

**City of Central Point
Planning Commission Minutes
January 5, 2016**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

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

III. CORRESPONDENCE

e-mail from Michael Cavallero regarding traffic impact resulting from Costco relocation

e-mail from Gary Shaff regarding provisions for bicycle traffic in regard to Costco relocation

e-mail from Peter Mackprang regarding collision data in support of the City of Medford's comments regarding the Costco relocation

IV. MINUTES

Kay Harrison made a motion to approve the minutes of the November 3, 2015 meeting as presented. Craig Nelson seconded the motion. ROLL CALL: Kay Harrison, yes; Craig Nelson, yes; Susan Szczesniak, yes; Tom Van Voorhees, yes; Mike Oliver, yes. Motion Passed.

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 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.

Commission Chair Piland read the rules governing public hearings.

Stephanie Holtey drew attention to the fact that there was a revised staff report and attachments.

She said the revised staff report noted that we had inadvertently omitted a condition requiring applicant to comply with RVSS conditions of approval. That item has been inserted and also some incorrect references to attachments and had been corrected.

Additionally, two new conditions had been added for two transportation projects to be discussed later in the presentation.

Ms. Holtey explained that the proposed Costco was a membership warehouse with a 4 island fuel facility and tentatively planned to open in the fall of 2016. This was a relocation of their existing Costco store on Crater Lake Highway. She presented a map of the proposed building and fuel facility showing the orientation and the planned ingress and egress for the project. She outlined the parking for vehicles and bicycles.

She informed the Commission that the location consists of four separate lots which will be consolidated prior to building permit issuance.

She stated that the City has evaluated the proposed use and identified four issues.

1. Traffic

Costco will generate an additional 10,670 new trips daily. A Traffic Impact Analysis has identified four impacted intersections. Northbound I-5 Off Ramp; Table Rock Road & Hamrick Road; Table Rock Road & Airport Road and Biddle Road & Airport Road.

Ms. Holtey said that one year after the scheduled date of opening for Costco, the County will begin construction of the planned Table Rock Road project. The project will widen Table Rock Road between Biddle and Airport Road to include

four travel lanes, a center turn lane, bike lanes and sidewalks, and intersection signalization at Table Rock and Airport Road.

Additionally the applicant will comply with the Oregon Department of Transportation (ODOT) requirement to contribute a percentage of the total cost toward the construction of dual right turn lanes from the I-5 off-ramp to East Pine Street. ODOT has agreed to fund the remaining improvement cost and expedite construction, which is necessary to prevent failure of the northbound off-ramp.

Tom Humphrey stated that the applicant would share the cost of the I-5 off-ramp project with ODOT, and that of the applicant's expected share of \$500,000, \$377,000 would be provided by the applicant and the balance would be provided by SDC fees from the City

The Traffic Impact Analysis identified impacts and mitigation measures for the following intersections.

Table Rock Road and Hamrick Road. The applicant will be required to construct median islands in front of the access drives on Table Rock Road to limit movements to right-in/right-out; and construct a center left turn lane and refuge within the existing Table Rock Road right-of-way at Hamrick Road to ease left turn delays.

Table Rock Road & Airport Road. No mitigation measures are recommended since operational deficiencies will be resolved upon completion of Jackson County's Table Rock Road widening project. This project is scheduled to begin six months after the projected opening of the Costco.

Biddle Road and Airport Road. There was new information received today from the City of Medford. Originally, there were no recommendations from the City of Medford or from the TIA in how to address it. Although installing a median would address any traffic issues, the airport said that would conflict with the airport master plan as freight travel needed to cross at that intersection. Per the City of Medford, a contribution toward signalization of this intersection would be sufficient to mitigate the traffic impact. The total cost of this improvement is estimated to be \$450,000. The applicant's share would be 10% per the City of Medford for a total of \$45,000. Payment would be required prior to building permit issuance.

In addition to the impacts identified by the TIA, Ms. Holtey gave information regarding the following two intersections.

Hamrick at East Pine Street and Biddle Road. This is not impacted by Costco on the day of opening. There will be a future impact whether or not Costco goes in. However the proposed impact is sped up by Costco's relocation.

