would support the resolution.

Councilor Bull said while the 35-cent fee was at the high-end, she believed it would provide the flexibility to expand the program to serve more low-income people.

RESOLUTION 2020-26, as amended, passed unanimously.

IX. NEW BUSINESS

A. City Services Customer Account Audit: Findings

Public Works Internal Services Division Manager Kelly reviewed the staff report, noting it was a complex topic.

Councilor Napack said she reviewed the sample bills included with the staff report. She noted the differences between the Transportation Maintenance Fees (TMF) and Transit Operation Fee (TOF) for group residential and multifamily. She observed that the TMF was eight times higher for multifamily and the TOF was seven times higher for multifamily when compared to the bill for a group residential. In response to her inquiry about those differences, Ms. Kelly said from an audit perspective, there is a level of complexity in using the designated number of trips per property. Single family residential has an Institute of Transportation Engineers (ITE) code. The trip rate is used to reach a fixed cost per single family residential; staff applied the same methodology to multifamily residential. For example, for an eight-unit apartment complex, there is a fixed rate per unit, not necessarily per square footage. For group residential, there could be a 1,000 square foot sorority or a 5,000 square foot assisted living facility and each has different ITE rate. The ITE code comes from the size and type of facility being considered to get to an appropriate cost for that customer based on the use of the transportation and transit system. Ms. Steckel noted that the two sample bills are not an apples-to-apples comparison. One could be for a very large apartment complex and the other for a small or medium-sized fraternity. She said the examples are not indicative of how they apply across the entire customer base.

Mayor Traber observed that the audit related to how the fees are being applied per the methodology and Councilor Napack's questions seemed to be more about the methodology itself. He suggested that if the Council wished to consider changes to the methodology, it could be taken up as a separate item.

Councilor Bull noted that some homes originally built for single families are functioning more like a group home or multifamily structure. In response to her inquiry, Ms. Kelly said it would be treated as single-family residential property unless staff had contrary information provided by the property owner or the account holder. Staff relies on customer honesty when setting up their accounts. She would need to talk to Utility Billing staff to see if there were other questions they could ask the account holder at that time, such as whether they were leasing out any of the bedrooms. Mayor Traber noted, similar to his prior comment, it could be on a work list for a future update.

Councilor Ellis agreed with Councilor Bull's concern about a single-family home renting to five or six students. She said that arrangement would generate more trips. She did not wish to address the issue tonight.

Mr. Shepard urged the Council to consider how important they believed such a review would be in the context of all the other work they are facing. He said introducing more complexity increases administrative burden and the likelihood of errors.

The item was for information only.

B. City Services Customer Account Audit: Ordinance Changes

Mr. Brewer read an ordinance relating to City Services billing accounts, amending Municipal Code Chapters 3.06, "City Services Billing;" 3.08, "Transit Operations Fee;" and 3.12, "Transportation Maintenance Fee.

In response to Councilor Bull's inquiry, Ms. Kelly said the addition of hotels did not affect rates. Staff added them to the list of commercial entities to provide clarity, as the original ordinance was silent about that group.

ORDINANCE 2020-16 passed unanimously.

C. An ordinance updating the Corvallis Municipal Code by replacing gender-specific language with gender-neutral language

Mr. Brewer read an ordinance amending the Corvallis Municipal Code to be more inclusive and use gender-neutral language; removing Chapter 1.27 on Measure 37 and the offense of hosting a party for minors-alcohol.

Councilor Wyse said the ordinance was straightforward and needed. Councilor Lytle agreed. Councilors thanked Deputy City Attorney Greenshields for her work.

ORDINANCE 2020-17 passed unanimously.

Mayor Traber recessed the meeting from 7:35 to 7:45 pm.

D. Phased approach to address illegal camping

Via email earlier today, Police Captain Goodwin provided the Council with an updated Camp Posting Chart (Attachment B).

Fire Chief McCarthy said staff appreciated the opportunity to discuss the challenges the City is facing balancing the needs, safety and care of the houseless population during the COVID pandemic against the needs, safety and care of the whole community. Safety issues have risen because of not posting illegal camps. On March 8, 2020, Governor Brown declared an emergency concerning COVID-19 and that affected several City policies and how regulations are enforced. It was determined that unless there was illegal activity outside of camping, camping laws should not be enforced.

Chief McCarthy briefly reviewed the statistics discussed in the staff report. Fires connected to illegal camps have increased 78 percent this year over the same period last year. It is a significant impact to the Fire Department's call volume and accounts for over 60 percent of calls for fires in that time. He noted that ideal camping spots tend to be those that have the greatest fuel for starting fires. Wind gusts, dry weather, relative humidity, and low fuel moistures are key elements as to how fast a fire will burn. Illegal campers often brings carbon-based materials to the area, such as tents, plastic buckets, and disposable items they discard near the camp. A fire that starts small could easily spread to neighborhoods and businesses if the wind gusts. A significant fire was started in an illegal camp on July 13 that burned three propane tanks, discarded trash, and nearby trees. About one-half acre burned and if weather conditions had been less favorable, the outcome would have been drastically different. On September 8, there was another fire

where a community member was transported to the hospital for burns. These fires are an ongoing safety issue. Ideally, campers would be in a dry gravel parking lot where fire fuels are not prevalent. Chief McCarthy noted that despite the recent rain, fire season is not over.

Chief McCarthy said a secondary issue for the Fire Department is flood and water rescue. Many of the tents are set up in canal areas where a downpour could cause those areas to flood and quickly become a water rescue issue. Many of the waterways are filled with branches and other debris, including needles, that makes water rescue more challenging not only for the victim, but for the rescuer as well. Chief McCarthy noted the City does not have dedicated staff for water rescues at one station, so staff would need to be pulled from different areas of the City, which would further delay assembling a team for a coordinated response.

Chief McCarthy said Corvallis Emergency Medical Technicians (EMTs) have not encountered a positive COVID-19 case in the houseless population. They have responded to large fires from illegal camps and transported people for burns from illegal campfires, so those are considerations in seeking a balance to life and safety issues.

Public Works Director Steckel explained how illegal camps near riparian areas are polluting urban streams, rivers, and wetland areas in the Corvallis community. Campers are discarding human waste into waterways, increasing the levels of e-coli and other harmful pathogens in the water, which has a detrimental impact on the flora and fauna in the water. In her experience, illegal campsites do have the fire fuels Chief McCarthy mentioned, as well as sharps, chemicals, batteries, and other harmful manmade products. These are around the illegal campsite in a manner that causes leaching into the creek banks or spills into the stream. The reality of not enforcing City laws concerning illegal camping is that the City is in violation of its Department of Environmental Quality (DEQ) storm water permit. The permit regulations issued by the State of Oregon require the City to prohibit any non-storm water discharge into waterways within the Corvallis City limits. The City is subject to monetary fines when it does not comply with these regulations and the penalties increase each time the City does not meet the permit conditions.

Parks and Recreation Director Emery said staff met with service providers to discuss the City's phased approach to re-instituting cleanup of illegal campsites. Service providers have observed an influx of illegal campers coming from other communities that are enforcing illegal camping laws. Providers have also observed the fire danger discussed by Chief McCarthy. Ms. Emery said the City could not establish legal managed camps on City parkland due to City Charter provisions that prevent changes to parks uses without a vote of the people. Staff will work with social services providers and campers to implement the phased approach. In Phase I, staff will work with community partners to secure more locations for microhousing and recreational vehicle camping, and identify resources. Ms. Emery estimated the timeframe at 30 days, but staff will continually assess progress and adjust as needed. The next three phases will be implemented at locations with the highest risk of fire and river pollution first. Staff will work with Benton County staff and service providers to set outcomes moving forward. Ms. Emery said for the past few years, the City has contracted with the Willamette Riverkeepers, which helps clean riverbanks, specifically abandoned camps and litter. The City will continue with this contract as a way to help the health of the river. Through the contract, the City can connect volunteers with the local organization. The Riverkeepers will not clean up active

sites. Illegal campsites will be posted at a pace that City staff can manage to clean up and service providers can manage service provisions. Finally, the phased approach requires a continued assessment with Benton County's Home, Opportunity, Planning and Equity Advisory Board and service providers.

Community Development Director Bilotta acknowledged that this was a difficult topic. It is not an easy choice to make and staff understands there are people in a difficult situation. Many of the community comments submitted to the Council said that churches and non-profits are doing all the work and they wondered when the City would do something. Mr. Bilotta noted that the City, Benton County, the State of Oregon, and the federal government provide funding for the service providers to offer programs. The City does not administer such programs itself. About \$79,000 in federal funding is provided annually for homeless facilities. In addition, the City budgets \$360,000 for social services and about \$100,000 of additional General Fund money is allocated for the Men's Cold Weather Shelter. Since the pandemic, in addition to those funds, the City is redirecting as quickly as possible any other funding sources that staff can identify. Since March, about \$500,000 in federal funding has been distributed for operational needs. In addition, money has been provided for rental assistance so people who currently have housing but are struggling do not end up homeless. This total is approximately an additional \$900,000 in federal funding. He said homeless providers are working hard and doing all they can to help people.

Mr. Bilotta said when staff met with service providers last week, one of the concerns raised was public health and what the Benton County Health Department had to say about the phased approach. Staff spoke to the Health Department early in the planning process, and Mr. Bilotta had another conversation with them this afternoon to confirm staff is on the right path. He said it was not a choice of the phased approach or doing nothing. Rather, it was a choice between one hazard and a different hazard. There is no good answer. Some people have commented that moving campers would increase COVID-19 risk. If the County were still under a stay-at-home order, that would likely be the answer the Health Department would provide as well. However, now that the County is in Phase 2, people are freely moving about the community. County staff are also observing that camps are growing in size and it is becoming more difficult for their own staff to manage. Unsanitary conditions are increasing and human waste is a significant issue. County staff are also concerned about wildfires, as well as increased chances for additional diseases during winter months when people are exposed to cold and damp conditions. Mr. Bilotta noted that prior to the pandemic, the City had a homeless problem and staff was trying to address the increases in campers as much as possible and make progress where they can.

In response to Councilor Ellis' inquiry about the 73 percent increase in fires this year, Chief McCarthy said the number of homeless people has increased in Corvallis because other communities are enforcing their illegal camping laws. Camps have become more established and Police are not patrolling them regularly, so it becomes easier to have fires and people are not concerned about drawing attention.

In response to Councilor Ellis' inquiry about how many people will be affected and where they will go, Ms. Emery said staff will work with service providers to prioritize which camps should be posted, and a more accurate count will be known at that time. She said the approach must be methodical, as service providers will need to get resources to people and City staff has to be able to clean up the posted camp. She estimated there were

about 20 recreational vehicles camping throughout the parks system and about 40 tents in high-risk areas.

Councilor Maughan agreed that riparian areas needed to be protected; however, he had problems with Phase 3. He said we are still in a pandemic and many houseless people do not seek medical care if they are sick, so it is possible that some of them have COVID-19. He also noted that Benton County recently had the highest number of positive cases it has ever had in a single day. He said these points raise serious concerns for him, as there are only so many places that people can go and it is not going to solve the problem. He said these people are human beings and we need to show them dignity, and we needed to do more as a City. He wanted to see solutions that went beyond 60 days. Chief McCarthy appreciated Councilor Maughan's comments. He agreed that Benton County had its highest single day case count; however, he said 100 percent of that related to testing of incoming Oregon State University (OSU) freshmen. OSU administered 719 tests thus far and 25 students were positive. He expected the trend of positive cases to continue as more students arrive. He said EMS staff respond to a high volume of calls each day in the houseless community for people with medical complaints and they test them for COVID-19 if they display any symptoms.

Councilor Wyse inquired when staff made the decision to begin enforcement. Chief McCarthy said staff has been discussing it for some time and has given a lot of thought to engaging the affected community groups. They also walked through the high-risk areas to evaluate conditions. Mr. Shepard added that staff has been evaluating the situation for the past 90 days. Staff developed a careful, phased plan to balance of protecting the safety of everyone in the community. Councilor Wyse agreed the plan was well-thought-out by staff; however, she did not recall discussion about the topic at recent Council Leadership meetings. She was concerned that people would not have anywhere to go, but she understood the damage to riparian areas and fire danger. Mr. Shepard apologized for not communicating the topic more clearly to Leadership. Mayor Traber said it was listed on the meeting calendar, but the details, particularly timeframes, were not discussed.

Councilor Bull appreciated the information and coordination among staff members. She inquired about the Council's role. Mr. Shepard said suspension of enforcement is something staff undertook based on the COVID-19 emergency. Now that the County is in Phase 2, it is appropriate to phase enforcement back in. The Council's role would be to change camping regulations, if it wished, although that would be a significant discussion. Staff is open to hearing Councilors' thoughts about the plan. Councilor Bull understood that direction from the State caused adjustments to enforcement; however, she did not see where something was different now. She was also concerned about moving people from one place to another. In response to her inquiries, Mr. Bilotta said staff is collaborating with others and employing creative solutions. Benton County has permitted RV camping at the Fairgrounds; however, space is limited and some campers cannot pass the County's required background checks. He noted that local businesses could collaborate on parking and microshelters, so that approach can be used by more than just churches. Staff also seeks to connect people with service providers. Councilor Bull noted Ms. Mater's written testimony suggesting the Flomatcher site on the east side of the Willamette River could be a solution. Mr. Bilotta said the Council considered that proposal extensively a few years ago and there were some associated legal issues. Although the site is in the Parks Master Plan, it is outside of the Urban Growth Boundary, and it is under the control of another governmental entity.

In response to Councilor Napack's inquiry about microsites for camping, Mr. Bilotta said City zoning was tied to full-size shelter limitations. He estimated that eleven zones allow for that. Smaller sites, such as two or three microshelters, are zoned independent in the Municipal Code.

Councilor Shaffer appreciated the moral dilemmas and looking for partnerships with other entities. He also wondered where the campers would go and expressed concern that the problem was just moving to another place. Mr. Shepard said it was important to keep in mind that the City had only temporarily suspended illegal camping enforcement. Staff is working to address environmental and safety issues. He agreed that a broader, statewide solution was needed. He said staff is not seeking to solve the homelessness issue. They are trying to consider the health and safety of the entire community.

Councilor Lytle also appreciated staff's plan. She said riparian zones are an important focus right now. She questioned whether expecting staff from the Men's shelter to provide oversight at the BMX track would be feasible during the winter season. The Men's shelter allows men of all criminal backgrounds, so there is some consideration of how that affects vulnerable populations such as women and children who may be camping nearby.

Councilor Ellis said for the next Council meeting, she would like staff to provide a map of the enforcement areas and an estimate of how many people would be affected. She observed that every year there is discussion about the need to address homelessness, but comprehensive solutions never seem to materialize. Councilor Lytle noted the item is in the Strategic Operational Plan as item E-9B, *Define Council support goals for homeless services*. The targeted completion date had been set as August 2020.

Mayor Traber said regular updates at Council meetings would be helpful. Councilor Wyse agreed, noting it could occur at Council meetings or via emails between meetings.

Councilor Wyse acknowledged the City could have just returned to the prior enforcement process all at once and she thanked staff for the phased approach.

Councilor Bull agreed with the request for a map and supported including updates in the Council packet so community can follow along.

The item was for information only.

E. Fiscal Year 2019-20 Fourth Quarterly Operating Report

In response to Councilor Napack's inquiry about the drop in second quarter investments, Ms. Brewer said it is normal to spend down balances at this time of the year. A large influx of property tax revenue comes to the City in November, and it is expended the rest of the year.

Councilors Junkins and Wyse, respectively, moved and seconded to accept the Fiscal Year 2019-20 Fourth Quarterly Operating Report.

Councilor Junkins observed there are many "watch" items as shown in yellow this quarter. Ms. Brewer said it is somewhat concerning; however, we are still in a pandemic so, staff's assumptions are off a little. Staff will look at 2021 estimates. Lodging taxes are

of concern, and the reduced revenue will particularly affect Visit Corvallis, which receives 30 percent of that money. People staying in hotel rooms due to the wildfires is not likely to produce lodging taxes, as the Red Cross is paying for those and they are tax exempt. Revenues for building permits and System Development Charges are back up.

