

**City of Central Point
Planning Commission Minutes
February 2, 2016**

I. MEETING CALLED TO ORDER AT 6:05 P.M.

II. ROLL CALL

Commissioners Chuck Piland, Craig Nelson, Tom VanVoorhees, Susan Szczesniak, and Mike Oliver were present. Also in attendance were: Tom Humphrey, Community Development Director, Chris Clayton, City Manager, Kim Parducci, Traffic Engineer, Dan O'Connor, City Attorney, Matt Samitore, Public Works director, Don Burt, Planning Manager, Stephanie Holtey, Community Planner and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

None

IV. MINUTES

Craig Nelson made a motion to approve the minutes of the January 5, 2016 Planning Commission Meeting. Tom VanVoorhees, seconded the motion: ROLL CALL: Craig Nelson, yes; Tom Van Voorhees, yes; Susan Szczesniak, yes; Mike Oliver, yes. Motion passed.

Kay Harrison arrived at 6:12 p.m.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Consideration of a Conditional Use Permit application for the construction of a 161,992 square foot membership warehouse and fuel facility on an 18.28 acre site at the southwest corner of Hamrick Road and Table Rock Road. The Project site is within the Federal Way Business Park Subdivision in the Industrial (M-1) zoning district, and is identified on the Jackson County Assessor's map as 37S 2W 12B, Tax Lots 213, 214, 215 and 216.

Chair Chuck Piland read a statement saying the Planning Commission held a public hearing on the conditional use permit application on January 5, 2016. The public hearing was closed but upon the applicant's request, the record was left open until January 12, 2016 for additional written comments. Following that 7-day period the applicant was provided a written rebuttal period until January 19, 2016.

The purpose of tonight's meeting is to deliberate upon the application based upon the evidence in the record. While the commission may ask questions of staff for clarification, the hearing is closed and no new testimony will be permitted. Upon completion of any questions for staff, the Commission should make a motion, deliberate upon the motion and then make a decision.

He asked if the Planning Commission members had had any ex parte contacts since the last meeting that they would like to declare.

Mike Oliver said his barber mentioned Costco to him but there was no discussion. Tom Van Voorhees made a site visit. Craig Nelson had visited Costco for business and noticed there were no bike racks in evidence there. Kay Harrison said the subject came up at an event she attended and she said she could not talk about it.

Stephanie Holtey reviewed the staff report dated February 2, 2016. She said the staff report covered the 7 day period that the record was left open after the January 5, 2016 meeting. She indicated that Kim Parducci, Traffic Engineer and Matt Samitore, Public Works Director were both in attendance to answer any questions the Planning Commission might have. She said that during the open record period the City received 13 letters from citizens regarding the Costco conditional use application. Six of the letters were in support of the application, and the letters generally referenced approval of Costco locating in Central point and the potential benefits to the City. Five letters were received in opposition to the conditional use application. They heavily relied on the perception that because of the high volume of traffic generated by Costco, the mitigation procedures proposed would not be adequate to preserve the sufficiency and operational standard of the transportation system. There was a belief that the traffic impact assumptions were flawed. There were two main points supporting this belief – one stated that membership data was not utilized in the Traffic Impact Analysis (TIA), when in fact the TIA did utilize membership data for Costco. That is mentioned in the applicant's rebuttal. Also there was a concern regarding heavy truck conflicts with the future users of that site. That was also addressed in the applicant's rebuttal. Two of the letters were neutral.

Ms. Holtey said there was no new evidence submitted in any of the letters. She said that since no new evidence was submitted, there were no changes to the revised staff report of January 5, 2016. The conditions remained the same, and staff continues to recommend approval of the conditional use application on the basis that all concerns have been adequately addressed. She asked if any of the Commissioners had any questions.

Mike Oliver asked for clarification regarding requests from the City of Medford for Costco to share a proportionate cost of additional traffic mitigations they identified at Airport Road and the intersection of Morningside and Biddle Road.

Ms. Holtey answered that the issue had been addressed in conditions 3 & 4 of the conditions of approval, indicating that prior to issuance of a building permit, the applicant needs to provide evidence that they have contributed toward construction of the requested improvements in an amount not to exceed the amount requested by the City of Medford.

Tom Van Voorhees requested clarification regarding the mitigation at Airport Road and why it went from a raised median to a traffic signal. Ms. Holtey responded that the Airport was not in favor of the median because it conflicted with their plans for future development so the mitigation cost was based on signalization rather than a median.

Matt Samitore stated that when the median was proposed the City did not have information from the airport regarding their master plan and that the intersection was a delivery route to the airport. Also, there are plans for future expansion of the airport which include a signal at that intersection, so a median simply would not work. He also stated that the City of Medford and Jackson County have jurisdiction over that intersection so they would be the ones to decide what will be done there.

Tom VanVoorhees, made the comment that the traffic issues now are particular to this application only and should other issues arise in the future regarding any traffic impact from future projects, those issues would be addressed separately. Ms. Holtey affirmed that at issue at this time is Costco's impact to the system on the day of opening. If other applications in the future would have an impact on traffic, those would be addressed separately.

Kim Parducci stated that future development would go through this same process.

Tom Humphrey explained that when every city prepares its transportation system plan it does so projecting future buildout of property within its urban growth boundary for 20 years. Public improvements are scheduled based on that plan and are implemented as growth occurs.

Kay Harrison stated that there would be significant impact all along Hamrick Road and mentioned that although the main traffic routes had been evaluated, there was no study as to how traffic would affect residential areas and getting in and out of neighboring subdivisions.

Matt Samitore said that some of the intersections along Hamrick had been evaluated and that there was no projected impact on them. Also there was already a signal scheduled to be constructed at Beebe and Hamrick Roads no later than 2017.

Mike Oliver made a motion to approve Resolution 827 as conditioned. Tom Van Voorhees seconded the motion. ROLL CALL: Kay Harrison, yes; Craig Nelson, yes; Susan Szczesniak, yes; Tom Van Voorhees, yes; Mike Oliver, yes. Motion Passed.

VIII. ADMINISTRATIVE REVIEWS

None

IX. MISCELLANEOUS

Tom Humphrey Informed the Planning Commission that the application for the Vietnam Memorial Wall has been withdrawn. Their filing fee will be refunded to them and they are pursuing other venues.

Kay Harrison asked what the status was regarding the applications for the lot consolidation and sign variance for Costco. Dan O'Connor answered that those Resolutions had been approved upon condition of the conditional use application being approved, so no further action was necessary.

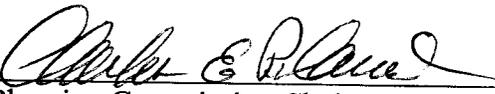
Tom Humphrey said that he was in the process of preparing a concept plan for CP-3, the urban reserve area off Penninger Road, just south of the Expo. He said in addition to the input from the Planning Commission, he had gotten input from the Citizens' Advisory Committee and would be using the data to help prepare the plan.

Mike Oliver asked about the status of the Twin Creeks Crossing. Matt Samitore answered that an engineering firm had been hired and the project was tentatively scheduled to begin this time next year.

X. ADJOURNMENT

Tom Van Voorhees made a motion to adjourn. Kay Harrison seconded the motion. All members said "aye". Meeting adjourned.

The foregoing minutes of the February 2, 2016 Planning Commission meeting were approved by the Planning Commission at its meeting on the 5 day of April, 2016.



Planning Commission Chair