

URBAN AREA PLANNING COMMISSION

MEETING MINUTES

May 11, 2016 – 6:00 P.M.

Council Chambers

1. ROLL CALL:

The Urban Area Planning Commission met in regular session on the above date with Chair Gerard Fitzgerald presiding. Commissioners Loree Arthur, David Kellenbeck, Blair McIntire, and Dan McVay were present. Vice Chair Jim Coulter and Commissioners Lois MacMillan and Robert Wiegand were 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. CONSENT AGENDA:

- a. **MINUTES: April 13, 2016** **Pg. 1-6**
- b. **FINDINGS OF FACT: 201-00103-16 & 301-00100-16: Major Site Plan Review and Major Variance ~ Gospel Rescue Mission Indoor Industrial Building** **Pg. 7-30**

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to approve the minutes from April 13, 2016 as amended. The vote resulted as follows:

“AYES”: Chair Fitzgerald and Commissioners Arthur, Kellenbeck, McIntire and McVay.

“NAYS”: None. **Abstain:** None. **Absent:** Commissioner Vice Chair Coulter and Commissioners MacMillan and Wiegand.

The motion passed.

4. PUBLIC HEARINGS:

- a. **104-00100-16 & 301-00101-16 Subdivision Tentative Plan and Major Variance ~ London Estates** **Pg. 31-88**

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 104-00100-16 & 301-00101-16 Subdivision Tentative Plan and Major Variance ~ London Estates. We will begin the hearing with a staff report followed by a presentation by the applicant, statements by persons in favor of the application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Seeing none are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? Seeing none in this hearing the decision of the Commission will be based on specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. If you would like a copy of the staff report please let us know and we will try and get you one. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties an opportunity to respond to the issue you'll not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with a report from staff.
- Joe gave the staff report.
- Mark Cross – 112 N 5th St Klamath Falls, OR 97601 – They chose this way to lay out the subdivision because of the positioning of the surrounding development, it does not allow for a stub road.
- The plans were originally designed with a stub road to the property to the west, however with the plans for the assisted living facility it wouldn't be possible to put a stub road in for a road that isn't intended to be public..
- The maximum density for the land is 35 units, this plan is only proposing 14.
- The variance request is also due to the shape of the property. They plan originally had a cul-de-sac that was at the minimum 250ft length however it pulls the bulb out about 80ft which causes so many flag lots that they lost a full lot. They are trying to accommodate the R3 zoning that encourages additional lots.
- The Developer is constructing the 5ft pedestrian path to Harbeck., as well as installing the storm drain to Harbeck. The owners understand and accept the conditions of approval.

- Commissioner Kellenbeck asked if the property to the left, the proposed assisted living center, is approved.
- Joe let him know that there was a pre-application meeting and the developers will be submitting an application this summer. They are interested enough that they did purchase the property for that use.
- Joe asked to put in an additional exhibit, exhibit 8 to the staff report. It is an email from the home owner adjacent to where Briggs Way would come through. They have water that is from a well on a piece of property to the east of the proposed subdivision. The water is routed through property in the proposed subdivision or along Grandview. They are concerned about how the development could affect their water source. They also have concerns with the irrigation line that is along property boundary of lots 12, 13, 14. Joe did talk to Mark and they are unaware of any easement for the water source. They will need to investigate where the line is and if it would be affected in any way by this proposal.
- The commission asked if the well showed up on the preliminary. Peter Allen is the surveyor and Mark will contact him.
- As far as the GPID easement goes, GPID would have to sign off so that would be accommodated as well.
- Commissioner Arthur asked about the clause on page 44 concerning water pressure. She was told that the builders would need to install individual booster pumps that will bring it up to standard water pressure levels.
- The Commission asked about how storm water would be handled. Joe let them know that a condition to approval is testing the storm water and confirming that it would be draining at the same rate at post development as pre development.
- The Commission asked Mark if they would be using the irrigation ditch for drainage. Mark let them know that Exhibit 3 on page 52 shows an underground storm pipe on Grandview. All detention will happen onsite.
- Commissioner Mcvay asked who is responsible to install the water pressure pump. Mark let the commission know that the builder is required to install the pump. They do require power but if the power failed you would still have water at a lower pressure.
- Wanda Crisman - 343 Grandview Lane – She brought a common well agreement through Josephine County to the Commission's attention. The well is down on Brandy Lane.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to approve the major variance. The vote resulted as follows: “AYES”: Chair Fitzgerald and Commissioners Arthur, Kellenbeck, McIntire and McVay. “NAYS”: None. Abstain: None. Absent: Commissioner Vice Chair Coulter and Commissioners MacMillan and Wiegand.

The motion passed.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to approve the Subdivision Tentative Plan with the amendment to A.1.c and the addition of exhibit 8. The vote resulted as follows: “AYES”: Chair Fitzgerald and Commissioners Arthur, Kellenbeck, McIntire and McVay. “NAYS”: None. Abstain: None. Absent: Commissioner Vice Chair Coulter and Commissioners MacMillan and Wiegand.

The motion passed.

5. OTHER ITEMS/STAFF DISCUSSION:

- Lora let the commission know that they are currently working on the budget for PCD . There is a plan to increase the staffing levels for the planning department. They would like to wait until next year as they are scheduled to go through a PAVE audit. Joe and Lora are going to work through applications and try to get through to next year. They will reevaluate if the volume of work increases.
- There is a preapp teleconference for In and Out.
- Red Robin is moving forward and has their funding.

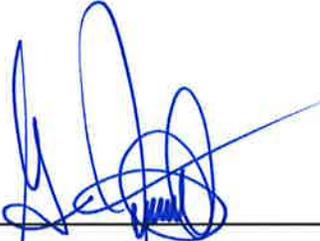
6. ITEMS FROM COMMISSIONERS:

- Commissioner asked what the “m” stands for on the proposed plans. Joe let her know that it stands for Minimum Residential Density zoning. It’s in the Development Code but it’s not zoned in the map currently. It’s there for possible future use.

7. ADJOURNMENT:

Chair Fitzgerald adjourned the meeting at 6:41 P.M.

Next Meeting: May 25, 2016



Gerard Fitzgerald, Chair
Urban Area Planning Commission

May 25, 2016
Date

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