



TO: Urban Area Planning Commission (UAPC)  
FROM: Bradley Clark, Principal Planner  
[Bclark@grantspassoregon.gov](mailto:Bclark@grantspassoregon.gov), 541-450-6061  
DATE: April 22, 2020  
SUBJECT: Public Comments for GP Entertainment Venue (File Nos. 102-00137-20 and 201-00311-20)

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On April 8, 2020, the UAPC continued the public hearings for the two subject applications related to the Grants Pass Entertainment Venue. That meeting was recorded and, on April 9<sup>th</sup>, the digital recording was posted on the City's web site for public viewing and comment. The deadline for public comment was April 21 at 5:00pm. During the public comment period, the Parks & Community Development Department received 6 written comments for the GP Entertainment Venue applications and those are attached for your review and consideration. We also received two oral comments over the phone during the public comment period. One was a neighboring property owner, Gene Andal, who was in support of the application and the other was from Gayl Bohey who was opposed to the application.

The comments have also been provided to the applicant. During the continued hearing, the applicant must be provided an opportunity to comment and rebut any of the written testimony. The UAPC will then be able to ask the applicant questions and/or make your own comments on the written testimony. Once the Chair and Commission are satisfied that all your questions have been answered and all the information you need to make a decision is in the public record, the public hearing will be closed. At that point, there can be no additional comments from the applicant and the Commission will deliberate and make your decision. Separate motions will be needed for the Property Line Adjustment application (#102-00137-20), which must be acted on first, and the Major Site Plan application (#201-00311-20).

**Date:** April 19, 2020  
**To:** The City of Grants Pass  
**RE:** Grants Pass Entertainment Venue Major Site Plan Review and Property Line Adjustment

I grew up in Josephine County and have lived in Grants Pass for the past 24 years. I adore this community and it's a community that I am proud to raise a family in. I also have founded and operate a traded-sector business that employs 15 high-tech employees downtown.

I would like to express my support for the upcoming Grants Pass Entertainment Venue. I believe the approval of this project will benefit our community in numerous ways:

- Over 150+ new full time jobs. This alone brings so many benefits to our community above the obvious that sometimes are not realized. When employees work full time and make a solid living wage it raises the median wage for the area which has many benefits to our area that encourage additional investment in the area.
- Our construction industry is bound to have it's own recession following the Coronavirus crisis. This project will be kicking off at exactly the perfect time to help our construction industry recover, plus all the new construction jobs.
- This project is going to help promote horse racing in the area, and make the area itself more desirable to visit. Having entertainment, restaurant facilities, and conference facilities in such close proximity to the downs is going to help facilitate more out of town visitors which will bring revenue to our area.
- Improvements adjacent to the fairgrounds is going to help bring visitors into the fairgrounds itself. The fairgrounds is a great asset to our community and this will help ensure its continued success.
- This venue is further going to help promote the success of the fairgrounds with the lease revenue.

Travis Boersma has proven time and time again that he is interested and effective at investing in the community. This is readily apparent with the investments in our youth soccer programs, fairgrounds improvements, etc. Travis/TMB Racing could just as easily divert their attention and investment to any other community if they chose, but they instead want to invest in Grants Pass and that is amazing! I would like to see Grants Pass encourage this investment in our community and enjoy the rewards that come with it such as increased tourism, employment, and a more beautiful area overall.

I urge you to approve this project.

Thank you,

Nathan Miller  
231 SW I St  
Grants Pass, OR 97526

## **Bradley Clark**

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**From:** Gayle Atkins <gayleatkins@msn.com>  
**Sent:** Monday, April 20, 2020 1:02 PM  
**To:** BClark@cityofgrantspass.com  
**Subject:** Entertainment Center

The Grants Pass Entertainment Venue is a very good project 150 full time JOBS< JOBS< JOBS! And lots of fun for some of our citizens. Not to mention all the work that will ensue from the construction.

Cheers,

## **Gayle Atkins**

*399 Avenue De Teresa  
Grants Pass Or 97526  
541-659-7777*

## Bradley Clark

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**From:** Lora Glover  
**Sent:** Monday, April 20, 2020 10:17 AM  
**To:** Bradley Clark  
**Subject:** FW: Racino Concerns

~ Lora

Lora Glover, Director  
Parks & Community Development  
(541)450-6071



City of Grants Pass  
101 NW A Street  
Grants Pass, OR 97526  
[www.grantspassoregon.gov](http://www.grantspassoregon.gov)

**From:** Kelly Robinson <kellylovesjon@gmail.com>  
**Sent:** Saturday, April 18, 2020 12:19 AM  
**To:** Lora Glover <lglover@grantspassoregon.gov>  
**Subject:** Racino Concerns

**[NOTICE: This message originated outside the City of Grants Pass -- DO NOT CLICK on links or open attachments unless you are sure content is safe.]**

