



TO: Urban Area Planning Commission (UAPC)

FROM: Donna Rupp, Associate Planner
Drupp@grantspassoregon.gov, 541-450-6064

DATE: May 24, 2023

SUBJECT: Exhibit Addendum for 220 Glen Crest Way ZMA
 File No. 401-00103-23

* * * * *

The 220 Glen Crest Way Zone Map Amendment staff report was completed and published on May 17, 2023, one week prior to the public hearing date of May 24, 2023. However, the City allows written comment to be submitted up to 48 hours prior to the hearing. During that gap between May 17 and May 22, additional comments were received and are attached as an Exhibits Addendum as outlined below.

Exhibit A.1 contains eight (8) additional public comments in opposition to the proposed future development from neighbors surrounding the parcel at 220 Glen Crest Way.

Exhibit A.2 contains additional information regarding traffic counts on Cloverlawn and submitted by Josephine County Transportation Planner, Eric Heesacker. Mr. Heesacker is also a UAPC Commissioner.

To: City Council of Grants Pass, OR

From: Nena Ahalt, 200 Crestview Loop, Grants Pass, OR

Subject: Glencrest Way Cottages

There are several reasons why I do not think this is a good place for this development.

1. One reason will become very apparent if you take a drive Northbound on Cloverlawn from Hamilton Lane toward Glencrest Way & Crestview Loop. You will notice that you cannot see around the blind curve on Cloverlawn as you approach these roads. At the Cloverlawn curve you have Crestview Loop, Glencrest Way, the easement road which parallels Glencrest Way, and the added traffic from the convenience store and auto repair shop. The speed limit is reduced to 15 mph from 45 mph on these curves but few people slow down on either side of the curve. Until you have driven it at various times of the day you won't understand the issues here.
I have been told that this is one of the most treacherous curves in Grants Pass. We can testify to that fact because we have seen our share of these accidents on that curve, including a head on collisions, which I'm sure you will find when you research this. Several cars have landed in the ditch, some upside down. One of the accidents took out a pole and wrecked the cars parked at the auto repair shop. Adding 16 homes to the site on Glencrest Way is going to add to an already treacherous corner.
2. For the safety of the people who might live there we need to look at transportation, grocery stores, medical facilities, and access to town. Let's, just for a moment, imagine that these people don't have cars and they have to have public transportation. Upon looking you will notice that there is no parking and certainly no place for a bus to safely stop and load especially if you have disabled trying to get onto a bus. There are no grocery stores, or medical facilities, and access to town is not available.
3. The property proposed for development is very steep and erosion will be a problem if developed with this density.
4. All of our property values will take a hit. How can that possibly be good for this precarious economy. Will the City of GP lower our property taxes to make up the difference?
5. I believe there is city property near the hospital. That property has public transportation, grocery stores nearby, and medical facilities practically right across the street. Why are you not using that property. Tues morning the news talked about the properties you are considering selling. Could it be NIMBY on your part, or perhaps you could make more money from them.
6. You have all these labels intended on intimidating us ie NIMBY, Fearful and etc. Well I think we have the right as tax paying citizens to want to remain safe and have our property values remain the same as they currently are. It is questionable if we can even sell them if this development goes in. Note the lady who lives next to Riverside Park, who can't even get a realtor to list her property.

So why do I feel like you are not listening to us. Why are your quota's more important than the people standing before you with obvious concerns. Why don't your stand up for us against those who have imposed these quota's upon us.


Exhibit A1 

Petition to the City of Grants Pass and City Planning Manager, Mark Trinidad

We live in the area of the proposed Glencrest Cottages and the following are our concerns about this proposed Veteran's Glencrest Cottages project.

See attached

Name: Nena Ahalet

Address: 200 Crestview loop

Phone #(opt) 541-218-5077

Signed Nena Ahalet **Date** 3/13/23

Petition to the City of Grants Pass and City Planning Manager, Mark Trinidad

We live in the area of the proposed Glencrest Cottages and the following are our concerns about this proposed Veteran's Glencrest Cottages project.

I am adamantly opposed to your proposed "Glen Crest Cottages" project.