Councilor Wyse referred to the statement in the staff report, “*Property tax revenue was \$1 million higher than the \$31.8 million originally projected, and about \$65,000 higher than the revised estimate, based on 6.24% growth in assessed value.*” She received a voicemail from a constituent inquiring how that could occur with the 3 percent cap. Ms. Brewer explained that it relates to new construction, for which values are set on January 1 each year. Benton County informed the City it would lose some value at Hewlett-Packard this year; however, construction values for the Domain and Sierra remain to be added. Ms. Brewer noted that Corvallis is seeing a lot of new construction, but the property tax receipts will not likely be experienced until 2022-23.

The motion passed unanimously.

X. MAYOR, COUNCILOR, AND CITY MANAGER REPORTS

- A. Mayor's Reports – None
- B. Councilor Reports

1. Evaluation and Municipal Judge Updates

Councilor Lytle said Leadership adjusted the City Attorney evaluation schedule to executive sessions on October 5 and October 19. The October 19 executive session will include the City Manager evaluation.

October 8 at 4:00 pm is the tentative date to meet with Municipal Judge candidate Larry Blake, Jr.

2. Other Councilor Reports

Councilor Ellis said she and Mayor Traber attended the opening of the new Corvallis Community Center. She said the building and park upgrades were very nice, and she thanked staff for their efforts.

Councilor Junkins said the Boys and Girls Club (BGC) will hold a virtual breakfast on September 24; information is available on the BGC website. He noted that BGC was open during the pandemic, which was a great help to families this summer. Councilor Junkins said today, he recorded a League of Oregon Cities panel discussion, which will be with officials of color throughout Oregon concerning diversity initiatives. He said with the provisions in Corvallis 2040 Vision and Strategic Operational Plan, Corvallis is well ahead of other communities.

Councilor Maughan noted an email that constituent Justine Cooper sent to the Council concerning Ed Epley’s involvement at the 5:00 pm peace vigil in front of the Courthouse. Ms. Cooper was seeking community support to recognize his efforts.

Councilor Bull encouraged people to support downtown businesses. She thanked Mr. Shepard for attending the Van Buren Bridge meeting last week. She spoke to Steve Clark at OSU concerning the Beaver mask signs. Constituents have suggested placing them in specific areas, such as Arnold Park or around some of the larger rental complexes. She encouraged Councilors to think about key areas for the signs in their wards.

Councilor Napack provided via email the following Councilor Report concerning the homeless: *I think many if not most homeless would agree that their present living conditions are not sustainable. I also understand that there are a number of campers that are not able to change their situation even with encouragement and support. Yes, an emergency exists (several in fact) but there needs to be a starting point sooner rather than later. Things will only get worse especially given the looming predictions of a La Nina. Still, we cannot helplessly stand by while our parks become the operative "go-to" for homeless camping sites without some form of regulation and setting of expectations. We need to contain the situation. I routinely scout our Parks, Riverfront and natural areas, and engage with many campers. I view the photos, listen to the scanners and read the police logs that chronicle the chaos and misery that exist among this cohort. I also engage with community members who chance upon discarded needles, human waste and deal with perceived dangers to their children and family members. The narrative submitted by Willamette River Keepers describes the destructive and appalling environmental outfall that should not be tolerated any longer. The safety data from our Fire and Police Departments is chilling. A multi-faceted plan and approach needs to be formulated. It would be wonderful to find a breakthrough and there are a lot of issues that we need to deal with including drug use which a priori complicates and entangles the entire situation. Potential Actions: -Put out all points bulletin for private partnerships. -Encourage micro-sites having a few platform tents or Conestoga huts instead of micro-shelters. - Investigate dusk-to-dawn camps (Eugene / St. Vincent DePaul) -Find available ODOT, BLM, State Land sites but note that Eugene showed a few years ago designated yet unregulated campsites are not a solution. -Exclude sensitive areas from camping. -It will take patience; instead of a timetable, use goals and milestones. -Partner with Benton County Health. -Talk seriously with Linn County regarding a joint approach to solve the issue of migration.*

Councilor Struthers said constituents have been contacting him since April about a moratorium on City fees due to COVID-19. He asked Councilors who are interested in discussing the topic to let him know. He appreciated that the Council passed the low-income assistance program. Councilor Bull said it was consistent with her comment that there would be room in the existing program to offer forgiveness if someone had one bad month. She was also interested in considering other ways to generate revenue for the fees.

Councilor Lytle thanked Cynthia Spencer for her email regarding funding for the Arts Center (the email is included with Community Comments in Attachment A). She said Corvallis Police Officer Dodge provided a good use of force presentation at last week's Willamette Criminal Justice Council meeting.

C. City Manager's Reports

1. Strategic Operational Plan Highlight Summary

Mr. Shepard noted highlights in the Summary. The item was for information only.

2. Transportation Maintenance Fee (TMF) 1% for Bicycle and Pedestrian Safety

The item was for information only.

3. Other

Mr. Shepard recently met with representatives from the Oregon Department of Transportation (ODOT) regarding the City's Van Buren Bridge proposal. ODOT is expected to provide a response in about two weeks. Staff will evaluate the response and bring back to the Council as appropriate. The item was for information only.

D. City Attorney's Reports

Mr. Brewer said he looked forward to seeing Councilors at Thursday's work session to discuss parliamentary procedures. The item was for information only.

XI. ADJOURNMENT

The meeting adjourned at 9:26 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

From: Notification Services <NotificationServices@corvallisoregon.gov>
Sent: Friday, September 18, 2020 12:40 PM
To: Acevedo, Thomas <Tom.Acevedo@corvallisoregon.gov>; Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>; Shepard, Mark <Mark.Shepard@corvallisoregon.gov>; Rollens, Patrick <Patrick.Rollens@corvallisoregon.gov>
Subject: PUBLIC INPUT - Update and thanks from The Arts Center; Invite to Art for the Heart Gala
RECEIVED: 9/18/2020 - 9/18/2020 12:39:56 PM
NAME/ADDRESS: Cynthia Spencer, 1105 NW 30th Street, Corvallis
CONTACT (if any): cynthia@theartscenter.net
TOPIC: Update and thanks from The Arts Center; Invite to Art for the Heart Gala
MEETING DATE: 9/21/2020

Short Update:

Increased funding support from the City has already been leveraged into additional grant support. This year's virtual Arts Alive 2020 successfully connecting local artists and over 500 community member. Invite Council members and other residents of the community to enjoy our Art for the Heart Virtual Gala, October 10, 2020, where we will honor long-time local artist and arts patron Susan Johnson, and raise funding support for arts programs that inspire creativity and promote community well being.

From: Searainya Bond-Frojen <searainya@gmail.com>
Sent: Sunday, September 20, 2020 10:42 AM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Please stop the practice of posting...

I am asking the City not to post and clear homeless camps during a time of pandemic. I would like to reminding you that the City has failed to provide sanctioned shelter. The plan of posting without the support and services is inhumane and unjust.

Thank You,
 Searainya Bond-Frojen
 522 SE Park Ave
 Corvallis, OR 97333

From: notification.services@corvallisoregon.gov <notification.services@corvallisoregon.gov>
Sent: Sunday, September 20, 2020 11:55 AM
To: Acevedo, Thomas <Tom.Acevedo@corvallisoregon.gov>; Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>; Shepard, Mark <Mark.Shepard@corvallisoregon.gov>; Rollens, Patrick <Patrick.Rollens@corvallisoregon.gov>
Subject: PUBLIC INPUT - Clearing camps
RECEIVED: 9/20/2020 - 9/20/2020 11:55:21 AM
NAME/ADDRESS: Cyndy Kelchner, 2096 NW Estaview Dr, Corvallis
CONTACT (if any):
TOPIC: Clearing camps
MEETING DATE: 9/21/2020

ATTACHMENT A

Please do not resume posting and clearing camps during this ongoing pandemic. Without providing sufficient support and services for the people living in these camps, forcing them to keep moving their already-inadequate living situations is simply inhumane. While faith communities and others are working to provide additional microstructures, this potential supply is nowhere near sufficient. Clearing camps does nothing to solve the problem of homelessness; it just moves a visible symptom elsewhere. Please use City resources to continue working on real solutions instead.

From: notification.services@corvallisoregon.gov <notification.services@corvallisoregon.gov>
Sent: Sunday, September 20, 2020 12:21 PM
To: Acevedo, Thomas <Tom.Acevedo@corvallisoregon.gov>; Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>; Shepard, Mark <Mark.Shepard@corvallisoregon.gov>; Rollens, Patrick <Patrick.Rollens@corvallisoregon.gov>
Subject: PUBLIC INPUT - Posting: Proposed Phase Approach
RECEIVED: 9/20/2020 - 9/20/2020 12:20:31 PM
NAME/ADDRESS: Aleita Hass-Holcombe, 2022 NW Myrtlewood Way
CONTACT (if any): aleita@cmug.com
TOPIC: Posting: Proposed Phase Approach
MEETING DATE: 9/21/2020

Regarding the "Proposed Phase Approach", I offer the following Pantoum (best if read aloud).

POSTING

Where will they go?
 Give legal/supervised camping a fair chance!
 Implicit bias blocks possibilities.
 People without adequate dwellings don't choose their circumstances.

Give legal/supervised camping a fair chance.
 Now you can see the need...address the need!
 People without adequate dwellings don't choose their circumstances.
 Posting people only moves their visibility from place to place.

Now you can see the need..address the need!
 Implicit bias blocks possibilities.
 Posting people only moves their visibility from place to place.
 Where will they go?

-----Original Message-----

From: Karen Miller <nautilusfiberarts@gmail.com>
Sent: Sunday, September 20, 2020 1:31 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Camping decision

We are appalled that the city is considering posting and moving camping during this pandemic without providing suitable alternative shelter. This is cruel to the homeless residents and puts both them and the rest of the city population at increased risk. Suggesting placing a few microshelters on as yet

undetermined private property as an adequate solution for what we know is a much larger homeless population is at best shortsighted and at worst inhumane.

Ed and Karen Miller
304 NW 28th Street
Corvallis

From: Hazel Lorane <lorane42@gmail.com>
Sent: Sunday, September 20, 2020 4:11 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Homeless Camps in Corvallis

Mayor, Councillors,

This is to request that the City not post and clear houseless camps during this pandemic. As a council, you have not provided shelter for those without housing. The fact that you as a group are even considering saving an unnecessary bridge while individuals in your wards are without housing is appalling. How can you justify not supporting the houseless with a safe place to shelter and basic services (water, bathrooms, etc.)? What are you accomplished by requiring a homeless person to move during this pandemic?

Sincerely,
Hazel Stratton
2575 SW 49th Street
Corvallis, OR 97333

From: Eileen Marma <eileen.marma@gmail.com>
Sent: Monday, September 21, 2020 9:38 AM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Do not destroy the camps

To the City Councilors,

This is a request to stop the proposed dismantling of camps for people without housing in Corvallis. When the city chose to allow camping last spring due to Covid required restrictions, I welcomed that decision. It made sense for all involved.

Camps are still needed. The problem of houselessness has not gone away.

According to the website of the HOPE Advisory Committee, there are 1000 people without housing in the city. I applaud the city for approving the 15 microshelters. The city does not have a plan to house everyone that will lose their tentsite. It's cruel and inhumane to tear up their sites now-Just in time for rain and the cold weather.

The reason, stated in the G-T, for this anticipated dismantling of the camps is due to thinking that the people in these tents will increase the risk of spreading Covid if they stay there. Note: the students arriving on OSU campus have spiked the Covid rate of Benton County, not people who are camping. Will destroying the camping sites really reduce the risk of Covid in Corvallis? Where is the public health data to prove this? How will scattering the people who desperately need to resettle "somewhere" reduce this

risk? The pattern of dismantling the camps is the reestablishing of camping in another part of the city or bordering Benton County. It does not solve the problem of houselessness in Corvallis.

Without providing other support or services (beyond 15 microshelters) the decision to end unsanctioned camping leads to greater mental health distress for the people without housing. A person without housing cannot move forward to acquire housing if their base "home" is gone. They have to hold it together to regroup and find another place to sleep outside of the rain and cold. This plan to destroy the camps is unjust and unjustifiable.

Instead, give the HOPE Advisory Committee and Housing First Coalition support to develop and implement a robust, long-term, humane plan to meet the basic needs of city residents without housing.

Sincerely,

Eileen Marma
455 SE Viewmont Ave.
Corvallis 97333-1906

-----Original Message-----

From: Marilu Lovan <marilulovan@gmail.com>
Sent: Monday, September 21, 2020 9:34 AM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Camping

I am concerned that Corvallis may post and clear camps during a time when our most vulnerable population would have even greater difficulty staying safe. Clearing camps does not clear the problem, only moves it to a different location. New positives for COVID have increased as university students have moved into the area, flu season is approaching, cold weather is approaching; now is not the time for people to lose the only shelter they have. Micro shelters in church areas is a solution for a few, but doesn't begin to cover the need that Corvallis faces. I urge you to provide support and services and safe, sanctioned camping areas for those who need it.

Respectfully submitted,
Marilu Lovan
2615 NW Ginseng Pl
Corvallis, OR 97330

From: Caroline Zaworski <cj.zaworski@gmail.com>
Sent: Monday, September 21, 2020 9:33 AM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Comments regarding Posting Homeless Camps

I was very concerned when I heard that the city is considering resuming posting of homeless camps soon. This is an unethical and unjust action. I am a Nurse Practitioner. I am extremely aware of the health risks of this population. We are now entering into a new spike in COVID cases in the city and county due to the return of OSU students. We are also nearing the fall wet and cold season. The City must provide a plan for sheltering people safely before they begin to move people and clear the camps. The laws require

that people have a place to go before they are evicted. The City and County have only begun to create safe spaces for our homeless population. The 15 microshelters will only begin to address the need.

I urge the City and County to work together on creating safe shelter for people who lack homes before posting their camps. I understand the health concerns these camps pose--I have helped clean up many abandoned homeless camps in the city myself. However, until we have created a legal place for them to camp, it is our responsibility as those who have homes to ensure that those without homes have legal shelter.

I am willing to do whatever I can to be of assistance in this process. I want to remind the City Council that no person should be deemed "illegal" because they lack a house. Any of us, particularly in the current economic situation, could find ourselves without a home very quickly.

I urge you to do the just and humane thing--to create shelter before posting camps.

Thank you for all the work that you do,

Caroline Zaworski
541-231-3419
2928 NW Spurry Pl
Corvallis, OR 97330

From: TAMMY SKUBINNA <skuby1@comcast.net>
Sent: Monday, September 21, 2020 10:48 AM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Comments for City Council - Clearing Camps

Carla:

Please pass on these comments to the City Council:

With the pandemic still here and cold weather on the horizon, I am asking that the City Council **NOT** post and clear homeless camps. Until we have sanctioned shelter and a plan for houseless individuals, it does not make sense to keep moving these campers. We are only as good as the most vulnerable people in our community are. Corvallis is better than this! Thank you!

Tammy Skubinna
1868 NW Lance Way
Corvallis, OR 97330
541-752-4214
Skuby1@comcast.net

From: Notification Services <NotificationServices@corvallisoregon.gov>
Sent: Monday, September 21, 2020 1:45 PM
To: Acevedo, Thomas <Tom.Acevedo@corvallisoregon.gov>; Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>; Shepard, Mark <Mark.Shepard@corvallisoregon.gov>; Rollens, Patrick <Patrick.Rollens@corvallisoregon.gov>
Subject: PUBLIC INPUT - Illegal camping posting

RECEIVED: 9/21/2020 - 9/21/2020 1:44:50 PM
NAME/ADDRESS: Andrea Myhre, 2415 NW 13th St.
CONTACT (if any): andrea.myhre@gmail.com
TOPIC: Illegal camping posting
MEETING DATE: 9/21/2020

I am submitting commentary about the phased posting approach for illegal camping. This plan as presented to you simply cannot be executed at this time. As a participant in the SORT outreach team that serves those who are experiencing homelessness on the street, I understand the concerns that city departments are trying to address because we see them every week. However, there is little sense in posting widely to address these concerns given that we are in a pandemic and there is nowhere for people to go. I am happy to report that we have not seen COVID infection rates among this very vulnerable population, partly due to the fact that posting for illegal camping has not been happening, allowing people to shelter in place. We do not currently have plans to offer cold weather shelter at past capacity due to space requirements of serving people indoors during a pandemic. While city council recently approved funding for micro-shelters, which is fantastic news, it will take time for these shelters to be built and installed. Lastly, we have had some great success planning and carrying out cleanups with those camping and volunteers in the community, with Willamette Riverkeepers coordinating. We believe that posting all campers will hinder the future success of these cleanups and disempower the people we are trying to involve. Currently, there are at least 100-150 individuals living on the street at any one time in our community, with more likely to be in this situation due to the economic effects of the pandemic and displacement due to wildfires. Posting widely will only add more chaos and risk to the community.

