



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION

17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

August 16, 2016

REGULAR MEETING MINUTES

1. **CALL TO ORDER – 7:00 P.M.**

Chair Collins called the meeting to order at 7:00 p.m.

Commission Members Present: Suzi Collins, Ron Boughton, James Mannenbach, Dianne Mihocko, Kevin Walruff, and Council Liaison Kathy Sell.

Commission Members Absent: Bernard Grossman and Millie Wewerka.

Staff Members Present: Mike Upston, Planning Director; Robert Miller, Public Works Director; Sara Miller, Meeting Secretary; and April Strouse, Permit Technician.

Audience Members and Guests: Alan Harper, Todd Powell and associates, Ausland Group; Bob Hyer, applicant; and members of the public.

2. **FLAG SALUTE.**

Chairman Collins led the flag salute.

3. **AUDIENCE QUESTIONS OR COMMENTS CONCERNING ITEMS NOT ON THE AGENDA.**

There were no audience questions or comments.

4. **PUBLIC HEARING(S).**

Chair Collins read the public hearing opening script in compliance with ORS 197.763. She announced that one quasi-judicial public hearing would be held.

4.1 **Planning Action #16-02:SUB (Fairway View Subdivision).**

Applicant/Owner: Bob Hyer, Hyer Golf LLC

Agent: Ausland Group

Submitted By: Mike Upston, Planning Director

The public hearing was opened at 7:02 p.m.

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Chair Collins asked if anyone felt that the Planning Commission did not have the right to make a decision on this matter. No comments were offered.

Chair Collins asked if any members of the commission wished to declare a conflict of interest or ex-parte contact. None were heard.

Chair Collins asked if any of the commissioners had visited the site. Commissioner Walruff and Commissioner Mannenbach noted that they were familiar with the area. Commissioner Boughton reported visiting the property off of South Shasta. Vice Chair Mihocko and Chair Collins both reported that they were familiar with the subject property.

Chair Collins invited staff to present their report. Prior to presenting the staff report, Planning Director Mike Upston reviewed the proposal as outlined in the agenda statement in the Planning Commission packets. He called attention to the location of the property on the overhead screen, noting that the proposed parcels would be rezoned as R-2, allowing single family attached or detached homes. He went on to review additional schematics of the proposal, showing possible configurations of the homes. He noted that the project was a planned development style, lending itself to clustered buildings in order to preserve open space. Mr. Upston continued with his report, calling attention to the condition requiring that a maximum number of trees be saved throughout the development. During the next portion of the staff report, he reviewed the land use approval requirements brought before the commission including an Annexation and Map Change request, Partition, Tentative Subdivision, Conditional Use Permit, and Site Plan and Landscape approval. He noted that the Planning Commission has authority over the Site Plan Review and Conditional Use, whereas the City Council has authority to approve the Tentative Subdivision and Annexation/Rezone application. Next, Mr. Upston reviewed the standard and specific decision criteria for the land use approval requirements including findings that must be made for approval by the Planning Commission. During his review of the standards for Planned Development approval he called attention to page six of the agenda statement, which outlined the requested exceptions. Conditions of approval for Site Plan review include no parking on the proposed street and tree retention as previously discussed. He continued with the report, noting for the record that the application was complete and found to be consistent with the Comprehensive Plan, Zoning/Subdivision Ordinance. Additionally, all legal notifications had been satisfied, and agency comments had been mitigated prior to the hearing. Mr. Upston then called attention to the traffic study, noting that there were no traffic issues anticipated that would require mitigation. He also noted that traffic safety input from residents was important as well, and any minor issues such as speed signs could be mitigated during construction. In conclusion, Mr. Upston reviewed the Planning Commission options.

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Chair Collins asked if any commission members had questions for staff. Commissioner Boughton questioned the overflow parking and asked for clarification on the location of the overflow parking. Mr. Upston explained that with a single family home, the code requires two spaces of off street parking. He noted that with the proposed planned development, the designer implemented additional overflow parking since the street will be signed no parking. Mr. Upston showed the location of the proposed overflow parking on the map contained in the commission packets.

Vice Chair Mihocko noted that there was not adequate parking in nearby Poppy Village, and expressed her concerned that four overflow spaces in the proposed development may not be adequate. Mr. Upston explained that the city does not require parking spaces above the minimum number of spaces outlined in the code.

Councilor Sell expressed her belief that a lack of available parking spaces would create a problem for nearby residents if adequate parking was not provided in the development. Mr. Upston explained that alternate options include allowing parking on the street, or adding additional parking spaces. Public Works Director Robert Miller explained that additional parking questions would be most appropriately posed to the applicant during their presentation. There was further discussion between commissioners and staff regarding parking options.

Chair Collins asked if the applicant would like to make a presentation. Alan Harper, Ausland Group, 130 A Street, Ashland, Oregon approached the podium to present the application. Mr. Harper explained that the applicant has met a number of times with city staff and Fire District 3 regarding the application. He noted that the particular property was uniquely situated and called for a unique design. He also noted that the applicant had submitted an updated design incorporating all of Mr. Miller's recommended conditions. Mr. Harper went on to explain that the traffic engineer did not find any concerns in the traffic safety review, aside from the original traffic conditions. Continuing the presentation, he called attention to the location map, noting that the existing dilapidated home on the property would be demolished. He went on to address the approval conditions, noting that the applicant plans to keep a great deal of the natural vegetation in the area which will provide a natural buffer for the development. Next, Mr. Harper addressed the concerns that had been raised regarding additional parking. He noted that the applicant was told to keep the road as minimal as possible to reduce the development impact, and enlarging the road would create an additional impact to the property. He called attention to the fact that the applicant provided additional overflow parking above the required amount of spaces. He went on to explain that the property would be developed to a much lower density than allowed, in order to maintain the integrity of the property and golf course area. Mr. Harper concluded his presentation noting that the code required the applicant to mitigate the impact on surrounding neighbors, specifically the existing home to the north

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of the proposed development. He explained that the development would have no impact on the existing home based on the calculations and surveys done by the design team.

