

URBAN AREA PLANNING COMMISSION
Meeting Minutes – January 13, 2021 at 6:00 P.M.
Council Chambers

COMMISSIONERS:

Jim Coulter (Chair)
Eric Heesacker (Vice Chair)
Loree Arthur
Jennifer Aviles - Late
Mark Collier
Susan Tokarz-Krauss
L. Ward Nelson
Vacant

City/Staff/Council Liaisons:

Bradley Clark, (CD Director)
Jason Maki (Assistant Planner)
Donna Rupp (Associate Planner)
Ryan Nolan (Contract Principal Planner)
Dennis Lewis (Contract Senior Planner)

Guests:

Micah Horwitz, ODOT
Mark Cross, Rhine-Cross Group, LLC
Ryan Cross, Rhine-Cross Group, LLC
Gerald Peckham, Citizen
Joelle Aneeman, Citizen
Ryan Nolan, Contract Planner, Rogue Valley
Council of Governments
Dan Carpenter, Citizen
Paul McClay, Attorney, Foster Denman.

Hey, Micah. This is Jason. Are you able to hear us?

Yes, I can. Thank you, Jason.

Interesting. Micah joined us. Yup

The Urban Area Planning Commission will now come to order. The time is 6:02. Date is January 13, 2021. Roll call. I'm here. Vice Chair Heesacker?

Here.

Commissioner Arthur?

Here.

Commissioner Collier.

Here.

Commissioner Aviles? Not here. Commissioner Tokarz-Krauss?

Here.

Commissioner Nelson?

Present.

Okay. We have six out of seven. We have enough members to constitute a quorum. We will now move past introductions to public comment. This is an opportunity for the public to address the Commission on items not related, not related, to a public hearing or action item that's on this agenda. The intent is to provide information that is pertinent to the City's jurisdiction. Each speaker will be given three minutes to address the Commission as one body, not to individuals. The Commission may consider items brought up during this time later in our agenda during matters from Commission members and staff.

Next, we'll move to approval of minutes. Are there any corrections to the December 9th, 2020, minutes?

Nelson would move approval of the minutes.

What was that?

Nelson would move approval of the minutes.

Okay. Motion?

Heesacker will second.

I have a motion on the floor to approve the minutes for December 9th, 2020. And we have a second. All those in favor signify by saying "aye".

Aye.

Aye.

Aye.

Closed.

MOTION/VOTE

**Commissioner Nelson moved and Vice Chair Heesacker seconded the motion to approve the December 9, 2020 minutes, as submitted. The vote resulted as follows: "AYES": Vice Chair Coulter, Chair Heesacker and Commissioners Arthur, Collier, Tokarz-Krauss, and Nelson. "NAYS": None. Abstain: None. Absent: Commissioner Aviles.
The motion passed.**

No findings of fact.

We have three public hearings tonight. The first one will be, should be pretty short. It is hearing number 402-00105-20, zone amendment. And it's a continuing public hearing. Director Clark?

Evening Commission, Bradley Clark with community development. We forwarded you an email yesterday that included the letter that staff forwarded to Oregon Department of Transportation (ODOT). And just so you know, we actually do have Micah Horwitz who was with the Oregon Department of Transportation attending via phone tonight.

Jennifer Aviles.

Is now joining.

Hello?

Hi Jennifer. We got you on board. Thank you.

Oh, great. Thank you.

So as you may recall, we had received a letter dated October 26 from Oregon Department of Transportation related to this urban growth boundary rezone, identifying a number of concerns. I forwarded a memo or a letter back to them December 31st, and we have a conference call set up between Aaron Cubic, the City manager, Mark Bartholomew, the City Attorney and myself with ODOT staff next Friday, January 22nd to kind of walk through some of those specific topics that are addressed in the letter that I sent yesterday.

Staff's request is that the Commission allow this conversation to continue forward rather than taking any action, just so that we can bring to you hopefully some sort of resolution to that. Or at least, staff's recommended steps on how to move forward with that urban growth rezone. Given that, our recommendation from staff would be to just continue the hearing again to a date certain. Of course, that's up to the Commission. We meet next Friday. Of course, we probably will have some other topics and things that come out of that. But just to sort of keep it alive rather than going too far out, we'd probably recommend your second meeting in February, which if I'm not mistaken is February 24. 24?

It is, yeah.

So that's the staff update on that application.

Comments, questions? Thank you, Mr. Director.

You bet.

Okay. Any comments, questions? I think then that based on the new progress that we're seeing, one of you might want to make a motion to continue it to February 24th. Seems to make sense to me.

This is Heesacker. I will make that motion that we continue this item 40200105-20 zone map amendment continue the public hearing to a date certain of February 24th.

Nelson will second.

Okay, we have a motion on the floor to do the zone map amendment and continue the hearing till February 24th. All those in favor, signify by saying "aye".

Aye.

Aye.

Aye.

Opposed? Abstentions? Okay.

MOTION/VOTE

Commissioner Nelson moved and Vice Chair Heesacker seconded the motion to continue the public hearing for the Zone Map Amendment to February 24, 2021. The vote resulted as follows: "AYES": Vice Chair Coulter, Chair Heesacker and Commissioners Arthur, Aviles, Collier, Tokarz-Krauss, and Nelson. "NAYS": None. Abstain: None. Absent: None. The motion passed.

Next legal public hearing is... Oh, by the way that motion did approve. Did pass. The next public hearing is 104-00134-20/301... This is another application number 30100138-20. I forget which one is for the major variance, but we'll get there.

Let me read my script. This time I will open up the public... Oh, we'll open the public hearing to consider an application filed by the owner is Prestigious Homes, Construction Incorporated. Engineering is Ryan Cross Group, LLC. This application is for a 17-lot residential subdivision with major variance for intersection spacing for the proposed private street in the R2 zoning district. Okay. The decision on a subdivision must be based on the criteria provided in section 17.413. First, we will have the hearing on the major variance, which... We'll make the vote on the major variance first, which must be based on the criteria provided in section 6.060.

Is there anyone present who wishes to challenge the authority of the Urban Area Planning Commission to hear this matter? Seeing none. Do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Okay.

I have a question.

I'll let you ask that question ma'am.

[inaudible 00:08:56].

Why don't you, let's do it this way. Come to the mic. I don't normally do this, but I'm going to let you do it this time.

Thank you [inaudible 00:09:07].

That's okay. We'll get you through it. Come to the mic and... Is it on? Okay, give us your name and your address for the record.

Okay. It's Joelle Aneeman and I live on 1026 Archcourt Drive, Archcourt. I believe number B is in regards to the subdivision where they want to build 17 homes.

Okay. Now I want to, the only thing I'm going to ask you here is, do you have an objection? Because I noticed you were kind of wondering about that. It looked like to me anyway, on the authority of the Commission to hear this matter. That's the only thing I'm going to ask you is if you have, you wish to challenge our authority to have this hearing?

No, I don't challenge your hearing.

Okay, then you'll have an opportunity to speak later.

