



LWV Corvallis

Serving Benton and Linn Counties

January 2004

The League invites its members and the public to a

Measure 30 Forum

The balanced budget plan enacted by a supermajority in the 2003 Legislature has been referred to voters as Measure 30 on the February 3rd Election ballot. Come join us for an informative discussion of this very important ballot measure.

Participants

- ◇ State Senator Frank Morse
- ◇ State Representative Lane Shetterly
- ◇ Citizens for a Sound Economy representative (invited)

Senator Morse and Representative Shetterly supported the Legislature's balanced budget plan. Citizens for a Sound Economy is a group opposing Measure 30.

Moderator:

Tony Van Vliet

Former State Representative

Tuesday, January 13, 2003

7:00–9:00 PM

Corvallis–Benton County Public Library
645 NW Monroe Ave, Corvallis

– *For position statements on Measure 30, see page 10.* –

– *If you need a ride, volunteer drivers may be available.
Contact a Board member for more information.* –

PRESIDENT'S CORNER: Happy New Year

The most important issue facing us in 2004 is the Referendum Election. LWV Corvallis has joined the "Benton Yes on 30" Coalition and signed on to the Voters Pamphlet Statement. This statement is included in the Bulletin (see page 3). The Board decided to sponsor a pro and con debate on Measure 30, in spite of our already stated position. This should be one way to attract the largest audience and attention to this election. The pro position will be provided by Senator Frank Morse and Representative Lane Shetterly, who were authors of the compromise legislative budget bill, HB 2152. The con position will be presented by representatives of Citizens for a Sound Economy, who filed the referendum petitions.

Our previously-adopted calendar listed the "Reorganization of the Department of Human Services" as the focus for January. This program got bumped by the Measure 30 election. However, this topic was adopted as a local study in 2002 and it has not been forgotten. The Reorganization of DHS was written up for a LWVOR Legislative Report, and that article has been included in this issue of the Bulletin as background material. DHS will be impacted by the Measure 30 election. If Measure 30 passes, the legislatively adopted budget will be in effect; if Measure 30 fails, the agency will face further budget cuts in May. So, it is feasible to postpone interviewing local agencies about budgeted service levels.

The "Judicial System in Benton County" was adopted as a local study in the spring of 2003 and the background information for this study needs to be collected and printed. We have had two programs on judicial issues this program year and have collected much of the needed information already. The local judicial system will be impacted by the Measure 30 election, and the level of services will be determined by the budget outcome. One of the proposed budget cuts is to reduce the state courts operations to a four-day-a-week schedule as it was for three months at the end of the 2001-2003 budget cycle.

Locally, League members have been active with the "Yes for Kids" campaign that failed, and some of the same members have continued with the Benton Yes for 30 Coalition. The "School Funding Now Coalition" and "Our Oregon Coalition" preceded the current efforts and were initiated by educators and school board members. Thanks to Walter Barkan and Charlie Tomlinson for following through on the K-12 funding issue. If Measure 30 fails, the HB 5077 \$413 million disappropriation for the state school fund will be effective. This could result in an 11% K-12 budget reduction and potential loss of 28 school days. Many school districts have held off on spending anticipated revenues for teachers etc, until the outcome of the Measure 30 election is known.

The Emergency Board of the Oregon Legislature continues to meet in the interim and will be evaluating some interim budget needs. A special session could be called to make adjustments if Measure 30 fails. LWV supports a bi-partisan balanced budget and encourages voters to vote "yes" to support the increased taxes in the adopted 2003-05 budget. It's the fair and fiscally responsible action for citizens to take.

-- Karen Nibler

LWV Corvallis

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Mission

The League of Women Voters, a nonpartisan political organization, encourages the informed and active participation of citizens in government, works to increase understanding of major public policy issues and influences public policy through education and advocacy.

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The bulletin is the newsletter of the LWV Corvallis and is produced nine times a year. Members subscribe through their dues. Membership is open to anyone 18 years or older.



BENTON COUNTY OFFICIALS URGE YES VOTE ON MEASURE 30

The bipartisan budget plan:

Creates certainty and stability. It protects schools, seniors, public safety and the courts. These vital services support Oregon families as they work to turn our economy around.

Supports seniors and their families. It helps seniors and the disabled stay independent and healthy. It provides prescription drugs for needy seniors.

