

**URBAN AREA PLANNING COMMISSION**

**MEETING MINUTES**

**June 8, 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. Vice Chair Jim Coulter and Commissioners Loree Arthur, David Kellenbeck, Robert Wiegand, Blair McIntire, and Dan McVay were present. Commissioner Lois MacMillan was absent. Also present and representing the City was Parks & Community Development (hereafter: PCD) Director Lora Glover and City Council Liaison Rick Riker.

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

**3. CONSENT AGENDA:**

**a. MINUTES: No minutes recorded**

**4. PUBLIC HEARINGS:**

**a. Continuation of hearing for: 405-00102-16: Comprehensive Plan Amendment ~Water Distribution Master Plan, Stormwater Master Plan, & Wastewater Collection Master Plan.**

- Jason walked the Commission through the highlights of the three plans.
- Commissioner Coulter asked if the master plans have been at for a shelf life. Have the ground water levels been looked at as part of the study and does the plan account for climate change? Jason let the commission know that in the future they would like to do the update the plans in 8-10 years. This would be more frequent than the 12 years that the last plan took to be updated. Updates on a more frequent basis will accommodate for changes in regulations. The city tries to look at every aspect, the demands on the river and future limitations. They looked at the number of citizens in the downtown core that are still relying on well water and made a note to be able to meet the demands of those citizens as the wells that they currently rely on start to fail.
- Commissioner Fitzgerald asked if the revenue streams include a number for the storm water utility fee. Jason let him know that the rate study that we are currently hiring a

consultant for will look at the overall maintenance costs and how aggressive we want to be on deficiency replacement. City Council will set that as we move forward.

- Commissioner Fitzgerald asked if the City will be looking at a similar idea where there was a matrix for impervious surface. Jason said that it is highly probable that that will come under the storm water management plan. Commissioner Fitzgerald said that previously in this plan the matrix was put out and it was driven by impervious surface. It seems disingenuous to require impervious surface and then charge the public for using it. We wanted to test this, how are we going to apply this to a 5000 sq ft complex, who owns the ditch, the fence? Insurance companies do not like detention basins by a house and possibly will not cover the home owner. What was done at Redwood will not work at a subdivision. Where does the bio swell go? Jason let the commission know that they are hoping the design standards as they implement the storm water plan will address it. In ground detention is a possibility for the future and they will look at that in the management plan.
- It was asked if there are any plans on capturing the storm water runoff. LA gathers flood water to percolate back into aquifer to replenish what the city then feeds off. Does ours just go back into the river? Are you planning for the extreme case that none of the water will be absorbed by the ground? Jason let the commission know that currently the water does drain back into the river. It is possible that we will look at other options in the future, however there will likely never be the same plans set in LA here as there isn't enough property available to replicate what they have done in California. They will also be operating under the assumption that there will not be ground absorption and making plans to accommodate that.
- Commissioner McVay asked if you get flooded up against Sand Creek is there someone you can reach out to for help with sandbags and to keep your house from flooding? Jason will look into that.
- Commissioner Coulter asked if the plans will address anything as far as health safety. Mosquito abatement, micro-organisms? Jason let the commission know that the management plan will include provisions for standing water.

**The floor was opened for public comment, seeing none the Commission started discussion of the three plans separately.**

- Commissioner Arthur asked about item 7.3 discussing cleaning storm water grates, it says that the open detention facilities should be cleaned regularly. Why shouldn't it be dredged for the intake? Jason said that they made the assumption that the inflow will keep it clear, however the verbiage can be changed to reflect keeping it clear on the inlet piping as well.
- Commissioner Arthur would like to see the list of the twenty detention facilities and would like to know if her detention pond ever made it to the list. Jason isn't sure and will look into it.
- Commissioner Arthur asked about item 6-7 project G9 on the Demaray Canal. There have been complaints on flooding ion the area. Jason let them know that the engineer on the project suggested raising banks to prevent that in the future.
- The Commission brought up several complaints about drainage ditches flooding at multiple locations. Jason let the commission know that they intend to divert water to gilbert creek sooner, to avoid keeping water in drainage ditches.