We propose an alternative solution to some of the concerns presented by public works, fire, parks, and CPD:

- *Form a collaborative plan to address concerns presented by campers with service providers that focuses on addressing the riparian area issues, fire risk, and public safety risks.
- *Work to conduct outreach to those camping in partnership with SORT and Willamette Riverkeepers (who are currently planning cleanups) to inform individuals about the need to move away from riverbanks and fire risk areas, with posting being the last resort.
- *Lift the moratorium on posting campers, but direct public agencies to focus on sites posing an imminent risk to public health and safety.
- *Direct agencies to continue to meet with service providers to update their approach to camp posting as more resources, places for people to go become available in the community, and to support their efforts to provide more sheltering opportunities.
- *Make available a viable site for a pilot managed camp either on city land or in partnership with another entity, especially if there is a lack of indoor shelter this winter.
- *Advocate on a regional level for other communities to help their residents experiencing homelessness to shelter in place. Communities “cracking down” will only cause more risk to us all as people desperately search for a safe place to be.

Council should be aware that posting such a large number of people puts this very vulnerable population at risk, and you are also risking legal action. The Ninth Circuit has ruled that it is unconstitutional for cities to ticket people for sleeping in public if there are no shelter beds available. This is now the law that covers much of the West. We as a community have been making good progress in addressing some of the issues related to housing shortages and unaffordability, and homelessness. Let’s set an example for the communities around us of how to be good neighbors to all of our residents.

From: Ann and John Hawkins <ajhawkins@peak.org>
Sent: Monday, September 21, 2020 2:04 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Posting camps

We are writing in opposition to posting and clearing camps during this time of pandemic. As the weather is getting colder, the City has decided it is time to force our most vulnerable citizens to move? Seriously? We are taxpayers and, as such, understand that our tax dollars are to be used for the whole public good—not just those in power (read: all we good white privileged Corvallis folks). Do we not see the impact that this action, if taken, would have?

Others, mainly churches and other social agencies, have done the work that our city government has failed to do. It is time for less talk and more action on behalf of citizens who cannot speak up for themselves. Please, do not force people to move during this very precarious time. This is truly the worst time imaginable.

Ann and John Hawkins
2910 NW Taft Ave.
541-752-5146

From: Sara Ingle <saraingle@comcast.net>
Sent: Monday, September 21, 2020 3:00 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Testimony regarding phased posting

To: Mayor Traber and City Councilors
Subject: Testimony regarding "phased posting of camps"

I have great concern about the plan to post camps of those who have no homes during the pandemic. These residents of Corvallis need protection, not harassment. Can we establish several legal camping places with supervision? We need to recognize the diversity and variety of people who lack housing. They are not the same; they don't behave the same, they don't think the same, they don't look the same. Corvallis needs to acknowledge the humanity of each of them and provide for them humanely. They need safe places for themselves and their possessions. They carry heavy burdens and disadvantages.

It requires political will to come up with a short term plan for this winter and I urge Council to set this goal and then see that it is executed. It will be healthy for all Corvallis. Start with what is needed: camping space, supervision, covered shelter during winter days. Next, determine what is required. Figure out who can help. Finally, figure out how it can be paid for. Start with the attitude that we can do something to make Corvallis a better place. Engage those organizations that you are asking to help with placement, currently far beyond their capacity, and include the Benton County Health Department and Samaritan Health in the planning.

You can arrive at a positive solution quickly, not try (and fail) to kick a worsening challenge under the rug.

Thank you for all your hard work and for your consideration of these ideas.
Sara Ingle
541-602-3682, 4226 NW Boxwood Dr., Corvallis, OR 97330

From: Jennifer L. Butler <jen@corvallisucc.org>
Sent: Monday, September 21, 2020 3:12 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Testimony for Council meeting 21 Sept 2020

Dear City Council,

I am opposed to the phased plans for posting homeless camps recently unveiled by the City and being presented tonight at the City council meeting,

On an ethical level, further displacing displaced people during a pandemic is inhumane. Coupled with the reality that they will have nowhere to go except further and further from services and systems of support, such action is unsupportable.

Please consider that with OSU returning, the recent evacuees who came through town, and regular flu season coming, the risks that drove the approach of not posting are likely to increase in coming months. While it is important to address the fire and other health risks associated with camping, especially in riparian areas, public health concerns around COVID must be taken into account.

It is important to note that forecasts of housing instability and homelessness suggest a dramatic increase as we enter the fall. Eviction moratoriums are scheduled to expire soon, and available support systems to keep people housed may not keep up with demand. Continued economic disruption and likely increases in homelessness are happening at the same time Corvallis/Benton County, and all surrounding counties are seeing shelters struggle to adapt to COVID requirements and are shrinking capacity. Posting camps as a means to “stem the tide” of homeless coming to Corvallis/Benton County ignores this reality. Efforts to develop additional shelter capacity and/or a managed camping environment with supportive services (hygiene/sanitation/food) are needed to provide alternatives to camping in areas that pose greater risk.

Posting in the manner originally proposed and re-iterated on Friday, without real alternatives, will only drive campers into more desperate, and likely more sensitive and harder to support or protect.

The proposed plan for phased posting has no real solutions involved - and does nothing to address the needs of humans in our community.

Respectfully,
Rev. Jennifer Butler

From: Lisa Hawash <lhawash@pdx.edu>
Sent: Monday, September 21, 2020 3:36 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Concern over planned 'postings'

Hello,

I write to you as a resident of Corvallis and as a community based social worker who has a twenty year history working with folks experiencing homelessness; I am also a faculty member teaching social work practice and a co-founder of PSU's Homelessness Research Action Collaborative - a research center

focused on addressing challenges related to homelessness. Additionally, I hold membership as a steering committee member of Safe Camp here in Corvallis. The opinions expressed are my own and are rooted in my professional experience and knowledge, and are rooted most importantly, in compassion for humans who are unhoused.

I was shocked to hear just a week ago that the city constructed a plan and timeline to begin ‘postings’ again. We are in a pandemic. It is highly irresponsible for the City of Corvallis to move people who are unhoused.

The plan posed at the Monday, 9/14 meeting made no effort or attempt to begin with ‘there are some challenges, including environmental challenges, safety challenges, etc’ - let’s collaborate, think together, strategize, construct trauma-informed practices and actions - as a community of knowledgeable people who are well informed in service provision and practices for folks who are unhoused. Instead, a plan was crafted and put forward for community members and service providers to ‘react’ to. This is not collaborative, it is not trauma informed. People who are unhoused will be harmed by moving them in this moment.

I implore you to first engage with the knowledge and expertise of folks in this community to determine how to thoughtfully strategize, to think about engaging in outreach to folks who are in tents near the river (as one example) rather than constructing a plan that gives little to no thought on the harm that can come to folks. We are here. Engage us, listen, and collaborate.

The commitment to fund 15 micro shelters does not mean that the city should now be moving directly toward posting and requiring people to move. Where will they go? This plan has not engaged providers - shelters are at reduced capacity due to COVID and there is not much shelter in this community to begin with.

We are in a public health crisis and homelessness is expected to increase across the U.S. by upwards of 40%. Imagine all the folks who cannot pay rent and what will happen when the rent moratorium has ended?

Count me in to support the city in collaborative efforts, to think, to find solutions that are human centered, and trauma informed. Posting is not the avenue to be human centered and responsive to folks with immense needs. —Lisa

Lisa Hawash, MSW
Associate Professor of Practice
MSW Online Option Coordinator
PSU School of Social Work
1800 SW 6th Avenue, #600
Portland, Oregon 97207
503.725.5018
lhawash@pdx.edu

From: notification.services@corvallisoregon.gov <notification.services@corvallisoregon.gov>
Sent: Monday, September 21, 2020 4:41 PM
To: Acevedo, Thomas <Tom.Acevedo@corvallisoregon.gov>; Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>; Shepard, Mark <Mark.Shepard@corvallisoregon.gov>; Rollens, Patrick <Patrick.Rollens@corvallisoregon.gov>
Subject: PUBLIC INPUT - Phased Approach to illegal Camping
RECEIVED: 9/21/2020 - 9/21/2020 4:40:38 PM
NAME/ADDRESS: Tabitha Ciulla, 1655 NW Division St
CONTACT (if any): tabsciulla1994@gmail.com
TOPIC: Phased Approach to illegal Camping
MEETING DATE: 9/21/2020

I am writing to submit input about the proposed phased approach for illegal camping. While I understand and sympathize with the concerns the city and police are experiencing at this time, their role is to ensure that everyone in our community is safe and secure. With COVID-19 and a pandemic at hand doing so has become even more essential and hard but this approach will not benefit our community. Under OHA regulations illegal camping has not been posted to ensure that a vulnerable population is able to shelter in place and mitigate the impact of COVID-19 on these individuals and our community. At this time social service non-profits do not have the capacity and ability to house these individuals. A non-profit community with already limited resources has found themselves even more strapped due to the impact of COVID-19 and the wildfires. Instead I propose that our city work to develop a plan that addresses the issues posted by public works, fire, parks & rec, and public safety in a collaborative way that focuses on addressing the issues directly rather than displacing a vulnerable population. This can be done by working with agencies who are already in these communities helping with clean-up, trash disposal, fire safety and management. Posting should be a last resort not exclusively for the benefit of the population directly affected by this plan but also the larger community.

From: Molly Chambers <mollykchambers@outlook.com>
Sent: Monday, September 21, 2020 4:43 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Camping

City Council Members,

As a 21 year resident of Corvallis with a stable home and job, I am asking that you not ban camping during what we know will be an uptick in COVID cases due to our students returning this week. Folks who are camping are doing the best they can like all of us are in this scary and uncertain situation. Donot add to their anxiety and uncertainty during a pandemic.

I understand tents and trash in outdoor places housed folks frequent is annoying and unsettling. That is not a reason to displace people from the one safe space they may have at this time. We, as a community, must be more compassionate than that. You as elected officials have the responsibility to consider all residents' safety, not just those of us the are fortunate in our circumstances. If not you, then who? I encourage you to be brave, make some good trouble, and allow our less fortunate to prepare for the cold winter months without having to start over just as we enter the rainy season.

Sincerely,
Molly Chambers
2885 NW Angelica Dr
541 730 6009

From: mater <mater@mater.com>
Sent: Monday, September 21, 2020 5:15 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Cc: Bull, Barbara <Barbara.Bull@corvallisoregon.gov>; Jan Napack <jan.napack@gmail.com>; mater <mater@mater.com>; Traber, Biff <Biff.Traber@corvallisoregon.gov>; Maughan, Charles <charles.maughan@corvallisoregon.gov>; Lytle, Hyatt <Hyatt.Lytle@corvallisoregon.gov>; Ellis, Charlyn <Charlyn.Ellis@corvallisoregon.gov>; Wyse, Nancy <Nancy.Wyse@corvallisoregon.gov>; Shaffer, Paul <Paul.Shaffer@corvallisoregon.gov>; Junkins, Ed <ed.junkins@corvallisoregon.gov>; Struthers, Andrew <andrew.struthers@corvallisoregon.gov>; mater <mater@mater.com>
Subject: homeless campion work session tonight

Carla: Thanks for returning my call today. Thanks so much for distributing the following comments to staff and city council members for tonight's work session on the homeless and homeless camping:

For City Council members discussion this evening:

- 1) The four-point plan outlined in Saturday's GT deserves comment and addition as follows:
 - Step one: Outreach and education has been done for the past 10 years. It's time to graduate and get solid performance on the ground that can give the fire and police professionals the support they need to get back to doing the jobs they are paid to do.
 - The 30-day posting and clean-up is already established policy and seemed to work well before both police and fire people were directed to disregard the protocols and even disregard the laws designed to deal with these issues, Start the 30 day notice NOW!
 - Start a mitigation plan for the businesses and residents surrounding the BMX park where all the homeless were dumped in to once the cold weather men's shelter shut down due to lack of volunteers wanting to work the shelter. This mitigation plan is to shore up the next stage of pulling all homeless camps back to a 150-ft radial distance from the cold weather men's shelter and reopen the park to it's original intent of being a kids BMX park. Corvallis statutes prohibit the use of designated parkland for any other use without a city-wide vote. How the BMX park was allowed to circumvent that City statute remains a mystery and needs full disclosure to the public.
 - The work toward authorizing the use of micro-shelters is moving forward, but with no takers lining up to offer shelter space other than the 5 units at the Congregational Church and the 4 units at the First Christian Church with units already established. And none of the discussion around micro-shelters embraces a strategy for open homeless camping. So 90 days out – we may well end up being back to where we are today: Lots of talking and little on-the-ground solution.
- 2) We would ask authorization for a fifth step for consideration: Given the above during the next three months a team of community experts are planning to engage in a technical and operational investigation into a) annexing the 10-acre city-owned "Flomatcher" property across the Van Buren Bridge for the purposes of establishing "Mary's City for the Homeless" (named after being located at the foot of Mary's River and under the shadow of Mary's Peak). The site has always retained the land-use designation of light industrial (not park designation) and therefore does not require a city-wide vote to undertake the homeless city effort. The State Land Conservation and Development Commission (LCDC) has determined that annexing the 10 acres to the city for the homeless would not require a change in the Urban Growth Boundary (UGB) and would simply require a vote of the city council to annex the property (this is because no urban growth

development would be proposed for the site). The site has an empty 18,000 sq foot industrial building with indoor plumbing, heating and ventilating, two industrial-size septic sewer systems, and a 10,000 gal refillable potable water tank. Large open spaces with high industrial ceilings in the building could make for permanent daily stone soup servicing with ample space left over for lockers and a traveling health care clinic proposed by Good Sam a year ago. The building is on a footprint within the 10 acres that could easily house 30 micro-shelters, and the adjacent city-owned 70-acre farmland to the east is already designated for homeless camping – especially for vets - under Oregon Revised Statutes.

Much work has already been done regarding this plan, but the lack of on-the-ground solutions during the last 5 years within the City makes this new effort more imperative to get completed. This planning effort will happen without Council blessing at this time, but it seems appropriate that a Mayor's City for the Homeless option should work with the city as you look at all options currently being discussed and designed.

Thank you

Catherine M. Mater
Managing Partner
The Mater Building
101 SW Western Blvd.
Corvallis, OR 97333
Ph: 541-753-7335
Fx: 541-752-2952

From: Meaghan Schroeder <meaghanes@gmail.com>
Sent: Monday, September 21, 2020 5:33 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Homeless camps

I live in this area and drive by the camp by the bmx track daily. As a person in the neighborhood, I would like to voice my support to just let them be. I personally have had no issues and feel it is inhumane to oust these people during a global pandemic when they have nowhere else to go and no safety net. Homeless people are PEOPLE. Treat them as such.

Thank you,
Meaghan Schroeder
South town resident

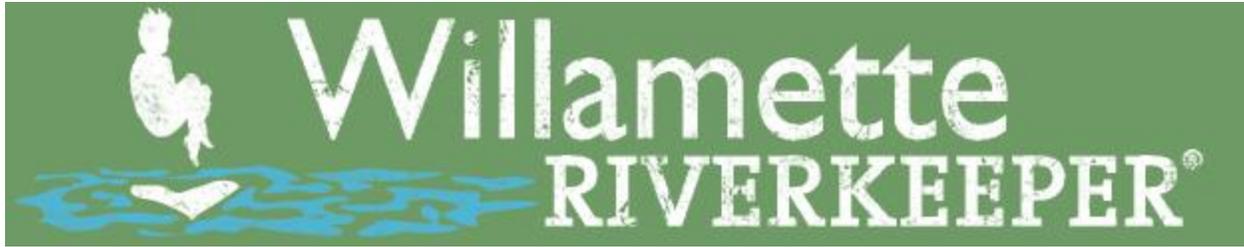
From: Michelle Emmons <michelle@willametteriverkeeper.org>
Sent: Monday, September 21, 2020 5:40 PM
To: Mayor and City Council <MayorAndCouncil@corvallisoregon.gov>
Cc: Laura Duncan <kineticmom@gmail.com>; Dean Codo <captainblackboot@gmail.com>; Travis Williams <travis@willametteriverkeeper.org>; Eli Holmes <eli@willametteriverkeeper.org>
Subject: 9.21.20 Public Comment re: Homeless Camping at BMX Track

Please see attached comments regarding Homeless Camping at BMX Track.