Traffic ↑, Crime ↑, Property values ↓

Name: Kenneth Rice

Address: 200 Crestview Loop GP OR 97527

Phone #(opt) _____

Signed Kenneth Rice Date 4/30/23

Comments from Donna Lea Brooks on Glen Crest Way proposed development at 220 Glen Crest Way, Grants Pass, Oregon 97527:

To whom it may concern:

This multi family project is incompatible with the existing single family homes and neighborhood characteristics. I object to the zoning change and annexation into the City of Grants Pass from the urban growth boundary based on the following:

1. Proposed project is shown as 12 units or 16 units “cottage clusters” of multi family rental housing. Application is unclear exactly how many units and exactly what type of multi family housing will be developed on this 2.5 acre lot. It is imperative that the neighbors and the City of Grants Pass know the number and type of multi housing development is being proposed in this application. Developer should be required to clearly show the number of units, square footage of each type of unit, amenities (if any) and on-site parking that is being proposed to enable the City and the neighbors to accurately evaluate the impact of any multi family development at 220 Glen Crest Way.
2. Proposed project is located at the “dog leg” intersection of Cloverlawn Drive, Glen Crest Way, Crestview Loop and Crestview Loop access road. This is a very dangerous intersection with a blind curve impeding site lines from both directions on Cloverlawn. Applicant submitted a request for annexation into the City of Grants Pass and a zone map amendment to subdivide the property at 220 Glen Crest into two approx. 2.5 acre parcels and develop it into 12 or 16 units (again, application is unclear how many units or types of units), but is being review under the development standards for a 5 acre parcel. Commission and Council should require developer to submit an application to be reviewed for only the 2.5 acre parcel.
3. Proposed multi family development is located in an area that is not close to any services that the residents will need to access. This type of development should be located in close proximity to essential services, including:
 - a. Transportation
 - b. Hospital
 - c. Doctor’s offices
 - d. Grocery stores
 - e. Schools
 - f. Pharmacy
 - g. Banks
 - h. Parks
 - i. Social services
4. This area lacks public transportation anywhere in proximity to the site. This proposed multi family development will create a hardship on the occupants that rely on public transportation to access essential services. Increased pedestrian and bicycle traffic on Cloverlawn Drive for

residents to get to services will create hazards as there are no bike lanes or shoulder that is safe for pedestrians or bicyclists on this area of Cloverlawn Drive.

5. Glen Crest Way is a County Owned, privately maintained road with six single family homes on five acres each. Proposed project is incompatible with the characteristics of this long established neighborhood. The 5 acre parcel at 220 Glen Crest Way should not be annexed into the City of Grants Pass.
6. Property owners on Glen Crest Way currently have a private road maintenance agreement. The proposed project at 220 Glen Crest Way will increase traffic and congestion on this one way road requiring the property owners that are part of the private road maintenance agreement to pay for increased use and maintenance of this privately maintained road.
7. Transportation Planning Rules for this proposed development were evaluated using the entire 5 acre parcel at 220 Glen Crest Way. Because the application was not submitted for only the 2.5 acre proposed development, the analysis of the increased traffic are flawed. Taking only the 2.5 acres into considerations, less access requirements of 0.63 acres means that only 1.87 acres are actually available for this development. Developer is proposing 16 residential units under one site plan. The City of Grants Pass traffic consultants should review the application showing 16 units and a Traffic Impact Analysis should be required for this proposed project.
8. Cloverlawn, Glen Crest, Crestview Loop and Crestview Loop access road has already created a dangerous intersection. This proposed development will Increasing all types of traffic, including vehicular, pedestrian, bicycle traffic, with increase the accidents at this intersection. There is no bike lane, no sidewalk and no traffic control and no mass transit available at this blind dog leg intersection. Increasing the number of housing units on this 2.5 acre parcel will increase the likelihood of accidents and congestion. Current traffic study shows no improvements to be built on this stretch of Cloverlawn Drive anytime in the near future. Developing this multi family project on a rural stretch of Cloverlawn and privately maintained road, Glen Crest, should require the City and/or County to improve Cloverlawn with curb, gutter, sidewalk, utilities and proper drainage from Robertson Drive to Josephine Creek. A right hand turn lane into Glen Crest from Cloverlawn going south, traffic control at the intersection and a left hand turn lane from Cloverlawn going north into Glen Crest are minimum safety improvements to accommodate this multi family project.
9. This type of multi family project should be built on property that is already in the City Limits with easy access to utilities, improved streets, schools, parks, grocery, hospital, doctor offices and other amenities that are easily accessible to the project. Annexing this parcel from the UBG to the City and changing the zoning to develop a “tiny home cluster” is out of character for this neighborhood and should not be allowed. Project should be built on property that is currently located within the City limits.
10. City of Grants Pass owns “surplus property” that would be much more suitable for this proposed multi family rental project. Nebraska and Ramsey would be an ideal location. All amenities

necessary to support the residents of this multi family project are located within walking distance of this property including improved streets, utilities and necessary services.

