

URBAN AREA PLANNING COMMISSION

MEETING MINUTES

July 13, 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 Robert Wiegand, Blair McIntire, Loree Arthur, and David Kellenbeck were present. Commissioners Lois MacMillan and Dan McVay were absent. Also present and representing the City was Parks & Community Development (hereafter: PCD) Lora Glover and Justin Gindlesperger and City Council Liaison Rick Riker.

2. ITEMS FROM THE PUBLIC: None.

3. CONSENT AGENDA:

a. MINUTES: June 22, 2016

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b. FINDINGS OF FACT:

I. 104-00101-16: Nuns Willow Estates II Subdivision Tentative Plan

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II. 201-00118-19 & 301-00102-16: Hampton Inn & Suites – Major Site

Plan Review and Major Variance

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MOTION/VOTE

Commissioner Coulter moved and Commissioner McIntire seconded the motion to approve the consent agenda and the minutes from June 22, 2016 as amended. The vote resulted as follows: “AYES”: Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand and McIntire. “NAYS”: None. Abstain: Commissioners Arthur and Kellenbeck. Absent: Commissioners MacMillan and McVay.

The motion passed.

4. PUBLIC HEARINGS:

a. 402-00100-16: Stutzman – Dowell Road Comprehensive Plan Map Amendment, Zoning Map Amendment – Staff Report Pg. 51-78

- Chair Fitzgerald stated, at this time I will open the public hearing to consider Application 402-00100-16: Stutzman – Dowell Road Comprehensive Plan Map Amendment, Zoning Map Amendment. 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.
- Justin gave the staff report.
- Commissioner Kellenbeck is in favor of the zoning change. He believes this is a successful business that will continue to provide employment.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend that the City Council approve application 402-00101-16. The vote resulted as follows: “AYES”: Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. “NAYS”: None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

b. City of Grants Pass Urban Renewal Plan

Pg. 79-164

- Lora and Commissioner Fitzgerald confirmed that the UAPC would be acting as the public input portion of the review of the proposed Urban Renewal Plan. The commission will hear a presentation from Lora and the consultant, Elaine Howard, as well as public comment and make a recommendation to the City Council.
- Lora began a presentation on the Urban Renewal Plan.
- Elaine Howard continued the presentation on the financial aspects of the Urban Renewal Plan.
- Elaine explained in a portion of the presentation that legislature requires a specific dollar per student ratio for all school districts in the State. As an Urban Renewal district would remove some funds that may have been available from property taxes funds are then allocated from other sources by the legislature to meet that dollar per student ration. Commissioner Fitzgerald asked what would happen if the legislature determined that the funds were unavailable from other sources. Elaine let the commission know that she would not be able to answer that question specifically as it has not happened to date.
- Elaine let the commission know that they require a recommendation from the commission on whether the proposed plan would conform to the City's comprehensive plan or not.
- Commissioner Coulter wanted to confirm that with such a long list of projects is there communication between projects/departments to make sure they are completed in such a way as to not impede each other and to not have work done more than once. Lora let him know that PCD and Public Works are in regular communication to make sure that the City is as efficient as possible. The City as a whole will continue to redevelopment infrastructure and be good stewards of the funds that they are given. Council can re-prioritize any and all of the projects at any time. The City makes a point to be aware of each other's projects to combine projects and work together as needed.
- Commissioner Fitzgerald asked what ODOTs influence be on the urban renewal area that is out the 199 area. Lora let him know that the City is currently waiting on the transportation plan update to be completed with ODOT. PCD works with

ODOT on a regular basis and this will not differ from everyday procedures. Any of the items on the project list that may or may not be included in the transportation plan will go to the bottom of the list until they can complete conversations with ODOT.