Supports education. Oregon's economic recovery depends on a stable education system and good schools. Strong schools mean a strong economy.

Is fair and progressive. It makes the tax system fair; those who earn less will pay less, with the poorest Oregonians paying nothing. The average Oregonian will pay only \$24–\$36 more per year in state income taxes.

**The bipartisan balanced budget is good for business and
good for Oregon!**

We support Measure 30!

Senator Frank Morse
 Representative Kelley Wirth
 Representative Lane Shetterly
 Former Senator Cliff Trow
 Former Representative Barbara Ross
 Former Representative Tony Van Vliet
 Benton County Commissioner Jay Dixon
 Benton County Commissioner Annabelle Jaramillo
 Benton County Commissioner Linda Modrell
 Benton County Sheriff Jim Swinyard
 Benton County District Attorney Scott Heiser
 Adair Village Mayor Craig Bartlett
 Corvallis Mayor Helen Berg
 Monroe Mayor Floyd Billings
 Philomath Mayor Chris Nusbaum
 Benton County Presiding Judge Janet Schoenhard Holcomb
 Benton County Circuit Court Judge Locke A. Williams
 Benton County Circuit Court Judge Henry R. Dickerson, Jr.

Join us in voting Yes on Measure 30!

BENTON COUNTY YES ON 30

Benton Yes on 30, a coalition of citizens, educators, businesspeople, senior and disabled persons and health care providers, urge your YES vote on Measure 30, the Bipartisan Balanced Budget. Here's why:

Stability: The Bipartisan Balanced Budget maintains essential services and infrastructure, such as schools and senior services. It is superior to borrow and spend tactics that destabilize Oregon's finances and public services. Instability erodes our credit worthiness, which raises interest expenses on state bonds.

Prosperity: Full employment is vital to support our locally owned businesses. Measure 30 provides the security and stability that is essential for business planning and for attracting new enterprises to Oregon and to Benton County.

Education: In a knowledge-based economy, education is increasingly important. Measure 30 supports our public schools, colleges and universities. It keeps them viable, available and affordable to prepare our children for family wage jobs.

Security: Food, shelter, medical care and personal safety are fundamental to our quality of life. Measure 30 assures that:

- 85,000 needy Oregonians continue to get life sustaining care and medications through the Oregon Health Plan
- Elderly and disabled who live independently in their own homes with the assistance of Oregon Project Independence can continue to do so
- 300 – 350 convicted criminals per month who might otherwise be released early remain in prison.

Fairness: A recession is hard on everybody. Measure 30 places the burden on those who can most easily bear it:

- It amounts to little or nothing for taxpayers with modest incomes.
- Corporate minimum taxes are based on sales
- Unnecessary tax breaks are eliminated

Please vote "**YES!**" on Measure 30

This Statement Endorsed By:

The Arc of Benton County
 Corvallis Education Association
 Corvallis Education Coalition
 Corvallis School Board
 LWV Corvallis
 Michael R. Volpe – Disability Advocate
 Tom Wogaman, Member of LBCC Board

SOCIAL POLICY– DEPARTMENT OF HUMAN SERVICES

A reorganization of the Department of Human Services was passed in the 71st Legislature and was reviewed in the early hearings in the 72nd Legislature in Human Services committee in 2003. The new DHS has been divided into the following divisions: Administrative Services; Continuous System Improvement (training); Health Services; Seniors and People with Disabilities; Children, Adults and Families (grant programs); Community Human Services (local eligibility determinations); and Finance and Policy Analysis.

Jean Thorne, DHS Department Director, testified that the goal of reorganization was service integration between divisions and realizing savings efficiencies through the consolidation of shared tasks. She reported that administrative functions showed more consistencies with personnel practices and contracting functions. On the service delivery level, multi-disciplinary teams were developed. Mental health and alcohol and drug services were combined, while developmental disability and mental health services were separated. Seniors and Disabled developed a continuum of support services. Staff training across the divisions in DHS was positive.

Mid-course corrections were rethought in other areas. For example, technology should be linked to programs, not drive the programs. Technology is effectively linked across programs such as the Office of Medical Assistance Programs and Senior and Disabled Services. There is a communication process and a support process that is needed with these programs. There is a need for feedback from the field offices to the state policy offices. Morale is low and field staff need to be empowered. Position vacancies should be filled. Within community service offices, the joined services do not all fit well. The change has encouraged integration versus specialization with the loss of expert staff in some areas.