Okay. I just wanted to make sure I wasn't missing my opportunity.

You're not.

Okay, thank you.

You bet. Okay, I'll ask it again. I think I got an answer but let me ask it again. Do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Nope. Are there any Commissioners who wish to disclose discussions, contacts, biases, or other ex- parte information they received prior to this meeting regarding the application? Seeing none.

In this hearing, the decision of the Commission will be based upon specific criteria, which are set forth in the development code. All testimony, which apply in this case are noted in the staff report. It is important to remember if you fail to raise an issue with enough detail to afford the Commission and the parties, and opportunity to respond to the issue, you will not be able to appeal to the Land Use Board of Appeals based on that issue. The hearing will now proceed with the staff report.

Good evening Commissioners, I'm Jason Maki. I'm an assistant planner in the Community Development Department. I'm going to be presenting the staff report for project number 1040013420 and 1030013820. The South River Meadows subdivision with major variance.

Jason, which one of those is the project number is for the variance? Is the 301.

Yes, that's correct.

Okay. Thank you.

The area for the development proposal is on two properties. One located at 2883, and one located at 2911 Leonard Road. There are several frontages for the two properties. These two pictures here looking from Leonard Road to the South. This driveway here is for the flag lot of lot 5 as described in the tentative plan. And this picture here to my right is 2911 Leonard Road, the larger of the two properties. This picture here is looking West on Naples Drive, which is a improved City street with a dead end. And this picture here to my right is looking East on Naples Drive, which is a county road that essentially acts as a dead-end street.

So, just some general site details... Tax lot 2,600 is just a little over one acre. Tax lot 2,900 is just slightly under three acres for a total of 4.18 acres total. Both lots are located in the urban growth boundary, both zoned with R2 zoning designation, which allows for 5,000 square foot minimum lot size. Both lots are located in the Grants Pass irrigation district.

There is a rather large wetland area that kind of cuts through the property. The applicant has provided a wetland delineation, which can be found on page 57 of the packet. Any possible permits that would be required by division of state lands, would be required to be submitted to us as part of a development permit.

There's two applications, one for the subdivision tentative plan, and one for the major variance for street alignment. The subdivision is proposing 17 residential lots and the developer is proposing to split the subdivision into two project phases. Phase one will consist of lots 1 through 5, and the construction of a proposed street, and frontage improvements along Leonard Road.

Phase two will include lots 6 through 17 and the extension of Naples Drive. The applicant's tentative plan can be found on page 34 of the packet.

It's a little difficult to capture these in the slide show, but I have the tentative plan displayed there for the subdivision.

The major variance request is in relation to section 27.121, subsection 4. That standard is as far as practical streets shall be dedicated and constructed in alignment with existing streets by continuing the center line there of where staggered or T intersections are unavoidable. The minimum distance between intersection center line shall be 260 feet. Currently the street layout of Tanager Way and Skylark Lane, put the center line of the proposed private street in a location less than 260 feet. So the applicant's proposing a variance to that standard.

The applicant has provided a response found on page 47. The summary of that is; there's some unique physical characteristics of the boundary of the property that prevent a different design. There's an existing development pattern. And staff responses... Staff has found that the applicant has met the criteria required to approve a variance for street alignment based on the previously established roadway layout and existing lot configuration.

We also looked for the City engineer's comment to get his take on whether or not he would recommend approval of the variance. He did not have a concern, and his specific comment can be found on page 54.

We did receive some public comment. One formal written comment prior to tonight's meeting from the property owners at 1141 Darneille Lane. I referenced earlier that there's a section of Southwest Naples under County jurisdiction. It's a little bit of an out-of-the-ordinary situation. It's only a half street right of way dedication. In order to make that a full street right of way, it would require the property owner at 1141 Darneille Lane to dedicate that right of way. As part of this application approval, we can't require them to dedicate that right of way at this time. It would be future development of that lot that that could be required. Their concern is that they don't want something, a condition of approval as part of the hearing tonight, to impact them having to dedicate any right of way or having the street go through all the way out to Darneille is their general concern.

Well, I don't think we have, that being accounting, we don't have the authority-

Right, it doesn't apply to the criteria.

...To do a conditional approval anyway.

Does that half street exist or is it just on paper?

No, it's just on paper. There is a paved existing driveway? As I understand it, it's under the county's jurisdiction. It's a property owner-maintained driveway, but it is dedicated right away for public use.

So, it could serve as an emergency exit if needed.

Right, and I'm going to get to a bullet point on the third bullet point here, where that's also been kind of addressed as a concern.

So the second bullet point... I did have just sort of some anecdotal conversations with people at the counter that didn't really rise to the level of a formal written comment. But there was some concern that Southwest Archcourt, which is the street that connects off of Leonard and then connects to Naples Drive, which is being proposed to be extended, is currently a half street improvement. The trip count is going to increase on that half street, current existing half street road. It does seem like a valid concern, but there's nothing in the development code that gives us a tool to require something different along that road. Again, we did bring it to the attention of the City engineer and his comment back was that in, from a public work standpoint, they don't have any comment or concern.

The third one is there has been some questions around what's described as a barricade at the end of the extension of Southwest Naples Drive, and whether or not that can be used for an emergency access. At this point, it's not proposed that way. Again, the development code doesn't give us a tool to specifically require it. It wasn't addressed as a concern by public safety in their comments. They did make a comment to the design of the turnaround at the end of the dead-end street. But again, nothing that's a tool for them to require that that dead end be allowed for emergency access use.

I usually like to call out maybe sort of out of the ordinary A-list conditions. For the most part, it was a really complete application and most of the A-list conditions are just pretty standard language. There is one that's a condition of approval under phase two, and that's in relation to the design of the turnaround that I spoke to at the end of Southwest Naples. As it's described on the current tentative plan, it would not be to standard. So, public safety's comments provided some different design types that could be constructed. One of the conditions of approval is that the applicant provide us with a revised tentative plan that shows a turnaround at the end of Southwest Naples that meets the public safety standard.

Possible revisions to the staff report. Well, I suppose the first one's possible. If the planning Commission was to deny the variance, an A-list condition would be to provide staff with a revised tentative plan that meets the standard of section 27121 subsection 4, which is the Street Alignment Standard.

And then there is a typo on page 22 of the packet in paragraph three. It references exhibit 10, but really it should be referencing exhibit 13. Exhibit 10 is the Service and Annexation Agreement that will be required for this project, but the paragraph is in relation to the public safety comments.

Where was this located? I see exhibit 11 [crosstalk 00:24:05]. Oh, I see. Mm-hmm (affirmative).

[inaudible 00:24:18]

This is Commissioner Aviles. I just had a quick question. Is the staff presentation over and are we open for questions to staff, or is it still continuing?

It's still continuing.

Okay, thank you.

I have just one more slide. Staff recommends the planning Commission approve the major variance based on the criteria found in section 6.060, and staff also recommends the planning Commission approve the tentative plan for Southview subdivision with the conditions listed in the staff report, based on the criteria found in section 17.413. Ending any questions for me, that's my pre-

Any questions for me? That's my presentation.