11. Applicant has not demonstrated the proposed level of services can accommodate the proposed or potential multi family development without adverse impact upon the affected service area or without a change to an adopted City utility plan. No new or modified public works improvements appear to be proposed or required in order to satisfy the City criteria for approval of this application.
12. There are private wells that service the 6 residential units currently located on Glen Crest Way that are located on 2.5 acre property at 220 Glen Crest Way. These wells need to have access for servicing and maintenance and are the only water source for these homes. Developing a multi family project on this parcel will be detrimental to the safety and security of the only source of water these 6 homes have. This development brings concerns about potential contamination of these existing wells.
13. Application for this multi family project, a PUD, is showing 12 cottages with 8 parking stalls on the 3/23/23 application. Revised concept site plan Option A-1 shows 16 cottages and a clubhouse and 6 parking stalls. Option B-1 shows 16 units with 12 cottages and 4 2 to 3 bedroom units and a clubhouse. It appears that minimum on-site parking requirements are not being met.
14. Number of potential occupants at this proposed multi family development will far exceed the existing amenities and services available to this parcel. This development is too dense for the 2.5 acres and is out of character with the current single family homes located in this neighborhood.
 - a. 12 cottages x 2 occupants each = 24
 - b. 2 three bedroom units x 7 occupants each = 14
 - c. 3 two bedroom units x 5 occupants each = 15Total possible occupancy = 53 occupants
15. This proposed multi family development will include children. The site plans submitted so far show no amenities for children at the project. Developer should be required to provide a play ground on the site or develop the project at a property that is located near amenities for children, like a park.
16. The 2.5 acres of this parcel of property has a 15 to 20 degree slope on the west end of it. Development of this parcel will cause serious erosion, storm water run off issues and will create hazards due to the development.
17. Existing stands of mature trees are located on this 2.5 acre parcel. Trees provide erosion control and should not be removed to allow for this multi family development.

18. Staff report does not include a response or comments from City of Grants Pass Public Safety Fire Inspector. Report is incomplete and unreliable without GPPS Fire Inspector reviewing the application and commenting on it.
19. Staff report does not include a response or comments from the City of Grants Pass Police Division. Report is incomplete and unreliable without GPPD reviewing and commenting on it.
20. Emergency services may not be able to adequately serve this proposed multi family project located on under-improved roads in the UGB. Access for fire, ambulance and police is not adequate. Proposed project should be built on property that is already in the City limits and properly zoned.
21. Storm water run off from this multi family development into ditches on Cloverlawn drive is hazardous. Storm water run off needs to be evaluated for detention and treatment based on this proposed 2.5 acre multi family development.
22. Fees for improvements of Glen Crest and Cloverlawn should not be deferred or waived. This developer will significantly impact Cloverlawn Drive and Glen Crest Way and surrounding areas. The developer should pay all fees due to this proposed development.

In summary, this proposed multi family development is not suitable and out of character for the neighborhood to be built on this 2.5 acre parcel at 220 Glen Crest Way. This parcel should not be annexed into the City and should not be rezoned and should not be split from it's current 5 acre RR5 status. There are much more appropriate parcels of land already located within the City limits that are much more suitable, zoned correctly with easy access to supportive and necessary services for the proposed residents of this multi family development.

Sincerely,

Donna Lea Brooks
551 Crestview Loop
Grants Pass, OR 97527

From: [Alanna](#)
To: [Donna Rupp](#)
Subject: Concerns about Glencrest Cottages
Date: Monday, May 22, 2023 12:28:40 PM

[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.]

Dear Donna Rupp

I am a resident at 165 Crestview Loop. I have lived here since 2005 and have 5 children. We have always enjoyed the rural setting and safety of our quiet loop. I have a roadside farm stand that operates on the honor system, and no one has ever stolen anything from me.

I am concerned about the increased crime rate that is sure to happen simply due to the fact that more people in a small area increases crime. I am also concerned about an increased problem with drugs and alcohol in our neighborhood. It would be a shame to destroy such a serene neighborhood with crime and drugs for families who live here and are raising children.

I agree that the subdivision is totally out of character for the area and there are many lots in town, which have existing amenities and have already been clear cut that would be far more suitable. This subdivision is not suitable for our area nor for the families who live in the area, seeking a safe place away from drugs, alcohol, and crime.

