



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: July 10, 2015
Jurisdiction: City of Grants Pass
Local file no.: 15-40200003
DLCD file no.: 004-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/17/2015. 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 47 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
004-15 {23719}
File No.:
Received: 7/8/2015

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.: **15-20100017 - 15-40200003**

Date of adoption: 06/17/2015 Date sent:

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): 03/27/2015

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): Justin Gindlesperger, Associate Planner

Phone: 541.450.6068

E-mail: jgindlesperger@grantspassoregon.gov

Street address: 101 NW 'A' Street

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 General Commercial	to Business Park	2.1 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:

For a change to a zoning map:

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

Change from General Commercial	to Business Park	Acres: 2.1
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:
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Location of affected property (T, R, Sec., TL and address):

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

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. 15-5648

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP FOR PROPERTIES LOCATED AT 660 ROGUE RIVER HIGHWAY.

WHEREAS:

1. The Comprehensive Plan of the City of Grants Pass was adopted December 15, 1982. The Development Code of the City of Grants Pass was adopted August 17, 1983; and
2. The owners of the subject property have requested the comprehensive plan map and zone map amendments.
3. In terms of physical conditions and characteristics, location and availability of services, the properties are appropriate for the proposed Business Park zoning designation.
4. The applicable criteria from the Comprehensive Plan and 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 Comprehensive Plan Map is hereby amended to include the property identified by Assessor's Map and Tax Lot(s) as 36-05-20-CB, TLs 8700 & 8801. All of tax lots 8700 & 8801 and adjacent right-of-way, shown in Exhibit 'A', to be entirely within the Business Park Comprehensive Plan Map designation; and

Section 2. The Zoning Map is hereby amended to include all of tax lots 8700 & 8801 and adjacent right-of-way, to be entirely within the Business Park Zoning Map designation.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 17th day June, 2015, with the following specific roll call vote:

AYES: DeYoung, Gatlin, Hannum, Lindsay, Morgan, Riker and Roler

NAYS: None

ABSTAIN: None

ABSENT: Goodwin

SUBMITTED to and *[Signature]* by the Mayor of the City of Grants Pass, Oregon, this 19 day of June, 2015.

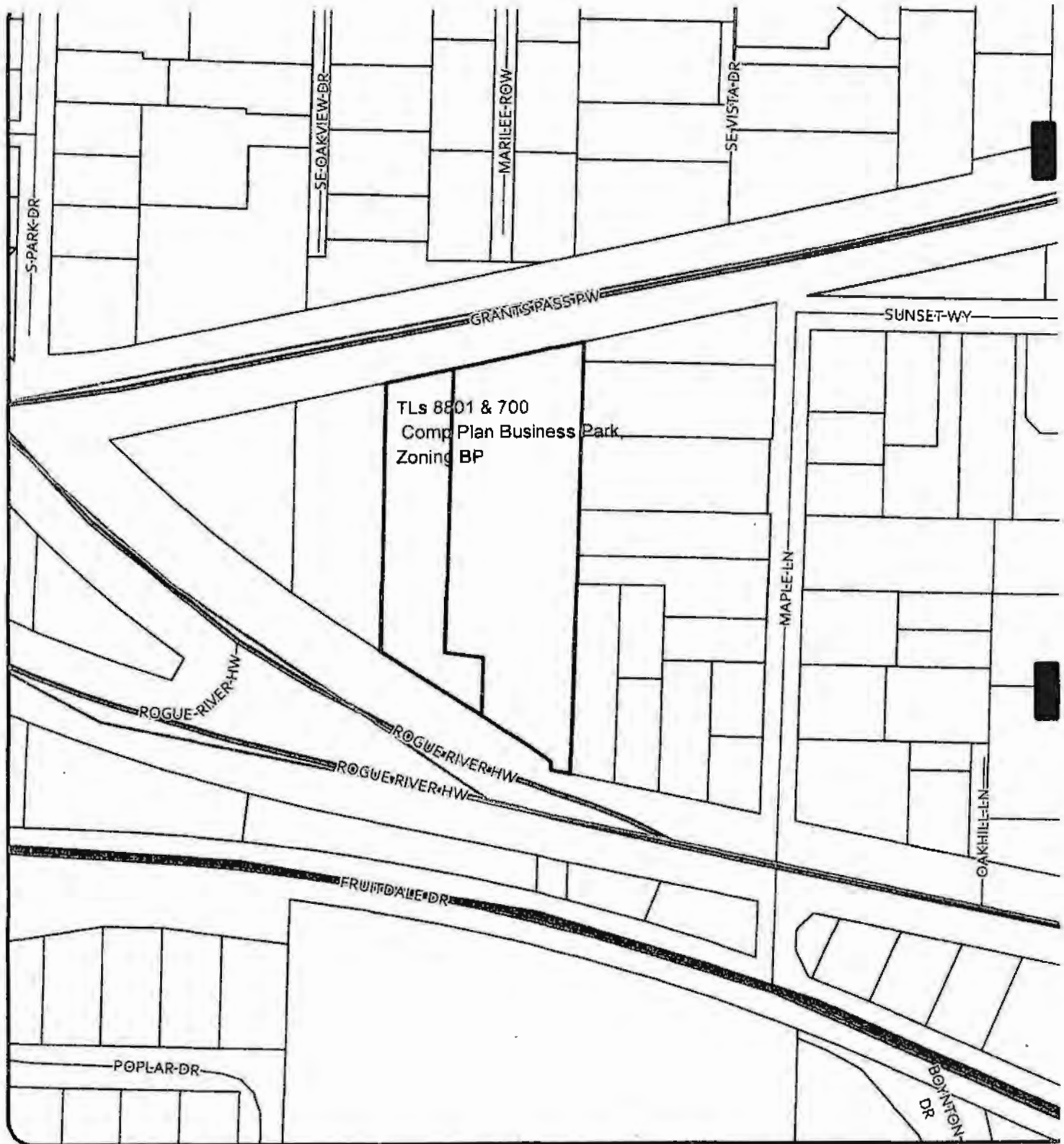
[Signature]
Darin Fowler, Mayor

ATTEST:

[Signature]
Karen Frerk, City Recorder

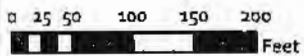
Date submitted to Mayor: 6/19/15

Approved as to Form, Mark Bartholomew, City Attorney *[Signature]*



CITY OF GRANTS PASS

**McKenna Comp Plan
Zone Change**



LEGEND

EXHIBIT A



CITY OF GRANTS PASS
 Parks & Community Development Dept.
 101 Northwest "A" Street
 Grants Pass, OR 97526
 Phone: (541) 450-6060
 Fax: (541) 476-9218
 Web: www.grantspassoregon.gov



May 26, 2015

DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.