Commissioner Nelson?

I have a question.

I'll get to you in a minute, Commissioner Aviles, I've got Commissioner Nelson first.

Thank you.

Jason, we talked yesterday, and you were going to have some discussions with the City engineer in regards to the name of the street. I still have-

Is your mic on?

Yeah, it's on.

Oh...

I had some concern with the safety, with the barricade that's not available for emergency vehicles with two streets with the same name.

I did have several conversations. Public Safety didn't seem to have a concern. They spent some time looking at it and got back to me. I think they felt their concerns were met with the turnaround design at the end of southwest Naples. I did, anecdotally, have the conversation about changing the name or the possibility of changing the name. I think one of the possible

concerns is we just don't really have a tool at the staff level in the development code to require, especially, given the fact that we don't have a comment from Public Safety that's addressing it as a concern specifically.

So, staff and the fire department, police, et cetera, are all comfortable with the barricade?

Right.

Hey, Commissioner Aviles?

Yeah. I just had a quick question regarding the square footage of units one through five. Can we get the square footage on those units? Is that available?

We don't require the future development. Let me just see if it's specifically called out.

Sure. I see in one document that there's a mention of like the range, which is 5,029 square feet to 21,908 square footage. So, I have a question for the applicant, which I'll save for them, but I was just curious on the square footage around this first few lots in phase one. Because this is an R2 zoning area, I just wanted to peek at where we were in terms of meeting some of those zoning. I know they're not requirements or mandatory minimums, but at least just like in the ballpark, so that's why I was asking for the square footage. If we don't have it, or if it's not required data that we would have, that's understandable. But I was just curious.

It's a good observation. We don't require a certain square footage of a future building. And we, as you mentioned, don't have a minimum density requirement for the zone. The proposal is to develop single-family residential homes.

Okay. Thank you.

Commissioner Nelson?

Yeah, follow up was... one of my questions was why then was the staff response that you do not require a development plan for R2 zone?

It's not required that the applicant submit a future building plan that's approved as part of this application. The buildings would be reviewed at the time of a building permit.

But it would still remain R2, then, individual lot owners or whoever buys the property would then...

Correct, yeah.

... the zoning of R2?

Mm-hmm (affirmative)

Are there any other questions or comments? Okay, seeing none. Thank you, sir.

Will the applicant, please, come forward and make their presentation?

Is it okay to take my mask off or can you guys hear-

You can take your mask off. You're far enough away.

And I'm from Klamath County, so I just wanted to ask.

You can take it off and address... Or name and address for the record, please.

Yep. My name is Mark Cross with Rhine-Cross Group. Our address is 112 North 5th Street, Klamath Falls, Oregon 97601.

Thank you, chair. Thank you Commissioners for allowing us to be here tonight, to present this. Thank you, Jason, for the presentation. I always like to add in kind of the reason why we have a layout like what you're seeing tonight. This development is really laid out to try to avoid the wetlands, the existing wetlands. It kind of creates some odd-shaped lots and some odd sizes of lots, but we just felt that that was the best course of action to try to avoid those wetlands, to the greatest extent possible, and that's also one of the reasons we needed to apply for the variance. You'll notice that the majority of the property is separated by that wetland, and that private street access to the north there was to try to not have a wetland crossing with an access road.

Also, this layout is an attempt to connect to the existing stub roads, Naples Drive, specifically, from the east and west. We understand the concerns with Naples on the west side. We're actually willing to consider an emergency gate, and we were not sure that would be an option to even put that. So, we'd definitely be willing to consider that, the applicant's definitely willing to consider that if everybody's in agreement with it. He thinks it's a good idea as well. So, I just wanted to throw that out there.

I guess we can... You guys can't force us to, but maybe we can propose that tonight, that we would be willing to construct that, if public works and everybody else is okay with it.

Well, I appreciate that, sir, that you would come forward and make the recommendation. We certainly are going to consider it.

The reason we didn't do that is, in early discussions with that property owner, they didn't want any sort of access at all on that private drive...

Oh, okay.

... because...

Got you.

... it is a public right of way, but it's a privately maintained road.

But it's... Yeah. Okay.

And so, to me, I...

I withdraw my comment.

Right. That's why we didn't want to get into that if we can use that or not. I suppose if it's a private roadway, they have more say than any of us do.

But we don't have any authority whatsoever to act on anything that's on county property.

Right. So, the phasing is also kind of a result of the wetlands. We're actually avoiding all the wetlands with our layout of improvements. However, Naples Drive is going to cross a ditch, which is considered waters of the state, and that still requires us to get a permit through DSL to do that. That's going to take some time. And so, the reason for the phasing is to try to be able to develop lots one through five in a quicker manner than the rest of the subdivision.

So, all of our utilities and access will be coming from Naples Drive to the east. We won't plan on any sort of utility or any disturbance of Naples Drive to the west, just because of that private nature of that roadway. I think there was a question about square footage. I thought she was asking if we had square footage of the lots and those are on there, but yeah, we don't have any square footages of homes planned at this time. But it will be planned for single family. And with that, I'm available for questions.

Yes. I'm wondering how lot four is buildable.

So, whenever I do a layout like this, we do a 50-foot radius circle and place that on the lot. I know it seems small, but there's actually... If you look on kind of the east side of lot four, there's actually plenty of room. So, that house will kind of be set back in that back corner.

What is your riparian setback? Does that have a riparian setback on that or not?

No, it won't.

No, it doesn't? Okay.

Maybe Commissioner Aviles, do you have any questions, comments for the applicant?

No, thank you.

Okay. And nobody else does? Commissioner Arthur?

Yeah. The Public Safety submitted those various alternatives for hammerhead turnarounds and so on. Did you want to address that issue?

Yeah, we don't have an issue with working with them to provide one of those options. I've done a layout similar to what I'm showing on the tentative plan and had that approved in other jurisdictions, so, I was kind of surprised to see that-

So, what's shown here? I don't see a turnaround.

So, if you see, there's a fairly large easement on lot 10, and that, if you combine that easement with the public roadway, you can form a hammerhead that meets the standards of the fire code within that-

I'm looking on page 34.

Page 33 is what I'm looking at.

Exhibit three. Is that the wrong one to be looking at?

33 is the...

33. Well, I don't see. Well, west side doesn't belong to them.

Do you see it there? So, if you can picture a hammerhead formed by the public street and kind of the hammerhead up into there... I've had that approved by other jurisdictions before. Like I said, it's just one of those, to me, a preference thing. We don't have an issue with either doing a different sort of hammerhead, or a temporary cul-de-sac at the end.

I was wondering if that was a choice, because that makes sense, that lot doesn't need the full length of the drive area.

Right. It's almost 200-feet long, you know.

Any other questions or comments for the applicant?

Thank you, sir.

Thank you. This part is for public comment. Is there anyone who would like to speak about the application? Yes, sir. Please come forward to the podium here.

I need your name and record for the, or address for the record, sir?