Hi Lora! My name is Kelly Robinson, and my husband Jon and I own Robinson Orthodontics here in Grants Pass. We have 5 daughters ranging in age from 10-17 who attend school in District 7. I am the chairman of the Parent Advisory Committee for the District 7 school board and am in the presidency for South Middle School's PTA. I am an occupational therapist and have my Masters Degree in Public Health. I am also a member of the Josephine County Addictions, Mental Health, Public Health Advisory Committee (AMPAC). Our committee by definition "helps identify needs, establish priorities for alcohol and other drug services, coordinate with public and mental health agencies, criminal justice, youth services, and substance abuse planning groups. AMPAC will serve the public interest by helping assess and represent the community's health needs in an ethical and responsible manner". I introduce myself with these things so that you understand my background and know my passion lies with public health as well as with our beautiful community of Grants Pass. After reading about the proposed racino at the fairgrounds to be built by Dutch Bros., I am deeply concerned about its potential negative effect on the community's health. I must express these concerns to the Grants Pass Urban Planning Commission before your upcoming vote on the racino. I hope that you will please consider my plea to not allow the racino to go forward.

Josephine County's addiction specialist Jean Linck is a wealth of knowledge concerning the negative effects of casinos on a community, and she also can be helpful for you in making this important decision for Grants Pass. She states, "the presence of gambling misleads people into thinking that the community is better off due to the jobs, the contribution back to the community, etc. People don't see the harmful parts, and to tell the truth, gamblers with a problem often aren't directly identified by health providers, justice system, social services, etc. because they aren't going to admit to a behavior that is very shameful to them. Therefore, there are a lot of things that happen in the community that are due to gambling that are not readily identifiable."

In the August 7, 2014 edition of *The Atlantic*, David Frum states in his article "A Good Way to Wreck a Local Economy: Build Casinos" that no one should look to the gambling industry to revive cities, "because that's not what casinos do." According to the economists at the National Association of Realtors, the impact of casinos on neighboring property values is "unambiguously negative". Also, casinos do not encourage non-gaming businesses to open nearby because the people who most often visit casinos do not wander out to visit other shops and businesses. A casino is not like a movie theater or a sports stadium, offering a time-limited amusement. It is designed to be an all-absorbing environment that does not release its customers until they have exhausted their money.

The Institute for American Values (IAV) has gathered the best evidence on the social consequences of casinos. This evidence should worry our responsible Grants Pass city government. The statistics show that people who live close to a casino are twice as likely to become problem gamblers as people who live more than 10 miles away. While the gaming industry argues that the total number of problem gamblers remains small, that small minority is crucial to the industry's profits with approximately 75% of casino customers who gamble most casually providing only 4% of casino revenues. Between 40%-60% of casino revenues are earned from problem gamblers. Amy Zietlow observed in her important IAV study that those problem gamblers increasingly are drawn from the ranks of the vulnerable elderly, with half of casino visitors over the age of 50.

With horse racing in decline throughout the 48 states where it is legal, it is no wonder that racetracks have begun adding slot machines to lure people to the tracks. One track may have as many as one thousand machines and draw as many gamblers as major casinos. Also, problem gamblers are much more likely to declare bankruptcy, lose jobs, divorce and have higher rates of arrest and incarceration than the general public. They also have higher incidence of physical problems requiring increased health care costs as well as high rates of suicide and mood disorders. Finally, the current prevalence of pathological and problem gambling is about 10 times higher among substance abusers than in the general population. Many substance abuse treatment failures may be the results from undiagnosed and untreated problem gambling.

These statistics are sad and staggering. We cannot afford to bring these terrible consequences of gambling into our lovely city of Grants Pass. I recognize that Dutch Bros. is proposing what appears to be a lucrative plan for the city, but I beg you to look at the long-term consequences of allowing the racino to go forward. Our children's future and the future of a healthy and safe city are in great jeopardy. Please have the courage to say NO to the racino.

Thank you so very much.

Sincerely,

~ Kelly Robinson ~

## Bradley Clark

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**From:** Pat Bath <bathfam7@budget.net>  
**Sent:** Monday, April 20, 2020 8:08 PM  
**To:** Bradley Clark  
**Subject:** Racino comments

[NOTICE: This message originated outside the City of Grants Pass -- DO NOT CLICK on links or open attachments unless you are sure content is safe.]

I am concerned about the effects of gambling on young people in the community. I do NOT think it is a good idea. I am also concerned about the effect of hundreds of extra horses and the purity of the Rogue River.  
Pat Bath

**From:** Jean Linck <[jlinck@optionsonline.org](mailto:jlinck@optionsonline.org)>  
**Sent:** Tuesday, April 21, 2020 10:50 AM  
**To:** Lora Glover <[lglover@grantspassoregon.gov](mailto:lglover@grantspassoregon.gov)>  
**Cc:** Kelly Robinson ([kellylovesjon@gmail.com](mailto:kellylovesjon@gmail.com)) <[kellylovesjon@gmail.com](mailto:kellylovesjon@gmail.com)>  
**Subject:** Regarding the racino

**[NOTICE: This message originated outside the City of Grants Pass -- DO NOT CLICK on links or open attachments unless you are sure content is safe.]**

Allow me to introduce myself; I am the treatment and outreach provider for Josephine County and have served problem gamblers and their families in that capacity for over twenty years with a certification to do so through the state of Oregon as well as internationally. Despite efforts all over our state the awareness of the impact of problem gambling remain hidden under the burden of shame. Although the figures of three to five percent of folks having a problem may seem small and worth the decision to increase the opportunities to gamble and the income it will generate I promise that standing in the shoes of those folks, their families and employers, etc I can tell you the view is much different.

