

MEETING MINUTES
Benton County Planning Commission
Work Session
May 7th, 2024

Benton County Planning Commission Chair Fowler called the meeting to order at 6:02 pm. The meeting was open to the public virtually via a published Zoom link.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Greg Hamann, *Vice Chair*
Catherine Biscoe (*virtual*)
Elizabeth Irish
John Wilson
Evelyn Lee
Sara Cash
Andrew Struthers
Ed Fulford

FULL COMMISSION attendance.

STAFF

Petra Schuetz, *Planning Official*
Shannon Bush, *Interim Deputy
Director*
Rick Crager, *Assistant County
Administrator*
Alyssa Thompson, *Recorder*
Linda Ray, *Assistant*

MINUTES

Commissioner Struthers **MOVED** to **APPROVE** the March 5, 2024; Minutes as written.

Commissioner Irish: **SECOND**.

APPROVED AS WRITTEN 8-0.

Chair Fowler – Training Topics and Ideas:

- Exclusive Farm Use, Forest Conservation and related land use laws.
 - Resource Zones
- Incorporated vs. Unincorporated Communities
- Land Use Definitions
- Urban Growth Boundary expansion process
 - I.e. Senate Bill 1537
- Urban Fringe Policy
- Overview of statewide Land Use Goals
- Free, targeted external links for training
- Tailor all trainings to Benton County

Schuetz: Staff can cover training topics, would likely be four 45-minute sessions. Will prepare proposal for training schedule and topics to present to Planning Commission.

Chair Fowler – Subcommittee Updates:

Comments about process from Public:

- Have speakers stand and use microphone, April 30 meeting was difficult to hear.
- Topics weren't wide ranged enough, focused on Monroe versus other topics.
- Concern that city of Monroe is not prioritizing infrastructure first over new single-family dwellings.
- Concern that purpose of the meeting was housing for commuters to Corvallis.
- Concern that city of Monroe and Benton County are not supporting local entrepreneurs but recruiting outside entrepreneurs to invest in Riverside District Plan.

Commissioner thoughts:

- Concern over infrastructure, i.e. sewer and water lines collapsing.
- Concern over the staff availability in Monroe to work on an Urban Growth Boundary (UGB) land swap.
- Infrastructure and Riverside District Plan should take priority over new housing development.
- Concern that lack of follow up on conditions of approval will lead to more drainage issues on new development, like Red Hills development.
- Concern that same developer is being considered for any new development.
- Using plain speech over jargon for better understanding between all parties.
- Have city council and planning commission reevaluate what can be done right now with funding and staff availability.
- Need to have follow up visits at all locations.
- Virtual attendance: audio hard to hear while using the OWL, know the space better prior to the meeting to prepare.
- Find a way to learn community needs where they find the county development code is insufficient to address their interests and needs as a community.
- Primer for commissioners on the communities as the upcoming meetings occur. Especially regarding the jurisdictional boundaries.
- Better explain county's role in each meeting.
- Facilitate smaller communities meeting so they can help each other.
 - League of Oregon Cities, meetings facilitated by County Administrators.
- Preface why the county is at the meeting from the very beginning to make it clear for each community.
- Invite all planning commissions, subcommittees that apply, citizen advisory committees.
- Look into possibility for less formal meetings for the community.
- Start with public first, then open it to the local commissioners.
- Make next location an unincorporated community to make jurisdiction clearer.
- Less formal meetings as an option
- What role and support can the county provide in areas like Monroe?

Schuetz update on Voluntary Periodic Review

Have a contract for the grant money, there is currently a Request for Proposal (RFP) out that identifies and highlights qualifications, different strategies and scenarios. We have a focus on inclusivity and diverse technology, multi-generational outreach, and different types of media. RFP is open to multiple states. Selection process will start in about three weeks.

County won't have the resources in periodic review to do all of the goals 1 through 15, county outreach will identify 3 to 4 of top periodic review goals to work on. Will work on those goals for the next two to three years. Recommend that the commission take a quick pause to be able

to get that contractor on board, commission will be able to provide feedback, then be able to dovetail those 2 processes together.