Respectfully,
Alanna T. Garcia

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Have a blessed day,
Alanna

From: [Patrick Karen McLain](#)
To: [Donna Rupp](#)
Subject: Glencrest Village - May 24 meeting
Date: Thursday, May 18, 2023 3:09:15 PM

[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.]

Dear Donna,

My husband and I will not be able to attend the meeting on May 24 and we would like for you to read our letter at the meeting. This letter is regarding the request for a Zone Map amendment from Josephine County zoning district RR5 to City of Grants Pass zoning district Residential R-1-10 and annexation into the city limits. What is the purpose of zoning laws? Our understanding of zoning laws is to protect property owners and neighborhoods from capricious changes. If this proposed property wasn't being donated to the city, I don't think we would even be having this discussion. If a property owner wants to just change their zoning to suit their individual needs, they wouldn't be allowed to.

We are against the Glencrest Village being built for the various reasons:

- 1) Traffic safety is a major issue in the Crestview Loop neighborhood. Entering and exiting Cloverlawn from any of the 5 entrances (Crestview Loop, Glen Crest Way, the easement next to Glen Crest, as well as the two entrances from the market and the auto shop) is treacherous and if this project is built this will be an additional hazard to all of the people coming and going on Cloverlawn. The Future Planning Horizon - 2040 (No Build) report from 2010 states that the highest levels of traffic growth from 2010-2040 will be in the following locations and Cloverlawn was marked as one of those locations.
- 2) We are very supportive of the veterans; however, in order for them to feel supported they cannot be moved to property that is so far from town or they will not be able to access stores or any number of other services they will need. There is no projected bus service currently proposed to help them get to town and we do not believe that a makeshift system of driving people will work for our veterans. To place these veterans in a rural residential neighborhood without access to critical services is doing a disservice to them. Surely, we can find a site in town that will meet their needs.
- 3) We are also concerned about an increase in crime. Due to the fact that AllCare is involved in the placement of these unhoused veterans, it's possible that they may have mental health concerns and/or drug and alcohol dependency. Putting these veterans in the middle of a rural residential neighborhood far away from the services they need, is a recipe for disaster.

Thank you for reading our comments at the council meeting. We urge you to deny this annexation into the city for the reasons we stated above. It seems possible that the donated property could be sold to a developer with the zoning unchanged and the city could use the proceeds to purchase a suitable location close to transportation and city services.

Exhibit A1

Sincerely,

Patrick and Karen McLain

From: [Donna Mulvey](#)
To: [Donna Rupp](#)
Subject: proposed development at 220 Glen Crest Way, Grants Pass
Date: Monday, May 22, 2023 4:00:36 PM

[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.]

Hello,

My name is Donna Mulvey. I live at 454 Crestview Loop, Grants Pass.

I have one concern and one request reference the housing project proposal at 220 Glen Crest Way.

Concern: increased traffic without a traffic control change to the intersection of Cloverlawn/Crestview/Glencrest is likely to result in increased accidents at this location. Specifically when North-to-west Bound on Cloverlawn, turning South/Left onto Crestview is already very dangerous, due to the curve, the speed and the blind spot. More traffic at this intersection will compound the risk I hope it is deemed at least worth review by the city street's department.

Request: that the tenants be required to sign a Crime-Free Multi-Housing Addendum stating that if they are arrested, their lease can be terminated.

If you are not the appropriate person for these, please forward them to who is, or let me know who is and I will reach out to them.

Thank you.

Donna Mulvey

Sent from my iPhone

MAY 22 2023 AM 09:55

TO: DONNA RUPP, PLANNER
CITY OF GRANTS PASS

FROM: TERRY & CINDY NELSON
374 GLENCREST WAY
GRANTS PASS, OR 97527

DATE: May 15, 2023

Subject: Request for Annexation of tax lot #36-05-29-DO,TL3401

This parcel sits on Glencrest Way, a one-way street and contains buried water and power lines servicing property above the parcel. We have right of ways existing to the wells at the bottom of the property. Our concerns are due to paving or development that would occur that would interfere with servicing the afore-mentioned water and power lines.

May 17, 2023

In Regards to “Glen Crest Cottages”

To City Council, Mark Trinidad, Donna Rupp

We love the idea of a veteran’s village but stand against this proposed development. Here are some of the reasons:

The blind corner at Cloverlawn, Crestview Loop and Glen Crest Way is already a disaster. The fact that most of the residents cut through the parking lot of the market to avoid making a left across oncoming traffic is enough reason to not add more housing.