Chair Collins asked Mr. Harper if the overflow paved parking would be noticeable from nearby Poppy Village subdivision, or if it would be screened by existing vegetation. Mr. Harper explained that a great deal of the parking would be screened from the adjacent development.

Commissioner Walruff referenced the guardrail outlined in the proposal, asking if it would be unsightly to adjacent properties. Mr. Hyer, the applicant, explained that there would be landscaping to mitigate the guardrail. At this point in the hearing Todd Powell with Ausland Group approached the podium. Mr. Powell explained that the guardrail must be designed and engineered according to code requirements, which requires a larger design. He noted that the applicant will mitigate the design impact of the guardrail with landscaping.

Chair Collins asked if there was any testimony in favor of the proposal.

Bob Kimmel, 1065 South Shasta, Eagle Point, Oregon approached the podium. Mr. Kimmel explained that he and his wife live in the house to the north of the proposed development. He noted that Mr. Hyer had met with he and his wife several times to mitigate any impact to their property. He explained that he initially raised concerns over the project, but those concerns have been addressed to his satisfaction and he believes that Mr. Hyer will develop the adjoining property with integrity.

Bob Hyer, Hyer Golf LLC, 44 Pebble Creek, Eagle Point, Oregon approached the podium. He explained that as the applicant he wanted the project to be a small, beautiful, high quality asset to the community. He noted that the project would be landscaped and developed to a high standard in order to maintain the integrity of the existing Poppy Village Community.

Chair Collins called for testimony opposed to the application. None was heard.

Chair Collins requested that any additional agency comments be presented. No additional comments were offered.

Commissioner Boughton called attention to finding four on page 12 of the agenda statement asking that the sentence be stricken that called for additional trees to provide screening for the overflow parking because he believes the wording implies an overflow parking area. Mr. Upston explained that the overflow parking verbage referenced the four guest parking spaces. Commissioner Boughton then withdrew his request.

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Chair Collins asked if staff had any final comments. None were offered.

Chair Collins called for the approval body to continue or close the hearing. Commissioner Walruff moved that the hearing be closed. Vice Chair Mihocko seconded the motion. There was no further discussion. Roll call: Suzi Collins, aye; Ron Boughton, aye; James Mannenbach, aye; Dianne Mihocko, aye; Kevin Walruff, aye; Bernard Grossman, absent; Millie Wewerka, absent. Mrs. Miller announced that the motion passed with five affirmative votes and the public hearing was closed at 8:03 p.m.

Chair Collins called for a motion on the application before the commission. Commissioner Mannenbach moved that the Planning Commission recommend that the City Council adopt the findings, and approve the consolidated application with the recommended conditions of approval. Commissioner Walruff seconded the motion. There was no discussion. Roll call: Ron Boughton, aye; James Mannenbach, aye; Diane Mihocko, aye; Kevin Walruff, aye; Suzi Collins, aye; Millie Wewerka, absent; Bernard Grossman, absent. Mrs. Miller announced that the motion passed with five affirmative votes.

5. CONSENT CALENDAR.

5.1 Presentation of Regular Meeting Minutes of June 21, 2016.

Chair Collins announced the Consent Calendar and asked for a motion. Vice Chair Mihocko moved that the Consent Calendar be approved. Commissioner Mannenbach seconded the motion. There was no further discussion. Roll call: James Mannenbach, aye; Diane Mihocko, aye; Kevin Walruff, aye; Suzi Collins, aye; Ron Boughton, aye; Bernard Grossman, absent; Millie Wewerka, absent. The motion passed with five affirmative votes.

6. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR.

There were no items considered for removal from the Consent Calendar.

7. UNFINISHED BUSINESS.

There was no unfinished business brought before the commission.

8. NEW BUSINESS.

There was no new business brought before the commission.

9. REPORTS FROM PLANNING COMMISSION MEMBERS.

Commissioner Boughton reported attending the FEMA meeting in Shady Cove that was held to explain new flood mapping. He noted that the new mapping would not affect Eagle Point adversely, but did have a significant impact on Shady Cove properties.

Vice Chair Mihocko announced that the Lucas Park Grand Opening was scheduled for October 1st.

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10. REPORTS FROM STAFF.

Mr. Upston reported that he had provided a comprehensive planning report at the last commission meeting. He further reported that the Eagle Point bike ride and street dance had been successful events, and staff was already looking ahead to next year.

Mr. Miller noted that he provides a comprehensive Public Works report twice a month in the Friday Letter, and commission members are welcome to contact him with any questions about the report or other projects.

11. INFORMATION.

11.1 August 2016 City of Eagle Point Newsletter.

There was no discussion on the information item.

12. ADJOURNMENT.

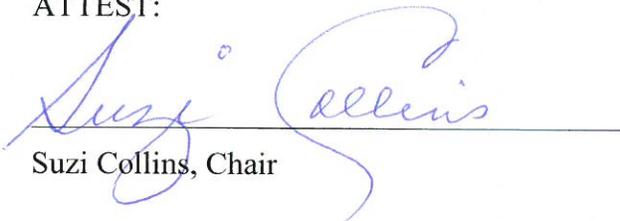
There was no further business to come before the Eagle Point Planning Commission and Chair Collins adjourned the meeting at 8:08 p.m.

Respectfully submitted,



Sara Miller, Meeting Secretary

ATTEST:



Suzi Collins, Chair