

**URBAN AREA PLANNING COMMISSION**  
**Meeting Minutes – May 13, 2020 at 6:00 P.M.**  
**Remote/Virtual Meeting**

**COMMISSIONERS:**

Jim Coulter (Chair)  
Blair McIntire (Vice Chair) - Absent  
Loree Arthur  
Jennifer Aviles  
David Kellenbeck - Resigned  
Eric Heesacker  
Mark Collier  
Susan Tokarz-Krauss

**City/Staff/Council Liaisons:**

Barry Eames (City Councilor) - Absent  
Lora Glover (PCD Director)  
Brad Clark, (Principal Planner)  
Jason Maki (Assistant Planner)  
Taylor Graybehl (Assistant Planner)

**Guests:**

Sean Basinger, Daily Courier  
Celeste Wilson

All Right. It's all yours.

Thank you. Chairman Coulter here. The Urban Area Planning Commission will now come to order. The time is 6:00. We will now go to roll call.

Commissioner McIntire. Not present.

Commissioner Arthur.

I'm here.

Commissioner Aviles.

I'm here.

Okay. Commissioner Heesacker.

Hey there.

Commissioner Collier.

Present.

Commissioner Tokarz-Krauss.

Present.

Okay. We have six out of the seven UAPC commission members here. That constitutes a quorum. At this point, I will make an addition to, and I will actually talk in the introduction section. This has to do with Commissioner Kellenbeck. Dave Kellenbeck. He has stepped down from the planning commission. He has got a medical issue with his voice. It's going to take him a long

time to heal, so he has now stepped down. I do want to mention very briefly at this point what a stellar planning commissioner he has been.

He has, with his experience, intellect, and knowledge of the development code, has brought our planning commission to a really good level. He has helped all of us with focusing on development code criteria, and it was such a pleasure for me to serve with him. And, we are going to miss him very dearly. Dave, you take care of yourself. We all care for you a lot.

Principal Planner Clark, Are there any members of the public present for tonight's meeting?

Mr. Chair, I'm showing we have one representative from the Daily Courier with us.

Your expert opinion, does that mean I should go into the public comment period, or can I skip that?

I think generally, you've been able to skip. I mean you can just open it up briefly, but I'm not showing anyone else other than Sean on the line right now.

Okay. Thank you very much.

We will now go to approval of minutes from the April 22, 2020 meeting. Is there anyone out there that has corrections to the minutes?

Commissioner Tokarz-Krauss here. I have one correction.

Go ahead.

It is on page 12. I think paragraph eight. One, two, three, four, five. Line five, the word court should be code.

Okay. Thank you for that correction. Are there any other corrections to the meeting of April 22?

I had one other. This is Loree Arthur. I had one other minor one like that. On page four, third paragraph, or second full paragraph. It says development for tax laws and it should be tax lots. L-O-T-S.

Okay. Thank you for that correction.

That's all.

Are there any other corrections to the minutes?

Okay, seeing none, I entertain a motion to approve the minutes with corrections.

This is Heesacker. I move we approve the minutes with corrections.

Arthur, second.

There has been a motion made. Motion seconded to approve the minutes with corrections.

I will now query each member.

Susan. Excuse me. Commissioner Tokarz-Krauss how do you vote on approving the minutes.

Approve. Yes.

Commissioner Collier.

Aye for Collier.

Commissioner Heesacker.

Yes.

Commissioner Aviles.

Yes.

Commissioner Arthur. Commissioner Arthur.

Yes.

Okay. And I vote also to approve the minutes. Minutes are approved unanimous with corrections.

#### **MOTION/VOTE**

**Commissioner Heesacker moved and Commissioner Arthur seconded the motion to approve the April 22, 2020 minute, as amended. The vote resulted as follows: "AYES": Chair Coulter and Commissioners Arthur, Aviles, Collier, Heesacker, and Tokarz-Krauss. "NAYS": None. Abstain: None. Absent: Vice Chair McIntire. The motion passed.**

We will now move to the approval of findings of fact. The first findings of fact are for application numbers 102-00137-20. That is for major site plan review of the Grants Pass Entertainment Venue.

The other application number is 201-00311-20. That is for property line adjustment for the Grants Pass Entertainment Venue.

I will now entertain comments on findings of fact for those two application numbers.

Are there any comments?

Seeing none, I will entertain that somebody make a motion to approve findings of facts.

This is Heesacker. Can we do both projects with one motion?

Yes we can.

I will so move that we approve the findings of fact for each of those project numbers you just mentioned.

Okay. I will query each. Planning commissioner. Commissioner-

We need a second.

Oh. You're right. Would somebody second the motion?

Arthur. Second.

Okay. We have a motion and a second. Commissioner Tokarz-Krauss, how do you vote on the motion?

Yes.

Commissioner Collier.

Collier, aye.

Commissioner Heesacker.

Yes.

Commissioner Aviles.

Yes.

Commissioner Arthur.

Yes.

And, I also vote yes on the motion. The motion is approved by unanimous decision.

#### **MOTION/VOTE**

**Commissioner Heesacker moved and Commissioner Arthur seconded the motion to approve the Findings of Facts for Grants Pass Entertainment Venue, application numbers 102-00137-20 and 201-00311-20. The vote resulted as follows: "AYES": Chair Coulter and Commissioners Arthur, Aviles, Collier, Heesacker, and Tokarz-Krauss.**

**"NAYS": None. Abstain: None. Absent: Vice Chair McIntire.**

**The motion passed.**

We will now move to a type four hearing. For findings of fact. This will be for the Rugh/Sunday Comprehensive Map/Zone Map Amendment. The application number is 402-00104-20. Are there any comments on this application?

Seeing none, I will entertain a motion to approve findings of fact for this application.

This is Heesacker. I will move that we approve this application.

Been a motion made, is there a second?

Collier, second.

Who was this again?

Collier, second.

Thank you. A motion has been made, and a second to approve the findings of fact for this application. I will query each commission member.

Commissioner Tokarz-Krauss, how do you vote on this motion?

Yes.

Commissioner Collier?

Collier, aye.

Commissioner Heesacker?

Yes.

Commissioner Aviles?

Yes.

Commissioner, me. Oh, I also say yes to the motion. The motion passes, and it's unanimous.

#### **MOTION/VOTE**

**Commissioner Heesacker moved and Commissioner Collier seconded the motion to approve the Findings of Facts for Rugh/Sunday Comprehensive Map/Zone Map Amendment, application number 402-00104-20. The vote resulted as follows: "AYES": Chair Coulter and Commissioners Arthur, Aviles, Collier, Heesacker, and Tokarz-Krauss. "NAYS": None. Abstain: None. Absent: Vice Chair McIntire. The motion passed.**

Okay, now we will move on to our two continued public hearings, and as a reminder and I will mention it each time. Both of these hearings have been open since our April 22nd meeting.

The first continued hearing is application number 201-00321-20. It is for the Beacon Hill Park PC Major Site Plan Review. The applicable criteria for this application is section 19.052 of the development code. At this time, where we left off with this record being open, we left off with comments or the applicant's presentation. Therefore, and also because there are no public

comments at this time, I will ask the applicant, would you like to make any further comments on your application?

This is Assistant Planner Jason Maki. I'm representing the applicant. There is just two small comments that we'd like to add, is all lighting will be constructed in accordance with section 23.036 subsection three and 24.265 to not cause glare on adjacent properties.

And then, regarding fencing around the pond, we will likely construct field fencing on the established property line. And that's it for me.

Thank you very much. Staff, do you have any further comments?

No comments from staff.

Principal Planner Clark, I do have one question. I did not open with procedures for quasi-judicial land use hearing. I felt that me opening with those rules from the last hearing would be sufficient for me to continue with this hearing. Would you please advise?

Yeah, Mr. Chair. I think that's fine. You know, the hearing is technically, had remained open, so this hearing started with your statement correctly. You know, it's not going to be part of this particular recording on this date, but the record is going to be shown as you opening this hearing with those comments, so I think you're fine.

Yeah, it'll end up in the findings of facts, too, so I think we're okay.

Right.

Okay.

And if I could. This is Brad Clark again just clarifying that since this is a City park, Jason is representing the Parks and Community Development Department. Lora Glover was the person that represented the City at the last meeting. She's not online tonight. So, that was just a clarification to the two public comments that we received during the first round of this application. Just for clarification on Jason's comments.

Thank you, sir.

Okay, public portion of this hearing is now closed.

I'm shuffling my paperwork.

The matter is before the commission for your consideration. Fellow Planning Commissioners you are now open to be able to discuss the application.

Don't everybody start at once.

Seeing no comments, I entertain a motion to approve or disapprove this application.

Okay, this is Heesacker. I will move that we approve the Beacon Hill Park application in accordance with staff's adequate findings to code section 19.052.

Collier, second.

Okay. A motion has been made by Commissioner Heesacker to approve. Seconded by Commissioner Collier. I will now query each planning commissioner.

Commissioner Tokarz-Krauss, how do you vote?

Yes.

Commissioner Collier?

Collier, aye.

Commissioner Heesacker.

Yes.

Commissioner Aviles.

Yes.

Commissioner Arthur.

Yes.

And, I vote yes. The application is approved unanimously. Congratulations applicant.

#### **MOTION/VOTE**

**Commissioner Heesacker moved and Commissioner Collier seconded the motion to approve the Beacon Hill Park application in accordance with staff's adequate findings to code section 19.052. The vote resulted as follows: "AYES": Chair Coulter and Commissioners Arthur, Aviles, Collier, Heesacker, and Tokarz-Krauss. "NAYS": None. Abstain: None. Absent: Vice Chair McIntire. The motion passed.**

We will now move to the next application which is also a continued hearing application. This record has remained open since April the 22nd. This application is for the Aurelia Zoning Map Amendment, and tentative subdivision plan. The development code numbers are 401-00100-19 for the zoning map amendment.

The development code criteria for that amendment section 4.033.

The other application which is for the same subdivision, same map amendment. They all go together is for tentative subdivision plan, application number 104-00130-19 applicable development criteria is section 17.413. I will also note that this is a type four quasi-judicial

hearing, which means that we will not make a decision. We will rather be making a recommendation to the City Council tonight.

We do have on these two applications, we did receive a letter from the Fair Housing Council, and Principal Planner Clark did send that out in email form today. It was really just an opinion from them, discussing it. They weren't giving necessarily a full thumbs up or thumbs down. Actually the overall summing up their letter was positive.

So, staff, that letter should be Exhibit 13. Am I correct?

I believe that is correct.

Sorry. Just checking that.

While, you're checking, does this need to be one or two motions?

These two applications will be two separate motions.

Mr. Chair, yeah, that's correct. This would become Exhibit 13 to the record.

Okay. Thank you.

Commissioner Arthur, did I answer your question sufficiently?

Yes.

Okay. Thank you.

So, we left this particular hearing in an open position, in the last that we had that was mentioned in this meeting, this public hearing was the applicant presented their application. Applicant, do you have anything else that you would like to add tonight?

Greetings, Planning Commission. This is Celeste Wilson. I don't have anything to add at this time, and I thank you for your consideration.

You're welcome, Ma'am. Staff, do you have anything else that you would like to state?

This is Brad Clark. As you mentioned here, this letter that we got from the Fair Housing Council signed by Louise Dix, dated May 11th. They end their letter urging the Commission to defer adoption of these items. I actually contacted Louise yesterday, I believe it was, and explained to her that this was only a recommendation from the Commission, that the final decision-making body is the City Council, and acknowledged that what they're pointing out is a statutory requirement really, and it is frankly something that staff missed.

But, our intention is to do that analysis that she asked for in the bottom of page one of their report about looking at the housing supply in the City and just looking at the buildable lands inventory and looking at the number of multi-family units that the City has in that area.



I think we all acknowledge, those of us that live here, that this is necessary, and an important contribution to the housing stock of the City of Grants Pass, and so I don't anticipate any surprises coming out of it, but it is an analysis that we should have done in our first staff report.

And, Louise was fine with, if the commission wants to just condition this, that staff add that analysis for the housing needs analysis and the buildable lands inventory related to goal 10. If we do that prior to the City Council meeting, and she said that was just fine with them, and they just wanted to get this into the record.

So, if the commission so desires, you could certainly ask staff to do that analysis. It's, again, something that we missed and will probably need to do anyway.

Any commissioners have questions or comments for staff?

