From: Russell, Kevin
Sent: Friday, May 27, 2016 11:09 AM
To: Dana Gardner
Cc: O'Connor, Mike; Franklin, Lisa; Hall, Greg; Corliss, John
Subject: RE: Corvallis Burgerville renovation

Dana,

I am following up with you regarding the right-of-way issues discussed during this week's meeting. As you are aware, the City of Corvallis requires public improvements be reviewed when "development" occurs on a lot or parcel. The definition of development in Chapter 1.6 of the City's Land Development Code(LDC) includes material changes to the land or use of a structure or lot. During the initial review we informed Jeff Lightheart of these thresholds and asked that he scope the permit to show all of the intended improvements so the City could assess what improvements might be required. As originally proposed, the City determined that the existing public improvements (right-of-way dedication, setback sidewalks, etc.) would not need to be modified and could remain. As we discussed in our meeting, there have been some additional modifications beyond your original that would have triggered a review of possible improvements per Chapter 4.0 of the LDC. At this point we agreed the best path forward would be for Burgerville to provide a letter acknowledging that future development proposals on the lot (additions, exterior modifications, etc.) may be reviewed for possible public improvements. The letter you would need to submit will need to include the following items.

- Building permits (BLD15-00764 and BLD16-00131) included substantial work to remodel the existing restaurant.
- Future permits for additional exterior improvements (e.g., new additions, or accessory development) will be reviewed cumulatively with the recent building permits to assess whether public improvements may be required.
- Acknowledge that Chapter 4.0 of the LDC requires either a rough proportionality report or possibly installing improvements in conjunction with your development permit.

Please let me know if you have any questions about the items that you are including in the letter. We appreciate your involvement and willingness to collaborate with City staff, and welcome you to the Corvallis community.

Best,

Kevin Russell
Project Manager
City of Corvallis Development Services
(541) 766-6709 phone

From: jefflightheart@gmail.com [mailto:jefflightheart@gmail.com] **On Behalf Of** Jeff Lightheart
Sent: Friday, May 20, 2016 3:46 PM
To: O'Connor, Mike; Dana Gardner
Cc: Russell, Kevin; Hall, Greg
Subject: Re: Corvallis Burgerville renovation

Mike:

Responding to your comments and request - Burgerville has decided not to pursue permitting of the "fire feature" and the "bike shelter" which should leave only Lisa's review of our flood proofing plan for the new exterior freezer and the deferred submittals for the pre-manufactured order staton and the oil storage tank. I am unavailable next week due to a family emergency but Dana Gardner with Burgerville is willing to meet if you think a meeting is still useful.

Jeff

On Fri, May 20, 2016 at 9:58 AM, O'Connor, Mike <Mike.O'Connor@corvallisoregon.gov> wrote:
Jeff,
City Staff met this morning to discuss the Burgerville project. There have been numerous (10) revisions / deferrals submitted under two different permits, resulting in quite a paperwork jamb. It now appears that work is being done prior to approval of the revised / deferred plans, and there is the possibility that you have now exceeded the allowable scope of exterior work allowed from a Land Development Code standpoint. (This was addressed in your last plan review comment letter, attached for your convenience.) It is time to 'reboot' and get this project back on track.
Therefore we are requesting a meeting with you and your contractor here at City Hall.
Please provide a few days/times that work for you next week and I will schedule a meeting that fits staff calendars.

Respectfully,

Michael T. O'Connor
Project Coordinator
Phone: (541) 766-6538
mike.oconnor@corvallisoregon.gov

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)

--
Jeffrey A. Lightheart, A.I.A.
LLB Architecture
Vancouver, WA