An audit has been done by the Secretary of State's office and recommendations were made for training on contract processes and delineating duties of local program and state office staff. The Secretary of State asked for more auditors to review DHS.

-- Karen Nibler for
LWVOR Action Committee

POTENTIAL DHS BUDGET REDUCTIONS

If HB 2152 is placed on the ballot as Measure 30 and defeated by the voters, HB 5077 would remove approximately \$265.8 million from the DHS budget. The potential reductions DHS would face are:

- Children, Adults and Families – approximately \$17.4 million
- Community Human Services – approximately \$0.1 million
- Health Services – approximately \$224.1 million
- Seniors and People with Disabilities – approximately \$18.6 million
- Lottery Funds – approximately \$5.5 million.

These numbers in HB 5077 are a working set of tentative, targeted numbers in case Referendum 401 is defeated. While HB 5077's "disappropriations" or reduction in funding totals 11% of the DHS 2003–2005 general fund budget, the implementation delay (not beginning until May 1, 2004) would increase the percentage cut to approximately 19%. Thus, the actual cuts could be much deeper.

-- Jane Baumgarten, Chair
LWVOR Action Committee

SETTLE DOWN WITH A GOOD BOOK: LWVC BOOK CLUB

On January 12th, the book club moves to a new venue for lattes and literature. Join us to talk about Charles Baxter's *The Feast of Love*, on Monday, 7:30 PM, at the downtown Beanery, 500 SW 2nd St. This novel about love and despair, set in the contemporary Midwest was a National Book Award finalist. Questions? Call Corrine Gobeli, 745-7736.

Meetings are scheduled for the second Monday of the month. Upcoming books include

- February 9: *Founding Brothers* by Joseph J. Ellis
- March 8: *Winter Wheat* by Mildred Walker
- April 12: *The Power of One* by Bryce Courtenay
- May 10: *The Inextinguishable Symphony* by Martin Goldsmith

GRAPEFRUIT FUNDRAISER RESULTS

This year our grapefruit fundraiser took in \$6,444, resulting in a profit of \$2,475.57. We had expected sales to be lower, since we were not offering oranges. The net profit was in fact down by \$1,400 and is around \$700 short of the amount budgeted. These sales are what keeps the local League running and the treasurer is grateful that this income is there to help cover the bills.

--Diana Carsten

APPLAUSE FOR THE GRAPEFRUIT TEAM!

PHONE COORDINATOR EXTRAORDINAIRE:

- Lee Callahan

GENTLE PROMPTERS TO PAST PURCHASERS:

- Donna Allen
- Roxanna Bodine
- Martha Brookes
- Sue Fairchild
- Jean Leach
- Patty McClintock
- Miriam Miller

MARKETING EXECUTIVES:

- Kathy Conner
- Louise Ferrell
- Lois Malango
- Nancy Schary
- Mel Walter

BOX BRIGADE:

- Walter Barkan
- Doug Brodie
- Mary Collins
- Charlie Tomlinson
- Dick Waring
- Joe Zaerr

RIO QUEEN COURT:

- Katherine and Larry Merriam
- Norma Saba and the late Ed Saba

GRAPEFRUIT ON WHEELS (*delivery folks*):

- Ann Brodie
- Diana and Bruce Carsten
- Louise Ferrell
- Anita Francis
- Liz and Bob Frenkel
- Ruth and Tom Gallagher
- Ann and Steven Johnson
- Paula Krane
- Muriel Lawrence
- Nancy and Craig Leman
- Nancy Lyford
- Carolyn Madsen
- Sue Mariner
- Katherine and Larry Merriam
- Shelly Murphy
- Jean Nath
- Karen Nibler
- Mary Anne and Jim Nusrala
- Jo Overton
- Norma Saba
- Tanya and Stan Shively
- LoErna Simpson
- Marolyn and Bob Tarrant
- Charlie Tomlinson
- Jo Anne Trow
- Doris and Dick Waring
- Joe and Lois Marie Zaerr

U-HAUL COURT (*at 5th and Buchanan*):

- Angela and Isaac

We greatly appreciate and want to acknowledge the special aid, advice and muscle supplied by Dick Waring and Joe Zaerr.