CITY OF GRANTS PASS

36-05-20-CD, Tls 7000 & 8801



Legend

Subjed Parcels

Zoning

GC

R-2



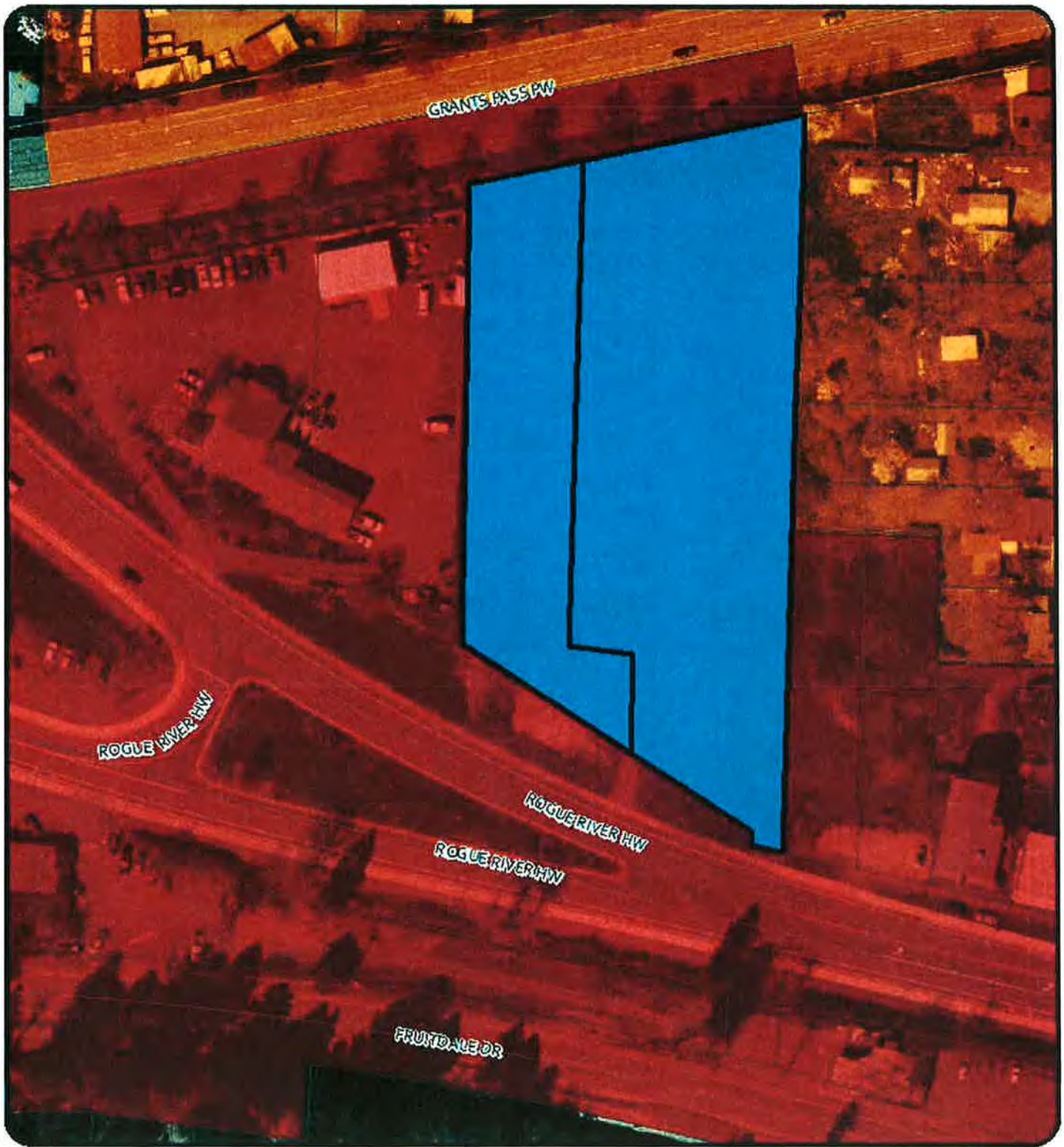
CITY OF GRANTS PASS

Parks & Community Development Dept.
 101 Northwest 'A' Street
 Grants Pass, OR 97526
 Phone: (541) 450-6050
 Fax: (541) 476-9215
 Web: www.grantspassoregon.gov

March 27, 2015



DISCLAIMER: The Geographic Information Systems (GIS) data made available on this map are developed and maintained by the City of Grants Pass and, as such, the City of Grants Pass does not warrant the accuracy of the data or the accuracy of the




CITY OF GRANTS PASS

36-05-20-CD,
TLs 7000 & 8801



Legend

 Proposed Business Park Zoning

Zoning

 GC

 R-2



CITY OF GRANTS PASS
 Parks & Community Development Dept.
 101 Northwest 'A' Street
 Grants Pass, OR 97526
 Phone: (541) 426-6050
 Fax: (541) 475-9213
 Web: www.grantspassoregon.gov



March 2007

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

**MCKENNA – ROGUE RIVER DEVELOPMENT
COMPREHENSIVE PLAN MAP AMENDMENT, ZONING MAP AMENDMENT,
AND MAJOR SITE PLAN REVIEW
FINDINGS OF FACT – CITY COUNCIL**