Michelle Emmons
Willamette Riverkeeper / South Valley Advocate
Willamette River Festival / Event Director
[454 Willamette St.](#)
[Eugene, OR 97401](#)
michelle@willametteriverkeeper.org

Main office: [503-223-6418](tel:503-223-6418)
Cell: [541-913-4318](tel:541-913-4318)

www.willametteriverkeeper.org
www.willametteriverfest.org
www.willamettewatertrail.org
www.paddleoregon.org



Michelle Emmons
Willamette Riverkeeper
454 Willamette Street #218
Eugene, OR 97401
(503) 223-6418 – main office
(541) 913-4318 – cell
michelle@willametteriverkeeper.org

Dear Honorable Mayor and City Councilors,

Willamette Riverkeeper is a 501-c-3 organization that works to protect and restore the Willamette River's water quality and habitat. We have offices in Eugene and Portland, own conservation properties in Benton, Yamhill, and Marion Counties and are supported by thousands of members throughout the Willamette Valley.

While we host a range of projects that seek to improve river health and community access, one of our key efforts in Corvallis is the River Guardians Program, a citizen-led monitoring and clean up effort engaging hundreds of volunteers across the entire Willamette Valley region to track and rid the Willamette's riverside habitat of trash and debris.

Recently, we heard from Corvallis-local concerned members and River Guardians volunteers that the City of Corvallis is seeking the means to centralize homeless camps near the confluence of the Marys and Willamette River next to the BMX track. We do not support this idea for a number of reasons.

Currently, Willamette Riverkeeper addresses a significant need in the local Corvallis area to help coordinate and remove a vast amount of trash and debris along the riverside. Unfortunately, much of this debris can be connected to the many illegal camps located along the riverbanks and upland bordering parks. Last year, an importunate number of our volunteer resources were spent clearing out trash, including hundreds of hypodermic needles, from the BMX track and surrounding areas; and even from the river itself. In many places, what was once a healthy, vegetative zone, had been affectively denuded and burned as fires escaped the tell-tale illegal campfire rings packed with leftover blackened plastics, glass shards, and other mottled garbage of all materials. Volunteers in boats also observed campers were defecating from the edges of the BMX park down to the river – as human feces, along with used toilet paper and tampons along the rip rap at the base of the banks was making its way into the water.

Furthermore, Willamette River is an important recreational amenity. During peak summer months, our river and its associated Greenway paths historically receive thousands of visitors daily – our public access is a critical asset for the greater Corvallis community, especially in recent months as social distancing has had the effect of increased traffic on public lands.

Encouraging campers on public lands that were intended to be set aside as natural areas or used for recreational purposes increases safety risks and removes access to the greater community for the area's intended purpose.

Our hope is that our river's health and its importance to our community, will help resolve in solutions to adequately address the need for safe and sanitary shelter for those without homes, without exacerbating the preceding issues.

We thank you for your consideration and look forward to working together to improve the health of our river.

A handwritten signature in black ink, appearing to read 'Michelle Emmons', with a stylized flourish at the end.

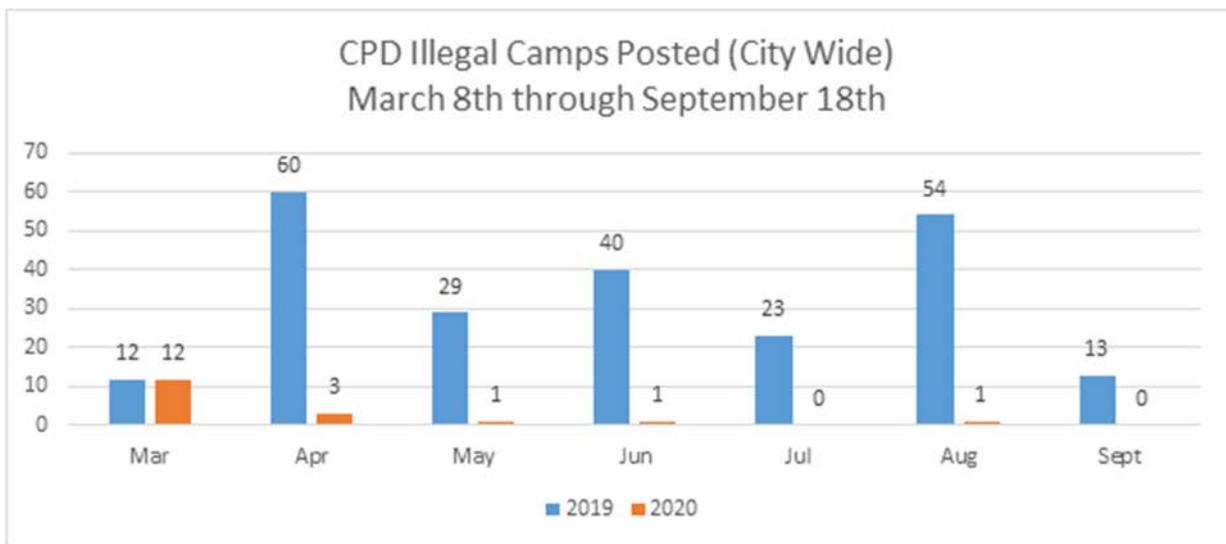
Michelle Emmons
Associate Advocate & Upper Willamette Program Manager
Willamette Riverkeeper

From: Goodwin, Joel <Joel.Goodwin@corvallisoregon.gov>
Sent: Friday, September 18, 2020 10:54 AM
To: Emery, Karen <Karen.Emery@corvallisoregon.gov>; Hurley, Nick <Nick.Hurley@corvallisoregon.gov>; Geist, Jude <Jude.Geist@corvallisoregon.gov>; McCarthy, Kenneth <Kenneth.McCarthy@corvallisoregon.gov>; Fulsher, Kevin <Kevin.Fulsher@corvallisoregon.gov>; Hubbard, Tom <Tom.Hubbard@corvallisoregon.gov>; Bilotta, Paul <Paul.Bilotta@corvallisoregon.gov>
Subject: Updated camp posting chart

Good morning-

Below is an updated chart demonstrating the number of illegal campsites CPD has posted from March 8th (the governor’s emergency declaration) through today, comparing 2019 versus 2020. The previous chart only went through July 8th, and was calls for service, not reports written. So not only is this more up-to-date, but it is more representative of CPD’s change in “enforcement”; it would probably be more appropriate to use this for the staff report.

Joel



Captain Joel Goodwin
 Corvallis Police Department
 180 NW 5th St
 Corvallis OR 97330
 541-766-6905

Disclaimer: This e-mail message is a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. (OAR:166.200.0200-405)

**CITY OF CORVALLIS
COUNCIL WORK SESSION MINUTES
September 24, 2020**

I. CALL TO ORDER

Via video conference, at 4:00 pm on September 24, 2020, Mayor Traber called to order the work session of the City Council of the City of Corvallis, Oregon. The work session was available for the public to observe live via the internet.

PRESENT: Mayor Traber; Councilors Struthers, Junkins, Shaffer, Wyse, Ellis, Bull, Lytle, Maughan, Napack

II. OREGON STATE UNIVERSITY (OSU)/BENTON COUNTY HEALTH DEPARTMENT TRACE TESTING UPDATE

Steve Clark, OSU Vice President of University Relations and Marketing, said classes started yesterday. E-campus enrollments are up significantly and enrollment at the Corvallis campus is down slightly. Approximately 95 percent of Corvallis campus classes will be provided remotely. Mr. Clark briefly discussed the University's TRACE program (Team-based Rapid Assessment of Community-level coronavirus Epidemics), which includes TRACE OSU and TRACE Community.

TRACE OSU involves weekly testing of up to 1,000 students, staff and faculty at campuses in Corvallis and Bend, and at the Hatfield Marine Science Center in Newport. Testing is voluntary and is completed weekly in Corvallis and every other week in Bend and Newport. All students moving into residence halls are required to take a COVID-19 test. In Corvallis, 2,089 students moved into residence halls between September 18 and September 22. Twenty-eight tested positive, for a 1.34 percent positive rate. Thirteen students chose to isolate in their home communities and the rest are staying in the University's isolation dorm. Students who live in fraternities and sororities are voluntarily participating in COVID-19 testing and thus far, the rate is about the same as those living in residence halls.

The TRACE Community program started in April 2020 and includes the communities of Corvallis, Bend, Newport and Hermiston. Trained teams have completed four weekends of random door-to-door voluntary testing in Corvallis, with a fifth round scheduled to occur this weekend. There is no cost to individuals who volunteer to be tested; however, the expense to the University is about \$142,000 per weekend, not including staff time. Another component of TRACE Community involves wastewater testing to determine the prevalence of the virus in the community. Mr. Clark thanked City Utility Division Manager Hubbard for his collaboration with OSU on wastewater testing. OSU completed weekly analysis through the summer and it will continue through fall. Results indicate a relative prevalence in the Corvallis community.

Dan Larson, OSU Vice Provost for Student Affairs, described the chart on the COVID-19 Safety & Success website at covid.oregonstate.edu that explains Levels 1, 2, 3, and 4. Corvallis is currently at Level 2, which means COVID-19 is in the area, protective measures are in place, and OSU has available response capacity. In mid-August, OSU decided to send out more information about what they expected for fall sooner than they had clarity about the level of public health conditions. As

such, OSU is now operating at a Level 3, which indicates that for Fall term they expect to see increased prevalence in the area, protective measures are stressed, and response systems are at capacity. The University determined the higher Level was appropriate when planning their operations, which included the primarily remote class model. Only approved small groups are on campus and occupancy for facilities that are open has been significantly reduced. When deciding what Level is appropriate, the University uses metrics based on local, state and federal mandates such as Governor Brown's stay at home order and changes in County case data. The University is also carefully monitoring students' adherence to public health guidelines such as wearing face coverings and physical distancing. Through OSU's Ambassador program, student leaders provide public health information and encourage people to follow public health measures. Mr. Larson emphasized the need to hold each other and ourselves accountable.

Steve Clark described the local public health campaign that includes OSU, the Benton County Health Department, and City Public Information Officer. The formal campaign launched a little over two weeks ago and includes lawn signs. The TRACE website is being relaunched today to include more information such as weekly test results. On the Safety & Success website, the prevalence report will be updated weekly. OSU is working with City Manager Shepard to provide regular updates to the Council. Mr. Clark would like to have an engaged conversation about how institutions of leadership like Benton County, the City, the Chamber of Commerce, and OSU can come together to promote health and wellness in the community. He hoped that strategic and explicit actions could be identified.

Charlie Fautin, Benton County Health Department Co-Director, acknowledged and appreciated the resources that OSU has brought into the local public health effort. Surveillance and testing through OSU scientists is unique in Oregon and singular nationwide. Very few of his colleagues have this level of data and engagement. Mr. Fautin noted the data dashboard on the Benton County website was significantly upgraded and now provides more detail. The Benton County Health Department is awaiting this weekend's TRACE Community test data.

The presenters responded to Councilors' inquiries as follows:

People who wish to report concerns about student behavior may call 541-737-3010. Two or three reports have been filed using the online report form.

The Benton County Health Department's contract tracing attempts to identify contacts going back several days. This would include students who tested positive who may have stopped elsewhere in town before coming to campus.

The percent positive test rate associated with students moving into residence halls is about the same as the general community. Previously, community prevalence was about 1 percent; however, that was during the late winter and early spring. Even though Oregon has relatively low numbers and most students are coming from this state, the virus is at large in all communities and it is still important to take precautions.

The number of cases is not as significant as the rate of spread, so it is important to focus on behavior, especially hygiene.

TRACE OSU is funded by Pacific Source Medical Health plans, the Packard Foundation, and OSU.

Due to confidentiality, there are limits to disclosures on case counts. TRACE OSU encourages participation by faculty staff and students, both on and off campus, so the overall measurement reflects results across the community, not just campus.

Dr. Bruce Thomson, Benton County Health Officer, said there is up to a one-week lag between when testing is completed and the Oregon Health Authority reports it. He said the recent jump in cases that is causing concern occurred before OSU started testing students. He believed the increase seen earlier this summer was due to the Fourth of July holiday and recently, the Labor Day holiday. In addition, data was being collected during the wildfires, so people were evacuating, not going to testing centers. There has been a large increase in the number of symptomatic tests performed, while at the same time, there has been a decrease in the total number of tests that were performed. He said the OSU data would not be reflected for another week or so.

Mayor Traber suggested joint communications were needed to reach the broader community about encouraging social get togethers do not exceed ten people. He cited a recent example where a community group was not aware of the recommendation. Mr. Clark was amenable and wanted to include the Chamber of Commerce in the effort.

III. PARKING AUDIT – MANAGEMENT OF THE DOWNTOWN PARKING SYSTEM

City Engineer Gescher introduced the topic, noting that information about the history of free customer parking downtown was included in the staff report.

Public Transportation Services Supervisor Scherf said staff was seeking a broad discussion and questions about White Paper #3: Format and Management of the Downtown Parking System. She also asked if the Council needed more information about free customer parking downtown, and if they were supportive of considering its elimination when all of the White Papers have been presented. Ms. Scherf reviewed the recommendations described in the staff report and responded to Councilors' inquiries as follows:

Parking meter receipts can be used to pay for new signage if the Council decides to eliminate free customer parking downtown.

Paid parking is much easier to enforce. The point of fees is to pay for parking facilities, not to make money.

The Consultant has not provided boundary recommendations related to the elimination of free customer parking downtown.

The White Paper only addresses downtown parking. A separate Paper will be prepared that focuses outside downtown.

Parking enforcement will continue in time-limited areas.

To address oversized vehicle parking downtown, paint marks would be needed so that parking stalls sizes are clearly defined.

The Consultant has not expressed an opinion about variable parking rates based on time and demand; however, staff believed it was important to have a consistent system and provide a consistent customer experience.

The City can transition to newer parking technology where there is currently paid parking.

Councilors supported exploring alternatives to free customer parking downtown, but they wanted to ensure parking changes did not harm the downtown. They supported studying demand to inform policy changes.

IV. COUNCIL DISCUSSION REGARDING PARLIMENTARY PROCEDURES

Mayor Traber said effective and efficient meetings were a responsibility of both the Mayor and Council. He wanted to discuss simple ways to help make meetings more productive.

City Attorney Brewer introduced Deputy City Attorney Coulombe and Deputy City Attorney Greenshields.

Councilors Lytle and Bull, respectively, moved and seconded to suspend the rules for this work session. Mr. Coulombe noted the motion was non-debatable, so the Council could move straight to a vote. There was no opposition from the Council.

Mr. Brewer provided a PowerPoint describing Parliamentary Procedure (Attachment A). The attorneys and Councilors discussed Point of Order, Motions and Seconds, Friendly Amendments, Procedural Motions, and Parliamentary Inquiries.

Councilor Junkins appreciated the presentation and wanted to know more about the motion to limit debate. Mr. Brewer said limiting debate requires two-thirds majority approval. This can occur in advance or during the debate. Councilors also discussed the challenges with tabling an agenda item and then reconsidering it.

Councilor Shaffer was concerned that limiting debate would prevent people from speaking. Mr. Brewer said Councilors could raise a point of order. If a Councilor is unsure if they could raise a point of order, they could make a parliamentary inquiry, which is a way to ask for help.

Councilor Maughan appreciated the Parliamentary Procedure at a Glance document on e-packet page 33.

Councilor Lytle said being polite sometimes hampers the ability to get business done timely.