The improvement here is installing a dedicated right turn lane and a dedicated left turn lane as well as a through lane on both the northbound and southbound approaches for Hamrick Road. The city has tentatively scheduled this project to be completed in 2018. There is no requirement of Costco.

Table Rock Road at Morningside St. This was not identified in the TIA. The TIA evaluated 12 intersections from the Crater Lake Hwy and Vilas intersection through the Table Rock and Hwy. 99 intersections. Morningside connects Merriman and Table Rock roads. Ms. Holtey said that the city of Medford provided crash information for this intersection today indicating there is an existing problem that is aggravated by additional traffic on Table Rock Road. The city of Medford has requested the applicant contribute to construction of a left turn lane and center refuge lane at this intersection. The estimated cost is \$300,000 with 20% cost share, which would be a total cost to the applicant of \$60,000.

Ms. Holtey stated that these conditions have been addressed in the revised staff report. The City's condition prior to issuance of building permit would be that the applicant's contribution not exceed the estimated cost of each of the project.

2. **Parking.** The applicant's parking plan proposes 783 parking spaces for warehouse members. Costco's parking plan provides slightly more parking than the minimum recommendation to accommodate typical peak periods as well as provide additional spaces for seasonal peaks. Our Code section 17.64.040 (B)2 allows them to request an adjustment provided they supply a parking demand analysis which they have done.

3. **Signage.** The applicant's signage plan includes wall signs that are proportional to scale and size of the building and they exceed the maximum sign area allowed in the M-1 zone. A Class "C" Variance will be presented to the Planning Commission for consideration.

4. **Lot Consolidation.** The project site includes four (4) lots. The proposed warehouse occupies three (3) of the existing lots. The applicant has indicated it is their intent to consolidate the lots.

Kim Parducci, a traffic analyst and civil engineer for the City of Central Point was introduced. Mike Oliver asked if the I-5 improvements were to be expedited as there was a problem currently at the traffic signal at the intersection with Penninger lane and he feared that additional traffic would make this more of a

problem. Ms. Holtey responded that ODOT had agreed to expedite the construction.

Ms. Parducci added that the traffic impact study indicated that the 2 off-ramp lanes would allow enough relief to mitigate any impact at that intersection. There would be an additional 350 feet on the off-ramp to allow for vehicle stacking there.

Matt Samitore stated that the city would be working with ODOT on the timing of signals at that intersection.

Ms. Holtey said that in order for the Planning Commission to approve the application there were some criteria to be considered: If the site is adequate in size; That there is adequate access to streets and highways to accommodate the traffic; That there will be no adverse effect on abutting properties, and that the proposed use will comply with all the state and federal regulations pertaining to health and safety.

Ms. Holtey said that as conditioned the Costco site plan meets all the criteria for approval and that all the traffic impacts had been identified and can be mitigated.

Kay Harrison stated her concern that the traffic impact would be awkward at best for local residents during construction.

Ms. Holtey informed the Planning Commission that the TIA indicated that abutting properties would not be significantly impacted and added that any health and safety issues would be addressed during the building permit approval process. Also the lot consolidation and a variance regarding signage would be addressed prior to the issuing of a building permit.

Peter Kahn from Costco requested that the record be kept open for seven days in order to consider recent concerns raised by the City of Medford.

He informed the Planning Commission that the current location of Costco had become too small, the building was deteriorating and there was not enough parking. He said that Costco wanted a newer, more energy efficient building with adequate parking facilities. He reviewed the traffic issues and proposed mitigations. He said that Costco had reviewed the traffic impact studies and had agreed to pay a proportional share of the I-5 off-ramp cost.

Wayne Kittleleson, Traffic engineer for Costco informed the Planning Commission that Costco had agreed to share in the costs of the proposed traffic mitigations. As an example he described the Pine Street off ramp improvement and stated that Costco had agreed to pay a higher percentage rate of the total cost of the improvement (29%) than that of the traffic impact generated by Costco customers (23%). Additionally, he stated that they had not had time for an in-depth review of the Airport and Biddle concerns.

He said that the Morningside intersection information had only been recently received from the City of Medford, but he stated that Costco traffic should not impact the safety issues of the Morningside and Table Rock intersection significantly. He had reviewed the rear end crash history at that location and stated that accidents had been decreasing every year at that intersection with only one accident happening last year.

Mr. Kahn presented a plan addressing the storm water and landscaping at the Costco site. He stated that the plan provided an attractive setting for the store. He provided information regarding energy efficiency of the building and architectural drawings of the proposed building.

He stated that Costco would generate 40 to 60 new local jobs and would add to the City's revenue by way of taxes and permit and construction fees. He said it was Costco's desire to begin construction as soon as possible.

John Vial, of Jackson County stated there would be traffic issues and admitted it would be a difficult time. He referenced previous projects on Table Rock Road and said that although each had been difficult, they had gotten through them, and that the current Table Rock Road project would be difficult whether Costco was there or not. He said they would wait until the project was done to see if any adjustment to speed limits would be necessary.

Don Moorehouse of ODOT stated that he would be willing to answer any questions anyone had. There were no questions.

The public portion of the hearing was opened.

Calvin Martin

Mr. Martin said he did not think the project would work. He used the example of the South Gateway Walmart in Medford as a similar project which was difficult during construction. Additionally, he mentioned the site nearby in Central Point where Walmart at one time proposed to build. He stated that it had been very much objected to by local residents. He stated that he was concerned that the traffic level of service at the affected intersections would be bad, and he was also concerned that large truck traffic from other entities in the area would push the limits of the traffic capacity. He stated he did not agree with the Traffic Impact Analysis and he believed it would be a detriment to the neighborhoods around Table Rock Road. He also mentioned that some traffic would have to come through downtown Central Point increasing problems there. He said he was representing several clients who have properties in the area and were also against the proposed Costco at that location. He did not think that this was a good site for Costco.

Commissioner Piland asked Mr. Martin to clarify in what capacity he represented others. Mr. Martin replied it was regarding development.

David Smith

Mr. Smith stated he owns a business and some apartments in Central Point. He is also a lawyer and has a history in real estate. He stated that there was a lot of large truck traffic at the I-5 interchange. Additionally he also believed that Gordon Trucking had plans to build in the area. That, in conjunction with the existing truck traffic and the trucks that would be supplying Costco would negatively impact the area. He did not think it could be done. He said he would like to see Costco locate somewhere else.

Kim Shelton

Ms. Shelton stated the new location would not be as convenient for shopping as the current location. Additionally the construction on Biddle and Airport Road would impact driving to and from the airport.

Laura Vaughn

Ms. Vaughn stated she was excited about having Costco in Central Point.

Vic Agnifili

Mr. Agnifili stated that he thought Costco could use local businesses as suppliers for a portion of their merchandise.

Wayne Kittleleson, engineer for Costco said that the traffic would indeed be impacted but not as badly as people were anticipating. He said that Costco traffic would account for less than 20% of all traffic at the I-5 interchange.

The Public Hearing was closed.

Attorney Dan O'Connor stated that Costco had requested the record be left open for 7 days in order to assess information already received and any new information presented. That time period would end on January 12, 2016 at 4:30 p.m. He stated that e-mail was not acceptable and any information submitted must be either hand delivered or mailed.

The applicant would then have a statutory 7 day rebuttal period which would end on January 19, 2016 at 4:30 p.m.

All information would be presented to the Planning Commission for the next scheduled meeting on February 2, 2016. At that meeting the Planning Commission would make a ruling on the Conditional Use Permit application based upon a complete record.

Attorney Dan O'Connor stated he wanted to summarize for the record that the written record was being left open at the request of the applicant for 7 days. He stressed that the applicant then had a statutory 7 day rebuttal period and the Planning Commission would deliberate and make a decision based on the complete record at their next regularly scheduled meeting on February 2, 2016.

Mike Oliver made a motion that the record be left open until 4:30 p.m. on January 12, 2016 and that a rebuttal period for the applicant would close on January 19, 2016 at 4:30 p.m. Kay Harrison seconded the motion. ROLL CALL: Kay Harrison, yes; Craig Nelson, yes; Susan Szczesniak, yes; Tom Van Voorhees, yes; Mike Oliver, yes. Motion Passed.

Commission Chair Piland stated there would be a 5 minute break.

B. Consideration of a Site Plan and Architectural Review application for the construction of a 161,992 square foot membership warehouse and fuel facility. The 18.28 acre project site is located 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.