Procedure Type:	Type IV: Planning Commission Recommendation and City Council Decision
Project Number:	15-20100017 & 15-40200003
Project Type:	Comprehensive Plan Map Amendment, Zoning Map Amendment, and Major Site Plan Review
Owner/Applicant:	Martin McKenna
Representative:	ZCS Engineering, Inc
Map & Tax Lot:	36-05-20-CB, TLs 8700 & 8801
Address:	660 Rogue River Highway
Total Acreage:	TL 8700 ~ 1.46 acres; TL 8801 ~ 0.64 acres (2.1 total)
Existing Comprehensive Plan Designation:	General Commercial
Proposed Comprehensive Plan Designation:	Business Park
Existing Zoning:	General Commercial (GC)
Proposed Zoning:	Business Park (BP)
Planner Assigned:	Justin Gindlesperger
Application Received:	March 27, 2015
Application Complete:	March 27, 2015
Date of Staff Report:	May 5, 2015
Date of UAPC Hearing:	May 13, 2015
Date of City Council Staff Report:	June 10, 2015
Date of City Council Hearing:	June 17, 2015
Date of Findings of Fact:	July 1, 2015

I. PROPOSAL:

The request is for a Comprehensive Plan Map Amendment and Zoning Map Amendment from General Commercial (GC) to Business Park (BP) for the above-referenced properties containing approximately 2.1 acres. Tax lot 8700 is currently development with a single-family residence and tax lot 8801 is currently undeveloped.

The application materials in conjunction with an application for a Major Site Plan for a proposed a 36,380 square foot, 229 unit, mini-storage facility and 3,300 square foot office and caretakers quarters. The application includes a narrative, a development site plan and building elevations.

II. AUTHORITY AND CRITERIA:

Sections 13.5.5 and 13.8.3 of the Grants Pass Urban Area Comprehensive Plan provide that joint review by the City Council and Board of County Commissioners shall be required for amendment and revision to Comprehensive Plan findings, goals, policies, and land use maps of the Comprehensive Plan. However, the 1998 Intergovernmental Agreement modified that provision with the result that the City Council will make the decision, and the County will have automatic party status.

Section 13.8.3 of the Comprehensive Plan provides that notice shall be as provided in Section 2.060 of the *Development Code* for a Type IV procedure, with a recommendation from the Urban Area Planning Commission and a final decision by City Council. The text or map of the Comprehensive Plan may be recommended for amendment and amended provided the criteria in Section 13.5.4 of the Comprehensive Plan Policies Document are met. The Zoning Map may be amended provided the Criteria in Section 4.033 of the *Development Code* are met.

Section 2.050, Schedule 2-1, and Sections 2.050, 7.040 and 12.027 of the Development Code authorize the Urban Area Planning Commission to consider the request and make a decision to approve, approve with conditions, or deny. The decision must be based on the criteria contained in Section 19.052 of the *GPDC*.

III. APPEAL PROCEDURE:

Section 10.060 provides the City Council's final decision to 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.** An application for the Comprehensive Plan Map and Zone Map Amendment was submitted and deemed complete on March 27, 2015. The application was processed in accordance with Section 2.060 of the Development Code.
- B.** Notice of the proposed amendment and the May 13, 2015 public hearing was mailed to the Oregon Department of Land Conservation and Development on March 27, 2015, in accordance with ORS 197.610 and OAR Chapter 660, Division 18.
- C.** Public notice of the May 13, 2015 public hearing was mailed on April 22, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- D.** Public notice of the May 13, 2015 public hearing was published in the newspapers on May 6, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- E.** At the May 13, 2015 public hearing, the Planning Commission made a recommendation in support of the request.
- F.** The Planning Commission signed the Findings of Fact on May 27, 2015.

- G. Public notice of the June 17, 2015 City Council public hearing was mailed on May 27, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- H. Public notice of the June 17, 2015 City Council public hearing was published in the newspapers on June 10, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- I. On June 17, 2015, the City Council held a public hearing to consider the request. A roll call vote was taken during the public hearing and the City Council voted to approve the request.

V. SUMMARY OF EVIDENCE:

- A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as Exhibit "A" and incorporated herein.
- B. The PowerPoint Presentation given by staff at the June 17, 2015, public hearing is attached as Exhibit "C" and incorporated herein.

VI. GENERAL FINDINGS - BACKGROUND AND DISCUSSION:

Detailed background and discussion are provided in the Planning Commission Findings of Fact. The City Council decision was based in part upon the applicant's narrative; traffic analysis; and supplemental analysis (see Exhibits 5-9 to the UAPC Staff Report).

VII. FINDINGS IN CONFORMANCE WITH APPLICABLE CRITERIA:

- A. **For comprehensive plan map amendments, Comprehensive Plan Policy 13.5.4 requires that all of the following criteria be met:**

CRITERION (a): Consistency with other findings, goals and policies in the Comprehensive Plan.

City Council Response: Satisfied. The proposal is consistent with the applicable Goals and Policies found in Element 8 ~ Economy, Element 10 ~ Public Facilities and Services, and Element 13 ~ Land Use of the Comprehensive Plan for reasons summarized below.

Element 8 - Economy

Goal: To improve, expand, diversify and stabilize the economic base of the community

Policy 8.1(d) – "The City and County shall endeavor to improve, expand, diversify and stabilize the economic base of the community by insuring that an adequate quality and quantity of industrial land is available, properly zoned and services."

1st Conclusion under Criterion (a):

The Comprehensive Plan identifies that very little of the acreage that is available for industrial development is fully serviced, has appropriate zoning and is vacant or underutilized. The proposed amendment will provide additional industrial lands with existing services that also have the potential for development. The proposed indoor industrial use (mini-warehouse storage) will also complement the existing development in the area.

Mini-warehouse storage units also complement current economic growth in Grants Pass. Units of various sizes are often leased by contractors as private shops and storage of materials and equipment. The proposed development provides convenient location to several thoroughfares with convenient access throughout the city.

Element 10. Public Facilities and Services:

Goal: To provide needed facilities and services for the Urban Growth Boundary area in a timely, orderly, efficient, economic and coordinated manner.

2nd Conclusion under Criterion (a):

Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies.

Element 13. Land Use:

Goal: To provide a vision of the future through maps and policies that shall guide and inform the land use decisions of the present, in such a manner that:

- (a) is responsive to the wishes of the citizens and property owners of the planning area, and
- (b) provides adequate amounts of industrial, commercial, and residential lands to meet growth needs over the planning period.