Chair Fowler Summary:

Talk about the intersection of the Comp Plan and Periodic Review, look at code where it's not meeting expectation of the community and the broader objective of citizen engagement around topics like housing. Look at the intersection and create a nexus for the next meeting, how we can simplify.

Next meeting at a location that is unincorporated, like Alsea. Need to have a much tighter agenda, have primer/prep meetings with jurisdictional boundaries, where does code apply and not.

Facilitated informal meetings, create environment that is more forthcoming to more conversations. Better choreography with hand offs and topics.

Next step is for Code subcommittee (Hamman and Struthers) will set up time to meet with staff to create a list of objectives. See how many topics we can fit into one meeting, begin with creating a framework around high level objectives, then work out the timing when the new contractor is on board. Have subcommittee lead be the liaison between subcommittee and planning commission to relay prep work at a work session.

Hamman – County Code Subcommittee Update:

- Staff is working to get the Benton County Code online and query-able.
- Working with staff to update legislation into existing code, will need a lot of work.
- How do we gather new information from a variety of stakeholders in the county to help us better understand where the code could do a better job addressing new issues. Looking for broader interests and community engagement at a variety of levels, not just leadership.

Fulford – Regional Housing Subcommittee Update:

See exhibit 1

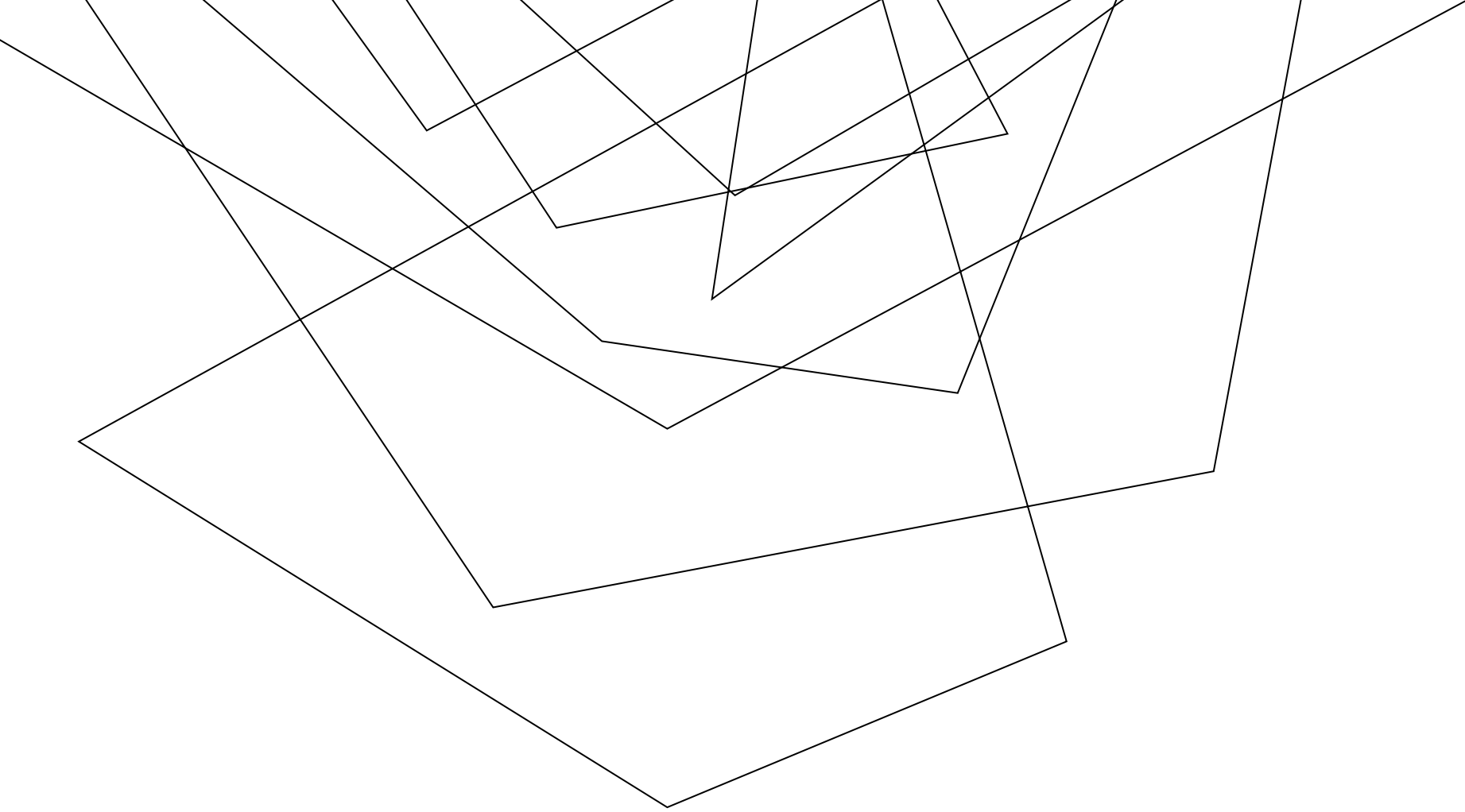
Fowler:

