



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

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www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: May 12, 2016
Jurisdiction: City of Grants Pass
Local file no.: 405-00006-15
DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/11/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 44 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 001-16 {24213}

Received: 5/11/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Grants Pass

Local file no.: 405-00006-15

Date of adoption: April 20, 2016

Date sent: 4/10/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 1/11/16

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes ☐ No ☒

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Joe Slaughter

Phone: 541-450-6061

E-mail: jslaughter@grantspassoregon.gov

Street address: 101 NW 'A' Street, Room 201

City: Grants Pass

Zip: 97526-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Article 12 - Zoning Districts, Schedule 12-2

Article 14 - Certain Uses, Sections 14.700 - 14.720

Article 30 - Definitions, Sections 30.020

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from to Acres:

Change from to Acres:

Change from to Acres:

Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Acres added: Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: Josephine County

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 16-5679

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING ARTICLE 12, SCHEDULE 12-2: LISTING WHERE SELF-STORAGE AND WAREHOUSE FACILITIES ARE PERMITTED; AMENDING ARTICLE 14: CREATING STANDARDS FOR SELF-STORAGE FACILITIES IN GENERAL COMMERCIAL AND RESIDENTIAL ZONES; AND AMENDING ARTICLE 30: CREATING DEFINITIONS FOR SELF-STORAGE AND WAREHOUSE.

WHEREAS:

1. The Grants Pass and Urbanizing Area Comprehensive Community Development Plan was adopted December 15, 1982; and
2. The ordinance amends Article 12, Schedule 12-2: listing where Self-Storage and Warehouse facilities are permitted; amends Article 14: creating standards for Self-Storage facilities in general commercial and residential zones; and amends Article 30: creating definitions for Self-Storage and Warehouse; and
3. The proposal is consistent with the goals and policies of the Comprehensive Plan; and
4. The applicable criteria from the Development Code are satisfied, and approval of the proposal is recommended by the Urban Area Planning Commission to the City Council.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

Section 1. The amendment to Article 12, Schedule 12-2: listing where Self-Storage and Warehouse facilities are permitted; the amendment to Article 14: creating standards for Self-Storage facilities in general commercial and residential zones; and the amendment to Article 30: creating definitions for Self-Storage and Warehouse; and as set forth in Exhibit "A" is hereby adopted.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 20th day of April, 2016, with the following specific roll call vote:

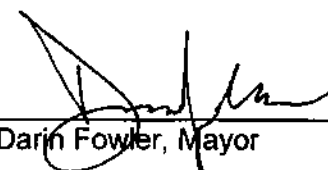
AYES: Bouteller, Goodwin, Hannum, Lindsay, Lovelace, Riker, Roler.

NAYS: None

ABSTAIN: None

ABSENT: DeYoung

SUBMITTED to and *April* by the Mayor of the City of Grants Pass, Oregon, this *25* day of April, 2016.


Darin Fowler, Mayor

ATTEST:


Karen Frerk, City Recorder

Date submitted to Mayor: *4/20/16*

Approved as to Form, Mark Bartholomew, City Attorney *MB*

Exhibit A

Schedule 12-2. Permitted Uses and Site Plan Review Procedures																
	Zoning Districts															
	RESIDENTIAL								COMMERCIAL				INDUSTRIAL			
	LR	MR		HR		HRR			COMMERCIAL				EMPLOYMENT			
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2 (p)	R-4 (R-4-1)	R-4-2 (l)(p)	R-5 (l)(p)	NC	GC (GC-1)	GC-2 (m)(p)	CBD	OR (n)	BP	IP	I (c)