Councilors appreciated the information and the message that it was okay to ask for help.

V. COMMUNITY COMMENTS (WRITTEN ONLY)

Cynthia Spencer provided comments concerning the Arts Center (Attachment B).

VI. REVIEW OF THREE-MONTH SCHEDULE – None

VII. OTHER COUNCILOR COMMENTS – None

VIII. ADJOURNMENT

The meeting adjourned at 6:09 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

Parliamentary Procedure

Tool to facilitate the business of the Council which ensures fairness and a voice for minority opinions.

Motions & Seconds

- **Member is recognized by the Chair**
- **Member proposes motion—"I move that..."**
 - **"...I so move."**
- **Another member seconds the motion**
- **Chair states the motion, then calls for discussion and then calls vote**

ATTACHMENT A

Friendly Amendments

- An amendment to a motion under debate viewed as an enhancement to the original motion, even if it's only a clarification.
- Friendly amendments should be treated like any other amendments.
- "Friendly" is unnecessary.

Procedural Motions

- Motion to Enforce/Suspend the Rules
- Motion to Limit Debate
- Call the question

Parliamentary Inquiry

- **Member states “Parliamentary Inquiry”**
- **Does not require a second; can occur at any time, but shouldn’t interrupt speaker—should be related to current action**
- **Chair will recognize**
- **Member may ask a procedural question, request information, or ask a question of the Chair**
- **Chair responds, could defer to more appropriate time**

Point of Order

- **Used to call attention to violation of rules, omission, mistake, error of procedure**
- **Must be raised immediately & resolved immediately**
- **May interrupt**
- **Does not require a second**
- **Challenges are resolved by the Chair or appealed to the body**

Point of Order Form

- **Member states “Point of Order” immediately after issue arises (permissible to interrupt)**
- **Chair will recognize—could say “State your point of order”**
- **Member states the issue**
- **Chair responds**
- **If unsatisfied by Chair’s response, member may appeal from the decision of the Chair (to the body, which votes)—“I appeal to the body”**

From: Notification Services <NotificationServices@corvallisoregon.gov>
Sent: Monday, September 21, 2020 1:18 PM
To: Acevedo, Thomas <Tom.Acevedo@corvallisoregon.gov>; Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>; Shepard, Mark <Mark.Shepard@corvallisoregon.gov>; Rollens, Patrick <Patrick.Rollens@corvallisoregon.gov>
Subject: PUBLIC INPUT - Update on The Arts Center
RECEIVED: 9/21/2020 - 9/21/2020 1:18:16 PM
NAME/ADDRESS: Cynthia Spencer, 700 SW Madison Avenue, Corvallis (Home 1105 NW 30th Street)
CONTACT (if any): cynthia@theartscenter.net
TOPIC: Update on The Arts Center
MEETING DATE: 9/24/2020

This is to offer a brief update The Arts Center since the world turned upside down:

- Increased funding support from the City has already been leveraged into additional grant support from the Miller Foundation for a two-year \$45,000 strategic planning process through an Equity, Diversity and Inclusion lens.
- Our doors were closed from March 15 until June 2. People have been thrilled to be able to connect with creativity in our galleries again. In June the exhibit "I Am My White Ancestors, Claiming the Legacy of Oppressions" was open by appointment, with over 300 visitors scheduling time to see it. In July we were able to re-open 3-days a week for visitors and ArtShop shoppers.
- The Arts Center began creating ArtMaking@Home kits with bi-lingual instructions and materials for the 100 students and families who receive food and supplies from the Corvallis Public Schools each week. We have delivered over 1600 kits, and hope to continue supporting the creativity of youth in this way as long as students are distance learning.
- This year's Virtual Arts Alive 2020 successfully connected local artists to over 500 people who participated in online performances, how-to videos, and inspirational sharing with over 39 regional artists. Participation in our virtual Arts Alive broader than our past plaza event and continues since all of the content is still all online. At least one of the attendees joined us from Melbourne, Australia!

Finally, This is a personal invitation to Council members, and ALL residents of the community, to enjoy a our annual Art for the Heart Virtual Gala Fundraiser for The Arts Center, October 10, 2020. Join us to honor long-time local artist and arts patron Susan Johnson, and celebrate the arts that have sustained us through the past six-months at home. The importance of the arts has become even more apparent as many of us have turned to music, movies, reading, gaming, gardening, and baking(!) as a break from the stress and anxiety of the pandemic and recent firestorm smoke.

Participation in Art for the Heart is FREE -- and offers many opportunities to BID, PURCHASE and DONATE in support of arts programs that inspire creativity and promote community well being.

Cynthia Spencer
 Executive Director, The Arts Center

ATTACHMENT B

**CITY OF CORVALLIS
LAND DEVELOPMENT HEARINGS BOARD DRAFT MINUTES
September 16, 2020**

Present

TJ Lamkin, Chair
Kailey Kornhauser, Vice Chair
Susan Morr e
Andrew Struthers, Council Liaison

Staff

David Coulombe, Deputy City Attorney (5:40p.m.)
Jason Yaich, Planning Manager
Liz Olmstead, Associate Planner
Claire Pate, Recorder

Absent - None

SUMMARY OF DISCUSSION

	Agenda	Recommendations
	Call to Order	5:30p.m.
I.	Community Comments	None
II.	Public Hearing – Garfield Elementary School Doors and Windows (CDP-2020-01/LDO-2020-06)	Approved, as conditioned in Staff Report.
	Adjournment	6:08p.m.
	Next Meeting	TBD

Attachments:

- A. Staff Report PowerPoint Presentation
- B. Applicant’s PowerPoint Presentation

CONTENT OF DISCUSSION

The meeting was available for the public to observe live via the internet and the public was encouraged to provide written comments. Chair Lamkin welcomed everyone to the meeting, and introductions were made. He reviewed how the meeting would be conducted via GoToWebinar.

- I. **COMMUNITY COMMENTS.** None
- II. **PUBLIC HEARING – GARFIELD ELEMENTARY SCHOOL DOORS AND WINDOWS (CDP-2020-01/LDO 2020-06)**

A. **Opening and Procedures:**

Chair Lamkin reviewed the public hearing procedures and said that persons testifying either orally or in writing may request a continuance or that the public hearing remain open seven additional days to submit additional written evidence. The Chair then opened the public hearing, noting that land use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan, as presented in the staff report.

Staff affirmed that no written testimony had been received and no one had requested to provide testimony at the meeting.

B. Declarations by the Commission:

1. Conflicts of Interest: none
2. Ex Parte Contacts: none
3. Site Visits: Commissioner Morr  declared a drive-by, and said she had familiarity with the school but had nothing else to share. Commissioner Kornhauser did a site visit for a previous hearing.
4. Rebuttal of disclosures: none
5. Objections on Jurisdictional Grounds: none

C. Staff Report:

Associate Planner Olmstead said that tonight's presentation related to Garfield Elementary School Doors and Windows, and a request for approval to modify the approved Conditional Development Permit (CDP) and request a new Lot Development Option (LDO). Using a PowerPoint presentation (**Attachment A**), Olmstead showed an aerial view of the site located at 1205 NW Garfield Avenue, and explained in more detail what modification was being requested. Condition 3.A of the original CDP /LDO could not be satisfied so the applicant requests to modify the condition of approval to use the north elevation of the building instead of the west elevation to satisfy the window and door glazing requirement. As noted in the Staff Report, the proposed new language for Condition 3.A.a and b is as follows:

3.A.a. The addition on the north west building faade shall contain 79% ~~74.7%~~ window and door glazing and 44% ~~28%~~ glazing within the first 12 feet in height of windows and doors.

b. The addition on the south building faade shall contain 37% ~~51%~~ glazing within the first 12 feet in height of windows and doors.

The overall review is that the request does not change the previously approved building elevations and only changes the elevation chosen to satisfy the Pedestrian Oriented Design Standards and percentage of window and door glazing in the condition.

The Review Criteria for the Conditional Development Modification (LDC 2.3.40.01) and Lot Development Option (LDC 2.3.30.04) are largely unaffected. The proposal seeks to modify the previously provided compensating benefit with a new compensating benefit as noted in the modification to 3.A shown above. Both faades continue to contain more window and door glazing than is required by LDC 4.10.

Based on the discussion, findings, and conclusions, as addressed in the staff report, the application is consistent with the applicable CDP and LDO approval criteria. Staff recommends approval, with conditions as noted in the staff report.

Initial Questions of Staff:

In response to a question from Commissioner Morr , staff said that the modification was necessary because during the building permit review process some of the calculations were found to need revision.

D. Legal Declaration:

Planning Director Yaich reminded those testifying that they should direct their testimony towards applicable criteria in the Municipal Code, Land Development Code, and the Comprehensive Plan that they believe applies to the decision. Failure to raise an issue with

sufficient specificity to afford the parties an opportunity to respond to that issue precludes an appeal to the State Land Use Board of Appeals on that issue.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

Deputy City Attorney Coulombe joined the session, and reaffirmed the legal declaration.

E. Applicant's Presentation:

Dave Dodson, Willamette Planning, explained that Kim Patten, Director of Facilities and Transportation for 509-J, and Brian Frey, Architect with DLR Group, were available in case there was a need to respond to commissioner questions. He used a PowerPoint slide show (**Attachment B**) as part of his presentation.

Mr. Dodson showed the site plan that was approved by the Planning Commission at the end of last year. As mentioned by Planner Olmstead, two of the building façade additions needed to comply with the window and door coverage requirements found in the Pedestrian Oriented Design standards section of the Land Development Code. In response to Commissioner Morré's earlier question relating to what had changed, the applicant's team found that the percentage of window and door coverage specified in the original approval was considerably more than what could actually be achieved for the west façade, and was more than what was on the drawings. In looking at redesigning that façade to meet and comply with the requirement, since the west façade acted as a sheer wall it could not meet the structural requirements with the amount of glazing indicated. Therefore, instead of applying the west façade as a compensating benefit, they are proposing to use the north façade as the compensating benefit since it exceeds the window requirements on both counts. It has considerably more windows/glazing and doors than are required, and can appropriately be used as a compensating benefit. It also exceeds the glazing requirements for the first twelve feet in height, which is another criterion.

In terms of the south façade, they are only dealing with the portion that is part of the addition. This façade falls short of meeting the requirement for 60% lineal footage of glazing by 2%, but exceeds the requirements for glazing in the first twelve feet in height by 12%.

In summary, as noted in the staff report, the modifications to Condition of Approval 3.A a and b are being proposed to rectify the situation. The applicant concurs with staff's recommendation to approve the request and make those modifications.

There were no questions of the applicant.

F. Public Testimony: As noted earlier, no one had signed up to give public testimony.

G. Rebuttal by Applicant: none

H. Sur-Rebuttal: none

I. Request to hold the Record Open:

Chair Lamkin noted there was no request to keep the record open, and no request for a continuance.

J. Additional Time for Applicant to Submit Final Argument:

The applicant waived the additional time.

K. Closed the public hearing:

The Chair closed the public hearing.

L. Discussion and Action by the Board:

MOTION:

Commissioners Kornhauser and Morr , respectively, moved and seconded to approve the proposed Lot Development Option (LDO-2020-06) regarding Garfield Elementary School as described in Attachment LDHB-A, and subject to the recommended Conditions of Approval 1 through 4. This motion is based on the criteria and discussions presented in the September 16, 2020, staff report to the Land Development Hearings Board, the discussion of the Land Development Hearings Board, and the findings presented by the Land Development Hearings Board during its deliberations; and is contingent on approval of CDP-2020-01.

Commissioner Morr  asked how the error was discovered and why it had not been caught earlier. Manager Yaich said that it was caught during the building plan review process during review of the actual construction drawings. Planner Olmstead noted that there had been a lot of exchanging information back and forth about the window calculations when it was originally reviewed.

In response to an additional question from Commissioner Morr , staff said that typically a conditional development modification would not be brought before the Land Development Hearings Board. However, because they had a Major Lot Development Option associated with the project and they were proposing to change the compensating benefit and change a Condition of Approval, they had to do this.

The motion **passed** unanimously.

MOTION:

Commissioners Kornhauser and Morr , respectively, moved to approve the proposed Conditional Development Modification (CDP-2020-01) regarding Garfield Elementary School as described in Attachment LDHB-A, and subject to the recommended Conditions of Approval 1 through 3. This motion is based on the criteria and discussions presented in the September 16, 2020 staff report to the Land Development Hearings Board, the discussion of the Land Development Hearings Board, and the findings presented by the Land Development Hearings Board during its deliberations; and is contingent on approval of LDO-2020-06.

The motion **passed** unanimously.

M. Appeal Period:

Any participant not satisfied with this decision may appeal to the City Council within 12 days the written decision is signed.

GARFIELD ELEMENTARY SCHOOL WINDOWS & DOORS

CONDITIONAL DEVELOPMENT MODIFICATION & MAJOR LOT DEVELOPMENT OPTION

(CDP-2020-01/LDO-2020-06)

LAND DEVELOPMENT HEARINGS BOARD

SEPTEMBER 16, 2020

Aerial View – 1205 NW Garfield Ave



Proposal

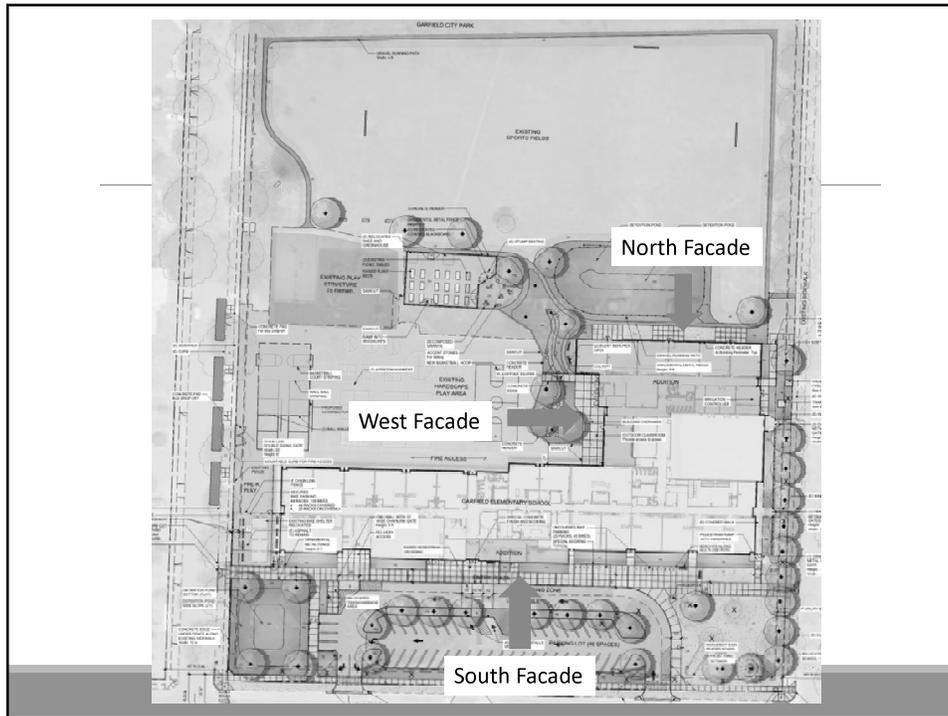
The applicant requests approval to modify the approved Conditional Development Permit (CDP) and request a new Lot Development Option (LDO).

Condition 3.A of the original CDP/LDO could not be satisfied, so the applicant requests to modify the condition of approval to use the north elevation in lieu of the west elevation to satisfy the window and door glazing requirement.

Proposal

The applicant proposes the following modifications to condition 3.A.a and b:

- a. The addition on the north ~~west~~ building façade shall contain 79% ~~74.7%~~ window and door glazing and 44% ~~28%~~ glazing within the first 12 feet in height of windows and doors.
- b. The addition on the south building façade shall contain 37% ~~51%~~ glazing within the first 12 feet in height of windows and doors.