Many thanks to everyone who gave us support in the fundraiser.

-- Lois Marie Zaerr and Doris Waring

LWVUS PROGRAM PLANNING RESULTS

December 9 was a stormy night, but 30 LWV members braved the weather to attend the program planning meeting at the Unitarian Church. They were rewarded with kettles of warm soup, a basket of bread rolls, and several desserts. Our guest speaker, Rosie Stephens, was delayed by the stormy weather, but she was not deterred in assisting our local League with the task of reviewing the LWVUS program.

Our local League focused on international relations issues. Military Policy and Defense Spending was considered the most important area for a recommended update. Members were concerned about peacekeeping functions, the national guard utilization, spending levels, the transfer of military personnel to the military industrial complex, and the legal basis for entering the war in Iraq. One member cited the Doctrine of Pre-emption, or entering the war without a threat to the nation. Arms Control was an issue targeted for action rather than further study. The International Trade Study was adopted at the last LWVUS Convention but the situation continues to change rapidly. The recommendation was to continue to amend our position to reflect changes.

The Citizens Right to Know/Citizen Participation continues to be a Government area for action and direction to the Board. Members want to continue to oppose limitations on the Citizens Right to Know and they want the right to participate in planning public policy. The Government area identified for a new study was the Judicial Branch. The need to develop positions following the Judicial Independence project was noted. The study should emphasize public education and issues related to the selection of judges. Constitutional conflicts were mentioned as an area to be explored.

In the Natural Resources area, members asked for action on current positions. The global use of resources was a specific area mentioned for action. Social Policy issues were discussed and the group came to the consensus that action was needed on the state level for most social policy issues. There was concern about equality, the gap between the rich and poor, and the lack of opportunity for mobility. Access to education and quality of education were issues to be addressed at the state level. Health Care was the topic of a funded study in 1992 and is identified as the third priority on the LWVUS list for action. Local leagues can adopt education projects on LWVUS positions. Rosie encouraged the local leagues to cover current national studies in the yearly calendars. Members, who had been to national conventions, responded that there was often a time lag in getting the background information needed for local programs.

— Karen Nibler

WELCOME NEW MEMBER

Please welcome new member Sandy Thixton. She moved from Lakeview to Corvallis in 1986 and retired four years ago as assistant principal at Cheldelin Middle School. Her husband Ron Harper also was a teacher in the middle schools. She belongs to the Audubon Society and builds birdhouses. She has a daughter who works for Hewlett-Packard in Boise and a son with the U.S. Fish and Wildlife Service in Alaska. She was president of the LWV in Klamath Falls 30 years ago and is glad to be back in the League again.

— Marolyn Welch Tarrant



www.lwv.corvallis.or.us

is all you have to remember...

Our Corvallis LWV website is linked to the

- City of Corvallis
- Corvallis School District 509J
- Benton County
- State
- LWVOR
- LWVUS

LWVC POLICY FRAMEWORK FOR LOCAL “BIG BOX” RETAIL DEVELOPMENT

Introduction:

Corvallis civic leaders pointed with pride to the results of the 2000 Census. It confirmed that the population had pushed beyond 50,000, thus bolstering the city's status as an urban center and enhancing its eligibility for federal financial assistance. The passage of this growth milestone did not go unnoticed in commercial circles either. Its new status established Corvallis as a conspicuous blip on the radar screens of planners for many national retail chain stores.

Two national chains were attracted to Corvallis after the Census was published. Although their development applications stimulated some local opposition, their proposed buildings did not require significant zoning changes, nor were they dramatically larger than those of other, already established, retailers in their neighborhoods. Since the new stores have opened, there is little evidence to suggest that either has had a significantly negative impact.

Two development applications were filed with the Corvallis Planning Department in November, 2003. Both are for home improvement and garden centers to be housed in single story buildings larger than 100,000 square feet, which would make them the largest retail establishments in the city by a considerable margin. The opening of even one of these stores is viewed as a serious threat by many local businesses. Other citizens regard the prospect of the new store(s) as a boon that would provide more convenient, local access to a wide variety of home products, reduce the need for travel to neighboring communities as well as stimulating retail trade in the city.

The following survey of general LWV positions provides a basis on which detailed positions for immediate action might be built.