4) Services																
a) Professional Office	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	P-(b) (q)	-
b) Business Office	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
c) Limited Office	P-II	P-II	P-II	P-II	P-II	P-II	S-II	S-II	-	-	-	-	-	-	-	-
d) Repair, Maintenance, Commercial	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	P-(b)	-	P-(b)
e) Auto Service Station	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
f) Commercial Eating/Drinking Establishment	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-(a)	P-(a)	P-(a)	P-(a)	-	P-(b)	-	-
g) Hotel/Motel	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	P-(a)	-	-	-	-
h) RV Parks	-	-	-	-	-	-	-	-	-	P-III	P-III	-	-	-	-	-
i) Day Care/Family, per 14.310	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A	S-I-A (g)(o)	S-I-A	S-I-A	S-I-A	PUD	S-I-A (g)	S-I-A (g)	S-I-A (g)
j) Day Care/Group, per 14.320	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	P-II	P-II	-	P-II	-	-
k) Group Care	PUD (k)	PUD (k)	PUD (k)	P-III	P-III	P-III	P-III	P-III	-	P-(a)	P-(a)	P-(a)	-	-	-	-
l) Hospitals	-	-	-	-	-	P-III	S-III	S-III	-	P-III	P-III	-	-	-	-	-
m) Vet. Clinics	-	-	-	-	-	-	-	-	-	P-(a)	P-(a)	-	-	P-(b)	-	-
n) Commercial Accessory Building -Use	-	-	-	-	-	-	-	-	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	S-(h) S-EX	-	-
o) Bed & Breakfast, per 14.420	P-III	P-III	P-III	P-III	P-III	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	-	-	-	-
p) Voluntary Parking -Local Impact -Area Impact	-	-	P-II P-III	P-II P-III	P-II P-III	P-II P-III	-	-	-	-	-	-	-	-	-	-
q) Personal Service	PUD (k)	PUD (k)	PUD (k)	PUD (k)	PUD (k)	P-II	S-II	S-II	P-(a)	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
r) Self-Storage	S-(a)(s)	S-(a)(s)	S-(a)(s)	S-(a)(s)	S-(a)(s)	S-(a)(s)	S-(a)(s)	S-(a)(s)	-	S-(a)(r)	S-(a)(r)	-	-	P-(a)	P-(a)	-
s) Social Services Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P-III	-	P-III

7) Industrial																	
a) Repair Maintenance, Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)	-	P-(b)
b) Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)	P-(b)	P-(b)
c) Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-(b)
d) Prohibited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X
e) Industrial Accessory -Building -Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S-(h) S-I-EX	S-(h) S-I-EX	S-(h) S-I-EX
f) Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P-II	-	P-II
g) Warehouse															P-(b)	P-(b)	P-(b)

Table Legend:

P = Permitted Use

S = Secondary Use. Secondary uses are allowed as a permitted use, but only when provided in conjunction with permitted uses as specified in Section 12.028(2)

- = Use Not Permitted

X = Use Specifically Prohibited (Uses defined in Article 30 as "Industrial, Prohibited")

C = Use Conditionally Permitted (See Article 16)

PUD = Planned Unit Development

I-EX = Type I Procedure, Exempt from Development Permit Review, Section 2.033

I-AU = Type I Procedure, Administrative Use Permit Review Only, Section 2.034

I-A = Type I Procedure, Building Permit Serves as Development Permit, Section 2.035

I-B = Type I Procedure, Director's Decision without Comment Period, Section 2.036

I-C = Type I Procedure, Director's Decision with Comment Period, Section 2.037

II = Type II Procedure, Hearings Officer's Decision, Section 2.040

III = Type III Procedure, Planning Commission's Decision, Section 2.050

IV-A = Type IV Procedure, City Council Decision without Planning Commission Recommendation, Section 2.060

IV-B = Type IV Procedure, City Council Decision with Planning Commission Recommendation, Section 2.060

V = Type V Procedure, Joint Board of County Commissioners & City Council Decision with Planning Commission Recommendation, Section 2.070

Table Notes:

(a) A Type II Procedure is required if the subject property adjoins a residential zone, otherwise a Type I-C Procedure is required.