Yes. Dan Carpenter, 1066 Southwest Arch Court.

Okay. I talked to Jason last week and I wrote up some comments, and you can have these for the record, if you'd like, but I'll try to be as brief and fast as I can because I know I only have like three minutes.

Again, I went over some of this stuff, but we have a safety concern on the southwest Naples Drive proposed dead end. The proposal shows a barricade at the end of the applicant's property to the west. According to your section 271223 page 22, dead end streets... This is a quote. "Dead end streets shall be limited, unless they're impractical due to constraints." You assert on page 22 of the staff report that the constraint is, "Insufficient right of way width western subject parcel boundary." My question is how is that width any different than the narrow Arch Court street width that's proposed for egress? The applicant proposes to build 11 residents along the southwest Naples Drive, 11 homes plus eight homes of Arch Court is 19. When you do the math on that for your trip count, you're going to have about 125% increase from what is current.

Further, currently, the left turn onto Leonard Road from Arch Court is dangerous due to a fence construction on the east side of the road of the street, and also, a tree, a blocking tree. Vehicles turning left on Leonard from Arch Court must be halfway in the eastbound lane before vehicles are visible from the west. Also, your report further states on page 22, public safety has reviewed the connection of southwest Naples and requires a continuation through Naples Drive county road. That was the first alternative. Or an emergency, installation of emergency turnaround. The first choice was continued through, and again, it's being ignored. As a further question, why is the City extending the urban growth boundary only during applicant's new construction?

This approach has led into a chopped-up City boundary, chopped up public roads and creating safety issues that are not in our interest. So, we agree with public safety that Naples should be extended to the west for safety reasons. A second point real quick is just on noise and dust abatement. I don't see any mention in the report, the staff report. We'd like to see the City standards for noise and dust abatement follow during construction. My third point is a sidewalk improvements on Leonard Road. We think those are good, but they're not good enough. There's going to be two properties that are about 150-foot of width that will not have sidewalk build out. Without this build-out, there's still going to be a piece there, many pedestrians including adults and children's walk along here and with dogs, is they're walking down toward the school, a lot of them. With residents in progress, there will, no doubt, be more pedestrians. We failed to see why the City can't complete that section of sidewalk.

And my fourth point is a cumulative effect. It's an area of traffic affect from collector roads and the main roads from this subdivision and the other subdivision you're looking at tonight, down there by Waterstone, there's a... the other named one there. But anyways, the particular interest is that Darneille Lane and Redwood Avenue intersection, that's the main road route over to the Redwood Highway, and a lot of people use these intersections. We walk across this intersection with our dog almost every day, and most people don't even slow down, let alone, stop. Many people are going between 45 and 50 when they're coming through there, and they just keep coming. With the South Rivers Meadows development and the Summerfield North, which is going to be about 55 more houses, just a short distance away, there'll probably be an increase of about more than a hundred to 200 cars a day more at that intersection. For pedestrian safety, we recommend either a traffic light, a four way stop or a ladder crosswalk, caution lights similar to what we have at Redmond Elementary. Thank you.

Thank you, sir. Want these notes? I might ask [inaudible 00:41:05]

Is there anyone else who would like to speak about the application? Yes, ma'am. Come forward. Again, I need your name and record for the, or address for the record.

Okay. Joellen Neiman at 1026 Arch Court. Our concern, again, is by not having the road Naples all the way through, you're directing all the traffic down Naples to Arch Court. And we don't have a two-lane street and having that much more volume going down that street is just not a good safety. I understand, I guess your hands are tied because you don't work with the county in regards to this, but to prove it, I feel that you need to work with the county and put the road straight through. So, half the traffic goes down to Darneille and some of it will come down and go down Arch. That's just my comment.

All right. Thank you, ma'am. Appreciate that. Is there anyone else who would like to speak about the application?

Yes.

All right.

Hi, I'm coming remotely. My name is Paul McClay. I'm an attorney with Foster Denman.

Oh, we have somebody in the queue. We need your name and... I didn't hear-

This is Paul... I'm sorry. Can you hear me now?

Yeah. Just your name and your address for the record.

Paul McClay, 3521 East Barnett Road, Medford, Oregon 97504.

Okay. Thank you, sir. Go ahead.

I represent Jerry and Cathy Peckham who live at 1141 Darneille Lane, which is the property just south of the western portion of Naples Drive, which seems to be the hot button issue here tonight. And so, my clients have no objection... Yeah, right where the arrow was. My clients have no objection to the plan as shown on this tentative subdivision plan, which is page 33 of the packet. The only objection they would have would be any requirement or condition that would require the use or development of any portion of their property, either as a result of the expansion of southwest Naples or any further build-out on southwest Naples. I understand that that appears to be outside the jurisdiction of this Commission tonight, but they would object to any expansion that requires them to give up a portion of the northern portion of their property for expansion.

And I know it was brought up earlier with respects to gates or barriers, and they said that they would prefer the knock over barrier for the emergency access would be the preferred, I guess, passage through in the event of an emergency.

That would be all I have, is just to indicate that the only objection would be any condition or requirement regarding southwest Naples drive to the west of the development being expanded in a manner that would go on to their property or would require development or use of their property. Thank you.

Thank you, sir. I got caught on that with somebody in the public queue. The first time I don't ask the question, it happens. Is there anybody else in the public queue that wishes to speak concerning the application?

Okay. Is there anyone else in the audience that wishes to speak, and you can't do it twice, but anybody else that wishes to speak on the application?

Okay. Public comment period is closed at this particular point. Does the applicant have any final comments?

So, Mark Cross again. I think you kind of hear the dilemma we're kind of into, at the same time, we have some neighbors that want the true road and some neighbors that don't, and as stated, we don't have the authority as a developer or Jason, developer to require any dedication of any

property from a neighbor. That would also be true for the comment on the sidewalk along the north road there. You know, to be able to build that sidewalk out for that 150 feet would require dedication of some private property, and we don't have the ability to make that happen.

And there was one comment about the width on Naples. It's interesting that Naples Street half width, I call it a half width, it's a 30-foot right of way. And if you go measure the pavement, it's barely 20, or 18 to 20 feet wide, kind of varies. The halfwidth of Arch Court is different. I call that a three-quarter street, that actually has curb sidewalk on one side and 20-feet of asphalt width on it. So, there is a little bit of a difference between the two roads. I think that was it.

Thank you, sir.

Thank you.

Does the staff have-

I have a question of Mr. Cross. Is that okay?

Yes, you do. I appreciate that.

Could you clarify for me, Mr. Cross, these neighbors who live south of west Naples, are they opposed to emergency access only?

It sounded like from their attorney's statement that...

It's still out of the jurisdiction for us to decide tonight.

Understood.

Go.

Thank you.

Thank you.

Thank you, sir. Does staff have any final comments?

This is Brad Clark. Just to clarify, Mr. Chair, your point about not jurisdiction, you do have jurisdiction tonight on the applicant's side of Naples...

Right. Right.

... which would be a location that an emergency barrier could be constructed. I just wanted to clarify that.