Okay. Principal Planner Clark, is this a requirement for this application to be approved or disapproved by City Council? Is this a state requirement, or is it a recommendation from the state?

I think you would need to interpret it as a requirement, really. It is part of the statewide planning goals, and that the findings do have to show that the City doesn't have less than adequate residential land supplies with a change in zoning.

To be honest with you, I did not verify whether it's a requirement or recommendation. My interpretation of it would be a requirement. I didn't check that with the City attorney, but we did do that on the other application you approved tonight, which was another rezone for the Rugh/Sunday application.

So pretty much if there is a zoning change to an application, then this is required. I would take it that, if there's not a zoning amendment request, then this would not be required. Am I correct? Because, we haven't done it before.

Yes. That is correct. It is specific to zoning map amendment. A rezone, or an annexation.

Super. Learn something every day. All right, fellow staff, I will give you that information that according to Principal Planner Clark, this is a state requirement, so when we get to that point in our deliberation, this needs to be considered also. I'll pass that to you.

You have any other comments Principal Planner Clark?

Nope. Nothing else from staff on this one.

Thank you very much, sir. The public portion is now closed and the matter is before the commission for your consideration. You may commence deliberation.

Seeing no comments, I want to say that as I have reviewed this, did somebody want to comment? Okay I thought somebody wanted to.

This is Chairman Coulter. Hearing the applicant present the application, reading development code criteria on both applications, I personally believe this fully meets our goals for the City and applicable criteria for approval, so I want to go on the record as saying that.

So, unless there's any more comments on this application, I entertain a motion. Please, I would ask you to include the planning goal number 10 which says that findings must demonstrate that the proposed changes do not leave the City with less than adequate land supplies in the type, locations, and affordability ranges affected. You can also use that for motion as what is stated.

So, entertaining a motion.

This is Heesacker. I will move that we forward to the Council this zone plan amendment as staff has made adequate findings for code section 4.033 with an added condition that staff please include for Council staff report a housing needs analysis in accordance with state planning goal and guideline number 10.

Collier will second.

Okay. Now, we do have a second. What wasn't stated in that motion is if we recommend approval to the planning commission. You said to move it forward, but we need to make a recommendation to approve or disapprove this application as it goes forward.

I amend my motion to say we recommend approval and then forward to Council.

Thank you very much. And, Commissioner Collier, your second? Are you okay with that?

I'm okay with that.

Okay. I will query each planning commissioner now.

I tell you on my end shuffling all my paperwork is fun.

Okay. Commissioner Tokarz-Krauss, how do you vote?

I approve. Yes.

Commissioner Collier.

Collier, aye.

Commissioner Heesacker.

Yes.

Commissioner Aviles.

Yes. I support the recommendation to Council.

Commissioner Arthur.

Yes.

I also vote aye. So, zoning map amendment section, woops that's not right. Zoning Map Amendment applicant number 40100100-19. The commission votes unanimously to forward that to City Council. We recommend approval of that.

#### **MOTION/VOTE**

**Commissioner Heesacker moved and Commissioner Collier seconded the motion to approve and forward to the Council the Aurelia zone plan amendment, as staff has made adequate findings for code section 4.033, with an added condition that staff please include for Council staff report a housing needs analysis in accordance with state planning goal and guideline number 10. The vote resulted as follows: "AYES": Chair Coulter and Commissioners Arthur, Aviles, Collier, Heesacker, and Tokarz-Krauss. "NAYS": None. Abstain: None. Absent: Vice Chair McIntire. The motion passed.**

Okay, now we need to move on to the tentative subdivision plan. Are there any last minute comments before we go to a vote?

Okay. I entertain a motion to approve or disapprove moving this forward to the City Council for tentative subdivision plan 104-00130-19 for the Aurelia subdivision.

This is Heesacker. I recommend that we approve and forward to Council this tentative plan as staff has made adequate findings in accordance with section 17.413 of the development code.

Collier, second.

Thank you. We have a motion to recommend approval of the tentative subdivision plan to the City Council, and we also have a second. I will now query each planning commissioner.

Commissioner Tokarz-Krauss, how do you vote?

I concur. Yes.

Commissioner Collier?

Collier, aye. Couldn't find the button.

No problem. Commissioner Heesacker.

Yes.