(b) A Type II Procedure is required if the subject property adjoins a residential or commercial zone, otherwise Type I-C Procedure is required.

- (c) If within the Spalding Regionally Significant Industrial Area (RSIA) Overlay, an applicant can request an Expedited Industrial Site Plan Review procedure; otherwise procedures within Schedule 12-2 apply.
- (d) Type I-A, except the following are exempt (Type I-EX): operation, maintenance, repair, and preservation of existing transportation facilities; dedication or public acquisition of rights-of-way and easements; authorization of construction and construction of facilities and improvements, where the improvements are within the existing right-of-way or easement area or are consistent with clear and objective dimensional standards; and emergency measures necessary for the safety and protection of property.
- (e) Manufactured Dwelling Parks are not permitted in commercial or industrial zones or commercial or industrial Comprehensive Plan land use districts. Siting of an individual home within an approved manufactured dwelling park requires a Type I-A procedure.
- (f) An existing residential dwelling unit is a permitted use in this zone. In zones where a new residential dwelling unit is not a permitted use, this provision allows the existing residential dwelling unit to continue or expand without being subject to the nonconforming use provisions of the Development Code. There may be nonconforming development provisions that are applicable. If an existing dwelling unit is removed in a zone where a new dwelling unit is not permitted, it shall not be replaced.

In zones where a new residential dwelling unit is not a permitted use, this provision does not allow for expansion that increases the number of dwelling units.
- (g) In zones where a new residential dwelling unit is not a permitted use, this provision allows for this use associated with the existing residential dwelling as authorized in Article 14.
- (h) A commercial or industrial accessory building of 400 square feet or less that comprises less than 25 percent of the existing floor area of buildings and meets the definition of a minor modification in Section 19.058 of this Code is reviewed through a Type I-A procedure. All other commercial or industrial accessory buildings are subject to the applicable site plan review procedures.

A watchman's cottage is permitted as a new residential dwelling unit if it serves a direct industrial function. (12.341)
- (i) A Type I-A Procedure is required for water and sewer pump stations. All other minor public facilities are reviewed through the procedure specified in table.
- (j) A Type III Procedure is required if the tower height exceeds the zone height limit, otherwise a Type II Procedure is required.
- (k) Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.
- (l) In the R-4-2 and R-5 zones, office uses are Secondary Uses, See Section 12.050
- (m) In the GC-2 zone, residential uses are Secondary Uses, See Section 12.050
- (n) In the OR zone, residential uses are Secondary Uses, See Section 12.050
- (o) In the NC zone, upper-story residential uses are Secondary Uses, See Section 12.050
- (p) In addition to the uses listed in Schedule 12-2, the following shall be permitted as primary uses rather than only as secondary uses or as part of a PUD in the specified zone, subject to all applicable provisions of this Code:
 - 1. R-3-2 zone.
 - a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.

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- b. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014.
- c. This shall include replacement of an existing single-family detached dwelling on a lot of record meeting the requirements of this section.

2. R-4-2 and R-5 zones.

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. One duplex, two detached single-family dwellings, or division of a lot of record described below to include two attached units (with one common zero-lot line), subject to all applicable building code, utility, and Development Code requirements.
- c. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014 which has not expired.
- d. This shall include replacement of an existing dwelling on a lot of record meeting the requirements of this section.

3. GC-2 zone.

- a. One single-family detached dwelling on an existing lot of record, and permitted accessory uses, including an accessory dwelling unit, meeting the requirements of this section.
- b. The existing lot of record shall be existing on or before November 12, 2014, or shall be a lot or parcel that was part of an approved land division application which was submitted on or before November 12, 2014.
- c. This shall include replacement of an existing single-family detached dwelling on a lot of record meeting the requirements of this section.

- (q) Professional Office use permitted in the Industrial Park District only when subject property is located within the Medical Overlay District.
- (r) Self-Storage in General Commercial zones shall meet the standards in Section 14.710
- (s) Self-Storage in Residential zones shall meet the standards in Section 14.720

Article 14: Certain Uses

14.700 Self-Storage in General Commercial and Residential Zones

The review procedure for Self-Storage shall be as provided in Schedule 12-2

14.710 Development Standards for Self-Storage in General Commercial Zones

- (1) An approved primary use or uses must exist on the same property between the Self-Storage and all street frontages.
- (2) The approved primary use(s) must be in a building or buildings totaling at least 2,500 square feet in area.
- (3) The building(s) containing the approved primary use(s) shall be oriented to obscure view of the Self-Storage from all rights-of-way to the greatest extent practical.
- (4) All buildings containing the approved primary uses(s) must meet the Architectural Standards in Section 20.400-20.495.
- (5) The development of the site must meet Article 23 Landscaping and Buffering Development Standards.
- (6) The development must meet all other applicable provisions of this Code.

14.720 Development Standards for Self-Storage in Residential Zones

- (1) Self-Storage in residential zones shall only be made available for use by residents of the residential development (for example: multi-family complex, residential subdivision, PUD) containing the Self-Storage facility. At no time is the Self-Storage facility permitted to serve non-residents.
- (2) Self-Storage in residential zones shall be maintained and operated by the owner of the complex in the case of multi-family developments held in common ownership, and by a legally formed homeowners association in the case of residential developments held in separate ownership (for example: residential subdivision, PUD, condominium).
- (3) The Self-Storage buildings shall be built in a location and manner that obscures their view from all rights-of-way and paths to the greatest extent practical.
- (4) The development of the site must meet Article 23 Landscaping and Buffering Development Standards. The Self-Storage facility must meet the Commercial standards for Landscape and Buffering.
- (5) The development must meet all other applicable provisions of this Code.

Article 30: Definitions

30.020 Definitions

School: Facilities for the instruction of children, youth and adults. School uses are of two types:

- (1) **Public:** Public, private or parochial, kindergarten, primary, secondary and high schools and colleges, including accessory administrative uses, but not child care facilities, except when operated in conjunction with a school.
- (2) **Technical:** Technical, business, trade, dancing, music or sports schools, including accessory administrative uses.

Self-Storage: A commercial facility in which customers can rent space to store possessions; or

A storage facility in a residential neighborhood or development which, in accordance with Section 14.720, is only available for use by the residents of that neighborhood or development.

Service Station: An establishment selling fuel and oil for vehicles; selling, servicing and installing tires, batteries, accessories and related products; furnishing minor repair and service when conducted entirely within an enclosed building, and at which incidental services are conducted. "Minor repair and service," as used in this definition, shall be understood to exclude activities such as painting, bodywork, steam cleaning, and/or tire recapping.

Visual Obstruction: Any fence, hedge, tree, shrub, device, wall or structure between the elevations of 2 1/2 feet and 8 feet above the adjacent curb height or above the elevation of gutter line of street edge where there is no curb, as determined by the City Engineer, and so located at a street, drive, or alley intersection as to limit the visibility of pedestrians or persons in motor vehicles on said streets, drives, or alleys.

Warehouse: A large building for storing items before they are sold, used, or sent out to retail shops.

Watchman's Cottage: See "Residential Uses in Industrial Zones."

**CITY OF GRANTS PASS
PARKS & COMMUNITY DEVELOPMENT DEPARTMENT**

**DEVELOPMENT CODE TEXT AMENDMENT
SELF-STORAGE & WAREHOUSE
ARTICLE 12 ~ ZONING DISTRICTS, ARTICLE 14 ~ CERTAIN USES,
& ARTICLE 30 ~ DEFINITIONS**

FINDINGS OF FACT – CITY COUNCIL DECISION

Procedure Type:	Type IV: Planning Commission Recommendation and City Council Decision
Project Number:	405-00006-15
Project Type:	Development Code Text Amendment
Applicant:	City of Grants Pass
Planner Assigned:	Joe Slaughter
Application Received:	December 30, 2015
Application Complete:	January 8, 2016
Date of Staff Report:	February 16, 2016 & March 15, 2016
Date of UAPC Hearing:	February 24, 2016 & March 23, 2016
Date of UAPC Findings:	March 23, 2016
Date of Council Staff Report:	April 12, 2016
Date of Council Hearing:	April 20, 2016
Date of City Council Findings:	May 4, 2016

I. PROPOSAL:

A Development Code Text Amendment adding definitions for Self-Storage and Warehouse to Article 30; listing where Self-Storage and Warehouse facilities are permitted in Article 12, Schedule 12-2; and creating standards for Self-Storage facilities in general commercial and residential zones in Article 14.

II. AUTHORITY AND CRITERIA:

Section 4.102 of the City of Grants Pass Development Code provides that the Director, Planning Commission or City Council may initiate a text amendment. The amendment has been initiated by the Director.

Section 2.062 authorizes the Planning Commission to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for a Development Code Text Amendment, pursuant to the requirements of a Type IV procedure.

The text of the Development Code may be recommended for amendment and amended provided the criteria in Section 4.103 of the Development Code are met.

III. APPEAL PROCEDURE:

The City Council's final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

IV. PROCEDURE:

- A. The application was received on December 30, 2015 and deemed complete on January 8, 2016. The application was processed in accordance with Section 2.062 of the Development Code.
- B. Notice of the proposed amendment and the public hearings was sent to the Oregon Department of Land Conservation and Development on January 10, 2016 in accordance with ORS 197.610 and OAR Chapter 660, Division 18.
- C. Notice of the proposed amendment and the public hearings was sent to Josephine County on January 10, 2016 in accordance with the 1998 Intergovernmental Agreement.
- D. Public notice of the February 24, 2016 Planning Commission public hearing was published in the newspaper on February 17, 2016 in accordance with Sections 2.053 and 2.063 of the Development Code.
- E. The Planning Commission held a public hearing on February 24, 2016 to consider the proposal. At that meeting the Commission requested staff bring this item back to the March 23, 2016 meeting for further discussion.
- F. The Planning Commission continued its discussion on this matter at the March 23, 2016 meeting of the Planning Commission and to make a recommendation to the City Council.
- G. Public notice of the proposal and the April 20, 2016 City Council public hearing was posted on March 30, 2016.
- H. The City Council held a public hearing on April 20, 2016 to consider the proposal and recommendation and make a decision. The vote on the first and second readings of the Ordinance were unanimous (7-0), in favor, and the ordinance was approved at the April 20, 2016 meeting.

V. SUMMARY OF EVIDENCE:

- A. The basic facts and criteria regarding this application are contained in the staff report and its exhibits attached as Exhibit "A" and incorporated herein.
 - 1. Updated mark-up text for:
 - a. Article 12, Schedule 12-2
 - b. Sections 14.700 – 14.720

- c. Sections 30.020
- 2. Planning Commission Findings of Fact and the Attached Record
 - a. Planning Commission Supplemental Staff Report and Exhibits
 - i. Schedule 12-2, Sections 14.700-14.720, and Section 30,020
 - b. Minutes of the March 23, 2016 Planning Commission Hearing not available, audio recording did not work
 - c. PowerPoint Presentation from March 23, 2016 Planning Commission Hearing
 - d. Planning Commission Staff Report and Exhibits
 - i. Schedule 12-2, Sections 14.700-14.720, and Section 30,020
 - e. Minutes of the February 24, 2016 Planning Commission Hearing
 - f. PowerPoint Presentation from February 24, 2016 Planning Commission Hearing
- B. The minutes of the public hearing held by the City Council on April 20, 2016, which are attached as Exhibit "B", summarize the oral testimony presented and are hereby adopted and incorporated herein.
- C. The PowerPoint presentation provided by staff at the April 20, 2016 public hearing is attached as Exhibit "C" and incorporated herein.