Discussion regarding potential scheduling for public hearings of complex land use applications that incorporate community comment. Example would be Republic Services/Coffin Butte. There was discussion between staff and commissioners that identified the importance of considering the BCTT report in helping to ensure an improved landfill application process. Staff explained the preapplication process being an opportunity for staff, applicant, and key partners to better understand the application in an effort to help the applicant an application that was complete and clear. Once the application is submitted, the official process would then begin. Staff agreed that the BCTT is a critical piece of work and needs to help inform the County in making sure the process is transparent, accurate, and in accordance to all state rules and regulations. Once, or if, a preapplication date is confirmed, staff agreed it would be important to provide communication and understanding of that process and how it interacts into the official application process.

Crager – Updates from Staff:

Not able to share any updates regarding Nichols, county wants to be thoughtful about privacy and confidentiality, while conducting due diligence.

Adjourned at 8:31pm



**REGIONAL HOUSING SUBCOMMITTEE
BC PLANNING COMMISSION UPDATE**

MAY 2024

AGENDA

- Purpose Statement
- Benefits & Risks
- Next Steps – Work Plan
 - Socialization Meetings
 - Mockup – Fast Fact Page

PURPOSE STATEMENT

The Benton County Planning Commission recognizes an opportunity to help convene the **regional community** to **explore opportunities to meet short- & long-term broad housing needs**, and to build a more resilient and responsible community.

Benton County, like much of the Willamette Valley and Western Oregon, faces **increasing price pressure on housing at all levels**.

Benton County is the **second most-rent-burdened county** in Oregon and has a **severe deficit of workforce housing**. This deficit makes it very difficult to hire doctors and other highly paid professionals, as well as teachers, nurses, firemen, policemen and retail staff.

Oregon Rent Burdened Cities in Oregon:

<https://storymaps.arcgis.com/stories/a3dce686043f43bcb0e42ec6e9c23119>

REGIONAL HOUSING BENEFITS & RISKS

Benefits

- **Broader issue** that a single community, this sub-committee's benefit can address issues at the **regional level**.
- **More housing options**, wider price points.
- **Leverage existing wider regional investment** and community wiliness.
- Working together communities can **share efforts, costs and solutions**.
- Regional planning can **strengthen conservation efforts** between and around communities.

Risks

- Workforce challenges of **attracting and retaining skilled workers** due to housing limits, price points and/or commute times.
- Economic disparities **impacting community services and businesses**.
- **Infrastructure straining** such as increasing pressure on transportation infrastructure and commute times / traffic congestion adding to the adverse **impacting of the environment**.
- Quality of life, decline in overall community well-being, **strain on social services including health problems**.