Commission Chair Piland read the rules governing public hearings

Ms. Holtey stated that most of the details had been previously discussed during the Conditional Use Permit application. She informed the Commissioners that approval of the Site Plan and Architectural Review application would be contingent upon approval of the Conditional Use Permit. She stated the proposal meets the zoning requirements and that the lots required consolidation prior to construction. This would be a condition of approval. She also stated that there were no traffic issues on this application, as those were addressed in the Conditional Use Permit application.

She described the proposed Costco as an enhanced metal warehouse building. The 4 island fuel facility would be covered by a metal canopy with small signs compliant with the code. The vehicle parking was increased from the allowed maximum 698 spaces to 783 spaces based on a parking demand analysis specific to Costco operations in Oregon. She said that the bicycle parking was reduced from a required 54 spaces to a warehouse standard of 16 spaces which were deemed adequate as the code allows for a reduction if the business does not generate a need for more bicycle parking.

The commissioners had questions as to whether bicycle parking would be better served by starting out with a higher number of parking spaces and then removing excess if deemed unneeded.

Tom Humphrey answered that at this time the spaces were deemed adequate but that Costco would periodically evaluate the situation and add more if needed.

Ms. Holtey added that currently the bicycle parking was not shown on the site plan and that a condition of approval was that Costco would submit a revised site plan showing the bicycle parking prior to building permit issuance.

The public portion of the hearing was opened.

Peter Kahn of Costco asked the Planning Commission to approve the Site Plan and Architectural Review as conditioned. He stated that currently Costco stores in large cities had significantly less bicycle parking than was being suggested here. He said that the Portland store had 10 bike spaces and Seattle had 5 spaces and that those stores did not see much bicycle traffic.

Becca Croft

Ms. Croft stated that people would not use their bicycles if there was not adequate parking and that there might be a correlation between bicycle traffic and the available bicycle parking. People just wouldn't ride there if there were no provisions for bicycles.

Jeannie Savage

Ms. Savage said she does not remember seeing a bicycle rack at the current Costco location in Medford.

The public portion of the hearing was closed.

Tom Van Voorhees asked about the storm water drainage and whether the water would be going into the public system or back into the ground.

Alex Palm Civil Engineer for Costco answered that the storm water drainage would be going into 2 large dry detention storage basins to provide storm water quality treatment and storm water detention. They are tied into a storm drain in Hamrick Road.

Kay Harrison made a motion to approve Resolution 828, the Site Plan and Architectural Review application as conditioned upon approval of the Conditional Use Permit. ROLL CALL: Kay Harrison, yes; Craig Nelson, yes; Susan Szczesniak, yes; Tom Van Voorhees, yes; Mike Oliver, yes. Motion Passed.

C. Consideration of a Class "C" Variance request to the M-1 sign area standard per CPMC 17.48.080 (A)(1) for a membership warehouse in the Industrial (M-1) zone. 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.

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Don Burt stated that the purpose of a variance is to provide relief from provisions that impose hardship. He said this is a unique situation because of the size of the building. He stated that Costco would have a total of 9 signs and showed slides depicting the proposed signage. Mr. Burt stated that the proposed signs were not detrimental to the purpose of the code. He stated that in this situation Costco required a large sign in order to be balanced with the size of the building. He informed them that the actual area ratio of the sign to building size was within the requirements for the TOD district. He said that Costco met all the sign requirements other than the area.

Peter Kahn of Costco stated that the proposed signs were mounted on the building and were externally lit. He said they were proportionate to the building and could be seen from the public right of way. He also said that Costco used only building mounted signs and there would be no other types of signage used.

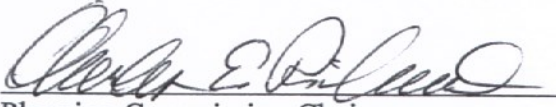
The public portion of the hearing was opened.

There were no questions or comments.

The public portion of the hearing was closed.

Mike Oliver made a motion to approve Resolution 829, the Application for a Class "C" Variance to the Maximum Signage Area Requirements for the M-1 District as conditioned upon approval of the Conditional Use Permit. 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.

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


Planning Commission Chair