Folks see gambling very much like alcohol use; it is legal so what's the problem? Then when it emerges as a problem instead of seeing it as a problem that can be treated it is seen as a moral or financial problem. This is not true, it is an addictive disorder that comes with such a heavy burden of shame that the suicide rate is incredibly high.

I was dismayed when the article in the newspaper came out last August/September and I hadn't even heard about the meetings nor had anyone reached out to the program in order to have a voice advocating and providing education about the real impact to our community. I understand that there is a meeting today and have tried to find the meeting information online, but to no avail. I would appreciate your consideration of the entire matter as I've presented and would welcome the opportunity to discuss this more...and speaking of more there is so much more to know.

Respectfully,

*Jean A Linck*

CGACII/ICGCI  
Options for Southern Oregon  
Problem Gambling Treatment and Outreach  
324 Ramsey Avenue  
Grants Pass, Oregon 97527  
541-472-9996---ph  
541-472-9973---fax

**LIKE our FACEBOOK page: Problem Gambling Awareness of Josephine County**

For 24/7 assistance with a gambling problem phone 1877mylimit (695-4648) or visit the website [1877mylimit.org](http://1877mylimit.org)

## Bradley Clark

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**From:** Betty Martin <betty97526@yahoo.com>  
**Sent:** Sunday, April 19, 2020 10:14 AM  
**To:** Bradley Clark  
**Subject:** Courier

[**NOTICE:** This message originated outside the City of Grants Pass -- **DO NOT CLICK** on links or open attachments unless you are sure content is safe.]



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*Mr Clark...just have a few comments about the Courier Racino story 4/19/20.*

*On a building of the size of this proposed site...how many parking spaces for this site as well as how many handicap slots are required according to code?*

*With very limited parking thru out the entire fairgrounds who decides who gets to have events?*

*How many spaces belong to the lease of the YMCA? & what is the fine for misuse or parking & who gets that fine money?*

*There is very little parking in the main area of the fairgrounds,who decides who gets to rent what buildings on what days,is it done by a lottery system, exactly who decides?*

*If there was a emergency deep in the grounds HOW would the EMT's etc get on site when the parking is so bad?*

*Why are we not seeing the ODOT traffic studies done on this section of property & land?*

*Why would the Boersma group think this project is a good idea.....? when Portland & surrounding area of a million PLUS people did not support*

*Portland Meadows...BUT they think Jo. Co. with population of 85K will be a game changer.....*

*Why have they not disclosed the new BMX track for the kids in the city?*

*Exactly how is the earthquake proof underground tunnel going to work?*

*Thank You for your time  
Betty Martin*

## Bradley Clark

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**From:** gaylb28@frontiernet.net  
**Sent:** Tuesday, April 21, 2020 5:12 PM  
**To:** Bradley Clark  
**Subject:** Re: TMB Racing

[**NOTICE:** This message originated outside the City of Grants Pass -- **DO NOT CLICK** on links or open **attachments** unless you are sure content is safe.]

Re: Racino

Here are my objections to the proposed building of the Racino:

1. No gambling casino should be built within 600 to 1,000 feet of the YMCA, where children go for childcare during springs breaks, for classes, for swimming and summertime activities.
2. No casino should be built near the YMCA where adults, and the elderly go to take classes, use the exercise machines, and do pool therapy.
3. The traffic on Redwood Avenue is already overcrowded, especially at rush hour, this would exacerbate it.
4. The 10,000 sq. ft. building is just a ploy to utilize the "loop hole" to get around restrictions placed on smaller sq. foot. buildings.
5. The restaurant and/or banquet room are another ploy to meet the requisite requirements. There are several other restaurants in close proximity to the Racino.
6. The slot machines would draw an unfavorable element of people and should not be placed next to our YMCA, residential areas, the Fairground, and within walking distance to our only hospital, many medical buildings, a clinic, laboratory, etc.
- 7 The old fashioned horse racing machines are really glorified old-fashioned slot machines.
8. This has been kept very low-key. I would not even be aware of it, if not for some articles in the Grants Pass Daily Courier. No publicity, or any other mention of it has been on the Medford local TV News stations. or (to my knowledge) local radion stations. Therefore, the lack of many protestors against it, is not because they approve of it, but, rather, that they (the general public) aren't even aware of it!
- 9.. The holding of the 2 meetings to decide the fate of the Racino are being held at a time when NO members of the public can attend - in person- due to the quarantine.
10. Therefore, the decision on whether to allow this casino or not, should be **POSTPONED** until such time when meetings can be held with the public attending and able to give their input - not just by E-mail.

Submitted by Gayl Bohey, a resident of Ward 3, Dennis Roler is my City Councilor

On Thursday, April 9, 2020, 04:47:00 PM PDT, Bradley Clark <bclark@grantspassoregon.gov> wrote: