



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON
REGULAR MEETING AGENDA
December 19, 2017

1. CALL TO ORDER - 7:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. PUBLIC HEARING(S).
 - 4.1 Lang Duplexes
5. CONSENT CALENDAR.
 - 5.1 Presentation of Regular Meeting Minutes of October 17, 2017.
6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.
10. REPORTS FROM STAFF.
11. ADJOURNMENT.

AGENDA AND COMMISSION PACKETS ALSO AVAILABLE ON WEBSITE

If a physical accommodation is needed to participate in this meeting, please contact the City Recorder at 541-826-4212 ext. 106 or TTY/TDD 711 or 800-735-2900. Notification of at least 48 hours prior to the meeting will assist the City in providing reasonable accommodations. (28 CFR 35.102-35.104 ADA Title II).

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**BUSINESS OF THE PLANNING COMMISSION
EAGLE POINT, OREGON**

AGENDA STATEMENT

Item Number: 4.1

Meeting Date: December 19, 2017

ITEM TITLE: Planning Action #17-11:SPR/VAC (Lang Duplexes). Request for approval to build three duplexes (6 residential units total) and associated parking at 25 Onyx Street, including an exchange of public and private property in the R-3 Multi-Family Medium Density residential zoning district.

Applicant/Agent: Dan Horton, Horton Architecture Inc.
Owner: Clyde and Laura Lang
Submitted By: Mike Upston, Planning Director (541) 826-4212, ext 111

I. BACKGROUND & PROPERTY OVERVIEW

This application proposes the addition of three duplex buildings and parking at 25 Onyx Street, which is just under an acre in size and currently has one duplex and garage on it. See Attachment No. 1 for a location map, aerial photo and street views, and Attachment No. 2 for project drawings. The duplexes will be two stories tall and have a footprint of approximately 40 feet x 40 feet, with each dwelling unit at approximately 1,200 square feet.

II. LAND USE APPROVAL REQUIREMENTS

The decision-making process for Site Plan & Landscape Review is established in Eagle Point Municipal Code (EPMC), Chapter 17.60. This application type involves a quasi-judicial, discretionary decision by the Planning Commission which does not advance to the City Council unless the Commission's decision is appealed. However, the public/private property exchange portion of this proposal will advance to the City Council for their decision.

III. STANDARDS AND BASIC REQUIREMENTS FOR SITE PLAN AND LANDSCAPE APPROVAL

EPMC 17.60 establishes the Site Plan and Landscape Approval process applicable to new development. The purpose is to promote the orderly and harmonious development of the City, and to stabilize land values and improve the community economy. An additional purpose is to help prevent impairment or depreciation of land or building values by creating structures, additions, or alterations which have inadequate attention to site planning or landscaping as it affects adjacent property, community goals and adopted plans.

A. STANDARDS

EPMC Subsection 17.60.040.E.1-5 provides the standards which must be met for Site Plan and landscape Approval. These are listed and discussed below.

1. That the site plan conforms with the general plans and ordinances of the City in terms of location and general development standards and all provisions of this title. EPMC 17.60.040.E.1

FINDING: The site plan conforms to all relevant Comprehensive Plan goals and policies, as well as all applicable development standards and provisions of the City's zoning regulations as conditioned with this approval.

2. That the site plan adequately provides for pedestrian safety and general welfare of facility users. EPMC 17.60.040.E.2

FINDING: The additional development of this property will include a new driveway, widened street, public sidewalk and walkways to the new homes.

3. That the project will satisfactorily take care of the traffic it generates by means of adequate off-street parking, access points and additional street right-of-way improvements. EPMC 17.60.040.E.3

FINDING: There will be two vehicular access points on North Shasta Avenue, with each serving eight on-site parking spaces. Parking will be provided for at least two cars per home as required by EPMC 17.72.050.A.1. One of the duplexes will be a townhouse-style building, with "tuck-under" garage parking, and parking for the other two buildings will be in a free-standing garage and additional uncovered stalls.

In addition, the project side of North Shasta Avenue will receive a new sidewalk, and the project proposes that a 2,503 square foot area of the city's North Shasta Ave right-of-way abutting the project be vacated in exchange for a dedication of 2,060 square feet of the private land to enable a realignment of the existing sharp corner at Park Drive, which is the City's sole access to Little Butte Park and the evolving trail system beyond.

4. That the project will be compatible with adjacent developments and will not adversely affect the land uses or character of the area. EPMC 17.60.040.E.4

FINDING: The surrounding area has the same R-3 land use designation, and adjacent properties have already been developed with two-story multifamily residential uses. Therefore, the proposed development will be compatible with its surroundings and not adversely affect neighboring land uses or area character.

5. That the project will take into consideration natural hazards found to exist on or adjacent to the site proposed for development. EPMC 17.60.040.E.5

FINDING: The Federal Emergency Management Agency's updated flood map, to be released on January 19th, 2018, shows the property to be outside the 100-year flood plain associated with Little Butte Creek. While this map shows that the 500-year flood plain extends into the property considerably, there are no restrictions for development there.

B. BASIC REQUIREMENTS

EPMC Subsection 17.60.050. A – F establishes the basic requirements for all new developments or alterations of existing development. These are discussed below.

1. Landscaping and Screening. EPMC 17.60.050.A

Finding: The attached Landscape Plan illustrates compliance with this subsection.

2. Street Frontage Improvements. EPMC 17.60.050.B

Finding: A five foot wide concrete sidewalk is proposed along the adjusted North Shasta Avenue right-of-way to where it meets Park Drive. In addition, current roadway width is 20 feet, and an approximately ten foot wide landscape strip between the existing edge of pavement and the new sidewalk will accommodate street widening in the future if needed.

3. Street Access. EPMC 17.60.050.C

Finding: The site has significant slope from east to west which will require parking areas at two different levels, each level requiring a separate access point from North Shasta Avenue. These two access points are the minimum needed for adequate access.

4. Solar Access, Light, Air and Shade. EPMC 17.60.050.D

Finding: The proposed site layout provides ample space between buildings for light, air, solar access, views and privacy. In addition, the buildings meet this subsection's requirement that 50% of the windows be oriented to the south and west for best sun exposure, with roof overhangs and covered porches for shade.

5. Engineering. EPMC 17.60.050.E

Finding: Engineering drawings for grading, storm drainage, sewer, water, streets, parking areas and lighting are expected to be provided as part of the plan set submitted for a building permit. In addition, recommended conditions of approval are included in Section VII of this report to address specific engineering items associated with this project.

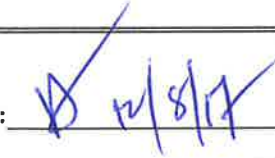
6. Storage and Trash. EPMC 17.60.050.F

Finding: A concrete block trash enclosure with solid gates sized for two dumpsters is proposed, with one dumpster for trash and the other for recycling.

IV. CONCLUSIONS

1. The application was declared complete.
2. The proposal is consistent with the Comprehensive Plan.
3. As conditioned, the proposal complies with the Zoning Ordinance.
4. All legal notifications have been satisfied with respect to the application.
5. Concerns expressed by affected agencies have been mitigated.

APPROVED FOR SUBMITTAL:

 12/8/17

Henry Lawrence, City Administrator

V. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Findings and approve the application for Site Plan & Landscape Review with the recommended conditions of approval, as well as forward a recommendation for City Council approval of the proposed public/private property exchange.

VI. PLANNING COMMISSION OPTIONS:

1. Accept the staff recommendation; or,
2. Accept the staff recommendation with revisions; or,
3. Deny the application; or,
4. Postpone action to a time specified providing additional information is required and the applicants or their representatives agree to such postponement.

VII. RECOMMENDED CONDITIONS OF APPROVAL

Before Construction

1. Engineering Plans

Engineered grading, drainage, and utility plans shall be prepared and submitted to the City for review (two full-sized plans and a PDF). The plan(s) shall provide adequate turning radii and turnarounds for passenger vehicles, services vehicles, and fire trucks as needed. The approved development shall comply with all standards as outlined in the Eagle Point Standard Details.

2. Landscape Plans

Landscape plans shall be included in the plan set submitted for a building permit, to include at least an irrigation plan and a planting plan with new trees, shrubs, groundcovers and any other features to provide transitions between the buildings and ground-plane, and to provide for an attractive appearance from within the property as well as from the public street and surrounding properties.

3. Pre-Construction Meeting

A preconstruction meeting is to be scheduled after final approval of the civil improvement plans and prior to the beginning of construction. All development review fees related to engineering plan review, inspections, etc. are to be paid prior to subsequent approval stages (pre construction meeting, final approval).

Streets & Driveways

4. Street Requirements

General Improvements: Full street improvements shall be provided to the extent required to provide a standard roadway for the full frontage width of the property. North Shasta Avenue shall be widened to a Local Street Class "C", modified to provide two 14-foot lanes on each side. No parking will be allowed on either side of North Shasta Avenue, and shall be posted "No Parking". A 6-foot sidewalk, with no planter strip, shall be provided on the development side of the project, connecting to the existing sidewalk on Onyx Street. The existing road/pavement was recently seal coated, and is in good condition. Internal common sidewalks are to be a minimum of 5 feet in width.