Our beloved, poor, disabled or aged vets should not be subjected to this vehicular combat zone way out here this far from services. There is no sidewalk or safe way to walk towards town. I was almost hit walking my dog down to the Hamilton trail. That is the Hamilton walking path where all the trees are now stumps in preparation for 20 plus new homes, which will add more traffic to the already treacherous curves.

We are also concerned that grant money for veterans is being used to bring in city water that will, in the end, open up the remaining properties for development. So now future developers get the benefit of what was intended for the veterans. (Usually rich developers pay to bring in water.)

This proposed location is far from the services these vets need every day! Is this project for the veterans benefit or for the developers and builders who will profit from future development made possible by this project?

Also a concern is the expensive development cost to build on a densely treed, steep, granitic and sloping lot to access these little 500 or 700 square foot units. Why not save the taxpayer money and build this project close to needed services, where it’s flat, has sewer and water and is zoned for this type of project.

Please consider something like 2 properties at 867 and 899 East Park Street between the fire station and the HUD senior housing. We think it’s zoned for this type of project (R3) and has all utilities; it’s perfectly flat with no trees. I think they are still for sale! Also consider the city owned property on Ramsey.

To summarize, we think this is a great idea but a bad location.

Respectfully,

Joel and Lara Petersen, 380 Glen Crest Way

Donna Rupp

From: Eric Heesacker <EHeesacker@josephinecounty.gov>
Sent: Thursday, May 18, 2023 1:50 PM
To: Mark Trinidad; Donna Rupp
Subject: Hearing for GlenCrest Cottages - additional data for Project: 401-00103-23 & 403-00103-23
Attachments: 20230518133022.pdf

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Hey there,

After reading through the staff report for this land use request I noticed under the first Staff Response on Pg. 39 (to CRITERION 4) city staff is missing traffic counts near the GlenCrest Cottages proposal. FYI: I knew we here in JoCounty Public Works had fairly recent counts out that way, so please see the attached: ADT = 3623 with an 85th percentile speed of 34.9mph. This data is a month short of being 2 years old and was gathered about 278' east of the parcel's SE property corner. It's the most recent/closest-to-parcel data we have here in Public Works.

Sending this data in case you'd like to forward to the other Planning Commissioners, RE: "Ex Parte" info and 'full disclosure'.

Get back to me with any questions.



Eric Heesacker
Transportation Planner
Public Works Department
201 River Heights Way, Grants Pass, OR 97527
Phone: (541) 474-5460 ext. 4407
Email: eheesacker@josephinecounty.gov

PUBLIC RECORDS LAW DISCLOSURE

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County: : JOSEPHINE
 Road: : CLOVERLAWN DR #3200
 Location : MP 1.09, 278' E OF INT @CRESTVIEW LOOP

Site: #3200 C#2 42°24'18"/123°18'31"
 Monday, 6/21/2021 10:15 AM -
 Wednesday, 6/23/2021 11:15 AM

Volume Grand Totals

Average Hourly Volumes

	WESTBOUND	EASTBOUND	Combined
12:00 AM	8.0	9.5	17.5
1:00 AM	5.0	6.0	11.0
2:00 AM	4.5	8.0	12.5
3:00 AM	3.5	1.0	4.5
4:00 AM	17.0	2.5	19.5
5:00 AM	39.5	14.0	53.5
6:00 AM	89.5	35.5	125.0
7:00 AM	136.5	49.0	185.5
8:00 AM	127.5	79.0	206.5
9:00 AM	116.0	85.0	201.0
10:00 AM	124.4	110.2	234.5
11:00 AM	119.6	121.3	240.9
12:00 PM	116.0	127.5	243.5
1:00 PM	122.0	143.5	265.5
2:00 PM	114.0	127.5	241.5
3:00 PM	113.0	158.0	271.0
4:00 PM	102.5	164.5	267.0
5:00 PM	101.5	177.5	279.0
6:00 PM	90.5	134.5	225.0
7:00 PM	63.5	102.5	166.0
8:00 PM	63.0	88.5	151.5
9:00 PM	43.0	55.0	98.0
10:00 PM	35.5	35.5	71.0
11:00 PM	14.5	18.0	32.5
Average Daily Traffic (ADT)	1769.9	1853.5	3623.4

Volume Totals

	WESTBOUND	EASTBOUND	Combined
	3663	3820	7483
	49.0%	51.0%	

TRK% - 11.9%
 85% - 34.9 MPH