VI. GENERAL FINDINGS:

Currently, there is no definition for either Self-Storage or Warehouse facilities in the Development Code. Because the two uses are not defined separately they are grouped into the larger category of 'Industrial, Indoor' uses for the purpose of determining where and how they can be developed. Since 'Industrial, Indoor' uses are only permitted in the Business Park (BP), Industrial Park (IP), and Industrial (I) zones, Self-Storage facilities have been forced into the industrial zones. Self-Storage and Warehouse facilities are two distinctly different uses and by defining them separately the City will have the ability to allow them to be more appropriately located.

The proposed text amendments will allow Warehouse facilities to continue to be permitted in the same zones they are currently; BP, IP, & I. Self-Storage facilities will be permitted as a primary use in BP and IP zones. In an effort to help preserve industrial lands for employment uses, Self-Storage facilities will no-longer be permitted in I zones. They will however, be permitted as a secondary use in General Commercial (GC-1 & GC-2) and all residential zones, provided they meet certain criteria. Those criteria have been drafted as a part of the proposed text amendment in order to help mitigate any negative effects storage facilities could have in these commercial and residential zones.

The Urban Area Planning Commission (UAPC) considered the proposed amendment at their February 24, 2016 meeting. At that meeting the staff report was presented, a public

hearing was conducted, and the UAPC discussed the proposed amendments and directed staff to return to the March 23, 2016 meeting of the UAPC ready to discuss how the proposed text amendment could help to address the need for storage in existing residential neighborhoods.

The intent of the proposed text amendment is to allow differentiation in the development review for, and the locating of, Self-Storage and Warehouse facilities. Once Self-Storage and Warehouse are defined as two different uses Warehouse facilities will continue to be located in all industrial zones (BP, IP & I) while Self-Storage facilities will no-longer be permitted in I zones. This will help to preserve prime industrial land for employment uses. The proposed changes will also add flexibility in the siting of Self-Storage facilities by allowing them to be developed in general commercial and residential zones. This will allow for these kinds of storage facilities to be more conveniently located for the mostly residential customers who use them. Because Self-Storage facilities could present negative effects in general commercial and residential zones without special consideration, the proposed text amendments include specific siting criteria for these facilities in general commercial and residential zones.

The concern presented by the UAPC at the February 24, 2016 meeting centered on the applicability of the proposed text amendment for existing residential neighborhoods. Since the proposed text amendment was meant to provide an opportunity for Self-Storage facilities in residential neighborhoods, while at the same time trying to mitigate the negative effects commercial storage could have in residential neighborhoods, certain restrictions were put in place to limit how these Self-Storage facilities could be operated in residential zones. While it is true that these provisions of the code could most likely be addressed more easily in new residential developments and multi-family residential complexes, the code does not preclude the development of Self-Storage facilities in existing residential neighborhoods. Staff revised the proposed text amendment, adding "for example:" prior to the list of residential types in Section 14.720 to make more clear that the list is not all inclusive, and that other types of residential developments (not listed) could also use these provisions.

The UAPC believed this to be a reasonable approach to allowing Self-Storage facilities in residential zones without opening residential zones to unrestricted commercial storage.

VII. FINDINGS IN CONFORMANCE WITH APPLICABLE CRITERIA:

The text of the Development Code may be recommended for amendment and amended provided that all of the following criteria of Section 4.103 of the Development Code are met.

CRITERION 1: The proposed amendment is consistent with the purpose of the subject section and article.

Response: Satisfied. Schedule 12-2 lists uses, identifies in which zones those uses are permitted, and identifies the proper procedure type for a particular use in a particular zone. The purpose of the table is to site uses in appropriate zones, require adequate review process for uses, and to establish additional mitigation for certain uses in certain zones. The proposed text amendments are consistent with these purposes. By treating Self-Storage and Warehouse as two distinct uses, the City will have a greater ability to

appropriately locate these facilities. The proposed amendments also establish adequate review processes and appropriate site development standards.