Policy 13.2.1 Comp Plan Land Use Map:

The Comprehensive Plan Land Use Map shall:

- (a) designate the highest and best land use for all portions of the Urban Growth Boundary area, on a parcel-by-parcel basis.
- (b) guide and direct changes to the Zoning Map
- (c) meet the demonstrated need during the planning period for residential, commercial, industrial, and public lands as determined by the Comprehensive Plan.

13.9.13 South Area Commercial

The Harbeck-Fruitdale subarea is a "strip" development along the Rogue River Highway, extending from the Redwood Interchange west to the Boundary limit. Expansion off the Highway, the presence of a high shelf falling away to the river at the north-westerly end of the subarea, the encroachment of residential lands and the change in travel patterns

brought about by the I-5 Freeway all limit future commercial development in this area. Projected commercial demand is 16 acres.

3rd Conclusion under Criterion (a):

The proposed amendment of approximately 2.10 acres of land from General Commercial to Business Park will not have a substantial impact on the planned land uses in this area. The policies for the Fruitdale-Harbeck Commercial subarea states that the potential growth of commercial development in this area is limited by a change in travel patterns and the encroachment of residential uses. Development on the subject parcels is further limited by access constraints and grade changes from Rogue River Highway north onto the parcels. The applicant's proposed future use of mini-warehouse storage units is compatible with the Business Park zoning district.

CRITERION (b): A change in circumstances validated by and supported by the database or proposed changes to the database, which would necessitate a change in findings, goals and policies.

City Council Response: Satisfied. The proposed amendment for the property will change the database to allow a variety of light industrial and commercial uses. The proposed amendment would amend the plan and zoning map from General Commercial (GC) to Business Park (BP) and would not require the amending of findings, goals or policies. Element 8 ~ Economy of the Comprehensive Plan shows site needs by size and use and supports the database change. From 2007 through 2027, approximately 25-45 industrial sites of 2-5 acres will be needed compared to 18 sites available.

CRITERION (c): Applicable planning goals and guidelines of the State of Oregon.

City Council Response: Satisfied. The proposal is consistent with five (5) of the nineteen (19) applicable statewide planning goals described below:

Goal 1: Citizen Involvement

The proposal is reviewed and noticed according to the requirements for a Type IV-B procedure. Property owners within two hundred and fifty (250) feet were sent notice of the application. Public notice is posted for both the Planning Commission and City Council hearings in the *Daily Courier* (the local newspaper), on the City of Grants Pass website, www.grantspassoregon.gov and on the first floor of the City Hall building. Such notification provides the public an opportunity to provide written or oral comments on the matter either before or at the hearings.

The City has an acknowledged Citizen Involvement Program adopted under Resolution 1748 that insures the public can actively engage in the planning process.

No comments were received from surrounding property owners during the notice period.

Conclusion: The City's procedures outlined in the *Comprehensive Plan* and *Development Code* pertaining to citizen involvement are being followed. The proposal is consistent with Goal 1 standards and requirements.

Goal 2: Land Use

The Grants Pass *Comprehensive Plan and Development Code* outline the planning process to consider a Comprehensive Plan Map Amendment and the Zoning Map Amendment. The process requires the application to be heard by both the Planning Commission and the City Council. The Planning Commission will review the proposal and provide a formal recommendation that will be considered by the City Council for final decision. Specific criteria have been adopted that relate to the proposal. The review bodies will evaluate the proposal against those criteria in order to make a decision.

Conclusion: The application is being reviewed through the City's land use process, making it consistent with the purpose of statewide Goal 2.

Goal 9: Economic Development

The proposed amendment to change the subject parcel to Business Park (BP) would provide additional light industrial development in the South City Commercial, Harbeck-Fruitdale subarea. Potential growth of commercial development in this area is limited by a change in travel patterns and the encroachment of residential uses.

Oregon Administrative Rule (OAR) Division 9, Economic Development (660-009-0000) requires that cities review and amend their comprehensive plans as necessary to comply with this division to provide economic opportunity analyses for the demand of land for industrial and other employment uses to the existing land supply.

Element 8 ~ Economy of the Grants Pass & Urbanizing Area Comprehensive Plan (GPUACP) states that industrial sites needed exceeds current supply for site of 2-5 acres in size.

Conclusion: The proposal provides additional industrial lands and further economic opportunities, thus meeting the standards and requirements of Goal 9.

Goal 11: Public Facilities and Services

The City has acknowledged master plans for urban services (including water, sewer and transportation) as part of the *Comprehensive Plan and Grants Pass Development Code*. Both water and sewer services are currently available to the subject properties and are adequate and available to serve further development of the properties.

Trip rates for industrial uses are generally lower than commercial uses. Based on the proposed use (ITE Classification 151-Mini-Warehouse and 701-General Office), only 10 PM peak hour trips would be generated. The current GC zoning would allow a pharmacy with a drive-thru window with a much higher trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the "worst case"

scenario, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment.

Conclusion: Public services are available to serve the existing use and any proposed use, as covered by the adopted utility plans and service policies. Based on the proposed use, a TIA was not required and the development will not significantly affect the adjacent transportation facilities. The proposal is consistent with Goal 11.

Goal 12: Transportation

The City has an acknowledged Master Transportation Plan as part of the *Comprehensive Plan and Grants Pass Development Code*. The tract has frontage on Rogue River Highway, an Oregon Department of Transportation (ODOT) state highway.

The proposal is subject to the Transportation Planning Rule outlined in OAR 660-012-0060 and the Grants Pass Development Code. As noted above, the applicants were not required to submit a Traffic Impact Analysis (TIA) for the proposed development.

Conclusion: As noted above, based upon the “worst case” scenario, a TIA was not required for the Comprehensive Plan Map/Zone Map amendment. The Oregon Department of Transportation provided comments that the project would not significantly affect the state transportation facilities. The proposal is consistent with Goal 12.

CRITERION (d): Citizen review and comment.

City Council Response: Satisfied. Public notice of the proposal was mailed to surrounding properties in accordance with the Comprehensive Plan and Development Code procedures. No comments were received from property owners during the notice period.

CRITERION (e): Review and comment from affected governmental units and other agencies.