Right. Okay. Thank you. Sorry about that.

Can we ask other questions of staff?

Yes.

Okay.

Technical questions. Yeah.

This jurisdiction thing is not clear to me. The area on the west side is in the urban growth boundary. Isn't it? We're not saying that it's county road because it's in the county not City. Okay.

That's correct.

So, it's just because it hasn't been turned over for City upkeep yet. Is that...

Correct.

... the status? Okay. But the north side, north half of Naples, they're on the west side, it's now the driveway to the last lot, I guess. You said that was public right of way, right?

Correct. There is a portion, a half street right of way dedication.

Right.

So there's not enough right of way dedication to allow for a full extension of the street.

But it would allow for a bollard at the end of the hammerhead?

It is possible, yes.

For exit only, emergency exit only on the north side?

Correct.

One-way traffic that way. Okay. Okay, another process question. We are approving only the detail of... Well, not even the detail, this is just the tentative plan. The people who are concerned about the traffic that would be coming down to lots 11 through, or 10 through 17... No, wait a minute. Seven through 17, everything on the south side of the wetland-

On the southside of the wetland, that is not up for approval tonight, the building of it. And at whatever time phase two would be developed, there would be plenty of opportunity to come in and talk about traffic, whatever might be needed on Arch Court. Is that correct at that point in time, some year in the future?

No Commissioner, that's not correct. You have before you tonight, the entire tentative plan for all 17 lots, the code allows them to phase tentative plans, right?

So they don't have to come back for phase two?

That's correct. They would not have to come back unless they failed to submit phase two within the required period of time.

Okay.

Yep.

Okay.

Any other questions or comments to staff?

I do have a process question this being my first year and it's really burning at me, it's like, okay, how did this work? The notes that you received from the gentleman and gentle lady, is this just so I can understand how everybody deals with that? Is this the first time you've received that level of detail or is it part of the overall give and take, or did you just hear it tonight for the first time?

I did I have a phone conversation with the gentleman who spoke. This is the first time I've gotten a detailed, written comment, so I'm generally familiar with the concerns that are contained in what he submitted in writing tonight. And then that will get submitted as additional exhibit to the findings of fact.

So then who rules on that tonight? You had time to digest it and get back and forth with all that-

[inaudible 00:51:53] to testimony that we consider tonight? So if you need to look at it again, you can look at that paperwork. If you want the planner to give you that paperwork to look at. But now we consider any testimony that's been given once the public portion, everything is over with and it comes to us to deliberation it's included, everything. Any other comments? Commissioner, Nelson.

Quick question. In regards to Southwest Arch Court, is that a two-way street? It's really hard to see on these.

I mean, technically it is a two-way street, it's not specifically defined as a one-way street. I think what's important is it's just what we would consider to be a half-street improvement. So the full street has not been built out to the full width of the right of way.

Two vehicles can go?

If there's a car part and a car is traveling down the road, it would probably be difficult for two cars to pass one another with a car parked on the curb. But by definition, we don't define it as being a one-way street, it would really be more functionally, how does it operate? I have been out to the site, it's definitely tight, it's not a full list.

Is it a City street?

It is, yes.

But the public engineer looked at it and felt that the development would not impact that road?

That was his comment, yes. He did recognize the fact that it would increase trip count, but from a public works perspective, he didn't have a concern street's perspective.

What would be the response of property owners to upgrade the street?

It would really be at the time that-

We don't need to go thereof at this time on that. Nope, just technical questions, comments.

I'm doing this for the public.

Yeah, but that's when we deliberate then we can talk about that. .

All right.

That almost opens it up to that if you're not careful where I've got to allow people to testify again, so I got to be really careful of that. So I'm not going to allow that discussion.

On the barrier, if that's part of the development, are we able to condition that?

My understanding is that the Commission has the ability to add that as an additional condition.

Thank you.

Any other questions, comments for staff? Okay. I now declare the public portion closed. Staff's comments did not add anything that's going to be an issue. So the public portion is now closed, and the matter is before the Commission for your consideration. The first thing we needed to discuss is the waiver, and that is application number 3010013820 major variance, so that's the first thing. And that has to be the tentative plan cannot even be discussed if we don't vote in favor of the variance. So open it up for discussion on the major variance. Any comments?

Well, I assume that the existing access to lot five does not constitute of street, it's just the driveway. And nobody mentioned anything about access control along Leonard Road. So the only addition to traffic you'd be making would be that one entrance to the private street, I think. Is that true?

I believe that ODOT did not have any concerns on that.

And that decreases from 250 to 140 on each side?

Yeah. So ODOT didn't comment specifically on that piece of it.

We did not.

But there is not a comment that-

Objects.

Objects, right? From public works.

Probably one of the ways you can look at it when you're looking at a major variance like this, this is my opinion, is if it's clear to you that there is another alternative that is better than what the major variance is supporting you can bring that up, and that's something that we can consider. So I don't want to stifle anybody.

I don't see how you would have any other access to the property?

I don't either. I'm bringing that up as a point of so that you could.

Either staying on the same side of the wetland.

Right. So any other comments? I'll entertain a motion then on the major variance to approve or disapprove.

Mr. Chair, Nelson would move approval of the variants as with the condition state of in the staff report.

Anybody second it?

Heesacker, I'll second.

There is a motion on the floor to approve the major variance, all those in favor, signify it by raising your right hand? Opposed? Extensions.

Aviles.

Oh, Commissioner Aviles, how do you vote on this? Thank you.

I'm in A, just.

Okay. So it's major variances unanimously approved. And the vice chair is doing his job. Thank you, sir.

MOTION/VOTE

Commissioner Nelson moved and Vice Chair Heesacker seconded the motion to approve the South River Meadows Subdivision Major Variance. The vote resulted as follows: "AYES": Vice Chair Coulter, Chair Heesacker and Commissioners Arthur, Aviles, Collier, Tokarz-Krauss, and Nelson. "NAYS": None. Abstain: None. Absent: None. The motion passed.

And let's see what else we have. We can now deliberate tentative subdivision plan, which is project number 104-00134-20, open it up for comments. Have somebody might've wanted to talk about the bollard, nor or the... Go ahead. Commissioner Nelson.

I don't know when you like to do these things, but I usually Roberts, you liked to do the amendments before the final motion. So I would like to move an amendment to the conditions that the barrier be a breakdown barrier in agreement as attorney that discussed.

We can do it that way, that motion then would be to include it in should be two conditions of approval.

Correct.

So I would think that would be, this is where Jason or Brad, I need your help. That would be on list A.

It would actually be list-

B?

B, correct.

Nelson?

Yeah.

Under phase two, so we could condition a revised tentative plan to show the design and then list E would be the construction.

Would that be D or E, or one of those? You've got to let me know which one works fast?

So D will be for the design to be reflected on the tentative plan, and then E will be the condition of the construction.

Do we need to call out the specific kind of breakdown barrier we want right now? Or we leave this up to the applicant?