Commissioner Aviles.

Yes.

Commissioner Arthur.

Yes.

Commissioner Coulter here also votes in favor of it. The application is now approved unanimously with a favorable recommendation to move forward to the City Council.

#### **MOTION/VOTE**

**Commissioner Heesacker moved and Commissioner Collier seconded the motion to approve and forward to Council the Aurelia tentative plan as staff has made adequate findings in accordance with section 17.413 of the development code. The vote resulted as follows: "AYES": Chair Coulter and Commissioners Arthur, Aviles, Collier, Heesacker, and Tokarz-Krauss. "NAYS": None. Abstain: None. Absent: Vice Chair McIntire. The motion passed.**

All right. We will move now to matters from commission members and staff, oh by the way, congratulations applicant for our recommended approval for you to move forward to the City Council.

Thank you very much. Appreciate it. Everyone have a good evening.

You too. Thank you.

Okay. Matters from commission members and staff. Staff do you have anything to add tonight?

Chair, this is Brad Clark, just maybe a couple of updates for you, really quickly. If the Commissioners may recall, you passed the findings of fact for Southview subdivision a few weeks ago, and I can't remember if we've updated you on that, but that was appealed, and that appealed hearing of the Southview subdivision is before Council this coming Monday. So, I wanted you to be aware of that.

We also have a housing amendment, a development code text amendment I should say, that brings a couple of different sections of the development code into more specificity with the state statute on multi-family housing. We actually noticed that hearing several weeks ago, but because of COVID-19 and some challenges with getting the dates to work as well as the timing, and everything taking two weeks longer, we took that off. But, we're preparing the staff report right now, and expect to have that come before you pretty soon as a public hearing as well.

So, lots of things going on even though it's kind of slow. In terms of traffic in our front office here at City hall, there's still a number of applications that are still coming through the door.

As always, if you have questions on any applications, let us know. We'll also get out an update on the last quarter of applications that have been processed that you haven't seen. Thought that might be helpful for the Commissioners just to see from building permit standpoint, and commercial permits, and activity that is type one or type two that you don't see. We wanted to give you these one page reports, so you can see what else is happening here.

So, unless you've got any questions of staff, I think that's all I have.

This is Heesacker. I have a question.

Okay.

Go ahead.

What time, next Monday, is the Council listening to the appeal of Southview?

The Council meeting starts at 11:45 A.M. I can check. I would need a couple minutes to do it to know exactly where on their agenda that falls, but the meeting starts at 11:45, and they'll do their routine things, and then I believe it's pretty close to the front of the meeting.

And are we prohibited from listening in, as planning commissioners, or can we listen in if we feel like it?

You can actually go there. You can't. It's a workshop, so you can't discuss it, but you can actually attend the meeting, so you certainly can listen in to it.

Thank you very much.

You can watch it on T.V., too, 183.

Thank you for that.

You bet, thank you, and thank you Commissioner Arthur.

Yeah, and just to clarify, [crosstalk 00:36:49] I'm sorry. This is Brad again. Just to clarify that it is a workshop at the beginning, but then that part of the meeting on Monday is an actual public hearing. It's not a workshop, so there will be opportunity for the public to comment and the applicant, but as you state Chair, the commissioners can testify as private citizens of course, but not representing the UAPC.

Yeah, but that would only be at regular Wednesday meetings, not the workshops.

[crosstalk 00:37:29] That's not correct, Jim. No, what they've been doing, is they've been having both the workshop and a regular meeting, that they do one, and then they do the other on the same day.

Oh. Well, I stand corrected. Something new every moment. I do want to make a comment on this while we're discussing this particular appeal. What you might not realize is that this appeal, until it's voted on next Monday, we're still under ex parte rules.

Principal Planner Clark and I have been discussing quasi-judicial issues, when ex parte starts and ends, and looking at Article eight of the development code, which is quasi-judicial rules which by the way hasn't been revised since 1996.

So, we've discussed a little bit, but this is in the Planning Department's purview right now. They're looking at it, and they're also discussing it with the City attorney. What I anticipate is that

we will eventually, as they prioritize it, there will be, undoubtedly some development text code changes. So, I wanted to let you know that. Am I okay, what I'm saying, Principal Planner Clark?

You bet.