City Council Response: Satisfied. Affected governmental units and agencies were notified.

Notice of the proposal was mailed to the Department of Land Conservation and Development (DLCD) on March 27, 2015. No comments were received.

Notice of the proposal was mailed to Josephine County on March 27, 2015, in accordance with the 1998 Intergovernmental Agreement. The County had no comments.

Notice was provided to the ODOT.

CRITERION (f): A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the

requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.

City Council Response: Satisfied. Water, sewer, storm, and streets are all present adjacent to the property and are available to serve the property. Therefore, the proposed amendment is in conformance with the Comprehensive Plan.

CRITERION (g): Additional information as required by the review body.

City Council Response: Satisfied. Additional information will be provided upon request of the review body.

CRITERION (h): In lieu of item (b) above, demonstration that the Plan was originally adopted in error.

City Council Response: Not Applicable. There is no indication that the original boundaries were adopted in error.

B. For Zone Map Amendments, Section 4.033 of the City of Grants Pass Development Code requires that all of the following criteria be met:

CRITERION 1: The proposed use, if any is consistent with the proposed Zoning District.

City Council Response: Satisfied. The applicant has proposed a 36,380 square foot, 229 unit, mini-storage facility and 3,300 square foot office and caretakers quarters on the subject parcels. If the proposed zone change is approved, the proposed Indoor Industrial use, a permitted use in the Business Park zone as listed in Schedule 12-2 of the Development Code, will be consistent with the proposed zoning.

CRITERION 2: The proposed Zoning District is consistent with the Comprehensive Plan Land Use Map designation.

City Council Response: Satisfied based on action taken on the proposed Comprehensive Plan Amendment. If the Comprehensive Plan designation is amended as proposed, the Business Park zoning district and the Business Park comprehensive plan map designation would correspond. As described above, and reflected on the zoning map, the parcels are located between General Commercial and medium-density residential zoning districts. The inclusion of the Business Park zone by the proposed amendment for the subject property is consistent with the surrounding plan designations, zoning, and the policy for this subarea and neighborhood.

CRITERION 3: A demonstration that existing or proposed levels of basic urban services can accommodate the proposed or potential development without adverse impacts upon the affected service area or without a change to adopted utility plans.

City Council Response: Satisfied. Basic services such as sewer and water are available to accommodate the proposed development. As noted in ODOT's comments, the adjacent transportation facilities are adequate to serve the proposed use.

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

City Council Response: Satisfied. Trip rates for industrial uses are generally lower than commercial uses. Based on the proposed use (ITE Classification 151-Mini-Warehouse and 701-General Office), only 10 PM peak hour trips would be generated. The current GC zoning would allow a pharmacy with a drive-thru window with a much higher trip rate (96.91 trips per 1,000 sq. ft.), which is not a permitted use in the Business Park zoning district. However, a fast food restaurant with a drive-thru window (496.12 trips per 1,000 sq. ft.) is allowed in both zones. Based upon the “worst case” scenario, a Traffic Impact Analysis (TIA) was not required for the Comprehensive Plan Map/Zone Map amendment. ODOT provided comments that the project would not significantly affect the state transportation facilities.

CRITERION 5: The natural features of the site are conducive to the proposed Zoning District.

City Council Response: Not Applicable. No natural features were identified on the subject parcels.

CRITERION 6: The proposed zone is consistent with the requirements of all overlay districts that include the subject property.

City Council Response: Not Applicable. The parcels are not located within an overlay district or other special district.

CRITERION 7: The timing of the zone change request is appropriate in terms of the efficient provision or upgrading of basic urban services versus the utilization of other buildable lands in similar zoning districts already provided with basic urban services.

City Council Response: Satisfied. The timing of the zone change is appropriate with regards to the applicant’s proposed development plan. Urban services are available to the site and are adequate for the applicant’s intended use.

CRITERION 8: In the case of rezoning from the Urban Reserve District, that the criteria for conversion are met, as provided in Section 4.034.

City Council Response: Not Applicable. The subject property is not located within an Urban Reserve District, and this criterion does not apply.

C. Major Site Plan Review Criteria - Section 19.052

Section 19.052 of the City of Grants Pass Development Code states that the review body shall approve, approve with conditions, or deny the request based upon the following criteria:

Criterion (1): Complies with applicable development standards: Base standards of zoning district, special development standards, residential development standards, or standards as previously approved under the provisions of an optional development plan or other approved permit.

City Council Response: Satisfied with conditions. The project area is comprised of two (2) separate parcels, approximately 2.10 acres in the GC zoning district. The site plan provided with the application depicts several structures constructed across the common property line. As conditioned below, the applicant is required to complete a property line vacation prior to issuance of a Development Permit.

The proposal is also subject to meeting the commercial design standards of Article 20 of the Development Code. Subject to the approval of the applicant's request for Discretionary Review, the proposed building will comply with these standards.

Criterion (2): Complies with applicable elements of the Comprehensive Plan, including: Traffic Plan, Water Plan, Sewer Plan, Storm Drainage Plan, Bicycle Plan, and Park Plan.

City Council Response: Satisfied with conditions.

Traffic Plan: Access to the property is proposed along Rogue River Highway, an ODOT state highway. A left turn lane was recently constructed to provide access to the property for eastbound traffic. Based on the proposed use, a TIA was not required.

The Oregon Department of Transportation (ODOT) reviewed the proposal and determined that it would not significantly affect the state transportation facilities. As conditioned below, the applicant shall obtain a valid ODOT Miscellaneous Permit for any work within the right-of-way for Rogue River Highway or Grants Pass Parkway.

Water and Sewer Plan: Existing water and sewer mains are located in the frontage of Rogue River Highway. The development will be required to meet utility standards for new water and sewer connections to serve the project.

A City Utility Easement is required along all street frontages. As conditioned below, the applicant shall provide documentation demonstrating a CUE along Rogue River Highway and the Grants Pass Parkway.

Storm Drain Plan: As a condition of approval, the applicant is required to submit storm drainage calculations to the Engineering Division as part of the civil engineering submittals. Post development storm water runoff shall not exceed runoff from pre development conditions.

Bicycle Plan: There are existing bicycle facilities along the frontage of the property. No new bicycle facilities are required at this time.

