

URBAN AREA PLANNING COMMISSION
Meeting Minutes – June 30, 2020 at 6:00 P.M.
Council Chambers

COMMISSIONERS:

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

City/Staff/Council Liaisons:

Barry Eames (City Councilor)
Brad Clark, (Principal Planner)
Donna Rupp (Associate Planner)
Taylor Graybehl (Assistant Planner)
Dennis Lewis, Temporary Senior Planner

Guests:

Cliff Woodruff	Kim Olson (remote)
Craig Nelson	Beverly Nelson
Jason Stranberg	Dennis Hayes

(Note: This was a regular meeting of the UAPC held on an alternate date to make-up for the regular June 24, 2020 meeting that was cancelled due to lack of a quorum.)

- 1. Roll Call – Meeting called to order by Chair Coulter at approximately 6:03 pm.**
- 2. Introductions**
- 3. Public Comment – None.**
- 4. Approval of Minutes:**

The following corrections were noted to the June 10, 2020 minutes:

Page 4, 8th line: Change the word “Posed” to “Passed.”

Page 13: 8th paragraph starting “Yeah, I just to add...” second line down, should be “Lora” not “Laura.”

Page 16: bottom paragraph, start of 4th line, should be “fact” not “face.”

Page 17: 6th paragraph starting “I think I can...” bottom line change “Laurie” to “Loree.”

Page 22: 5th paragraph starting “Okay. We’re going to...” last line missing last words: “supposed to.”

MOTION/VOTE

Commissioner Aviles moved and Commissioner Heesacker seconded the motion to approve the June 10, 2020 minutes, as amended. The vote resulted as follows: “AYES”: Chair Coulter and Commissioners Arthur, Aviles, Tokarz-Krauss, and Heesacker. “NAYS”: None. Abstain: None. Absent: Vice Chair McIntire and Commissioner Collier.

The motion passed.

5. Public Hearings:

- a. 201-00329-20 ~ Asante – Spears Cancer Center Expansion Major Site Plan Discretionary review ~ Staff Report.

Staff gave a presentation with the highlights of the staff report. The applicant is requesting discretionary architectural review of an addition on to the Spears Cancer Center located on the Asante Medical Campus at 501 SW Ramsey Avenue. The project will include a new parking area, which will increase the number of spots available on the campus by a net of 53.

Commissioner Aviles questioned the use of PM Peak hour traffic counts rather than AM counts to assess the need for a Transportation Impact Analysis. Per the Chair, that is how the code is written and interpreted currently. If the Commission wishes to look at changing it, that will have to be reviewed at a future date. This hearing must review the application under current criteria and can't consider other options.

Chair questioned staff about the conditions of approval in the staff report and wanted to know if the applicant had seen the staff report and agreed to all conditions listed. Staff responded that applicant agrees to all conditions listed based on a conversation prior to the meeting.

Applicant then gave a presentation (one representative attending remotely and one in person), clarifying the design of the mechanical equipment on the roof and reinforcing the observations made in the staff report concerning new elements of the addition being built to match the existing architecture on campus. Applicant emphasized that the building design is based on the needs of the patients – allowing them privacy when needed and also providing large windows for calming views while receiving treatment.

Chair Coulter then closed the public portion of the meeting and discussed the application.

MOTION/VOTE

Commissioner Tokarz-Krauss moved and Commissioner Heesacker seconded the motion to approve project 201-00329-20 with conditions listed in the staff report per the criteria listed in Section 19.052 of the Grants Pass Development Code. The vote resulted as follows: “AYES”: Chair Coulter and Commissioners Arthur, Tokarz-Krauss, and Heesacker. “NAYS”: Aviles. Abstain: None. Absent: Vice Chair McIntire and Commissioner Collier. The motion passed.

b. 201-00326-20 ~ Nelson Self Storage Major Site Plan ~ Staff Report

Staff gave a presentation with highlights from the staff report. The application is for a Major Site Plan Review to redevelop an existing vacant 10,958 square foot (sf) building including a 4,228 sf building addition for a total of 15,186 sf, interior remodel, and modifications to existing parking lot to include landscaping, loading areas, and a one-way drive isle to permit a new indoor storage facility use. The applicant proposes to place an Indoor Storage (*Self-Storage*) use at the property.

Applicant then gave a presentation, providing reasoning for permitting a *Self-Storage* use at the property and discretionary commercial design. The Commissioners asked clarifying questions about the building orientation, security, and off-street parking.

Chair Coulter then closed the public portion of the meeting and discussed the application. Commissioner Aviles voiced concerns about approving the application since her interpretation of the code is that the proposed *Self-Storage* use does not meet the special requirements found in Section 14.710.

MOTION/VOTE

Commissioner Tokarz-Krauss moved and Commissioner Heesacker seconded the motion to approve project 201-00329-20 with conditions listed in the staff report per the criteria listed in Section 19.052 of the Grants Pass Development Code. The vote resulted as follows: “AYES”: Chair Coulter and Commissioners Arthur, Tokarz-Krauss, and Heesacker. “NAYS”: Aviles. Abstain: None. Absent: Vice Chair McIntire and Commissioner Collier.

The motion passed.

6. Matters from Commission Members and Staff

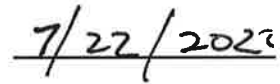
a. Continued discussion of Multi-Family Residential Development Code Text Amendment.
This agenda item was continued.

Meeting adjourned:

Next meeting: July 8, 2020



Jim Coulter, Chair
Urban Area Planning Commission



Date

Minutes assembled by City of Grants Pass Planning Department.