REGIONAL HOUSING NEXT STEPS – WORK PLAN

- **Step 1: Feb 2024 - Identify** planning commissioners and community partners to be included in the subcommittee. **Socialization on going.**
- **Step 2: Mar 2024 - Appoint subcommittee** – including planning commissioners, partners & community members - adopt charge.
- **Step 3: May 2024 - Develop a communications** content/strategy with: purpose, principles, partners - **on going.**
- **Step 4: TBD - Set agendas** for meetings
 - First deliverables – common information base, invite input, listening.
 - Inventory of opportunities and challenges, revised partner list, collective resources
- **Step 5: TBD - Report back** to Planning Commission, Board of Commissioners, Community, Partners
- **Step 6: TBD = If appropriate, incorporate into comprehensive work plan** with LCDC, DLCD

PROGRESS ON SOCIALIZATION

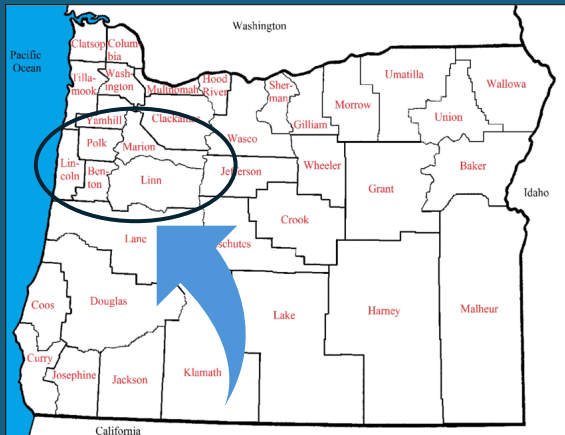
	HOUSING DISCUSSIONS	DATE	WHO
X	Patrick Wingard, DLCD	3.13.24	EF/LI/DN
X	Brad Smith, Corvallis Housing SME	4.11.24	EF/LI
X	Paul Odenthal, OSU	4.2.24	EF/LI/DN
X	Pegge McGuire, CSC ED	3.14.24	EF/LI/DN
X	Courtney Flathers, Governor's Office	3.12.24	EF/LI/DN
X	Ryan McAlister, Gerding	3.13.24	EF/LI/DN
X	Damon Olsen, Hub City Village Developer	4.2.24	EF/LI/DN
X	Mary Kyle McCurdy, 1000 Friends	4.8.24	EF/LI/DN
X	Micheal Andersen, Sightline	4.8.24	EF/LI/DN
	Dan Revel, Western Oregon Builders Pres		
	Kirsten Ray, HUD		
	Kelly Hart, CD - Lebanon		
	Jim Moorefield, Corvallis Developer		
	NAACP (CD STAFF)		
	Casa Latinos Unidas		
	Jenny Glass, Federal Reserve Bank		



Regional Housing Fast Facts – Mock Up

The Benton County Planning Commission recognizes an opportunity to help convene the regional community to explore opportunities to meet short- & long-term broad housing needs, and to build a more resilient and responsible community

At your service, *every day.*



Progress – May 2024

- Identify Committee Members and Partners
- Develop a Communications Strategy
- Appoint Committee and Adopt Charge
- Set Agenda and Meeting Schedule
- Report Back to Commission, Partners and Community
- If Appropriate, incorporate into Work Plans for LCDC & DLCD

Major Issues / Constraints

- 26,000 Commuters into Corvallis Daily, only 6,000 Leaving
- Major Employers cannot Hire due to Local Housing Costs
- Teachers, County, Service and Health Workers cannot Afford Home Locally
- Local School Enrollment is in Decline, Community is Aging, Families not moving in
- Increasing Commute Times, Heavy Load on Infrastructure
- Governor has a 36,000 Yearly Housing Unit Goal; Benton County’s part is 5000
- AMI for small family is \$68k, can only afford \$147k home, no Developer can build a unit at this cost
- Building and Tax Codes are not enabling more Development