Okay. So, one thing I do want to let you know tonight, while we're on this subject. If you have a question fellow planning commissioners, no matter what it is, it needs to be directed towards the planning department. This is for all type three and type four quasi-judicial hearings.

I'm not in the loop in that. My only responsibility that's extra as a chairman, is I preside over the meetings. Other than that, everything has to go to the staff directly. If you carbon copy me, or you ask me a direct question, the danger there is that could be construed as ex parte contact, and we really don't want that to happen. So, you [inaudible 00:40:20] do that. If you're not going to make a meeting or something, yeah, you can carbon copy me. If you think you have a conflict of interest. You could carbon copy me. Those are the only two [inaudible 00:40:37]. Those are the only two exceptions. Everything else has to go to the planning commission or the planning department.

And, again, if you're doing it by email, please, please don't carbon copy me. Are there any comments on what I just said? Is that clear as mud, or is that clear [inaudible 00:40:59]?

All right I'll take that as clear.

All right any other thing from staff?

I had a question for Bradley. This is Commissioner Aviles.

Yeah. Go ahead.

Yes.

So, I was just curious where we are with the rezone project in terms of the rescheduling of that public forum, and then just where that project generally is at?

Oh. Yes. Thank you very much for that reminder. So, yeah, as you noted we had that March 23rd Community Forum that was scheduled, because of COVID-19, we canceled that one. We did continue on with the online survey. We got 52 responses to the online survey. Again, this is related to the urban growth boundary rezone project, and we actually just got the summary of those 52 comments, and besides just a straight up survey, there was probably about two pages of just general comments that I think the commission would find of interest, so we'll be getting those out to you soon.

So, we canceled that first forum. We held the online survey. We're looking right now at how we can best hold some kind of community outreach related to this rezone project. We definitely don't want to proceed without, if at all possible, having an in person comment forum, where there's maps, and people can walk up and look at their properties and make comments.

So, we're kind of anxious to see what happens with the governor's decision here hopefully in the next couple of days, about this phase one, and whether we can hold up to 25 people in a room.

If that goes through, then we'll definitely reschedule. We're looking at maybe the second or third week of July, where we would hold that.

So, we're definitely going to have that public meeting in one way or another, even if we have to hold like five different times and only 10 people at a time. But, if the commissioners have other ideas on that, we certainly welcome it, but the rezone maps are actually being created right now. I'm working with our consultants to finalize the urban growth boundary rezone map and we'll be looking at that over the next six weeks or so.

Does that get to your question?

So, it sounds like in a few months, we'll get more information?

Yeah. Yeah.

Okay. Thank you.

You bet.

Okay. Are there any other questions for staff, or comments from staff?

Okay. We will now move on to commission members.

Do you have any comments Commissioner Tokarz-Krauss.

Commissioner Tokarz-Krauss

is now exiting.

I guess she didn't have any more comments. Commissioner Collier.

You caught me in a mouthful. No. No comments.

I hope it's good food.

Commissioner Heesacker.

So, yeah, I have a question. When and how does [inaudible 00:45:08]

I heard some of that, but not the last part of it.

This is Loree. I want to add to that, and is Kellenbeck's position a City or a county one, and he was asking how does it get filled and how soon?

Okay. It's a City position, but as far as how fast it gets approved, that would be a question for Principal Planner Clark.

Well, it may be directed-

Liked me passing that buck didn't you?

Yeah. It may be directed to me, but the Council, or Aaron, City Manager, is at the end of the day, going to have to get the word out through our normal channels. I think we do use the courier, and we use the website, and we use other forms of social media, now. I think that's fairly new, since we actually have far more.

Susan Tokarz-Krauss.

Is now joining.

We actually have far more people in the City that follow City news through the Facebook and the Twitter feeds than we do through any other means according to our information coordinator, so we're starting to use that to make the announcement that there is a vacancy, and then my understanding is that as we get applications, those will be collected and just as with the last round, they will be presented to the commission to the UAPC for review, and the Council, I don't think has changed their position that they want to receive a recommendation from the commission and the committees first on who you support before they make an appointment.

So, my understanding is I don't know when the City manager's office is going to get the word out, because I believe that the resignation was just received yesterday, or the day before.