LWVUS Positions:

"Protecting Our Natural Resources, Land Use," **Where We Stand**, (the LWVUS position handbook)

The League supports:

- *Management of land as a finite resource not as a commodity, since land ownership, whether public or private, carries responsibility for stewardship;*
- *Identification and regulation of areas impacted by public or private investment where siting results in secondary environmental and socioeconomic impacts;*
- *Review of environmental, social and economic impacts of major public and private developments...*

LWVOR Positions:

"Land Use, Regional and Urban Growth," Page 42, **Issues for Action, 2002–2003**

The League recognizes certain principles of good local government. These are: Consideration of the interdependence of land use, transportation and environmental quality in all comprehensive plans.

LWV Corvallis Positions:

Handbook of Positions, November 1999

- *Community Planning (page 2):*

Support of Comprehensive Planning, effectively implemented; Support of Adequate Local Transportation; Support of urbanization policies which foster complete, healthy and diverse communities where people can live, work, shop and play.

- *Comprehensive Planning (page 2)*

1. Support of comprehensive planning which involves consideration of social, cultural, and aesthetic factors, as well as land use, public facilities, and major streets.

3. Support of measures to insure effective, impartial, prudent, and lawful or legitimate enforcement of the implementation of the plan.

- *Urbanization (page 2)*

Support for comprehensive, citizen-based land use planning that maintains and enhances community livability and protects resource lands by

1. preventing urban sprawl:

2. concentrating development within urban areas by utilizing infill, redevelopment and other compact development forms:

3. making efficient use of land as a resource;

6. allowing for a range of land uses, taking into consideration compatibility with surrounding neighborhood(s); and

8. providing for delivery of high quality public services in an orderly, economic and efficient manner.

(continued on page 8)

LWVC POLICY FRAMEWORK

(continued from page 7)

- *Transportation (page 3)*

2. *Provide for traffic flow (vehicular and pedestrian) including necessary street and parking facilities, but put emphasis on providing an adequate public transportation system. Members agreed that government should no longer cater to the private car.*

6. *Plan and manage transportation systems to promote good land use, conserve natural resources (including non-renewable energy resources) and to maintain environmental quality.*

Discussion:

The League positions cited above strongly suggest that action regarding development applications should be based on two categories of considerations:

- Compatibility with comprehensive plans and planning goals; and
- Local impacts, including those on business, transportation, the environment, government services and social structure.

Both state and local positions emphasize the importance an integrated approach to land use and support comprehensive plans as the vehicles for achieving it. LWV has played an active role in the development of local comprehensive plans and is therefore in a strong position to interpret them with regard to development applications.

Action requires a binary decision (for or against, plus the possibility of neutral). However, the factors to be weighed are numerous and their relative weights are often highly subjective. This complexity demands that the League actively seek and consider the widest possible diversity of perspectives before making a decision to take action on a development application.

Development impacts are not felt uniformly or even similarly in different parts of the city or among different groups of its citizens, e.g. downtown vs. 9th Street, homeowners vs. renters, or workers vs. retirees. It would be time consuming and wasteful for the League to attempt to sort out these complexities with respect to every development application it reviews. It does not need to. In the course of developing its long term vision statement and comprehensive plans, Corvallis went to extraordinary lengths to seek public input. The planning process was strongly oriented toward optimizing the diversity of views that were gathered. The League should rely on its results, as indicated by its positions that support comprehensive planning.

Both national and local positions firmly reject the notion that any specific parcel of land (and particularly urban land) is an independent island, the use of which has no effect on neighboring parcels or on the community at large. It is therefore very important to consider these effects, the magnitude of which is likely to correspond closely to the size of the proposed development.

The impacts of large, retail stores on locally owned, downtown businesses are of particular concern. Corvallis citizens have demonstrated their support for maintaining and enhancing the vitality of downtown both in their responses to city surveys and by voting for bond measures to improve downtown (e.g. Riverfront Park). There is a wealth of evidence from other places about the impact of "big box" stores, but it is neither entirely consistent nor do the circumstances in Corvallis correspond precisely to those in many other places that may superficially appear to be similar. Such material should be reviewed with care.