Park Plan: The subject property is not listed as park land in the Parks and Recreation Master Plan.

Criterion (3): Complies with all other applicable provisions of this Code, including off-street parking, landscaping, buffering and screening, signage, environmental standards, and Special Purpose District standards.

City Council Response: Satisfied with Conditions.

Parking: The site plan depicts six (6) parking spaces. The use of mini-warehouse is not specifically listed in the Development Code in relation to parking requirements. Section 25.035(2) of the Development Code authorizes the Director to determine the number of spaces for uses not specifically listed. The closest parking calculation in the Code is "Storage Warehouse". Using this as the calculation rate the applicant would be required to provide one (1) parking space per 2000 square feet, or approximately eighteen (18) spaces for the proposed use. The American Planning Association developed the guide, *Parking Standards*, which uses the ratio of one (1) parking space for every one hundred

(100) storage units, plus two (2) spaces for the caretakers unit. Using this as the calculation rate would require five (5) spaces for the storage units and the caretakers unit.

Office space is calculated at two (2) spaces for every 1000 feet of gross floor area. The manager's office is depicted as 1,200 square feet, which would require an additional three (3) parking spaces.

Since customers park next to their units in unmarked loading areas, the Director has determined that the six (6) proposed parking spaces, including a van accessible ADA compliant space, provide ample parking area for customers when visiting the manager's office. Additional parking will not be required for this complex.

Three (3) Type IV bicycle parking spaces are required for every 15,000 sq. ft. of building space in accordance for storage or warehouse and one (1) Type I bicycle parking space for the 3,300 sq. ft. office building, in accordance with Section 25.064, Schedule 25-2. The site plan reflects a proposed location for bicycle parking. As conditioned below, the applicant will be required to provide three (3) Type IV bicycle parking spaces and one (1) Type I bicycle parking space.

Landscaping: The site contains existing landscaping along the Grants Pass Parkway frontage. The site plan indicates appropriate landscaping, pursuant to the requirements for indoor industrial development in Section 23.032. As conditioned below, the applicant is required to provide a landscaping and irrigation plan for landscaping and screening installed along the front yard, the parking area and adjacent to the new structure, including the following:

- a. A ten (10) foot landscaped front/exterior yard, which may include a five (5) foot parking intrusion, for General Commercial and Indoor Industrial, pursuant to Section 23.032.

- b. Minimum landscape requirements per 1,000 square feet of required front or exterior yard:
 - i. Three (3) trees at least eight (8) feet in height, 1.5 caliper measured three (3) feet from the base;
 - ii. Five 5-gallon and ten 1-gallon shrubs or accent plants;
 - iii. Remaining area treated with attractive living ground cover.

- c. Parking lot landscaping, pursuant to Section 23.035:
 - i. Three (3) foot buffer between the parking area and adjacent properties, including an 18-inch hedge for screening;
 - ii. Landscaped end islands at the end of parking rows;

- iii. Parking lot trees so there are no more than five (5) parking spaces between any parking space and a tree.

Buffering and Screening: Parking areas adjacent to neighboring properties shall provide additional buffering. As conditioned below, the applicant shall provide screening between the adjacent properties and the proposed parking area with an 18-inch hedge included in the three (3) foot landscaped buffer.

The applicants are proposing to provide a zone buffer between the proposed development and the adjacent residential development to the east. In accordance with Section 23.034, Schedule 23-4, the applicants may provide a five (5) foot setback with an easement and screening wall between uses. The blank walls of the storage units will serve as the screening wall and the applicants are proposing to install additional landscaping to screen the uses. As conditioned below, the applicants are required to obtain a reciprocal maintenance and use agreement for the landscape area separating the uses.

Signage: The installation of signs is subject to the Municipal Code, requiring a separate review and permit by the Community Development office. Proposed signs are not being included as part of this review.

Environmental Standards: No environmental constraints appear to exist on the subject parcel.

Special Purpose District standards: The property is not located within a Special Purpose District.

Commercial Design Standards: The proposed structure is subject to the commercial design standards and requirements of Article 20. The applicant has elected the discretionary review option outlined in Section 20.210 of the GPDC. As discussed above, the construction of mini-warehouse does not permit the installation of windows and glass doors due to security reasons. The applicant is proposing to use a stone veneer at 50 foot intervals to help break up long, continuous walls and provide ample landscaping to help screen the structures.

Criterion (4): Potential land use conflicts have been mitigated through specific conditions of development.

City Council Response: **Satisfied with conditions.** The proposed development will be located adjacent to residential properties to the east. The applicants are proposing to provide a zone buffer between the uses. In accordance with Section 23.034, Schedule 23-4, the applicants may provide a five (5) foot setback with an easement and screening wall between uses. The blank walls of the storage units will serve as the screening wall and the applicants are proposing to install additional landscaping to screen the uses. As conditioned below, the applicants are required to obtain a reciprocal maintenance and use agreement with the adjacent property owners for the landscape area separating the uses.

Criterion (5): Adequate basic urban services are available, or can be made available by the applicant as part of a proposed development, or are scheduled by the City Capital Improvement Plan.

City Council Response: Satisfied with conditions. An eight (8) inch existing sewer main is located near the northeast corner of the property. The applicant is proposing to remove existing on-site sewer utilities from this point. As conditioned below, the applicant is required to plug the inlet within the existing manhole and connect the private sewer lateral downstream of the manhole. Any remaining portion of the public sewer remaining on tax lot 8700 shall require a twenty (20) foot unobstructed and drivable public sewer easement.

Water service is located within the Rogue River Highway right-of-way. As conditioned below, new connections will be required to meet current standards.

Criterion (6): Provision of public facilities and services to the site will not cause service delivery shortages to existing development.

Staff Response: Satisfied with conditions. The proposed use will require new connections for water and sewer services. The site will use water for potable use and landscaping. This project will not cause delivery shortages to surrounding developments. As conditioned, the developer will be required to submit a utility plan to the Utility Division and Public Safety which includes a fire safety plan, to include either public or private fire lines and fire hydrants. A condition of approval will include a 24-hour "unobstructed access" be provided for any public "on site" fire lines and fire hydrants. Any proposed public fire hydrant must be located outside of the gated compound to enable unobstructed access.