Apartments



Tiny



Cottage Clusters



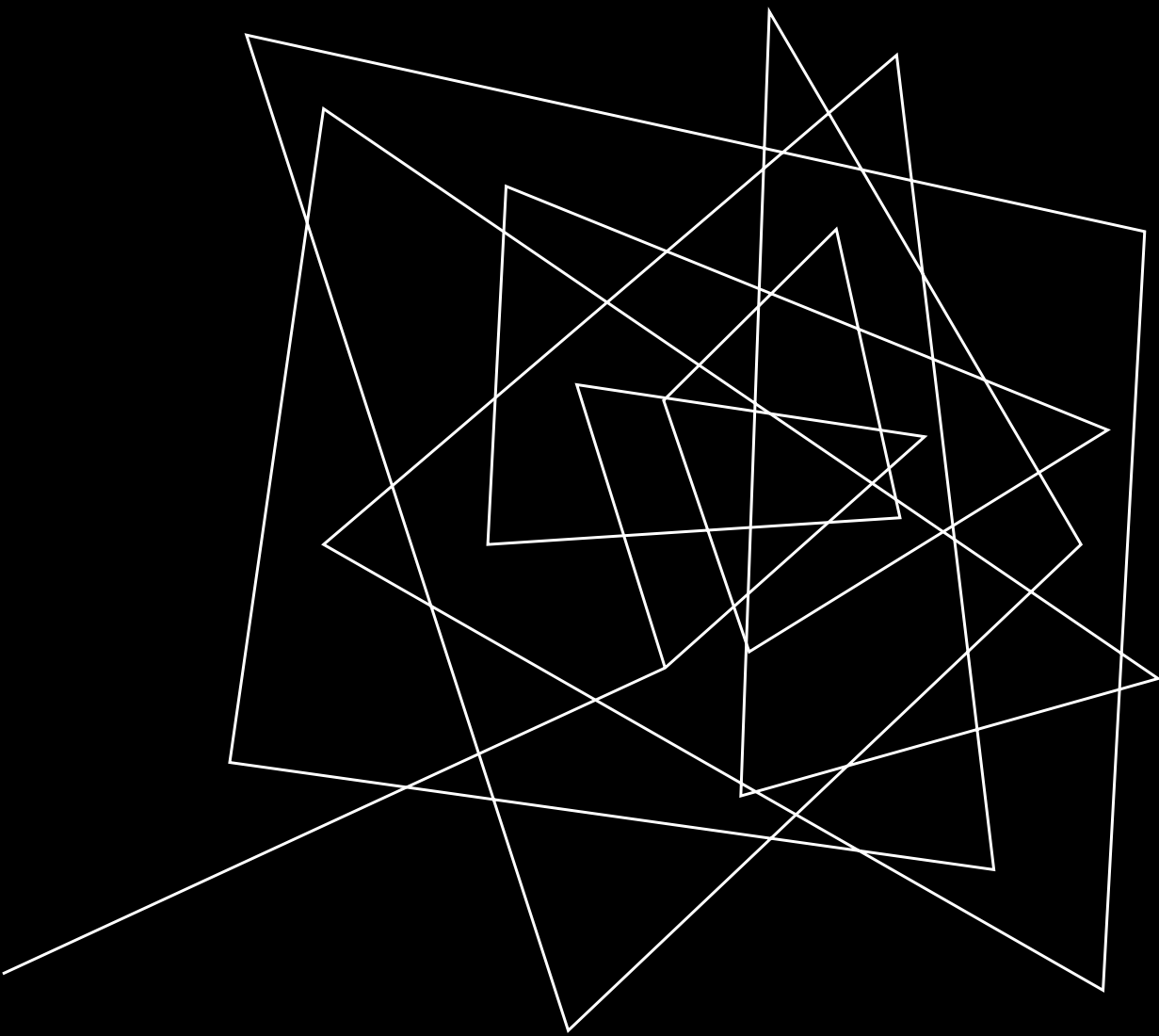
Townhomes



Single Family



55+ Senior



Q&A