No. That's going to be part of the phase two process with the permits and stuff, so we don't want to micromanage it, we just call it out a breakout barrier.

Understood.

So you got to tell me, is it under D or E, we got to know?

Well, it'll be two conditions, one under D and one under E

How do you want to word it under D?

So D will be reflecting the design of the breakaway bollards as a condition for a revised tentative plan.

Okay. So that's going to be D7.

And then the condition under E will be the construction.

Okay. So that will be E 17. Commissioner Nelson, if you would mention those particular condition numbers in your motion, I'd appreciate it? Your amendment motion?

The amendment motion as outlined by staff was for in B, no in D, wasn't it? D7?

Would be D6 or 7?

D7 would refer to the breakaway barrier that would be authorized or would have to be put into place on phase two. And then on E17, that would be the description of that barrier.

Okay.

Obstruction.

Do we need to include anything about the hammerhead ending?

No.

No.

I don't believe so.

No, that would be another issue, which is another way. We haven't done it this way before, but we can. And Commissioner Nelson is being specific on conditions of approval that he wants on a breakaway barrier. So anything else that we want to do, we can do it this way, or we can make it a condition of approval on our final vote, okay? So there's two ways to do it. So that motion is on the floor and that amendment motion has been recommended for approval in a second. All those in favor of that signify it raising your right hand?

I made the motion, but I haven't had a second.

Well, I thought there was a second.

I second.

Who that?

Collier.

Collier seconds. Okay. Head of myself, there is a motion on the floor in favor of adding two conditions on E7.

D7 and E17.

D7 and E17. All right. All those in favor of that motion signify by raising your right hand? Commissioner Aviles, how do you vote?

Aye.

Okay.

So it's unanimous that motion passes and we will continue to deliberate the bigger part of it so we can get to the final approval or disapproval of the subdivision tentative plan. Any other questions, comments? I'll entertain a motion.

Hang on, I got a question. Do we need to add an amended condition for the turnaround? Does that not need to be a part of this approval, a condition for that?

It's already addressed?

That's included in the conditions already? Okay. Never mind.

Could you clarify Commissioner Heesacker?

I am asking, I think Commissioner Aviles question here, is there a condition in the staff report that the applicant submit a design for the hammerhead?

Yes, there is, it's D1 subsection A, include a revised site plan, which meets the turnaround standards found in the public safety comments. So there's three different designs that the applicant could choose from as reflected in public safety's comments.

Thank you.

So, yes, it's already in there. Any other questions or comments? I'm ready to entertain a vote. Motion.

Nelson will move approval to South River Metals phased development plan as conditioned by the staff and as amended by this body.

Heesacker will second.

Okay. We have a motion on the floor to approve the tentative subdivision plan. All those in favor of approving it signify by raising your right hand? Commissioner Aviles?

A55.

Unanimous, the motion passes subdivision is approved.

MOTION/VOTE

Commissioner Nelson moved and Commissioner Collier seconded the motion to approve the South River Meadows Subdivision Tentative Subdivision, with the conditions in the findings. The vote resulted as follows: "AYES": Vice Chair Coulter, Chair Heesacker and Commissioners Arthur, Aviles, Collier, Tokarz-Krauss, and Nelson. "NAYS": None. Abstain: None. Absent: None. The motion passed.

Good job, guys. Now we will move to hearing. Does anybody need a break or you y'all okay? Okay. We will now move to public hearing 10400136-20-16. This time I will open that public hearing to consider an application filed by... When I get to my paperwork here. The mark is so good, I hit it for myself.

Mr. Chair, as discussed on the phone, I turned into a pumpkin now.

Who am I talking to?

You're listening to me.

Yeah, go ahead. Have a good one. Okay. Public hearing will now be open for an application filed by, the owner applicant is SUMMERFIELD NORTH LLC, an Oregon Ponderosa LLC. Representative is Ryan Cross Group, LLC. Mark Cross, third person. Application is to subdivide the approximately 9.55-acre property into a total of 57 single-family lots located in the R2 residential zoning district. The decision on the tentative subdivision plan must be based on the criteria contained in section 17.413 of the development code.

Is there anyone present who wishes to challenge the authority of the Commission to hear this matter? Do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Are there any Commissioners who wish to disclose discussions, contacts, biases, or other X-bar information they have received prior to this meeting regarding the application? In this hearing, the decision of the Commission will be based upon specific criteria which are set forth in the development code. All testimony which apply in this case are noted in the staff report. My voice is failing me. It is important to remember if you failed to raise an issue with enough detail-

Gerald Peckham, P-E-C-K-H-A-M.

Is now exiting.

Hi, Gerald. 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 will not be able to appeal to the land use board of appeals based on that issue. The hearing will now proceed with the staff report. Good evening, sir. It's good to see you standing up there again.

Good evening, Chair Coulter, and planning Commission members. My name is Ryan Nolan. For the record, I'm a contract planner with Rogue Valley Council of Governments. And I assist in times of intermediate staff levels at the City. So before tonight, again, we have another subject vision tentative plan, this is entitled Summerfield North. It's located at Redwood Avenue in Southwest Elmer Nelson Lane. So you can see there four tax slots that make up this area, and it's extending between Redwood Avenue South to Southwest Elmer Nelson Drive and then in between Southwest Waterstone Drive and Kokanee Lane.

See the aerial view that shows Redwood Avenue in this section is a completed street, Southwest Kokanee is completed down to Southwest Eastwood Lane, then it's a half street. Southwest Waterstone Drive is a completed street. Again down to and see on the screen where my pointer is this section, then it's a half street. Southwest Elmer Nelson is partially completed, but still like some curb gutter and some sidewalks. So then we also have a portion of a street

here. So that's a little idea of what the lot looks like there. Two existing residences is on the property on some outbuildings it's largely a lot that was partially developed in the past but is empty at this point.

So the proposal is a 57-lot subdivision. In 2016, the owner was approved for a 50-lot subdivision. Due to a variety of reasons they did not proceed at that time, so they've revised the plans and are coming back as that approval had expired. So they're proposing two phases to the development. Phase one is the Northern half, which is lots of 1 through 28. Phase two is the Southern half lots, 29 to 57. Total acres or 9.55. We're in the R2 zone here, so each lot has to be at least 5,000 square feet. And one particular request of the applicant though not a variance, they have requested that you wave part of the solar lot design standards, and we'll get to that in the presentation.

So again, it's currently four-tax slots, it's relatively flat. There's a slight grade from Redwood Avenue down to Southwest Elmer Nelson Lane. There are access restrictions on Redwood Avenue, as well as Southwest Elmer Nelson Lane. And public utility services are all available along all of the street frontages. So in your packet, you have a 11 by 17 tentative plan. And so we show there are a number of street extensions involved with this subdivision. Phase one, it's the Northern half of the subject site. They are proposing to extend Southwest Reading Drive, they're proposing to extend Southwest West Misty Brook Drive and to construct Southwest Reading Court, all of those would be to full public street standards.