#### **MOTION/VOTE**

**Commissioner Coulter moved and Commissioner Kellenbeck seconded the motion to recommend approval of the Stormwater Master Plan to City Council. The vote resulted as follows: "AYES": Chair Fitzgerald and Vice Chair Coulter and Commissioners Wiegand, Arthur, Kellenbeck, McIntire and McVay. "NAYS": None. Abstain: None.**

**Absent: MacMillan.**

**The motion passed.**

- Commissioner Fitzgerald asked if we are at capacity for the wastewater pipes. Jason let the commission know that the capacity is in the plan. The river crossings are the weak link in the system and were therefore looked at very carefully. We do have capacity in those locations.
- Commissioner Fitzgerald asked about the Redwood area pipe. There was a study somewhere saying we don't need the swinging bridge. Jason let Commissioner Fitzgerald know that there were several routes that could have been explored; this one was just much less expensive than trying to bore a hole under the river.
- Commissioner Arthur asked about item 4.3, there were three incidents on one day on 2<sup>nd</sup>St. It shows you will be diverting 6<sup>th</sup> St sewage down this route. If it wasn't able to

handle the volume then what has changed to allow it to divert this way? Jason let the commission know that all of those pipes were upsized and now have far more capacity.

#### **MOTION/VOTE**

**Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend approval of the Wastewater Collection Master Plan to City Council. The vote resulted as follows: “AYES”: Chair Fitzgerald and Vice Chair Coulter and Commissioners Wiegand, Arthur, Kellenbeck, McIntire and McVay. “NAYS”: None.**

**Abstain: None. Absent: MacMillan.**

**The motion passed.**

- Commissioner Coulter asked about the viability of the other plans for the new water treatment plan. The commission had to approve the plans retroactively as Council approved it before it went to UAPC. He wanted to know why options one and two couldn't have worked. Jason let him know that option one would have only just gotten the building up to par. You have to look at if it was a good idea risk wise to continue to spend the rate payer's money on an 85 year old building.
- Jason let the Commission know that this plan stands on its own behalf – it only deals with how much, how fast at what pressure, and what service level and is not impacted by the new facility.
- Commissioner Fitzgerald asked if this plan accounts for the costs of the new plant and where the water and new piping will need to be directed. Jason let the commission know that those costs were built into the plan for the new facility not into this plan.
- Commissioner Coulter asked if on alternative plan one that retrofits the current facility, why is it not financially feasible? Jason let him know that it was determined that it was financially feasible, however it will still be an old building that is prone to breakage, the walls are too thin, rebar is failing. Commissioner Coulter feels that alternative one needed further consideration. Jason requested that Commissioner Coulter come with him to the water plant so that he could show him what they were discussing and talk with him about it in further depth. The rest of the commission requested that Commissioner Coulter take photos for the whole commission to be on the same page.
- City staff let the commission know that if City Council changed the plan or any changes are made it will need to go back through the full process and go back to UAPC.

- Commissioner Arthur would like an explanation on the map shown at 2.1. Jason let her know that the plan is to put in a zone 2 reservoir and to continue to serve the upper zone with the pumps.
- The large pink sections are individual parcels that are served by wells.
- RCC is technically in zone 1, but if they ever come online they will need a reservoir to service as they are so far out from the rest of the zone.

#### **MOTION/VOTE**

**Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend approval of the Water Distribution Master Plan to City Council. The vote resulted as follows: “AYES”: Chair Fitzgerald and Vice Chair Coulter and Commissioners Wiegand, Arthur, Kellenbeck, McIntire and McVay. “NAYS”: None.**

**Abstain: None. Absent: MacMillan.**

**The motion passed.**

#### **MOTION/VOTE**

**Commissioner McIntire moved and Commissioner Kellenbeck seconded the motion adopt addendum two to element ten to the comprehensive plan. The vote resulted as follows: “AYES”: Chair Fitzgerald and Vice Chair Coulter and Commissioners Wiegand, Arthur, Kellenbeck, McIntire and McVay. “NAYS”: None. Abstain: None. Absent:**

**MacMillan.**

**The motion passed.**

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

- Lora let the Commission know that City staff will reach out in the future with council workshops on items that will come to them in the future. Lessons were learned from the meeting that UAPC had to retroactively approve the new plant plans. Lora will reach out the UAPC earlier to prepare them ahead of time.
- Lora will get the plans for a possible urban renewal district to the commission ahead of time.
- Lora will get the draft of a possible economic development plan to the commission as soon as the plans are available to city council.
- There was a discussion of cancelling or moving dates in the third and fourth quarter if it falls on a holiday.

**6. ITEMS FROM COMMISSIONERS:**

- Commissioner Kellenbeck would like to say thank you Jason for taking care of the Dollar General "pond".
- Commissioner Arthur will be leaving and will be gone for at least three meetings. Lora asked her to please email Jayme this info.
- Commissioner Fitzgerald also wants to say thank you to Jason.

**7. ADJOURNMENT:**

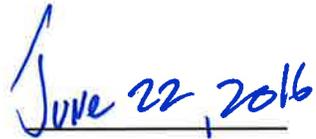
Chair Fitzgerald adjourned the meeting at 8:32 P.M.

Next Meeting: June 22, 2016



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Gerard Fitzgerald, Chair  
Urban Area Planning Commission



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Date

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