Review

- The request does not change the previously approved building elevations, and only changes the elevations used to satisfy Pedestrian Oriented Design Standards and percentage of window and door glazing in the condition.
- Review Criteria for the Conditional Development Modification (LDC 2.3.40.01) and Lot Development Option (LDC 2.3.30.04) are largely unaffected.
- The proposal seeks to modify previously provided compensating benefit with a new compensating benefit:
 - Modify Condition 3.A.a and b to use the north façade instead of the west façade to satisfy LDC 4.10.70.05.b.6.a (window and door glazing requirements)
 - Adjust the amount of window and door glazing the north and south facades to provide a compensating benefit.
 - Both facades continue to contain more window and door glazing than is required by LDC 4.10.70.05.b.6.a

Staff Analysis

Based on the discussion, findings, and conclusions, addressed in the staff report, the application, as conditioned, is consistent with the applicable Conditional Development Modification and Lot Development Option approval criteria.

Staff recommends approval

Conditional Development Modification Thresholds (LDC 2.3.40.1)

a. The factors identified here describe the thresholds that separate a Conditional Development Modification from the need to apply for a new Conditional Development Permit:

5. Modification of architectural building elevations where any of the following occurs:

- a) Percentage of window coverage per elevation is decreased by more than 20 percent (may affect the number and/or shape of windows); or windows are installed on a previously specified blank wall on the perimeter of the site;
- e) A Modification to specific requirements established at the time of Conditional Development approval, including Conditions of Approval, Code requirements, and all aspects of the Conditional Development proposal, may be considered as a Conditional Development Modification only if it falls within the definition of a Conditional Development Modification described in Section 2.3.40.02.c.

Conditional Development Review Criteria (LDC 2.3.30.4)

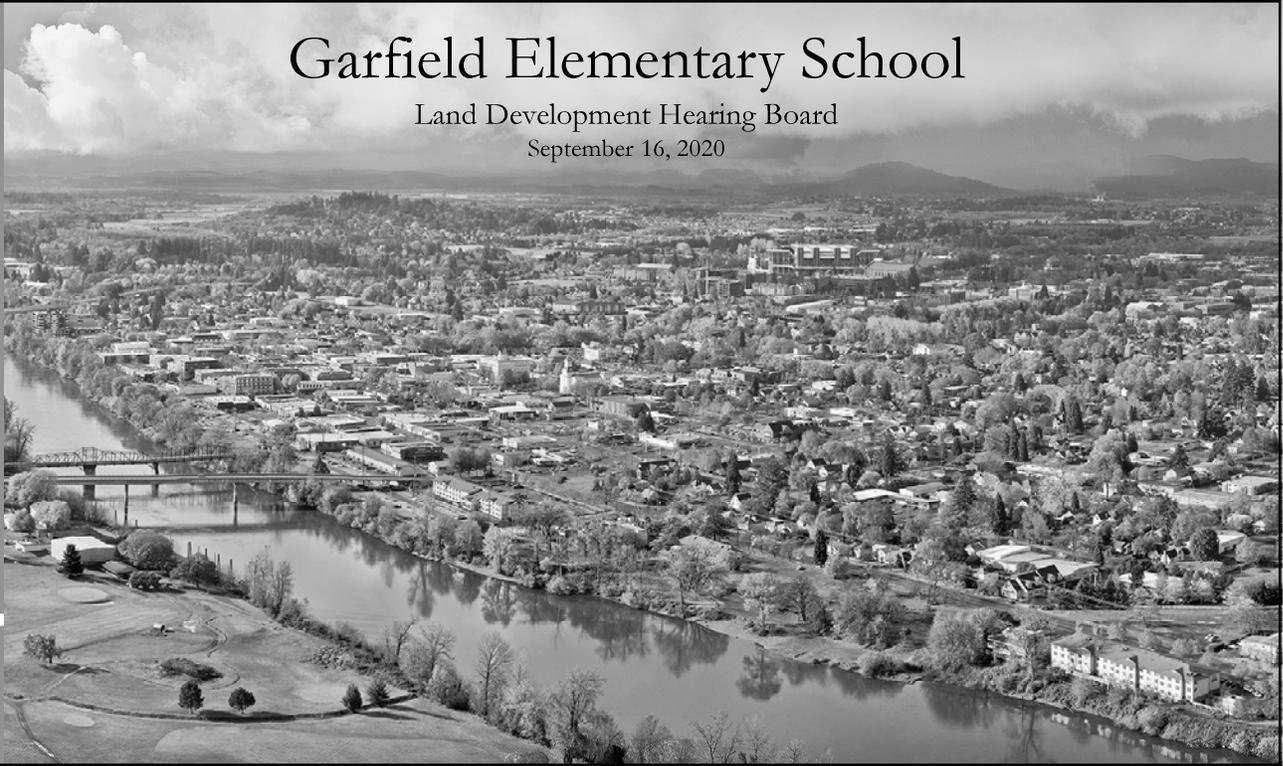
- | | |
|---|--|
| <ul style="list-style-type: none"> ◦ Basic Site Design ◦ Visual Elements ◦ Noise ◦ Odors & Emissions ◦ Lighting ◦ Signage ◦ Landscaping for Buffering & Screening ◦ Transportation Facilities ◦ Traffic & Off-site Parking | <p style="margin-top: 0;">Impacts</p> <ul style="list-style-type: none"> ◦ Utility Infrastructure ◦ Effects on Air & Water Quality ◦ Consistency with Land Development Code (LDC) ◦ Preservation and/or Protection of Natural Features |
|---|--|

Lot Development Option Review Criteria (LDC 2.12.30.6)

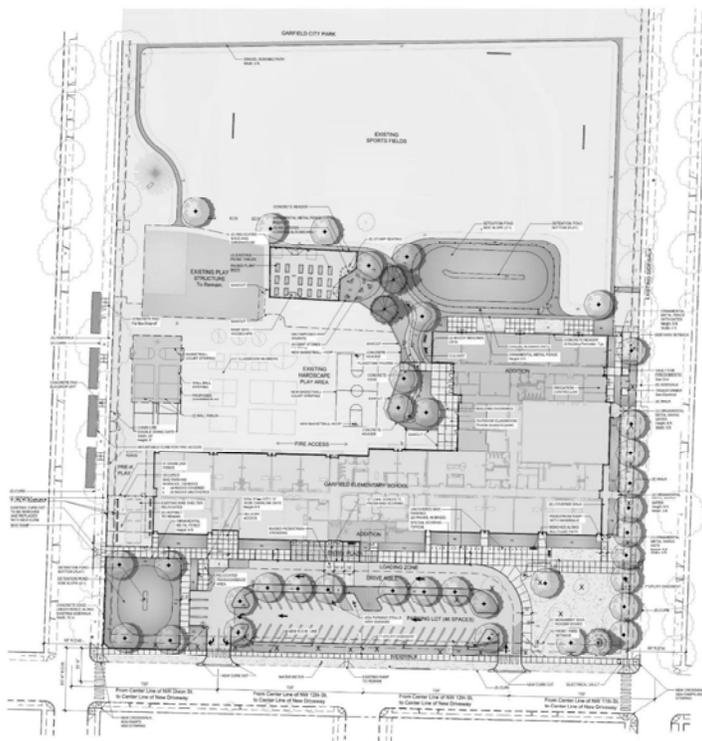
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| <ul style="list-style-type: none"> ◦ Basic Site Design ◦ Visual Elements ◦ Noise ◦ Odors & Emissions ◦ Lighting ◦ Signage ◦ Landscaping for Buffering & Screening ◦ Transportation Facilities ◦ Traffic & Off-site Parking | <p style="margin-top: 0;">Impacts</p> <ul style="list-style-type: none"> ◦ Utility Infrastructure ◦ Effects on Air & Water Quality ◦ Consistency with Land Development Code (LDC) ◦ Preservation and/or Protection of Natural Features |
|---|--|

Garfield Elementary School

Land Development Hearing Board
September 16, 2020



wpm

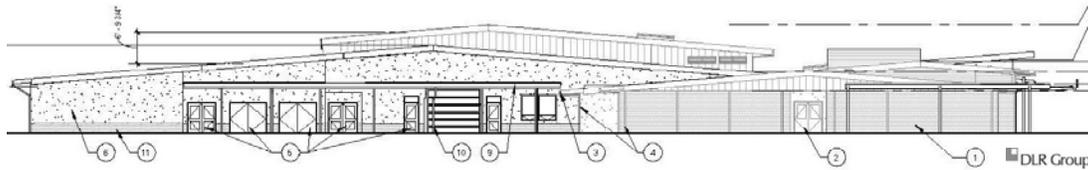


GARFIELD ELEMENTARY SCHOOL
CORVALLIS SCHOOL DISTRICT
NOVEMBER 1, 2019

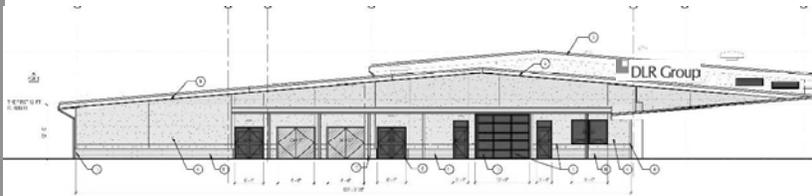
- LEGEND**
- PROPOSED TREE
 - EXISTING TREES TO BE MAINTAINED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREE
 - PROPOSED PAVING
 - CONCRETE PAVING - VEHICULAR
 - CONCRETE PAVING - PEDESTRIAN
 - CONCRETE PAVING - STANDARD PAVEMENT
 - PLANT BEDS/RETAINMENT
 - LAWN
 - GRAVEL/COMPOST
 - CONCRETE CURB
 - PAVEMENT MARKINGS
 - VISION CLEARANCE TRIANGLE
 - OVERPASS STRUCTURE
 - ADJACENT DRIVE
 - EXISTING FENCE TO BE MAINTAINED
 - EXISTING FENCE TO BE REMOVED
 - NEW FENCE AND ENVIRONMENTAL RESTORATION

DLR Group
CAMERON
McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

wpm



Originally Approved West Elevation



Proposed West Elevation Addition

WEST:
 LINEAL FT WALL: 122'-3 1/4"
 LINEAL FT WINDOW: 39'-4"
 LINEAL WINDOW % = 32.17% < 60% (CoA)

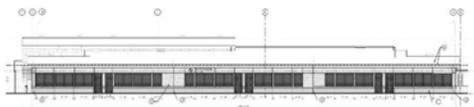
OVERALL = 2040 SF
 WINDOWS = 313.1 SF
 DOOR / WINDOW % = 15.3% OVERALL

LESS THAN 12 FT
 WALL = 1461 SF
 WINDOW = 313.1 SF
 DOOR / WINDOW % = 21.4% < 12FT

wpm



Originally Approved North Elevation



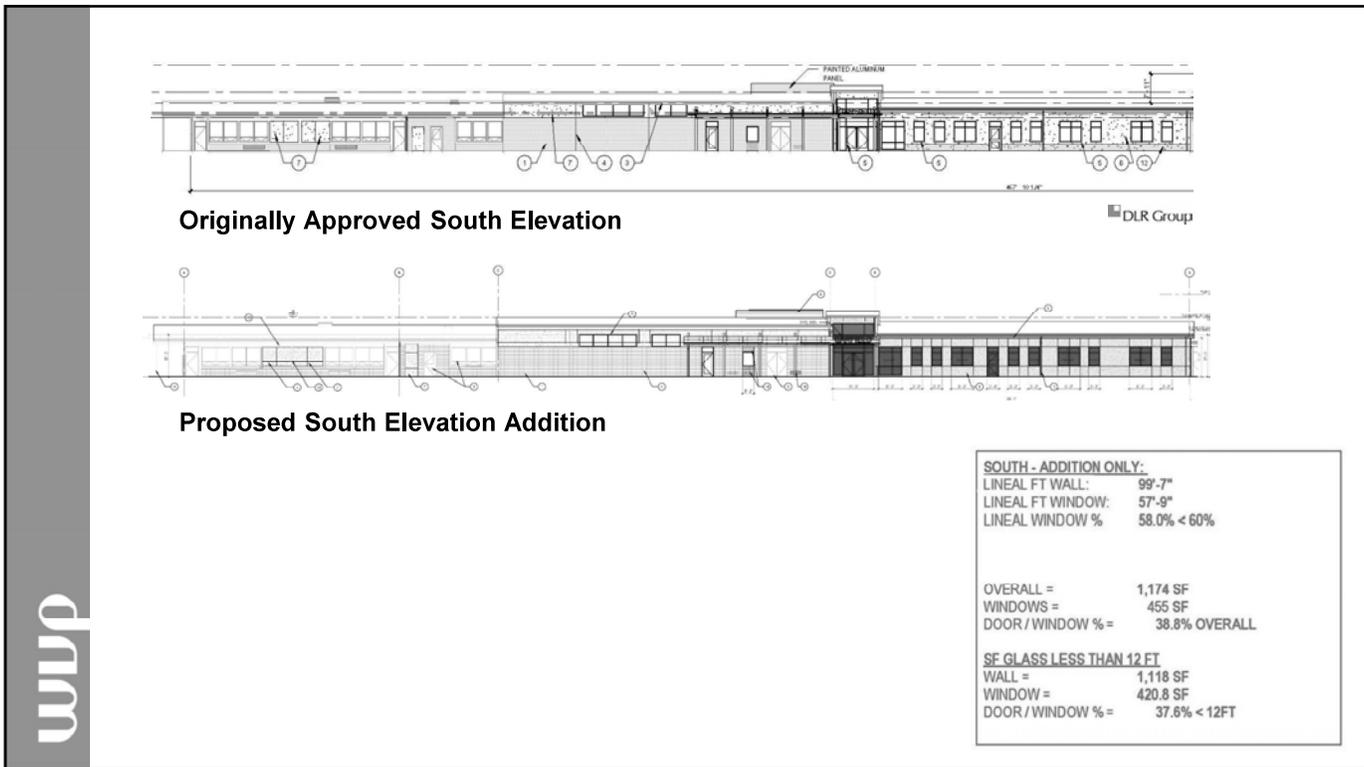
Proposed North Elevation Addition

NORTH ELEVATION:
 LINEAL FT WALL: 181'-9 1/4"
 LINEAL FT WINDOW: 145'-8"
 LINEAL WINDOW % = 79.8% < 60%

OVERALL = 1,993 SF
 WINDOWS = 883 SF
 DOOR / WINDOW % = 44.3% OVERALL

LESS THAN 12 FT
 WALL = 1,993 SF
 WINDOW = 883 SF
 DOOR / WINDOW % = 44.3% < 12FT

wpm



Proposed Modification to Conditions

3.A.a. The addition on the north west building facade shall contain 79% ~~74.7%~~ window and door glazing and 44% ~~28%~~ glazing within the first 12 feet in height of windows and doors.

3.A.b. The addition on the south building facade shall contain 37% ~~51%~~ glazing with the first 12 feet in height of windows and doors.

Garfield Elementary School

LDHB Presentation Outline

September 16, 2020

(1) Introductions

David Dodson – Planning Consultant with WVP

Others who may participate:

Brian Frey – Architect with DLR Group

Kim Patten – Director of Facilities and Transportation

Patrick Linhart – Project Manager with Wenaha Group

(2) Proposed Site Plan and Requested Modifications

This is the site plan that was approved by the Planning Commission at the end of last year.

Two of the building facade additions need to comply with the window and door coverage requirements found in the PODS section of the Land Development Code.

Condition of approval 3.a of the original conditional development permit cannot be achieved. So the School District is asking to modify the condition of approval to use the north elevation in lieu of the west elevation to satisfy the window and door glazing requirement, to support the reduction in window and door glazing on the south facing wall.

It is important to note that this proposed modification will not change the original building elevations that were approved as part of the conditional development permit in December of 2019.

(3) West Building Elevations

The POD glazing standard requires a minimum of 60% of the length and 25% of the first 12-feet in height to contain windows or glass doors.

The originally approved west elevation is shown on the top of this slide.

The lower elevation is what is proposed, which is identical to what was previously approved.

The conditions of approval required 74.7% of this facade to contain windows and doors and only 32.17% of this facade contains windows and doors.

(4) North Building Elevations

The originally approved north elevation is shown on the top of this slide.

The lower elevation is what is proposed, which is identical to what was previously approved.

The Land Development Code requires this facade to contain 60% windows or glass doors. This facade contains 79.8% glazing which exceeds the minimum standard. This window coverage also exceeds the window and door coverage requirement that was previously approved for the west facade which is 74.7%. This facade also exceeds the glazing requirement for the first 12-feet of the west facade at 44%.

