

COLLABORATIVE ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes – May 6, 2019 at 4:00 pm
Council Chambers

Committee Members:

Jon Bowen (Chair)
Cameron Camp (Vice Chair)
Tripp Androy – Absent
Shauna Bland – Absent
Sam Engel
Ron Goss
Bryan Hawkins
Kenny Houck – Late
Josie Molloy – Absent
Colene Martin
Gene Merrill
Julie Thomas
Hameed Shakeri – Absent
Vacant
Vacant

Government Liaisons:

Susan Seereiter – City Business Advocate
Darin Fowler – County Commissioner
Jean Ann Miles – City of Cave Junction
Dennis Roler – City Councilor
Lora Glover – PCD Director

Guests:

Mark Stevenson, Josephine County Planning
Kristen Jantzen, Northridge Homes
Jay Eastwood, Eastwood Homes
Justin Gerlitz, Gerlitz Engineering Consultants
Brad Bennington, Executive Officer of the
Builders Association of Southern Oregon
Jason Thorp, Valerian Homes
Craig Dent, Valerian Homes
Caleb LaPlante, Citizen

1. Roll Call

- a. Chair Bowen opened the meeting and took roll.
- b. Member Houck was not present at this time.
- c. Chair Bowen stated that the focus of this meeting is on housing and providing information to the public.

2. Public Comment:

- a. None

3. Approval of Minutes:

- a. Approval of minutes from April 1, 2019.

Motion

Vice Chair Camp moved and Member Merrill seconded the motion to approve the minutes from April 1, 2019 as presented. The vote resulted as follows: “AYES”:
Chair Bowen, Vice Chair Camp, Committee Members: Engel, Goss, Hawkins, Martin, Merrill, and Thomas. “NAYS”: None. Abstain: None. Absent: Members Androy, Bland, Houck, Molloy, and Shakeri.
The motion passed.

4. Work Session Items:

a. County Ordinance for ‘detached living spaces’

- Mark Stevenson, building official for Josephine County gave a history on his background in construction and with the City and County.
- He explained how Josephine County Community Development is made up of three divisions: safety, planning/land use, and code enforcement.
- He discussed the Josephine County code changes in housing and development that now allow for detached living spaces and the requirements for those spaces.

- In addition, there have been code changes that include tiny houses, subdivisions, and private road easements.
 - He stated that there have been department policy changes to streamline process improvements, which include online submissions.
 - The planning department has increased their personnel and changed their business hours to 8am to Noon and 1pm to 3pm, Monday through Friday.
 - Mark is a board member with the Oregon Building Officials Association and they have been tracking legislation that includes topics such as tiny homes, the expansion of transitional housing, and Accessory Dwelling Units (ADUs).
- b. Explore options to combine services for Land Use and Building Inspections between Cave Junction and Josephine County**
- Josephine County to consider opening a satellite office in Cave Junction, so they can provide service there five days a week, instead of the current three days
 - In addition, there is a possibility they will bring the Cave Junction Planning Department into Josephine County.
 - Mark also stated that the Council picked up an amendment from the Housing Committee that allows for the deferment of charges through residential development.
- c. City of Grants Pass Accessory Dwelling Units**
- Lora Glover provided information on Accessory Dwelling Units.
 - She stated that the City Council has adopted accessory/auxiliary homes, and she went over the code requirements for these types of homes.
 - She discussed the Council's concern with the parking issue, stating that they would like to increase parking standards.
 - She also stated that Housing Committee has been trying to identify barriers to housing and provided details on a recommendation to establish a Construction Excise Tax. She requested feedback from the attendees to see if this tax would be supported.
- d. Q & A panel of Building Contractors and Engineering Consultant**
- The guest speakers were Kristen Jantzer, Northridge Homes, Jay Eastwood, Eastwood Homes, Justin Gerlitz, Gerlitz Engineering Consultants, Brad Bennington, Executive Officer of the Builders Association of Southern Oregon, Jason Thorpe and Craig Dent, Valerian Homes.
 - Brad Bennington gave a summary on the history of building and planning in Grants Pass, stating that there was no state-wide permitting program until 1974, and that Oregon is the most land use regulated state in the country.
 - There was discussion about the issues associated with development in Oregon.
 - Jay Eastwood stated that one of the challenges is between City obligations and natural resources.
 - There was discussion about the process of developing property and additional challenges which include assessment charges, wetland mitigation, and zoning issues.
 - The discussion continued about the Urban Growth Boundary (UGB). It was suggested that there is not enough buildable land to extend utility services to create housing that is needed.
 - Lora provided clarification, stating that the UGB was expanded in 2014, but it is subject to County zoning rules.

- She stated that the City is waiting for ODOT (Oregon Department of Transportation) to complete their transportation plan for the community in November.
- Discussion continued with the UGB in Grants Pass and plans for the future.
- There was discussion about how to overcome the challenges to get rentals and apartments built for the community, and what influences the decision to build multi-family dwellings.
- There was discussion about the cost that goes into building single family homes and how to make housing more affordable.
- There was discussion about the pros and cons of the excise tax.
- The discussion returned to the potential benefit of ADUs in Grants Pass.
- Craig Dent mentioned that there is a bill going through the legislature right now to place a business tax on gross receipts.
- There was discussion about the housing tax credit that is available and how no one in this area is applying for those funds.
- The discussion concluded with the details about the current housing market.
- Chair Bowen gave the attendees one more opportunity to offer their feedback on what would provide more housing opportunities in the area.
- The feedback ranged from the need for public/private partnerships, improved response time for services, partnering with other counties and in order to influence legislation, extending the UGB, and introducing ADUs.

5. Information Sharing:

- None.

6. Future Agenda Building for Next Meeting:

- None.

7. Adjournment:

- Meeting adjourned the meeting at 6:01 pm

Next scheduled meeting: Monday, June 3, 2019 at 4:00 pm, Courtyard Conference Room

Minutes prepared by Julia Wright, City of Grants Pass Administration.

PLEASE NOTE:

- Due to technical difficulties, the audio recording of this meeting was of poor quality, and in some cases inaudible, so minutes were transcribed with as much accuracy as possible.