Criterion (7): To the extent possible, identified significant resources, such as intermittent and perennial creeks, stands of pine, fir, and oak trees, wildlife habitats, historic sites, and prominent land features have been preserved and designed into the project. Alternatives shall be considered and the proposal shall represent the most effective design to preserve these resources.

City Council Response: Not applicable. No natural features or significant resources have been identified on this site that would require special attention or preservation.

Criterion (8): The characteristics of existing adjacent development have been determined and considered in the development of the site plan. At a minimum, special design consideration shall be given to:

- a. Areas of land use conflicts, such as more restrictive use adjacent or across the street from proposal. Mitigate by orienting business operations away from use, additional setbacks, screening/buffering, landscaping, directing traffic away from use.
- b. Setbacks. Where existing buildings are setback deeper than required by Code, new setbacks to be compatible.
- c. Building Size and Design. Existing surrounding architecture and building size to be considered to insure compatible scale and balance to the area.
- d. Signs. New signs shall not block primary view to existing signs, and shall be sized consistent with Code or existing signs, whichever is less.
- e. Lighting. Exterior lighting shall not impact adjacent development or traveling motorists.

City Council Response: Satisfied with Conditions.

- a. The proposed development will be located adjacent to residential properties to the east. As noted above, the applicants are proposing to provide a zone buffer between the uses. Any refuse container or disposal area shall be screened from view and any development subject to the commercial design standards shall screen mechanical equipment from view. As conditioned below, the applicant shall reflect the location of the mechanical equipment and proposed screening and provide details of the trash enclosures.
- b. The proposed structures will meet the minimum setback requirements for the Business Park zoning district.
- c. The proposal is also subject to meeting the commercial design standards of Article 20 of the Development Code. Subject to the approval of the applicant's request for Discretionary Review, the proposed building will comply with these standards.
- d. No new signs are being reviewed under this application.
- e. Lighting will not glare on adjacent development or the travelling public.

Criterion (9): Traffic conflicts and hazards are minimized on and off site, as provided in Article 27.

City Council Response: Satisfied with conditions. As discussed above, access to the property is proposed along Rogue River Highway, an ODOT state highway. A left turn lane was recently constructed to provide access to the property for eastbound traffic. Based on the proposed use, a TIA was not required. As conditioned below, the applicant shall obtain a valid ODOT Miscellaneous Permit for any work within the right-of-way for Rogue River Highway or Grants Pass Parkway.

Criterion (10): If phased development, each phase contains adequate provisions of services, facilities, access, off-street parking, and landscaping.

City Council Response: Satisfied with conditions. The site plan depicts a second phase for development of the west half of the property. Construction of Phase 1 will provide access to the entire site, ample off-street parking and landscaping for the completed development. *The time period for Phase 2 shall not extend five (5) years past the date of approval for submission of the Development Permit Prior to expiration of approval of this application. All improvements along the property lines, including landscaping, screening, buffering and fencing, shall be installed prior to the completion of Phase 1.*

Criterion (11): There are adequate provisions for maintenance of open space and other common areas.

City Council Response: Not applicable. There is no open space or common area proposed as part of this application.

Criterion (12): Internal circulation is accommodated for commercial, institutional and office park uses with walkways and bikeways as provided in Article 27.

City Council Response: Not applicable. Should the comprehensive map and zoning change request be approved, the property will be zoned Business Park and the need for internal circulation is not applicable to this application. Frontage improvements along Rogue River Highway and Grants Pass Parkway are existing. No improvements are required at this time.

Criterion (13): If the property contains existing nonconforming use or development to remain, the application and the Review Body's decision shall also be consistent with the provisions of Article 15, including any additional standards, relief from the Code, or conditions imposed.

City Council Response: Satisfied with conditions. There are no nonconforming uses to remain on site. As conditioned below, the applicants are required to obtain a demolition permit prior to removal of the existing structures on tax lot 8700.

The site plan provided with the application depicts several structures constructed across the common property line. As conditioned below, the applicant is required to complete a property line vacation prior to issuance of a Development Permit.

VIII. DECISION AND SUMMARY:

The City Council **APPROVED** the Comprehensive Plan Map and Zone Map Amendment from General Commercial (GC) to Business Park (BP). The vote was 7-0 with Councilors DeYoung, Gatlin, Hannum, Lindsay, Morgan, Riker and Roler in favor. Councilor Goodwin was absent.

The City Council **APPROVED** the Major Site Plan Review, by a vote of 7-0-1 with Councilors DeYoung, Gatlin, Lindsay, Hannum, Morgan, Riker and Roler in favor, none opposed and Councilor Goodwin was absent, with the following conditions:

Conditions of Approval:

- A. The following shall be accomplished within eighteen months of the date this report is signed and prior to issuance of a Development Permit. Otherwise, the approval shall expire. Extension of the Site Plan Review approval is permitted pursuant to Section 3.077(2) of the Development Code. Extension of the Development Permit is permitted pursuant to Section 3.093(2) of the Development Code. (NOTE: A development permit is required prior to commencement of construction).**
 1. The applicant must complete an application for a property line vacation and provide a copy of the approving ordinance.
 2. Submit four (4) copies of a revised site plan reflecting the following items:
 - a. Five (5) foot easement along common property line with residential development to the east.

- b. Reflect the location of mechanical equipment and screening in conformance with Figure 23-6.
 - c. Detail of trash enclosures.
 - d. Reflect 24-hour unobstructed and drivable access to any proposed public utilities, including fire lines/hydrants and sewer lines.
 - e. Reflect the location of the three (3) Type IV and one (1) Type I bicycle parking spaces.
 - f. Landscape and irrigation plan in accordance with Section 23.032, Commercial Front and Exterior Yards, and Section 23.035, Parking Lot Landscaping. The approved plant materials installed in the area between the curb and the sidewalk may be used in meeting the landscaping requirements for the front yard. The revised landscape plan should include the following:
 - i. Three (3) foot buffer between the parking area and adjacent properties, including 18-inch hedge for screening.
 - ii. Five (5) foot buffer between the proposed structures and adjacent properties to the east.
 - iii. Location of backflow devices as "point of use" protection on all water services containing multiple zone irrigation systems.
 - iv. Identification of the type of irrigation system to be used, location of irrigation lines, and coverage to be achieved.
 - v. Any accompanying letter from the designer of the landscape plan stating that the design of the proposed irrigation system can provide irrigation sufficient for the health and survival of the tree and plan species specified in the landscape plan.
3. Submit draft documentation (including legal description and maps) for a ten (10) foot CUE along all street frontages, including Rogue River Highway and Grants Pass Parkway.
 4. Provide four (4) copies of the following to the City Engineering Division for review and approval:
 - a. An engineered drainage plan including detention calculations and detention plan with details for drainage swales and detention basins.
 - b. A grading plan if applicable. **Note:** A grading permit is required prior to any grading on site.