- Lora and Elaine let it be known that the projects listed for the Urban Renewal plan are fairly broad at this time. They have not gone into specifics as to not tie council's hands and they will be developed further when it comes time to begin working on each specific project.
- Lora let the commission know that there was recently a sewer main failure. Items such as that failure are planned for in the flexibility of this project. This plan is structured in a way to take care of priorities as they come up in each year's budget process.
- Elaine and Lora again confirmed that they need a recommendation of whether this plan conforms to the comprehensive plan not a recommendation on the plan itself.
- David Strutz – 1214 SE Allenwood Drive – Mr. Strutz is in favor of the plan. He does want to see accountability for what the money is spent on, he brought up the bus stops as an example of what he does not want to see.
- Charlotte Hutt – 1341 NW Washington Blvd – Ms. Hutt had to move from southeast Grants Pass because of the air quality in that industrial area. She moved to Washington and is concerned on the industrial area up on Vine. She would hope to see the industrial areas moved father out Vine and away from school and residential areas to preserve air quality.
- Mike Jones – 587 Whitestone Drive – Mr. Jones agrees with the comments on accountability. He said that Econorthwest isn't going to face any backlash if this ends up blowing up. He would like to know why Council isn't present at this meeting.
- Commissioner Fitzgerald let him know that he is more than welcome to speak to Council when they hear the same presentation on the 20th.
- Tax increment financing – from what he understands the city is used to getting a 3% increase each year, but it will be going to the urban renewal plan instead of the City. Is the City prepared to have a flat rate over the life of this plan?
- Jon Bowen – 234 SW 5th Street – Mr. Bowen was on the committee for this plan. He is a strong supporter. He believes that this will change the tide of things

in the community. He is optimistic about growth in the city as it will allow for change and growth in the City.

- Rycke Brown – 1415 SW Bridge St – Ms. Brown made a note regarding the \$106,000 bus stops, she let it be known that those were put in place with grant money and they took 5 years to move forward due to that, which is something that never would have happened if the city was spending its own money. That is what urban renewal is- taking extra tax money and putting it in a different pocket and allowing it to be spent on different projects. While that money does put those tax jurisdiction in a strait jacket for a while, as people move in and put businesses in those vacant lots and manufacturing facilities the value of the properties being taxed rises tremendously. This increases value for everyone and the project ends up paying for itself and does so very well. As long as we pay attention to each project as it comes up all will be well.
- Caleb LaPlante – 436 NE Baker Dr – Mr. LaPLante is in favor of the project. He remembers seeing the parkway being developed and we have greatly benefited from that. He does not quite understand the increment vs the fixed tax rates. He did hear a number of concerns about accountability. He would like to know what would cancelling look like and if the council made that decision what would the fallout look like.
- James Charleboix – 394 Short Street – Would like to see more details on the projects. Do the citizens have any options for input on the projects? The community center – where is it? How high is it? What's the access down there? Who has the final determination? Does the public have input or is it out of our hands after this?
- Caleb LaPlante – 436 NE Baker Dr – He would like clarification on projects vs areas. He said that Lora mentioned that is was important to include areas. How do you determine what is important to include now or not include as 30 years is a long time.
- Rycke Brown – 1415 SW Bridge St – The City Council is the urban renewal district, they make decisions on all projects. City staff brings projects forward and Council approves them or they don't at that point. The project is made fluid at this point to allow council an opportunity to make final decisions at a later date. This is a powerful tool for getting infrastructure built.

- Matt Bender – 1615 Redwood Ave – Wants to know if the County and the sheriff's budget will be affected by the plan. Commissioner Fitzgerald said that the general fund from the county will take a slight hit. Might be able to get projected numbers from Elaine.
- Mike Jones – 587 Whitestone Drive – Will Econorthwest be calling any of the shots on who get contracts, etc. Commissioner Fitzgerald said that he believes they are merely consultants on how everything moves forward with the plan and that they will not have any say on the contractors.
- Lora let the commission and the public know that there is a frequently asked questions packets and a project list available to the public.
- As far as accountability these projects would go through the same standards that we have standards of operating that are currently in place.
- The urban renewal agency is also the city council and they would be the final decision makers on projects. The project would go through the standard bidding process and Econorthwest would not have no say on those matters.
- As for the concern about zoning on the northwest side of town we will not be changing any of the preexisting zoning. Most of the zoning is for indoor use so more laboratory type than plywood mills. Hopefully that will alleviate some of your concerns about air quality.
- Lora does not want to touch too much on the bus stops as there were more factors that went into that as some of the funding was government level. There were different survey requirements that fell in place and caused the price to go up.
- We do provide community input for each project. Citizens will have opportunities to give opinions to Council at each year's budget meeting, and again at the review process for each project before it is approved.
- Lora gave Mr. LaPlante a list of the projects and talks about capital projects that have already been identified (the water plants, landscaping, etc) and then broader areas like the redwood hwy/ave area. By defining the larger areas within the urban renewal area it allows council to make a capital project that could be in that area at a later date without needing to redefine the urban renewal plans.
- Jay Meredith – Finance Director – When the City does budget they factor in a two year time period. When budget was structured this year they did keep in

