

URBAN AREA PLANNING COMMISSION

MEETING MINUTES

April 13, 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, Lois MacMillan, and Robert Wiegand were present. 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. VOLUNTEER OF THE YEAR DISCUSSION - Darin Fowler:

- The Volunteer dinner will be held at Reinhart Park on July 14th. Three awards will be given for the Volunteer of the Year, for the Volunteer Group of the Year, and the Future Citizen of the Year. The deadline for applications is June 1st. Additional application forms can be found at City Administration or on the City website. Please nominate anyone you feel is deserving.

3. ITEMS FROM THE PUBLIC: None.

4. PUBLIC HEARING:

a. 201-00103-16 & 301-00100-16: Major Site Plan Review and Major Variance ~ Gospel Rescue Mission Indoor Industrial Building - Pg. 1-64

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 201-00103-16 & 301-00100-16: Major Site Plan Review and Major Variance ~ Gospel Rescue Mission Indoor Industrial Building. 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.
- It was brought up that the lease says they need prior consent for the variance; the Commission would like to confirm they have that consent.
- Alan Harper with Ausland Group – 130 A Street Ashland, OR 97520
- Mr. Harper let the Commission know that this was a very challenging project with a challenging piece of property. His job is to get the design to work with this odd piece of property. It is a narrow strip of land and trying to find an indoor industrial use that will meet the land was difficult.
- It was challenging - we wanted to build out as much of the side as possible, while trying to respect as much of the code as possible. Had the building shift from a more retail use to a more industrial look as it moves down foundry. Tried to meet a balance between uses and keep a pedestrian feel at the retail area while keeping with the spirit of the policy of the code.
- Willing to add windows in the back and made an amendment in the plan.
- To answer the Commissions question there was no formal consent on the lease but they will be sending in forms to have written consent.
- Ken Emilio – Gospel Rescue Mission, 1300 Pinecrest Dr. Grants Pass, OR 97526

- In addressing concerns about the lease holders saying no to the request Mr. Emilio said that they aren't asking for anything more than they already have from railroad. He is confident in the railroad granting permission
- They are asking the Commission to help make a multi-purpose facility that can act as a food packaging area, a clothing donation area, a donation center, a thrift store, and a shelter.
- The cut out in the front works well for a bus stop area for the children that are at the shelter.
- "Commissioner Kellenbeck asked what happens to the entrance on Foundry, what happens to it during the week? Is it a walk up or does someone park there and try to walk in?"
- Right now the access to the building is from the back of the building by the parking lot. Foundry entrance is part of retail front, but no parking will be accessible and it will mainly be used to get kids in and out.
- Bernie Beck 234 peppermint lane – Bernie owns property close by and is concerned that this may attract more homeless to camp out in the surrounding neighborhoods. She has concerns about the safety of the area.
- Lora let it be known that Public Safety had their own concerns when the sobering center went in and they said additional forces would be put in the area to avoid that happening. With the addition of the sobering center these people may be there rather than on the street.
- Mr. Emilio let it be known that they have been restricting services and increasing standards to keep unsavory people away.
- Mr. Harper let the Commission know that the cross access easement is only on railroad property and asked that the condition be modified to reflect that the easement permissions will not be required.
- The commission asked Lora if the number should be kept in the discretionary. Lora said to keep it in the motion a staff is going to amend the recommendation on the staff report. The applicant is comfortable with the time frame of May 11th.

MOTION/VOTE

Commissioner MacMillian moved and Commissioner Coulter seconded the motion to approve the variance of the five feet into the required ten foot setback. The vote resulted as follows: “AYES”: Chair Fitzgerald and Vice Chair Coulter and Commissioners Kellenbeck, McIntire, Arthur, MacMillian, Wiegand, and McVay. “NAYS”: None. Abstain: None. Absent: None.

The motion passed.

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to approve the site plan with the two additions of the window above the exterior shown on exhibit nine and the modified condition of A.1.a and the exclusion of conditions A.2.c.i and A.2.c.ii. The vote resulted as follows:

“AYES”: Chair Fitzgerald and Vice Chair Coulter and Commissioners Kellenbeck, McIntire, Arthur, MacMillian, Wiegand, and McVay. “NAYS”: None. Abstain: None. Absent: None.

The motion passed.

5. CONSENT AGENDA:

a. FINDINGS OF FACT: 201-00103-16 & 301-00100-16: Major Site Plan Review and Major Variance ~ Gospel Rescue Mission Indoor Industrial Building - Pg. 65-87

- Moved to May 11, 2016.

6. OTHER ITEMS/STAFF DISCUSSION:

- None.

7. ITEMS FROM COMMISSIONERS:

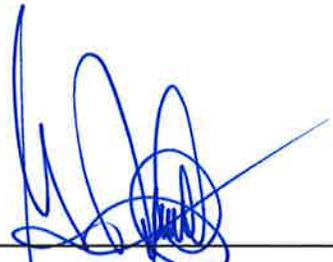
- Commissioner Coulter asked if City Council sees the minutes. He is wanting to make sure that Council has the opportunity to see Ms. Beck's safety concerns.
- The commission wants to make sure we're getting what we asked for and approved on future projects.
- Lora let the Commission know that in the future when we see items in the artist rendering staff will be careful to make sure they are conditioned to be included in the site plan.

MacMillan

- Commissioner ~~Arthur~~ will be gone for 6 weeks in England for the month of July until the middle of August.

8. ADJOURNMENT:

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



Gerard Fitzgerald, Chair
Urban Area Planning Commission

May 11, 2016

Date

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