(5) South Building Elevations

The originally approved south elevation is shown on the top of this slide.

The lower elevation is what is proposed, which is identical to what was previously approved.

As you will note on the table, the lineal footage of glazing at 58% for this facade is slightly less than the required 60% coverage. The Land Development Code also requires this facade to contain 25% windows or glass doors for the first 12-feet in height. This facade contains 37% glazing for the first 12-feet of height, exceeding the glazing requirements.

(6) Modified Conditions & Conclusion

As noted on the modified condition of approval, this change increases the percent of glazing for condition 3.A.a and adjusts the glazing percentage for 3.A.b, however both conditions still comply and exceed most of the minimum window glazing requirements.

3.A.a. The addition on the north west building facade shall contain 79% ~~74.7%~~ window and door glazing and 44% ~~28%~~ glazing within the first 12 feet in height of windows and doors.

3.A.b. The addition on the south building facade shall contain 37% ~~51%~~ glazing with the first 12 feet in height of windows and doors.

We concur with staff's recommendation to approve the request before you and to modify conditions as noted.

That concludes our presentation. Myself and members of the design team are available to answer any questions.

**CITY OF CORVALLIS
PLANNING COMMISSION DRAFT MINUTES
SEPTEMBER 2, 2020**

Present

Kailey Kornhauser, Chair
 Penny York, Vice Chair
 Andrew Struthers, Council Liaison
 Jim Boeder
 Tom Jensen
 TJ Lamkin
 Susan Morr e
 Carl Price
 Paul Woods

Staff

Jason Yaich, Planning Division Manager
 Aaron Harris, Associate Planner
 David Coulombe, Deputy City Attorney
 Matt Grassel, Public Works Engineering
 Mark Lindgren, Recorder

Absent - None

Visitors

Laurie Chaplen
 Katharine Bremser
 Michael Meeuwig

SUMMARY OF DISCUSSION

	Agenda	Recommendations
	Call to Order	6:30 p.m.
I.	Community Comments	None
II.	Public Hearing – a. 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01 / ZDC-2020-01)	a. 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01 / ZDC-2020-01)
III.	New Business	Commissioner York will serve as liaison on the Highway 99 corridor study committee. Chair Kornhauser will work with Manager Yaich to plan how to bring discussion on impact of exclusionary zoning forward at a future meeting.
IV.	Old Business	None
V.	Minutes Review- July 1, 2020	July 1, 2020 minutes approved as presented
VI.	City Council, Board and Commission Liaison Reports	a. Housing and Community Development Advisory Board. <u>For Information Only.</u> b. Historic Resources Commission. <u>For Information Only.</u> c. City Council. <u>For Information Only.</u> d. Mixed Use Zones DAC. <u>For Information Only.</u> e. South Corvallis Specific Area Plan DAC. <u>For Information Only.</u>
VII.	Public Meeting Schedule Review	LDHB meeting set for September 16
VIII.	Other Comments	None
XII.	Adjournment	7:35 p.m.
	Next Meeting	None

CONTENT OF DISCUSSION

The meeting was available for the public to observe live via the internet and the public was encouraged to provide written comments.

I. COMMUNITY COMMENTS – None.

II. PUBLIC HEARING

a. 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01 / ZDC-2020-01)

Chair Kornhauser asked that Commissioners leave their webcams on continuously, if possible. She asked participants to identify themselves before they start speaking. She gave an overview of the agenda and how the meeting would be conducted via GoToWebinar. Persons testifying either orally or in writing may request a continuance or that the public record remain open. She noted there were no requests to testify. New testimony was received via email today and was forwarded to commissioners. Chair Kornhauser opened the public hearing at 6:38 p.m.

Chair Kornhauser asked the commissioners for new declarations.

Conflicts of Interest – None

Site Visit – Commissioner York reported that she drove by the area and did not notice anything worth stating. Commissioner Morr  walked by the site and noted nothing out of the ordinary. Commissioner Boeder visited the site several times- he lives across the street.

Ex Parte Contacts – None

There was no rebuttal regarding the disclosures, nor were there objections on jurisdictional grounds. Commissioner Kornhauser stated that land use decisions such as the case under consideration this evening are evaluated against applicable criteria from the Land Development Code (LDC) and Comprehensive Plan, as presented in the staff report.

Staff Report

Associate Planner Aaron Harris presented the staff report (Attachment A). He highlighted that one piece of public testimony was provided to commissioners via email this morning (Attachment B). The applicant's proposal is approval for an annexation for one lot totaling 0.34 acres lot and accompanying zone change from Benton County Urban Residential UR-5 to RS-6 (Low Density Residential). The site is on the east side of 45th Street, about 450' south of SW Country Club Drive. He displayed photos and maps of the site. The site zoning is consistent with the surrounding neighborhood. It is outside City Limits, as are the other nine nearby properties; all have UR-5 designation. Properties adjacent to the site to the east and west are located inside City Limits and zoned RS-6.

There are no Natural Hazards or Natural Resources on the site. In review of Determination of Annexation Type (2.6.30.01.a), staff noted the point of the annexation was to gain access to public services. Applicant does not own adjacent properties and proposes annexing the entirety of the subject site, ensuring that nearby properties would not be annexed in piecemeal fashion. The site and surrounding properties are zoned Low Density Residential, and there is a single family dwelling on the site. No development is proposed with the application, and any future development of the site would be expected to have negligible impact on surrounding properties.

In regards to specific conditions for Minor Annexation, staff found that only one parcel was involved, that the site was not capable of providing more than ten dwelling units, and that City services are contiguous to the parcel, consistent with the requirements. Staff found that the proposal met conditions for a Minor Annexation.

Regarding applicable review criteria in 2.6.30.06, staff found the annexation was consistent with six Comprehensive Plan policies as identified on pages five and six of the staff report. The City Council's adopted resolution (2018-12) on referring annexation requests to voters is in compliance with Senate Bill 1573- if the City Council approves the annexation request, and it chooses to NOT forward the annexation request for approval to voters, it would be consistent with O.R.S. 222.127.

Regarding annexation review criteria (2.6.30.06.a), the annexation is requested because the property's septic drain field failed to meet County flow requirements, and the septic junction box was found to be deteriorating in a 2019 septic system inspection. The applicant contacted Benton County Environmental Health, and was told he would not be granted a repair or replace permit for the septic system, since the site was located within 300' of the nearest City sewage connection point. The applicant contacted the City and was told that he could not connect to City services unless he went through the annexation process and the site became within City limits.

The site is adjacent to property within City limits to the west of 45th Street, and is one of ten properties in the immediate vicinity located outside of City limits, all of which are entirely surrounded by lands within City limits. City sewer, water, storm drainage, and improved street- curb to curb- are all available to serve the site. The site contains a single-family residence, which would place a relatively small demand on services.

Harris highlighted the Table of Livability indicators and benchmarks, and related that staff found the proposal met nine of fourteen that were found to be applicable. He noted that under 2.6.30.07.c.2.a, the indicators are intended to be balanced and identified as advantages and disadvantages relative to an annexation proposal. Compliance with all benchmarks is not required- when balanced and viewed in aggregate, decision makers must find that the advantages to the community outweigh the disadvantages.

Among annexation review criteria, 2.6.30.06.b.1, staff found that the site does not contain significant Natural Features. The Minimum Assured Development Area provisions (MADA) are not applicable. Regarding 2.6.30.06.b.2, applicable livability indicators and benchmarks (in 2.6.30.07) were already discussed.

Regarding 2.6.30.06.c- urban services and facilities, City sewer, water, storm drainage, and improved street- curb to curb- are contiguous to the parcel. The street was previously improved to standards for a City Neighborhood Collector street. There is a meandering sidewalk on the west side of the street, though the subject site frontage does not have sidewalks or a City standard planter strip. The applicant is required to connect to City sewer upon annexation, with standard service connections.

Subsection (d) addresses annexation proposals for areas including open space; general community use; or public, or semi-public ownerships- the proposal does not include areas for those uses.

Review Criteria 2.6.30.06.e includes thirteen compatibility factors. Staff found the 0.34-acre site contains a single-family home and is located on land with a Residential Low

Density Comp Plan designation. No development is proposed with this application. No changes related to basic site design, visual elements, noise, odors, lighting, signage, or landscaping are associated with this proposal. With the exception of Corvallis Country Club Golf and Bruce Starker Arts Park, all properties within 600' contain the same Residential Low Density Plan designation.

Regarding the remaining compatible factors, staff found that the one single-family residence was compatible with the existing and planned transportation facilities in the area. The site can be served with the existing infrastructure. Traffic impacts for one single-family residence were found to be one trip during the PM peak hour, and traffic impacts were compatible with the existing street network. One single-family residence is also compatible with existing and planned utilities in the area.

Of the last few compatibility factors, staff found impacts on air and water quality would be comparable to other residential homes throughout the City. Staff found that consistency with Pedestrian Oriented Design Standards was not applicable since no development was proposed. The site does not contain significant Natural Features (LDC 4.2, 4.5, 4.12, 4.13).

Regarding the proposed **Zone Change**, review begins with Table 2.2-1. The site's Comp Plan Designation is Residential Low Density. Based on Table 2.2-1 and footnotes 1 and 2, RS-6 is the only implementing zoning designation for the site. The determination is further supported by Purpose Statements in LDC for the RS-1, RS-3.5, and RS-5 Zones.

Regarding remaining Zone Change Review Criteria, 2.2.40.05, staff found there were no applicable references to this specific site in Comp Plan policies, Council policies, or Council-adopted standards. Regarding 2.2.40.05.a, the fourteen compatibility factors are mostly the same as those for the annexation change proposal, and staff findings were consistent with them.

Regarding an additional compatibility factor for a Zone Change- consistency with the adopted Transportation System Plan (TSP) and the State of Oregon- staff found the proposed zoning was consistent with the Comp Plan, that the proposed zoning was consistent with the TSP, and that the main lines in the street meet or exceed minimum sizes for the proposed zone designation. Staff found that the criterion was satisfied.

Staff found that the application was consistent with applicable LDC review criteria for the Annexation and Zone Change. Staff recommends the Planning Commission recommend approval of the Annexation and approves the Zone Change, with the motions in the staff report.

Questions of Staff:

Commissioner Morr  noted the lack of a sidewalk, asking if there would be a burden to the applicant or the City to install a sidewalk along the frontage, since there was already a single-family house and no development. Planner Harris replied that the TSP would not require the applicant to put in a sidewalk; there was not enough frontage so that development on that site would trigger the requirement to build that sidewalk. Matt Grassel, Public Works Engineering, noted the City Manager can require the sidewalk as per the Municipal Code section, but that is unlikely since it is already developed as a single-family house.

Commissioner Morr  asked if the area, which is a pocket surrounded by the City, is annexed piecemeal, one lot at a time, due to septic failures, whether a sidewalk would be

required. Otherwise, we may not ever have sidewalk along that stretch, due to piecemeal annexation. Grassel said apart from the City Manager requiring sidewalk, the existing single-family houses would not likely trigger the need for sidewalks.

Harris added that if there was a zone change along the frontage, or something with a larger frontage, then that, in theory, may trigger sidewalk construction. However, you would not see that with houses in the current configuration.

Commissioner Boeder asked if was not standard to do irrevocable petitions for future improvements to a property; he related that he has nearby property that was annexed, and which had an irrevocable petition. Grassel answered that it depends on what the LDC requires; there are exceptions in Chapter 4.0.0- there are exceptions based on the size of the development and what it entails. However, there is nothing in a single-family home (even if demolished and replaced with another single-family home) that would trigger code exceptions in Chapter 4.0. The exceptions in Chapter 4.0 came in several years ago, and are related to the type of development. Annexations typically are not conditioned- conditions come with development- such as a land partition or a replat- some type of a development outside of an annexation request.

Morré noted there are several single-family homes in a row, and the nearby sidewalk dead ends. If they come in one at a time, due to septic failure, there would not be a stretch of sidewalk there. Grassel agreed, saying there were several other areas in Corvallis that also came in for various reasons that also resulted in no sidewalks- this area is similar.

City Attorney David Coulombe reminded those testifying tonight to direct testimony to the applicable criteria in the Land Development Code, Municipal Code, and Comprehensive Plan that you believe applies to this decision. Failure to raise an issue without sufficient evidence to afford parties an opportunity to respond to that issue precludes an appeal to the State Board of Appeals, based on the issue.

Applicant's Presentation

The applicant, Michael Meeuwig, stated that he was told that a presentation was not necessary, and so he did not prepare one, but offered to answer questions. Commissioner Tom Jensen said if there were major changes to the property, a sidewalk would go in. For example, a lot that is a third of an acre could hold four units, such as two single-family homes, with two ADUs. He asked if there was a desire to do something like that in the near future and the applicant replied that he had no intention to do so.

Yaich stated that there were no participants wishing to provide additional testimony. Chair Kornhauser highlighted the written testimony submitted in support of the annexation. The applicant waived a seven-day period to submit additional written testimony. Commissioner Kornhauser closed the public hearing at 6:39 p.m.

Deliberations

Motion: Commissioner Morr  moved, with a second from Commissioner Price, that the Planning Commission forward a recommendation to the City Council to approve the requested annexation (ANN-2020-01). This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. The motion is based on staff recommendations to the Planning Commission, and reasons articulated by the Planning Commission in its deliberations.

Morré stated that she supported the annexation due to the clear public health issue, and given there should be easy access to tie in to the City sewer system. Woods added that the approval seemed clear cut. He suggested that code be amended in the future to streamline the process to make it easier for applicants in such a Catch-22 position, in which there is no other solution than to provide City services.

Vote: In a roll call vote, the motion passed unanimously.

Motion: Commissioner Morr  moved, with a second from Commissioner Price, to approve the requested Zone Change (ZDC-2020-01) to change the zone of the site from Benton County Urban Residential Zoning (UR)-5 to RS-6 (Low Density) Residential, contingent upon City Council approval of the associated Annexation request. This request is described and discussed in Attachment PC-A of the staff report to the Planning Commission. The motion is based on staff recommendations to the Commission, as well as reasons articulated by the Planning Commission in its deliberations.

Vote: In a roll call vote, the motion passed unanimously.

Chair Kornhauser stated that any person not satisfied with this decision may appeal to the City Council within twelve days of the date that the decision is signed.

III. NEW BUSINESS

Chair Kornhauser highlighted recent staff emails on Block Perimeter standards and a video on Mixed Use; she urged commissioners watch them and then submit feedback. She highlighted a vacancy on the Commission.

She related that the Mayor had requested a volunteer to represent the Planning Commission on a Highway 99 corridor study, and that Commissioner York has offered to serve. Commissioner York noted that she would step aside if another Commissioner sought to serve, instead. Chair Kornhauser asked if anyone else sought to serve; there was concurrence for Commissioner York to serve as liaison on the committee; Chair Kornhauser said Commissioner York will bring study updates in the future.

Commissioner Price highlighted another email regarding the effects of redlining in the past, stating that exclusionary zoning is, in effect, a child of redlining in neighborhoods. We still have ongoing damage from that, even in how we do it in Corvallis. Jensen asked about long term effects from the policies and how they are evinced today. Chair Kornhauser sought a presentation from staff, who could facilitate a conversation on the subject at a future meeting, including on the history in Corvallis. She related that Portland recently completed similar planning work.

Morr  concurred with having a future discussion on the issue. She highlighted a recent article from the Corvallis Sustainability Coalition Land Use Action Team on the history of redlining, and how that affected the ability of owners of redlined properties to get loans, as well as ongoing repercussions in communities because of that. She offered to share the article with the Commission; Manager Yaich agreed to distribute the article and bring the issue back to the Commission.

Commissioner Price emphasized that the issue should be an agenda item, since the community will want to be involved in the discussion- there is substantial interest in the subject. Setting it as a future meeting will allow commissioners to research, as well. Chair Kornhauser will work with Manager Yaich to plan how to bring it forward at a future meeting.