Warehouse facilities will continue to be permitted in the same zones they are currently; BP, IP, & I. Self-Storage facilities will be permitted as a primary use in BP and IP zones. In an effort to help preserve industrial lands for employment uses, Self-Storage facilities will no-longer be permitted in I zones. They will however, be permitted as a secondary use in General Commercial (GC-1 & GC-2) and all residential zones, provided they meet certain criteria. Those criteria have been drafted as a part of the proposed text amendment in order to help mitigate any negative effects storage facilities could have in these commercial and residential zones.

CRITERION 2: The proposed amendment is consistent with other provisions of this code.

Response: Satisfied. Currently, there is no definition for either Self-Storage or Warehouse facilities in the Development Code. Because the two uses are not defined separately they are grouped into the larger category of 'Industrial, Indoor' uses for the purpose of determining where and how they can be developed. Self-Storage and Warehouse facilities are two distinctly different uses and by defining them separately the City will have the ability to allow them to be more appropriately located. This differentiation between clearly different uses is consistent with other provisions of this code. The proposed development standards for Self-Storage facilities in general commercial and residential zones are also consistent with other strategies used in this code to help mitigate negative effects certain uses could have in what could otherwise be viewed as incompatible zones.

CRITERION 3: The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, and most effectively carries out those goals and policies of all alternatives considered.

Response: Satisfied. The proposed changes are consistent with Element 13—Land Use, of the Comprehensive Plan. Once Self-Storage and Warehouse are defined as two different uses Warehouse facilities will continue to be located in all industrial zones (BP, IP & I) while Self-Storage facilities will no-longer be permitted in I zones. This will help to preserve prime industrial land for employment uses. The proposed changes will also add flexibility in the siting of Self-Storage facilities by allowing them to be developed in general commercial and residential zones. This will allow for these kinds of storage facilities to be more conveniently located for the mostly residential customers who use them. Because Self-Storage facilities could present negative effects in general commercial and residential zones without special consideration, the proposed text amendments include specific siting criteria for these facilities in general commercial and residential zones.

Most Effective Alternative

The alternative to approving the proposal is to make no change. Self-Storage and Warehouse facilities can continue to be reviewed as 'Industrial, Indoor' facilities. If the code is left unchanged it will continue to function as it does currently and more prime industrial land will be used for mini-storage facilities rather than employment generation. While the proposed text amendment is not necessarily critical, it is the most effective way to differentiate between these two uses and to site them more appropriately.

CRITERION 4: The proposed amendment is consistent with the functions, capacities, and performance standards of transportation facilities identified in the Master Transportation Plan.

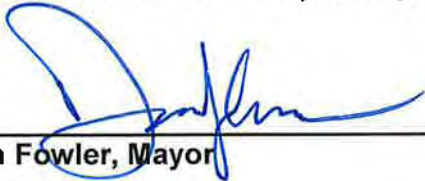
Response: Satisfied. The proposed amendment is not expected to affect the functions, capacities, or performance standards of transportation facilities identified in the Master Transportation Plan (MTP).

VIII. DECISION AND SUMMARY:

Based on the above findings, the City Council found the applicable criteria were satisfied and **APPROVED** the proposed Development Code text amendment as presented in Exhibit "A" to the Ordinance.

The vote was 7-0 with Councilors Bouteller, Goodwin, Hannum, Lindsay, Lovelace, Riker and Roler in favor. Councilor DeYoung was absent.

IX. FINDINGS APPROVED AND DECISION ADOPTED BY THE GRANTS PASS CITY COUNCIL this 4th day of May, 2016.



Darin Fowler, Mayor

NOTE: *The amendment is legislative and is not subject to the 120-day requirement.*