- c. An erosion and dust control plan. **Note:** A NPDES permit is required prior to construction.
- d. Engineered details for any retaining wall greater than four (4) feet in height, including footings.
- e. A detailed Utility Plan reflecting the following, as required by Public Works:
 - i. RP backflow device shall be required on all water services as “premises” protection.
 - ii. DC backflow devices shall be required as “point of use” protection on all water services containing multiple zone irrigation systems.
 - iii. A separate irrigation service is recommended. Future splitting of the domestic water service for irrigation shall not be permitted.
 - iv. The location of public water meters. All public water meters shall be located only within the public right-of-way and outside of the commercial driveway approaches. Any water services located within the commercial driveways shall be properly abandoned.
 - v. All “premises” backflow prevention devices shall be located within 10 feet behind each public water meter.
 - vi. All “on-site” public fire lines and hydrants located within a 20 foot unobstructed and drivable public water line easement.
 - vii. If private fire sprinkler systems are utilized, each fire sprinkler system shall be protected with a DC backflow device with a detector meter. If anti-freeze agents are utilized within the private sprinkler system, an RP backflow device shall be required in place of the DC backflow assembly.
 - viii. The location of the proposed public fire hydrant. Any public fire hydrant must be located outside of the gated compound to enable unobstructed access.
- 5. Obtain a valid ODOT Miscellaneous Permit for any work within the State Highway right-of-way.
- 6. Provide a copy of the reciprocal access and maintenance agreement for the zone buffer area between the proposed development and the adjacent residential properties to the east.

7. Obtain a demolition permit from the Building Division prior to removal of existing structures.

B. The following must be accomplished prior to issuance of a Building Permit:

1. Pay all System Development Charges including, but not limited to, water, sewer, and storm drain.
2. Submit construction documents to the Building Division for their review and approval to determine compliance with all Building, Fire and Life Safety, and Americans with Disabilities Act requirements. Buildings plans shall be consistent with the approved site plan.

Note: Plans must be prepared by an Oregon licensed architect or structural engineer. The building must comply with all applicable building and fire codes.

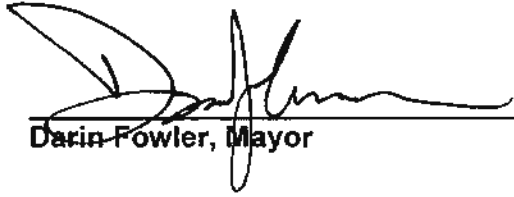
3. Submit a sign permit for any proposed freestanding or attached signs.

C. The following must be accomplished prior to issuance of a Certificate of Completion:

1. Development must occur according to the approved site plan, landscape plan, and construction drawings including the items listed below. The developer must contact the Parks & Community Development Department and arrange for a final inspection prior to occupancy to insure compliance.
2. Provide recorded copies of the ten (10) foot CUE along Rogue River Highway and Grants Pass Parkway.
3. Install access approach along Rogue River Highway as reflected on the approved site plan.
4. Install parking spaces as reflected on the approved site plan.
5. Parking lots and maneuvering areas must be paved and surrounded with a 6-inch curb (Section 25.033(5) *GPDC*). Individual parking spaces shall be striped.
6. Install inlets as needed per the detailed drainage plan and as shown on the submitted drawings.
7. All signs are the developers to install. Install signs and pavement markings for the required ADA parking space.
8. Install at least three (3) Type IV bicycle parking spaces and one (1) Type I bicycle parking space.
9. Comply with all Building, Fire and Life Safety, and the adopted Oregon Structural Specialty Code Act requirements.

10. Comply with all requirements of the Engineering and Utility Divisions.
11. Installed lighting shall be directional, non-glare and shall not cause glare onto adjacent properties or passing motorists.
12. Install landscaping according to approved plans.
 - a. A ten (10) foot landscaped front/exterior yard, which may include a five (5) foot parking intrusion, for General Commercial and Indoor Industrial, pursuant to Section 23.032.
 - b. Minimum landscape requirements per 1,000 square feet of required front or exterior yard:
 - i. Three (3) trees at least eight (8) feet in height, 1.5 caliper measured three (3) feet from the base;
 - ii. Five 5-gallon and ten 1-gallon shrubs or accent plants;
 - iii. Remaining area treated with attractive living ground cover.
 - c. Parking lot landscaping, pursuant to Section 23.035:
 - i. Three (3) foot buffer between the parking area and adjacent properties, including an 18-inch hedge for screening;
 - ii. Landscaped end islands at the end of parking rows;
 - iii. Parking lot trees so there are no more than five (5) parking spaces between any parking space and a tree.
13. Vegetation should be maintained throughout the year.
14. All new utilities should be placed underground.
15. An RP backflow device shall be required as "premises" protection on the existing domestic water service. All "premises" backflow devices shall be located within 10 feet of the public water service.
16. A DC backflow device shall be required as "point of use" protection on any water service with a multiple zone irrigation system. A DC backflow device shall be required as "premises" protection on any irrigation only service.
17. Pay all inspection fees incurred by the Engineering and Utility Divisions, as well as all City bills due.
18. A sign permit is required prior to erection of any signs. Location of a sign within the CUE must be in compliance with Section 9.21.130 of the Municipal Code.

IX. FINDINGS APPROVED AND DECISION ADOPTED BY THE GRANTS PASS CITY COUNCIL this 1st day of July, 2015.



Darin Fowler, Mayor