The impact of development on local public services is often overlooked. New developments nominally pay for their impacts on parks, storm water drainage, water & sewer and transportation infrastructure through system development charges. However SDCs are not assessed for schools, police or fire protection. Taken as a whole, how will the cost of delivering services to a proposed development balance against the local taxes it will pay to support them? At the bottom line, will the development be a net contributor or a net consumer of public services?

Finally, the League should consider effects in both the near and long terms. Immediate impacts (or the lack of them) in the first few months after a new store opens may be quite different from those that are manifest a year, or several years later.

— Walter Barkan

EDUCATION FUND DONATIONS SOUGHT TO SUPPORT VOTERS' PAMPHLET

The next state Oregon PMP (per member payment) is due in January and the LWVOR Education Fund (LWVOREF) needs money for the voters' pamphlet. So if any members are considering a donation to the LWVOREF, this would be a good time.

For those newer members who may not be aware of the system, donations to come to me, the treasurer, via LWVC's P.O. Box and I send them in with the PMP payment. The total of the donations to the Education Fund is deducted from our local League's PMP, which is good for our budget. Donations to the LWVOREF are tax deductible.

— Diana Carsten, Treasurer

The LWVC submitted the following testimony to the City of Corvallis Planning Commission regarding two “big box” land use applications.

LWVC TESTIMONY RE: HOME DEPOT/CORVALLIS STATION

December 3, 2003

TO: Members of the Corvallis Planning Commission
 FROM: LWV Corvallis
 RE: Requests for MacKenzie Groups for “Corvallis Station Project” including ZDC03–00019 District Change; PLD03–00017 Major Modification; SUB03–00005 Tentative Subdivision Plat; MI503–00062 Sign Variance

The LWV of Corvallis supported and had members involved in the development of The Corvallis 2020 Vision Statement and the 1998 Comprehensive Plan. League positions support comprehensive land use planning and the viability of downtown Corvallis.

LWV of Corvallis asserts that this public hearing is premature because the applicant’s review of impacts of the project on Hwy. 99W does not extend for 15 years as required by Oregon’s Highway Plan. [See Attachment N of the Staff Report – November 21, 2003 letter to the Planning Department from Oregon Department of Transportation.] According to the letter, the effect of this proposal on state highways, particularly ORE–99W, could be “significant”. The letter also cites OAR 660–012–0060(1). It requires the effect of change to be evaluated before the land use decision is made.

LWV suggests that among the missing calculations which could affect Hwy. 99W would be the planned extension of Circle Boulevard to Harrison Street.

LWV also suggests that the analysis of traffic peaks may not reflect the number of combined weekend trips due to the colocation of the new theater complex and the proposed Home Depot. This could cause significant congestion on-site as well as for related traffic flow on Circle Blvd.

LWV of Corvallis has significant concerns with the requests made by the applicant for a District Change, Modifications to Existing Planned Development, Sign Variance and Subdivision Plats.

LWV of Corvallis does not support the change from RTC (Research Technology Center) to GI (General Industrial). We believe that approving a change from RTC to GI for a “Home Depot” and garden center

would severely impact “existing businesses and industries and the establishment of locally owned, managed or controlled small businesses.” [Comprehensive Plan Policy [CCP] 8.2.3]

CCP 13.5.4 buttresses this concern by requiring that the “city shall seek opportunities to assist downtown in maintaining its market share of dollars spent in and by the community.” A “Home Depot” and garden center will inevitably drain dollars from downtown.

The Comprehensive Plan is keyed to the Corvallis 2020 Vision Statement. That Statement envisions “an economically strong and well-integrated City, fostering local business, regional cooperation and clean industry.”

- a) An economically strong City looks for more diversification as its base than a retail establishment supplying largely service-level wages;
- b) A well-integrated City does not include a huge retail store on the periphery of the City, drawing trade from throughout the City;
- c) Home Depot and garden center is not owned locally and does not foster local business except possibly for short-term construction jobs.
- d) This site is now zoned for “high-tech”, “biotech”, and renewable resource-based businesses and industries”. The future for such sites is unknown but the planning for the future should remain in place.

LWV does not believe that the change to the Comprehensive Plan is supported by staff findings that “There is a demonstrated public need for the change” from RTC to GI; or that the “advantages to the community resulting from the change ... outweigh the disadvantages”; or that the change proposed is a desirable means of meeting the public need. Such findings are required by CCP 1.2.3.