Commissioner York noted the Community Livability benchmarks in the LDC are grouped by categories of the Corvallis Vision 2020, which has now been superseded by Corvallis Vision 2040. She asked where the department is in terms of updating elements in the LDC to align with the new Vision. Manager Yaich replied that in the last 18 months or so, staff brought forward proposed revisions to the Annexation chapter. The Planning Commission, the Economic Development Commission, and the Housing and Community Development Advisory Board have had high-level conversations on rewrites of Annexation provisions in the Code. The livability language was not supported in the final concept; it is still an item for future community discussion. The rewrites will likely be presented as legislation to the Commission soon.

IV. OLD BUSINESS – None.

V. MINUTES REVIEW

a. July 1, 2020

Motion: Commissioner York moved to approve the minutes from the July 1, 2020 meeting as presented; Commissioner Price seconded.

Vote: The motion passed unanimously in a roll call.

VI. CITY COUNCIL, BOARD AND COMMISSION LIAISON

a. Housing and Community Development Advisory Board (Price) no meeting

Commissioner Price said that there had not been a meeting for a while and had no update.

b. Historic Resources Commission (Commissioner Jensen)

Commissioner Jensen reported that at its August 11 meeting, the HRC approved demolition of the former OSU Lonnie B. Harris Black Cultural Center (which had been relocated from NW Monroe Avenue to NW Orchard Avenue about six years previously). The Commission allowed a driveway expansion for the Crees House on NW Grant Avenue and approved the Corvallis-Benton County Library addition.

c. City Council

Councilor Struthers reported that the Council got an update on the Highway 99 corridor study from James Feldman, Senior Transportation Manager with ODOT. There are a dozen meetings planned, with three milestone checkpoints and two presentation updates to the full Planning Commission. There will be a full Council review of its ad hoc committee recommendation on the City's advisory board structure at its September 10 work session; there will be a reduction in the number of advisory boards. Commissioner York noted that James Feldman was formerly a member of the Corvallis Planning Commission; Struthers understood that Feldman was the staff lead on the project.

d. Mixed Use Zones DAC (Commissioner Lamkin)

Commissioner TJ Lamkin encouraged members to review Manager Yaich's email and respond to the survey. Planner Rian Amiton is the staff lead on the project.

e. South Corvallis Specific Area Plan DAC (Chair Kornhauser)

Chair Kornhauser said that there had not been a meeting and she had no update.

VII. PUBLIC MEETING SCHEDULE REVIEW

There is a Land Development Hearing Board (LDHB) meeting set for September 16. Manager Yaich reported that City-initiated legislative items will come forward soon, including the Annexation chapter and significant rewrites of Land Division standards. He stated that once there

are more comments on Block Perimeter standards, staff will package that with Land Division changes in a single hearing.

VIII. OTHER COMMENTS

Morré commemorated the recent passing of her neighbor Donna Brokken, the first woman on the Corvallis Planning Commission, and thanked Brokken for her work to make Corvallis a more livable place.

IX. ADJOURN

The meeting was adjourned at 7:35 p.m.

2025 SW 45TH STREET
ANNEXATION AND ZONE CHANGE

ANN-2020-01 / ZDC-2020-01

Applicant's Proposal

- Annexation of a 0.34-acre lot
- Zone Change from (UR)-5 to RS-6

Aerial View



Existing Conditions

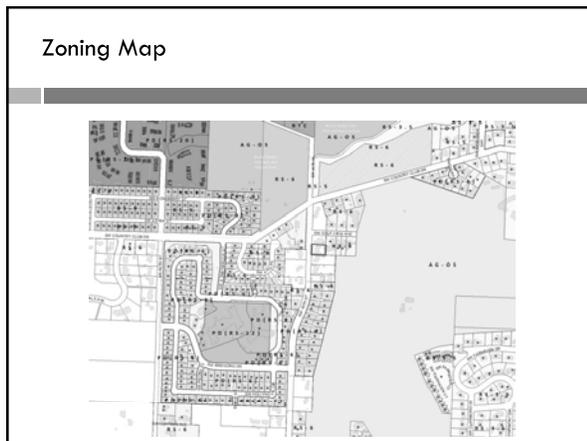
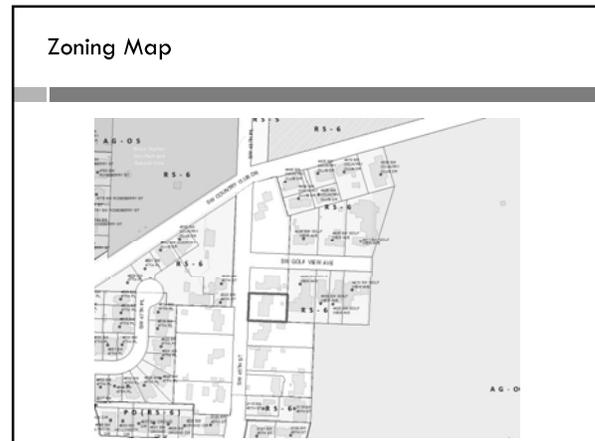
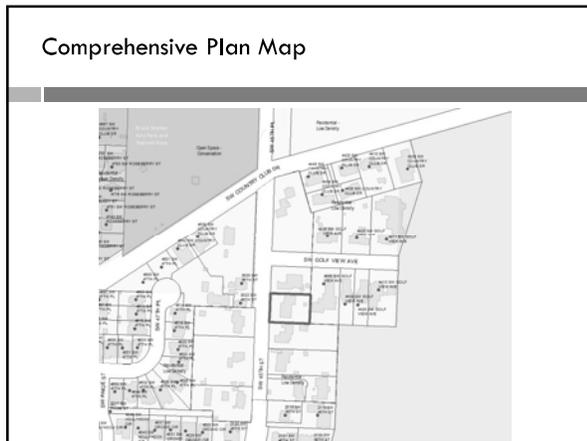


Existing Conditions – Looking North



Existing Conditions – Looking South





PROCEDURES

- 2.6.30.01 - Determination of Annexation Type
- The Director shall determine whether an application is for a Minor or Major Annexation as follows:
 - a. **Minor Annexation** - Intended to address situations where properties are proposed for Annexation and, by virtue of their size and development potential, have negligible impacts on surrounding properties and neighborhoods, and on the community as a whole. These Annexations are typically proposed to gain access to public services, such as sanitary sewer and water facilities, before actual Health Hazards are declared; to incorporate infill sites into the City; and/or to allow a limited level of urban development to occur on existing parcels. Minor Annexation provisions are not intended to provide piecemeal Annexations whereby a property owner within the county partitions a small piece of land specifically to be classified as a Minor Annexation, and then continues to partition small sites and propose multiple Minor Annexations.

PROCEDURES

- 2.6.30.01 - Determination of Annexation Type
- An Annexation shall be considered Minor if all of the following conditions exist:
 - 1. No more than one parcel is involved;
 - 2. For residential Annexations, the parcel is capable of providing not more than 10 dwelling units (at maximum allowed density per gross acre). For commercial and industrial Annexations, the parcel is no greater than one acre; and
 - 3. City services are contiguous to the parcel.
- When addressing the review criteria in Section 2.6.30.06.a and Section 2.6.30.06.b, a Minor Annexation proposal need not provide the same level of detail as a Major Annexation proposal. See Section 2.6.30.06 and Section 2.6.30.07 for specifics. All other submittal requirements and review criteria, however, are applicable.

Annexation Review Criteria

- 2.6.30.06 - Review Criteria
- **Requests for Annexations shall be reviewed to ensure consistency with the applicable policies of the Comprehensive Plan, particularly Article 14, and other applicable policies and standards adopted by the City Council and State of Oregon.**
- **Annexations can only be referred to the voters when the proposed Annexation site is within the City's Urban Growth Boundary (UGB), and where the findings below are made. The criteria are highlighted in bold type.**

Annexation Review Criteria

a. The applicant has demonstrated a public need for the Annexation -

1. Minor Annexations - Factors to be considered in evaluating public need for Minor Annexations shall include, but are not limited to:

- a) Reason for the Annexation;
- b) Health issues;
- c) Adequate demonstration that the Annexation provides for the logical urbanization of land;
- d) Whether the site can be served with public facilities; and
- e) Discussion of the applicable livability indicators and benchmarks as specified in Section 2.6.30.07.c.

Minor Annexation proposals need not include the calculations relative to a five-year supply of serviceable land that are required in "2," below, for Major Annexations.

Methodologies 2.6.30.07.c.2.a

"The livability indicators and benchmarks in the following table are intended to be balanced and identified as advantages and disadvantages relative to an Annexation proposal. Compliance with all benchmarks is not required. However, when balanced and viewed in aggregate, the decision-makers need to find that the advantages to the community outweigh the disadvantages."

Annexation Review Criteria

b. The Annexation provides more advantages to the community than disadvantages - To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.

1. Minor Annexations - Minor Annexation proposals shall include a general discussion regarding:

- a) Advantages and disadvantages of the Annexation. Examples include the existence of a Health Hazard situation or the existence of Significant Natural Features addressed in Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and/or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Also relevant is whether or not the Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA) is applicable; and

Annexation Review Criteria

b. The Annexation provides more advantages to the community than disadvantages - To provide guidance to applicants, examples of topics to address for the advantages versus disadvantages discussion are highlighted in Section 2.6.30.07.

1. Minor Annexations - Minor Annexation proposals shall include a general discussion regarding:

- b) Applicable livability indicators and benchmarks identified in Section 2.6.30.07.c.

Annexation Review Criteria

c. The site is capable of being served by urban services and facilities required with development - The developer is required to provide urban services and facilities to and through the site. At minimum, both Minor and Major Annexations shall include consideration of the following:

1. Sanitary sewer facilities consistent with the City's Sanitary Sewer Master Plan and Chapter 4.0 - Improvements Required with Development;
2. Water facilities consistent with the City's Water Master Plan, Chapter 4.0 - Improvements Required with Development, and fire flow and hydrant placement;
3. Storm drainage facilities and drainageway corridors consistent with the City's Stormwater Master Plan, Chapter 2.11 - Floodplain Development Permit, Chapter 4.0 - Improvements Required with Development, Chapter 4.5 - Floodplain Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;
4. Transportation facilities consistent with the City's Transportation Plan and Chapter 4.0 - Improvements Required with Development; and
5. Park facilities consistent with the City's Parks Master Plan.

Annexation Review Criteria

d. If the Annexation proposal includes areas planned for open space, general community use, or public or semi-public ownerships, the Annexation request shall be accompanied by a Comprehensive Plan Map Amendment as outlined in "1," and "2," below -

1. Areas planned for open spaces or future general community use, including planned parks, preserves, and general drainageway corridors, shall be re-designated on the Comprehensive Plan Map as Open Space-Conservation.
2. Existing, proposed, or planned areas of public or semi-public ownership, such as Oregon State University facilities or lands, school sites, City reservoirs, and portions of the Corvallis Municipal Airport, shall be re-designated on the Comprehensive Plan Map as Public Institutional

Such required Comprehensive Plan Map Amendments shall be filed by the applicant concurrent with the Annexation request, in accordance with Chapter 2.1 - Comprehensive Plan Amendment Procedures.

Annexation Review Criteria

e. Compatibility - The application shall demonstrate compatibility in the following areas, as applicable:

1. **Basic site design** (e.g., the organization of uses on a site and the uses' relationships to neighboring properties;
2. **Visual elements** (scale, structural design and form, materials, etc.)
3. **Noise attenuation**
4. **Odors and emissions**
5. **Lighting**
6. **Signage**
7. **Landscaping for buffering and screening**

Annexation Review Criteria

The application shall demonstrate compatibility in the following areas, as applicable:

8. **Transportation facilities**
9. **Traffic and off-site parking impacts**
10. **Utility Infrastructure**

Annexation Review Criteria

The application shall demonstrate compatibility in the following areas, as applicable:

11. **Effects on air and water quality** (note: a DEQ permit is not sufficient to meet this criterion)
12. **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards**
13. **Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.** Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Comprehensive Plan Designation

TABLE 2.2-1 COMPREHENSIVE PLAN AND CORRESPONDING ZONING MAP DESIGNATIONS (not including zone overlays)	
IF THE COMPREHENSIVE PLAN DESIGNATION IS:	THE OFFICIAL ZONING MAP DESIGNATION SHALL BE:
RESIDENTIAL	RESIDENTIAL
Low Density (0.5 - 2 units/acre for RS-1 only)	RS-1 Extra Low ¹
(2-6 units/acre for RS-3.5, RS-5, & RS-6)	RS-3.5 Low
	RS-5 Low
	RS-6 Low ²
	C-OS Conservation - Open Space

¹ At the time of or following annexation, the RS-1 (Extra-low Density) Residential Zone or the RS-6 (Low Density) Residential Zone may be applied to properties included on the Comprehensive Plan Map as being eligible for the RS-1 Zone, based on criteria contained in Section 2.2.40.05.

² With the exception of properties indicated on the Comprehensive Plan Map as being eligible for the RS-1 (Extra-low Density) Residential Zone, all Low Density lands shall be zoned RS-6 (Low Density) Residential upon their annexation.

Zone Change Review Criteria

LDC 2.2.40.05.a

- Consistency with Comprehensive Plan, and any other applicable policies and standards adopted by the City Council
- Compatibility Factors

Review Criteria 2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

1. **Basic site design** (e.g., the organization of uses on a site and the uses' relationships to neighboring properties;
2. **Visual elements** (scale, structural design and form, materials, etc.)
3. **Noise attenuation**
4. **Odors and emissions**
5. **Lighting**
6. **Signage**
7. **Landscaping for buffering and screening**

Review Criteria 2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

8. Transportation facilities
9. Traffic and off-site parking impacts
10. Utilities and infrastructure

Review Criteria 2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

11. Effects on air and water quality
12. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards
13. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Review Criteria 2.2.40.05.a

The application shall demonstrate compatibility in the following areas, as applicable:

14. Proposals shall demonstrate consistency with the adopted Transportation System Plan and the planned function, capacity and performance standards of the impacted facility or facilities. Proposals shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

Staff Conclusion

- Based on the criteria, findings, and conclusions addressed in the staff report, staff finds the application is consistent with the applicable LDC review criteria for an Annexation and Zone Change.

Staff Recommendation

- Staff Report page 19 (e-packet page 24)
 - ANN/ZDC: **Approval**

Questions





MEMORANDUM

Date: September 2, 2020

To: Planning Commission

From: Aaron Harris, Associate Planner – Planning Division

Re: 2025 SW 45th Street Annexation and Zone Change (ANN-2020-01/ZDC-2020-01)
Written Testimony

This memorandum includes copies of written testimony received by the Planning Division on September 1, 2020, after staff report publication.



RECEIVED

8:24:58 AM

09/02/2020

Community Development
Planning Division**Harris, Aaron**

From: K.J. Phillips <rrconstdev@comcast.net>
Sent: Tuesday, September 01, 2020 3:39 PM
To: Harris, Aaron
Subject: ANN-2020-01 & ZDC-2020-01 for 2025 SW 45 St.

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Corvallis Planning Commission
FOR: Public Hearing Sept. 2, 2020
From: K.J. Phillips

RE: 2025 SW 45th St.- Corvallis, OR 97333

This memo is in SUPPORT of both land use changes proposed for the noted property.

ANN-2020-01 & ZDC-2020-01

The now-County property is in an area of nearby City residences and Annexation will promote compatible City development, and, thus should be supported by the Planning Commission. [It could be a good, cost-saving measure for City Planning to offered Annexation to any like, adjoining County lots, when considering just a single parcel, such as the subject parcel.]

Unless there is new information submitted by Applicant at the Hearing, there should be careful consideration before granting any requested extension for more testimony after the hearing. There has already been a delay of this hearing due to (undefined) 'technical issues', which provided ample time to research, review and/or respond to both the proposed Annexation and the Zone Change. Delays to Corvallis Annexations, or, the appearance of City delays to Annexations, can hamper development of needed housing, and, ultimately add costs to already expensive housing in Corvallis.

This property (& nearby 45th St.) is familiar to me, as I've lived, and, still own parcels on neighboring SW 49th Street for over 50 years. Approval of both land use issues can help prevent future urban sprawl into valuable Valley farmland.

Please recommend this Annexation ANN-2020-01 to City Council, and, approve the Zone Change ZDC-2020-01.

Respectfully submitted,

K. J. Phillips