mind the possibility of an Urban Renewal district. The urban renewal district only encompasses 18% of the City and therefore only 18% of the city's taxes would fall under that plan. It does have an impact but it a very manageable one. Jay helped wrap up the last urban renewal plan that was put in place and what happened was as the area was developed further and growth happened that tax revenue increased as values went up. This increase in revenue compensated for the differences.

- There were concerns about the impact on the county sheriff's budget. There will be a smaller impact of somewhere between \$30,000 and \$50,000 per year. This will be considerable less than the impact on the City as the county taxes are on at a \$.58 tax rate vs the City's at around \$4. This project will remove some of the blight in those areas which should also have a positive effect on the crime rate in those areas.
- Bottom line this will help economic development, which will in turn helps public safety. Overall the growth and property tax revenues will match the growth in expenses over the long run.
- Commissioner Fitzgerald asked would or could state legislature cancel a urban renewal agency if they needed to? Jay said that he believes that is why there is a 25% limit put in place.
- Elaine said it can be terminated as long as existing debt could be paid as needed.
- Lora explained that there is a City Council presence here tonight, there were four council members at the open house, they read the minutes taken from this meeting and will hear the presentation on the 20th as well. City Council is aware and interested in the process.
- Commissioner Kellenbeck said that he thinks this is a good thing for the city and the county. He is in favor and would recommend the plan.
- Commissioner McIntire made mention of putting this out to the public to vote. Commissioner Coulter does agree with Commissioner Kellenbeck, but would like to see this as an addendum to the comprehensive plan. He does believe this is a good idea and as time goes on it will continue to get better but he does have a concern about the possibility of things going south over the 30 years as that is a long time to forecast. He believes this will be an all-around benefit for the future.

- Commissioner Arthur would like an explanation of the advantageous timing by having this put in place prior to October. She does not believe this need to go to public vote. The public portion is handled by the elected City Council. Elaine said that if this is put in place before October when the increase in taxes are assessed from the previous January we can use that as a jump start to the agency from the growth from the previous year. New development will jump start everything.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner Coulter seconded the motion to recommend to the City Council that the Grants Pass Urban Renewal Plan conformed to the Grnats Pass Comprehensive Plan. The vote resulted as follows: “AYES”: Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. “NAYS”: None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

MOTION/VOTE

Commissioner Kellenbeck moved and Commissioner McIntire seconded the motion to recommend to the City Council that the Grants Pass Urban Renewal Plan be adopted.

The vote resulted as follows: “AYES”: Chair Fitzgerald, Vice Chair Coulter, and Commissioners Wiegand, McIntire, Arthur, and Kellenbeck. “NAYS”: None. Abstain: None. Absent: Commissioners MacMillan and McVay.

The motion passed.

5. OTHER ITEMS/STAFF DISCUSSION:

- Lora sent out an email with the Council agenda. She asked if this is working for the commission. Commissioner Fitzgerald confirmed this is working for the commission.

6. ITEMS FROM COMMISSIONERS:

- Commissioner Fitzgerald let the commission know that City Council turned down verbatim minutes.
- Commissioner Coulter thinks this is a disadvantage to the public.

7. ADJOURNMENT:

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

Next Meeting: July 27, 2016



Gerard Fitzgerald, Chair
Urban Area Planning Commission

July 27, 2016
Date

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