All right. Well, thanks for all that. I was asking, because I've only been on the other side of this equation. I was curious about the process is all. Thank you very much.

Adding to that. Of course, it also depends on if folks apply for it. We've had the situation where we haven't had that happen, and had to go back and readvertise so to speak. This is Chair Coulter sharing that information.

So hopefully, it will be pretty quick. The City's been good with getting the information out now, so hopefully it won't be long. Maybe a couple months.

And, I noticed Commissioner Tokarz-Krauss, you have rejoined us. Do you have any comments you would like to make tonight?

No. I do not. I apologize. I hit the power button obviously, rather than my unmute.

Hey. Not a problem. That's one of my big fears myself. So, we left off with what? Commissioner Heesacker, we left off with you.

That is correct.

Okay. Thank you.

Commissioner Aviles, any comments?

No. No comments.

Okay. Commissioner Arthur?



I have two. I have a request and a question. Last week the Housing Advisory Committee sent a page of recommendations to the City Council. The City Council discussed them, and it was a one-page list. I'm wondering if Bradley could have Taylor send that list to the planning commission, email it, and if possible, I think most of the recommendations were accepted to be moved along for further action except the excise tax, or one was held off for later for complex discussion. If Taylor could add indication of what the Council's feeling was about those, so that the planning commission's up to date on what those recommendations are

Principal Planner Clark, any comments on that?

Yes. This is Brad Clark. Thank you. Yeah. I will definitely ask Taylor to get that out to the commission. There was quite a, I think about an hour-long discussion, as you mentioned by the Council at their last workshop. The chair of the Housing Advisory Committee, Doug Walker, started out with presenting the Housing Advisory Committee's list of, I believe there were eight recommendations for exempting affordable housing projects from the system development charges.

And, so that got quite a bit of discussion, and then the director of public works, Jason Canady, chimed in and said that they support them in principle. What they disagree with is not having replacement revenue when the SDC (System Development Charges) charges if we exempt them out, what's going to replace them because the SDC is a critical component of the infrastructure expansion, so he commented and then Lora did present the construction excise tax as one option for how to replace revenue lost if SDCs are exempted, how to replace that.

There was no formal decision is my understanding, but I will definitely ask Taylor. We'll do a summary and get that out to you.

Thank you. My other question is, in the past somebody there has been keeping a running list of issues, questions, possible code amendments and that kind of thing that the planning commission would like to address in the future, no later than the next strategic planning round, but one thing I would like to have put on that list, and I don't know who's going to be keeping it now, is some kind of discussion like we had about the oversize parking issue, because I was not aware that there was nothing in our code about that until that night.

So, if we could find out who's going to be keeping lists, and make that started unless we have someone on it already. Thank you.

This is Brad Clark. All of us planners have been making additions to that list. I think it has no less than probably 25 potential amendments on it right now. But, I don't think that that oversize parking as related to the Grants Pass Entertainment Venue, I don't think that's on it. So, we'll definitely add it.

Okay. That also opens up a good segue for my comments, and they'll be short. The housing, I've been talking with Principal Planner Clark, and at some point in the future, hopefully not so far future, we're going to do a workshop. And, it's going to be combined with staff and the planning commission and things like that will be perfect discussion items.

I think one of the things like that, I want to talk about, is the housing advisory committee. How is that worked? Because at some point there should be an interface between them and the

planning commission. And, what I just heard at this point is those items were legislating items, not development code, so hopefully, there's going to be some of those. If there's not, then that's something we would need to discuss. That would also tell me Principal Planner Clark if there isn't any development code, recommended changes or a look see into that, I think there needs to be. And, I don't know exactly what that needs to look like, but it would be something that may need to be discussed amongst yourselves before we even do a workshop. So, I do want to add that to my comments.

Second comment I want to add, is that I'm very impressed with how all of you commissioners are handling this virtual meeting stuff. It's all new. It's certainly new for me, and I commend you on the good job you're doing. That's all I have.

This meeting is now adjourned. The time is 6:55 P.M. Thank you.

Good night

Thanks. Good night.

**Meeting adjourned: 6:55pm.**

**Next meeting: May 27, 2020**

  
for  
Jim Coulter, Chair  
Urban Area Planning Commission

5/26/20  
Date

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