And then on phase two, the Southern half, they're proposing to extend Southwest Eastwood Lane to connect to existing portions of that street and to complete the half-street improvements to Southwest Kokanee Lane, Southwest Elmer Nelson Drive and Southwest Waterstone Drive. They're also proposing a private driveway on the southern portion of the property. And this is largely because Southwest Elmer Nelson Drive is restricted to access. So to provide access to those lots they're proposing that lot 46 as a flagpole, lot 47 as a flagpole, and then a private driveway from Southwest Kokanee Lane to Southwest Waterstone Drive that would provide access to lots 46, 47, 57, 56, 55, 54 and 53. So all of the criteria again for the subdivision section of the code is found in section 17.413. And in the staff report, you can see with the conditions...

Three. And in the staff report, you can see with the conditions, suggested staff feels that they've met all the criteria. Conforms with the lot dimensions, lot size is adequate, all being between 5,000 and 8,049 square feet. They all have lot widths of 50 feet or greater. And they're complying with the adopted street plans. None of the lots proposed will be large enough to further divide. So, no future improvement plan will be required.

This is one section that they're specifically asking for you to approve their plan regarding, and that is the solar lot design standard. Our code specifically requires that at least 80% of lots in a residential subdivision have a North-South demission of at least 80 feet. The applicant is asking for approval of this subdivision with 60% of the lots meeting the standards due to existing street layout and efficiency of lot design.

Let me stop you right there.

Yes.

I see you got per section, 22.634, the Commission may allow exception where existing street patterns would preclude the redesign of the subdivision to meet the solar lot's standard. Should that have been in a variance?

The code specifically requires various requests for some alterations, but this says specifically in the code that the review body may grant exceptions. When something is a variance request, it's because the code specifically requires a variance request. Such as, the street intersection spacing from the last subdivision.

Well, we've had solar lot major variances before, and now I'm looking at that section, I'm like, why? It's like, if we got it in the section, let's not do another one of these variances for solar lot again. You agree?

We're also looking ... Somewhat anecdotally, we're also looking at a quite encompassing revision of the solar lot standards. And a lot of this will be going away probably in the new year.

Yeah, I know. I just don't want us ... Knowing that this exists, I'd really rather never see another solar lot waver, major variation disapproval again.

So, Chair Coulter made my next point, which was that the review body does have authority, if convinced by the applicant, that existing layout would preclude them from meeting the 80% threshold.

Thank you, sir.

Just a little pet peeve of mine. That's all.

It's a fairly lengthy conditions list, and partially that's because of the number of logs and the phasing of development. Two conditions to point out, it requires several applicable advanced finance districts, reimbursement that's included in the full staff report on page 124. And also, there'll be required with the current layout to relocate an existing grants pass irrigation district, irrigation line.

And as was stated earlier, they'll also be conditioned to complete some of those half street improvements. This is a case similar to the last review that you were looking at, where there is an existing half street. Those are typically improved when the adjacent property comes in for redevelopment. So this is a case where two half streets will be made complete streets by this project.

The call to action, staff recommends that the planning Commission approves a tentative plan, including allowing 60% compliance with the solar lot design standard in section 22.6321 for Summerfield North subdivision, with the conditions listed in the staff report, based on the criteria found in section 17.413. If the planning Commission has any questions, I'd be happy to try to address those.

I think at the very beginning, when you were talking about Elmer Nelson Lane, I missed ... Okay. The, I don't know what you want to call it, the private street or alley to left.

This would technically be a private driveway.

Private drive. Did you say there was controlled access? So, that means those houses will be coming off the [crosstalk 01:19:40]?

That's correct. Southwest Elmer is a collector.

Okay.

Because of that designation, we discourage direct access.

Okay. So everybody will be using the rear access.

Correct.

Not just the two lots.

They'll be rear loading lots.

4647. Okay.

Correct.

Mr. Nelson?

I was confused on that private driveway. So, you have these flags and is that driveway then, half of it's part of 46 and the other half part of 47?

It is the driveway will exist in a reciprocal access easement. And it's a condition that they provide that. And it will actually be on the flagpole of lot 46 and the flagpole of lot 47. Those two lots will own the land, but there'll be a written agreement stating that the lots 46, 47, 53, 54, 55, 56 and 57 can all use that for access.

So there will be an easement agreement?

Yes. And that is a condition of approval.

Okay, that's what I was concerned about, because I've seen this before, where it starts getting into big problems if the easements are vacated. If the easement's vacated, because for some reason in the future, Elmer Nelson or is it Elmer Nelson or, whatever that road is down ...

Southwest Elmer Nelson Lane, yes.

Gain access to that, would they be required to use that access? Or will they always have to use ...

With our current code in order to have access on Southwest Elmer Nelson Lane, they would need City engineer approval. And if there's any alternate access, the engineer would prefer that they not directly access Southwest Elmer Nelson Lane.

Okay.

The reciprocal access easement agreement will be recorded on the final plat. Is that right?

Correct.

Okay.

And is parking allowed on Elmer Nelson?

Parking will be allowed on Elmer Nelson when it's fully built out. And just a clarification, this is a private driveway and part of the differences, all of the lots have frontage on a public street. So sometimes people will use private streets and that's typically when they're using the street to actually allow frontage. Slight difference, but it is a little different in our code. Any other comments or questions?

Nope. Thanks, sir.

Okay. Just a quick reminder that the story of Elmer Nelson is pretty incredible. He was a real American hero, so it's neat to see the name brought up. Okay, thank you.

Thank you, sir. Will the applicant please come forward and make their presentation?

You look awful familiar, sir.

So again, my name is Mark Cross, [inaudible 01:22:46] Cross group, address is 112 North Fifth street, Klamath Falls Oregon, 97601. And I wanted to thank you for having two hearings in the same night, because I only have to drive over one time. I appreciate that.

I wanted to thank Ryan for his presentation. Kind of stole everything I was going to say. I just wanted to add that this was previously approved in 2016 as 50 lots. We're not shoehorning seven additional lots into that same area. The reason for the seven additional lots was we gained another tax slot over that previous approval. That's why there seven additional lots from that previous approval.

Again, this layout is based on surrounding development. There's not a lot of other options that we could do. And I liked that they're continuing that rear entry on Elmer Nelson. I really, really like that part of Grants Pass, being from out of town. It's just a really neat look to have those garages not showing on that. I think City's done a good job and so as the developer with that layout. Like I said, Ryan covered everything I was going to say. We'll just ask for your approval tonight and I'm available for any questions.

Questions, comments? Commissioner Aviles, do you have any questions or comments?

No, thank you.

Thank you. Nobody else? Thank you, sir. Appreciate it. Staff, any additional comments?

No, [inaudible 00:09:26].

Thanks sir. Okay, public portion's now closed, and the matter is before the Commission for your consideration. Don't everybody speak at once.

Is this the end of the summer field developments? Is it?

Never know.

We're getting a nod. Yes.

You can't promise that. You know. Anybody else have any questions or comments? Well, I'm going to entertain a motion, then. Mr. Nelson, go for it.

