

**CITY OF CORVALLIS  
COUNCIL WORK SESSION MINUTES  
August 2, 2016**

The work session of the City Council of the City of Corvallis, Oregon, was called to order at 3:32 pm on August 2, 2016, in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon, with Mayor Traber presiding.

**I. CALL TO ORDER**

Present: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull (3:34 pm), Glassmire (4:36 pm), Hirsch, Hogg, York

Absent: Councilor Hann

**II. AIRPORT ADVISORY BOARD ANNUAL REPORT**

Chair Rod Berklund and Vice Chair Lanny Zoeller addressed the Mayor and Council. Mr. Zoeller said the Corvallis Municipal Airport was a self-sustaining operation and in the coming year, the Board planned to be more proactive in promoting the Airport Industrial Park (AIP). Mr. Berklund said the Airport Master Plan (AMP) had been awaiting Council adoption for some time.

Engineering Supervisor Gescher said the AMP had already been endorsed by the Council and approved by the Federal Aviation Administration. He confirmed Benton County did not intend to complete a County Comprehensive Plan Amendment, as the AMP did not require a zoning change to implement. Planning Division staff are reviewing the staff report and AMP now. It was anticipated to be presented to the Planning Commission in September and would then be forwarded to the Council for formal adoption through a Comprehensive Plan Amendment.

Mr. Berklund, Mr. Zoeller and Councilors discussed working with the City's Economic Development Division to identify way to encourage businesses to locate in the AIP. One of the challenges was that property in the AIP could only be leased, but many potential businesses have only been interested in purchasing land. More tenants were needed to drive the addition of amenities such as restaurants and transit service. Power is sufficient to meet minimal growth needs; however, large growth would require power upgrades and road expansion. It was not believed that a modest reduction in the amount of industrial land in the area would compromise development at the Airport.

Councilors said if the Board completed a Strengths, Weaknesses, Opportunities, Threats (SWAT) Analysis as part of its next strategic planning process, they would be interested in having it shared with the Council.

**III. KING LEGACY ADVISORY BOARD ANNUAL REPORT**

Chair Jasper Smith said the King Legacy Advisory Board (KLAB) was continuing the annual King Holiday Celebration, Indigenous People's Day, Juneteenth, and the Sprout Film Festival. There is new interest in law enforcement and incarceration, economic and housing equality, and renaming of buildings to address racial injustice concerns.

Mr. Smith and Councilors discussed community forums and conversations, study groups, and how KLAB could partner with other groups such as the Multi-Cultural Literacy Center. In their role of advising the City, KLAB had previously expressed concerns to the Council about the jail proposal which was on the November 2015 ballot, housing, economic inequality, and law enforcement activities. Human Resources Director Altmann Hughes noted that cards with information about how to participate in the Imagine Corvallis 2040 Vision process were distributed at the last KLAB meeting and members were encouraged to provide input. KLAB members were also encouraged to share their thoughts with the Benton County Commissioners about the jail and alternatives to incarceration.

As liaison to the Historic Resources Commission, Councilor Bull expressed interest in increasing awareness about local history and the people who had buildings named after them. She also suggested considering how other City advisory boards could cross-communicate with KLAB.

Councilor Beilstein observed that public attendance at the annual King Holiday Celebration had been good; however, he wished more City Councilors and staff would participate. Councilor Bull noted the Juneteenth event was very well attended.

Councilors also expressed an interest in seeing a SWAT analysis from KLAB if one was completed.

Councilor Bull noted she was participating in a study action group on Wednesdays at the Library and she encouraged others to join in.

#### IV. MODIFICATION OF STREET STANDARDS

Public Works Director Steckel provided an overview of the staff report and requested that Council provide feedback on preferred next steps related to alternative street standards.

Many Councilors supported what staff proposed in the staff report and others were cautious about offering too many options. They did not wish to make street standards too complex and over-regulated; however, they preferred maintaining flexibility. Balancing City investment with neighborhood interests was an important consideration. While many residents may wish to retain the rural character of some legacy streets, in the interest of the larger community, safety concerns for bicyclists and pedestrians, especially those with mobility impairments, needed to be considered. Councilors were interested in understanding requirements associated with the Americans with Disabilities Act. They also discussed the role of the Transportation System Plan, accommodating natural features, and engineering and practical considerations such as a particular neighborhood's current condition, maintenance requirements, and how improvements would be paid for.

In response to inquiries about annexations and street standards, Ms. Steckel said guidelines were now in place for Benton County to develop streets in the Urban Growth Boundary to City standards. She noted that some areas, such as Country Club and Skyline West, were already well-developed County subdivisions when they were annexed. She suggested that other areas that are not well developed, such as along West Hills, could be viewed as not having a legacy standard when they are annexed. Staff will include consideration of this element in its next analysis for Council.

In response to inquiries about who would decide which options would be chosen, City Manager Shepard said Council has the ultimate authority for the decision.

Councilor Brauner noted that City streets are comprised of several elements, such as sidewalks, street lights, and bicycle lanes. He suggested that if a legacy street required re-construction, the street itself should have to be built to the City standard for a street. If the neighborhood wished to add sidewalks, those sidewalks would have to be built to the City standard, and so on.

Councilor Hogg said it would be helpful to separate considerations into two areas: what is required by law and what would be nice to have. He suggested working with relevant advisory boards, such as the Bicycle and Pedestrian Advisory Board, to obtain their input.

Before continuing conversations with the community, Councilors asked staff return to the Council with a refinement of the approach, including the pros and cons of identified policy actions, based on the work session discussion.

#### V. TRANSPORTATION SYSTEM PLAN QUARTERLY UPDATE

Ms. Steckel noted that an email was sent to Councilors which provided them access to the existing conditions reports for both the transportation system and the transit system. She said that the information would be provided to the Council again at a future meeting. This fall, more analysis will be completed on future conditions and additional public outreach, including focus groups, will be conducted. An open house is also planned and a survey with Corvallis middle and high school students and their parents will be completed. A presentation to the Council by staff and the consultant team is anticipated for a November work session. The focus is expected to be the likely future condition of the transportation system based on current planning documents. The next step will be examining scenarios based on changes to those documents.

Councilors and staff discussed how the Buildable Lands Inventory (BLI), land use scenarios or themes, efforts of other groups like the Corvallis Area Metropolitan Planning Organization, and growth considerations related to transportation planning, and how working through such planning efforts would be an iterative process.

#### VI. COMMUNITY COMMENTS

Dave Eckert spoke about the relationship between street construction and impacts to creeks and streams. He wanted a voice for water to be included in street standards and transportation planning, and requested the addition of storm drainage options. He emphasized that both water quality and quantity were important considerations when discussing street standards. He suggested three items to add to the City's storm drainage plan: more phytoremediation (plants to filter water), more mica remediation (micro fungal materials to filter water), and inclusion of bio char. Mr. Shepard noted that the City would address storm water pollutant issues through the Department of Environmental Quality permitting process. Mr. Eckert cited retrofitting efforts in in Portland's Mt. Tabor area as a positive example of another city's water management work.

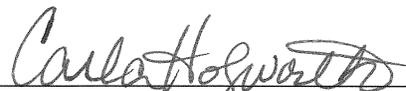
VII. ADJOURNMENT

The meeting adjourned at 5:32 pm.

APPROVED:

  
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MAYOR

ATTEST:

  
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CITY RECORDER