LWV believes that the subject application is/was not complete and therefore we recommend at a minimum, the Planning Commission delay the public hearing and decision until relevant transportation issues have been evaluated.

The 120 day clock does not start until the application is deemed complete. As we do not support the need for a Design Change, we also do not support the need for Major Modifications or Sign Variance as proposed in the application.

Thank you for this opportunity to make our views known.

Karen Nibler, President

**LWVC TESTIMONY RE: HOME
DEPOT/CORVALLIS STATION**
(continued from page 9)

December 10, 2003

TO: MEMBERS OF THE CORVALLIS PLANNING
COMMISSION
FROM: LWV CORVALLIS
RE: SUPPLEMENTAL TESTIMONY TO LWV
CORVALLIS 11/3 TESTIMONY RE CHANGES REQUESTED
BY MACKENZIE GROUP FOR "CORVALLIS STATION
PROJECT *ET AL.*

LWV Corvallis is submitting this supplemental testimony regarding the changes requested by the MacKenzie Group. The League is submitting, as Attachment A, two quotations from Oregon Statute which we believe buttress our contention that Oregon Administrative Rules (such as mentioned in ODOT's letter of November 21st) do have the "force of law", as interpreters of statute.

The League is also submitting a copy of a letter by Mr. John Nervik, Attachment B, dated December 10th. Mr. Nervik is making his own submittal but has graciously shared his testimony with the League. We endorse his concerns and recommendations.

Thank you for this opportunity to express our concerns and objections concerning the application. We ask for your denial.

Karen Nibler, President

**LWVC GROWTH MANAGEMENT
COMMITTEE MEETING**

Date & Time: January 15, 2004, 3 – 5 PM

Location: Liz Frenkel's, 11431 NW
Vista Place

Topic: Testimony/Positions re: Land
Use Applications

**LWVC TESTIMONY RE: CORVALLIS HOME
IMPROVEMENT CENTER**

December 17, 2003

TO: MEMBERS OF THE CORVALLIS PLANNING
COMMISSION
FROM: LWV CORVALLIS
RE: MAJOR PLANNED DEVELOPMENT
MODIFICATION 50.69 AC SITE); DETAILED
DEVELOPMENT PLAN (15.16 AC SITE); MLP03-00016
LAND PARTITION (50.69 AC SITE DIVIDED INTO 3
PARCELS)

The proposal as outlined, with Staff proposed conditions, appears to be reasonably well thought-out in terms of the prior approved Development Plan and in terms the proposed changes. The LWV of Corvallis believes, however, that not only do several significant concerns remain but that there has been virtually no consideration of the impacts of a proposed "Corvallis Home Improvement Center" on the viability and health of downtown Corvallis. While we acknowledge the City Council's classification of "Construction Sales and Services" as a permitted use, the League believes that the allowance of retail sales as a permitted use creates the potential for significant economic impacts to downtown Corvallis. There will also be impacts to the City of Philomath as retail trade is drawn from their local businesses. There will also be impacts to the retail community of Monroe. The impacts of retail rather than industrial trips to and from the proposed 180,000 square foot site could be significant. The typical traffic routes are not the same for retail as for industrial traffic. Retail trips originating in the Philomath area are likely to want a Bellfountain connection rather than a loop into Corvallis to access 99W, for example.

The League does not believe that the language in Section 3.24.20.01a2 should preempt the fundamental policies of the Corvallis Comprehensive Plan (CCP). We believe there must be an analysis of the potential impacts such as mentioned above.

We oppose the proposed changes without a review for consistency with CCP 3.2.3; 13.5.4; 13.5.6.

Thank you for the opportunity to address our concerns.

Karen Nibler, President

Upcoming Events: November 2003

- Jan 13** LWVC Measure 30 debate, 7 – 9 PM, Library Main Meeting Room, 645 NW Monroe
- Jan 15** LWVC Growth Management Committee, Liz Frenkel's, 11431 NW Vista Place
- Jan 20** LWVC Board meeting, 4 – 7 PM, Karen Nibler's, 2750 DeArmond
- Jan 22–24** Smart Growth Conference, Portland

**Mark Your Calendar
Thrift Shop Consignment Days**

January 8 & 15, 2:30 – 3:30 PM
Call ahead to make arrangements
Miriam Miller 753-7261

Thrift Shop consignment number: 1073