I would move approval of the Summerfield North development plot plan for a two-phase project as recommended by staff as well as with the conditions of approval for the staff.

And a reduction of the ...

Solar array.

I will second that motion.

[inaudible 01:25:32] there is a motion on the floor to approve the tentative subdivision plan for the Summerfield North subdivision. All those in favor of the motion signify by raising your right hand. Commissioner Aviles, how do you vote?

Aye, yes.

It's unanimous motion passes. Congratulations.

MOTION/VOTE

Commissioner Nelson moved and Commissioner Collier seconded the motion to approve the Summerfield North Development Plot Plan for a two-phase project, as recommended by staff, as well as with the conditions of approval for the staff, and a reduction of the solar array. The vote resulted as follows: "AYES": Vice Chair Coulter, Chair Heesacker and Commissioners Arthur, Aviles, Collier, Tokarz-Krauss, and Nelson. "NAYS": None. Abstain: None. Absent: None.

The motion passed.

Okay. Staff, you have anything for us?

No. Other than to point out tomorrow and Friday and half of Saturday City Council is meeting over at the public safety building for their annual strategic planning workshop. There's going to be lots of whooping and hollering and hopefully some good strategic planning as well. I believe Chair Coulter is presenting on Friday on behalf of this body where most of the other committee chairs are also presenting. We can expect to see some results of the Councils goals and actions that come out of that here in another month or so, so you can kind of see what the prioritization is on that.

If we decide to show will there be food?

That's a challenge.

Food for vice chairs.

You could come and beg at the door, but you wouldn't be let in because there's a maximum of 25. And I think there's, I think maybe for like four chairs are going to be available, unfortunately because of COVID, in the training room. If you're looking for an Apple, maybe you want to go to Safeway instead.

In fact, my presentation is at a 1:45 and we have our four goals that I'm going to be presenting. I'm going to present three out of four. I'm actually going to let vice-chair Heesacker present one of them. Let him get his feet wet a little bit as is vice chair. And I did give him the hardest one, so ... No, I didn't. So yeah.

Commissioner Aviles.

Yeah?

So director Clark, in regards to the strategic plan session, how are citizens able to be involved, since it's closed to I guess the public in person?

Yeah, that's a good question. I raised that with the administration too. They will not be live-streamed. There will be some chairs available. So, the earlier, the better, because if you are there ahead of time, you would be able to have a seat there and observe the workshop as it's going on. But there is limited seating. So there will be an attempt to keep people moving in and out for those that, if you have interest in a particular item that they're talking about, Karen is going to try to manage the flow there at the door of the Public Safety Training building.

They're not even going to provide audio live feed?

I mean, it's not for us to say up here, but I'm just curious. They're not even going to provide audio, huh?

All's I know for certain is it won't be live-streamed. I don't know what other options there are. I can get that out to you in the morning. I can check to see what those are.

I think that's ...

Yes, I would like that.

Okay.

Okay. Any, anything else, Staff?

No.

Okay. Planning Commission members. Commissioner Aviles.

Yes. I just wanted to verify that next week, or is it next week? That the HB 4006 housing forum, regarding rent burden, that's still happening, right?

It's January 26th, 6:00 PM.

Okay. Still happening?

Yes. I think you said next week, but I think it's actually the following Tuesday.

Yeah, okay.

Right. So it's the day before our next UAPC meeting?

Correct.

Okay. And that meeting, how is that being handled? I am stunned that the strategic planning session is not going to have, it's going to have minimal citizen involvement, even though there are other ways to do it. So I'm again, stunned by that. But in terms of the forum, how has that been conducted in terms of citizen input, citizen feedback, citizen involvement?

That will be very similar to the way tonight's hearing was held. That's going to be happened here in the chambers, so we will have the opportunity to do the MS Teams. We'll have posted on the website, the link for that, and that people can come here to the chambers. We'll have overflow in the courtyard conference room as well.

What is that for?

January 26th, it's actually a twofold event. It's at 6:00 PM on the Tuesday. The first 45 minutes is the house bill 4006, a required session that any jurisdiction that has a population where the rent burdened population is 50% or greater, that you are required to hold this forum every year. We are one of those severely rent burdened cities, so we are required to hold this. That the next 45 minutes is going to be related to the housing needs analysis and the build able lands inventory that the housing advisory committee has been involved with. So that's an update on where we're at with the consultants that the City has working on, that housing needs analysis.

And just another quick question regarding the forum, is that for 2021? Or are we meeting the statute for 2020 in January?

Right, it is the 2020 forum. The statute reads to have those be held no later than December 31st, every year. We got a bit of an extension because we wanted to combine it with this other piece. So, the state gave us a one-month extension. It is technically for 2020. There'll be another one required in December of 2021.

Okay. Thank you.

Okay, thank you. Commissioner Clark. Let's go this way. Commissioner Nelson?

Nothing.

Commissioner Tokarz-Krauss?

Commissioner Arthur?

Vice Chair Heesacker?

I have nothing.

Okay, I do have a couple of things. You'll notice that I kind of made a little discussion on the solar lot major variation. And the reason I did that, one of them is because when I sat with the City manager, one of the things we discussed, and we're trying to do this, is eliminate as many major variants, processes, or major variance requirements as possible. So this one kind of surprised me, you know, I should have saw it in the section, but I didn't. And all along, we've done, I don't know how many of these, probably six, seven variances, and we didn't have to, so we kind of shot ourselves in the foot. So that's why I brought that up.

Next meeting on the 27th, we will be having elections for Chair and Vice Chair. Remote will be allowed.

Let's see if I have anything else. Yes. It looks like we will have ... Well, Clint Scherff who was a City counselor went to the County and is looking at being appointed to the planning Commission through the County. So I don't know if you've heard anything more on that process.

I have not.

Okay. I anticipate that we should hear about that pretty soon. It is Clint Scherff. He actually started on the Urban Area Planning Commission, and then he got appointed to the City Council, and now he's going to come back and be part, he wants to be part of the urban area planning Commission.

[inaudible 00:20:31].

Yeah.

Okay.

I think he was ward one and I that's odd.

What's that?

So ...

wait a minute.

That's right, he can do that. He can do that.

I don't know if we'll see a resume on that because it's the County. County doesn't have to provide us a resume. They're not ... The standards that the City have us do aren't ... The County and the City are different. So they may just shoot the name over here and say that ... They will actually, that's what they're going to do. They're going to say he or she is approved to be on the urban area planning Commission.

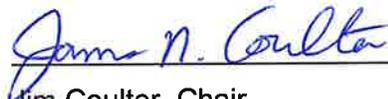
We really have no say?

Nope. Nope. Good. That's it meeting is over 7:38.

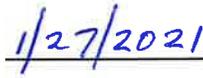
That's one of the reasons that we've been wanting-

Meeting adjourned: 7:38 pm.

Next meeting: January 27, 2021



Jim Coulter, Chair
Urban Area Planning Commissioner



Date

Minutes transcribed by www.rev.com and given a cursory review/edit by Julia Wright, City of Grants Pass Administration.