

**URBAN AREA PLANNING COMMISSION**

**MEETING MINUTES**

**February 24, 2016 – 6:00 P.M.**

**Court Yard Conference Room**

**1. ROLL CALL:**

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Vice Chair Jim Coulter and Commissioners Loree Arthur, David Kellenbeck, Blair McIntire, Dan McVay, and Robert Wiegand were present. Commissioner Lois MacMillan was absent. Also present and representing the City was Parks & Community Development (hereafter: PCD) Director Lora Glover and PCD Senior Planner Joe Slaughter. City Council Liaison Rick Riker was present as well.

**2. ITEMS FROM THE PUBLIC: None.**

**3. PUBLIC HEARINGS:**

**a. 405-00005-15: Development Code Text Amendment ~ Slope Hazard District  
Pg. 1-12**

- Joe gave the staff report.
- Commissioner McIntire asked if a development report was done every time a lot with a steep slope was sold, developed, etc. He clarified that his concern was if the area had sluff off because of significant flooding that could change the dynamics of that property. How often are the development reports done? How would you address that?
- Joe let the Commission know that if a property was in the steep slope area and graded, it will still be in considered in the steep slope area. This would require developers to do erosion and sediment control and to meet the steep slope standards. By having a registered engineer sign off on the slope the liability shifts the where it belongs, on the developer rather than on the City.
- Would a civil engineer be able to do a steep slope report or do you need a geotech? - Slopes between 15-25% would require a civil engineer. Any slopes over 25% would need a specialist.

- It was brought up that Public Safety might want to comment on the possibility of increased crime due to the mini storage being blocked by the commercial frontage.
- Concerns were brought up about what can be done about the Core-Mark property.
- Commissioner Arthur brought up that some cities allow parking structures to be put up for neighborhood use for areas that do not have enough parking. She wanted the Development Code to reflect that as a possibility in the residential text amendment section of the code. The current changes appear to be worded to only be able to be used by apartment complexes and officially designated subdivisions. The commission agreed that the wording should be structured to not limit this to new development.

#### **MOTION/VOTE**

**Commissioner Arthur moved and Commissioner Kellenbeck seconded the motion to set aside project number 405-00006-15 until staff could come back with suggestions on how to allow self-storage in existing residential neighborhoods until the next UAPC meeting on March 23, 2016. The vote resulted as follows: “AYES”: Chair Fitzgerald and Vice Chair Coulter and Commissioners Kellenbeck, McIntire, Arthur, and McVay. “NAYS”: None. Abstain: None. Absent: MacMillan. The motion passed.**

#### **4. CONSENT AGENDA:**

**a. MINUTES:** January 27, 2016

**b. FINDINGS OF FACT:**

- i. 405-00005-15: Development Code Text Amendment ~ Slope Hazard District Pg. 29-32
- ii. 405-00006-15: Development Code Text Amendment ~ Self Storage and Warehouse Pg.33-36

**MOTION/VOTE**

Commissioner Coulter moved and Commissioner <sup>Kellenbeck</sup> David seconded the motion to approve the consent agenda which includes the minutes from January 27, 2016 and findings of fact for 405-00005-15 with modifications recommended by the UAPC and that 405-00006-15 be continued until March 23, 2016. The vote resulted as follows: "AYES": Chair Fitzgerald and Vice Chair Coulter and Commissioners Kellenbeck, McIntire, Arthur, and McVay. "NAYS": None. Abstain: Commissioner Arthur. Absent: MacMillan.

The motion passed.

**5. OTHER ITEMS/STAFF DISCUSSION:**

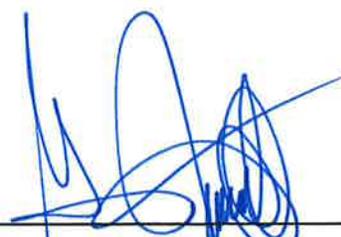
- None.

**6. ITEMS FROM COMMISSIONERS:**

- None.

**7. ADJOURNMENT:**

Chair Fitzgerald adjourned the meeting at 7:05 P.M.



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Gerard Fitzgerald, Chair  
Urban Area Planning Commission

3/23 2016  
Date

These minutes were prepared by Carlie Paulsen, Administration Department, City of Grants Pass.