Pavement: The pavement structural section, driveways and parking areas, shall be designed for a minimum 20-year life to accommodate project traffic loading and existing soil conditions.

Utilities: All new utilities shall be underground. The developer shall provide 10-foot wide public utility easements (PUE), as needed, along the street frontage. Any public utilities not located within the public right of way will require a 15-foot wide public utility easement.

Street Lights: Street lights shall be installed and provided at recommended minimum spacing, with type of street lights and spacing as approved by City. Developer shall include an area lighting plan with the proposed lighting type and location of lights on site. Alternately, sufficient lighting may be provided on site, as part of the development, to provide minimum safety lighting for sidewalks and driveways along North Shasta Avenue.

Mail Boxes: Mailboxes shall be relocated by developer, as approved by Eagle Point Post Office.

North Shasta Avenue Extension: The current right of way for the extension of North Shasta Avenue is not consistent adjacent to the development. A portion of the City's right of way is not needed for extension of the road. The City also desires to improve and widen the entrance to Little Butte Park, along Community Park Drive, preserving the existing large oak trees to the extent possible. In addition, a portion of the existing access to the park is not right of way, but rather an access easement. The Public Works Department recommends the following:

- A portion of the City's existing North Shasta Avenue right-of-way, beyond that needed for the proposed street, is to be vacated and deeded to the private property owner to accommodate the proposed development, and
- A portion of the northwest corner of the private property is to be deeded to the City to accommodate the City's planned improvement of the Community Park Drive entrance access to the neighboring Little Butte Park.
- The existing North Shasta Avenue access easement up to the entrance of the park, currently used for the extended street, is to be deeded to the City.

To the extent possible, the City's design of the new park entrance will minimize tree removal and provide landscaping in conjunction with the development on the private property. The new sidewalk section on the dedicated property, from the northern driveway of the development into Little Butte Park, will be included and constructed as part of the City's plan/improvement for the entrance.

5. Driveway Requirements

Any provisions for fire truck turnaround shall meet the requirements of Fire District #3. The driveways into the development shall be a minimum 20 feet in width to provide fire truck access.

Water System

6. Water System Requirements

General: A water system to serve the project shall be designed and constructed in accordance with the Oregon State Health Division, the Oregon Plumbing Specialty Code, and City requirements. A minimum of 40 PSI static water pressure shall be available at each water meter, and 30 PSI at the highest floor elevation. Water service for the development will be provided by the City from the 12-inch water main at the intersection of Onyx Street and North Shasta Avenue. An 8-inch water main shall be extended from the intersection to any fire hydrants required by the developer. Water services to service the development are to be connected to the 8-inch water main.

Meter: After installation of the 8-inch water main, Public Works will tap the main and provide water service from the main up to the water meter(s), installing the water meter(s). The developer is to provide the size meter(s) to serve the development, based upon the needs and requirements of the development.

Hydrant: Fire hydrant location and spacing shall be per the requirements of Fire District #3.

Sanitary Sewer System

7. Sewer System Requirements

The sanitary sewer system necessary to serve the project shall be designed and constructed in accordance to RVSS, DEQ, and the Oregon Plumbing Specialty Code. The sewer plans shall be approved by RVSS prior to final approval by the City for construction.

Storm Drainage System

8. Storm Drainage System Requirements

The on-site storm drainage system shall be designed for a 10-year storm. Storm drainage shall be detained onsite and released at a rate not to exceed the pre-development condition. Storm drainage detention design and calculations will be reviewed as part of the civil engineering plan review process prior to construction.

Erosion Control

9. Erosion Control Requirements

Projects over 1 acre requires a 1200-c permit from the Department of Environmental Quality (DEQ). A copy of said permit shall be provided to the City prior to construction. All projects shall incorporate erosion control measures into the project plans and construction, regardless of the project size. Such measures shall be per DEQ standards, reviewed and approved by the City prior to construction.

After Construction

10. Warranty Bond

Prior to final acceptance and approval, developer shall provide performance and/or warranty bonding for all public improvements, in the amount approved by the City Engineer. Warranty bonding shall be for a period of 12 months from approval by City Engineer for final acceptance.

11. As-Built Plans

At the conclusion of construction, the developer shall provide to the City accurate as-built plans of all public improvements approved and accepted by the City. The plans shall be submitted per the current specific requirements of the City Engineer.

ATTACHMENTS:

Attachment No. 1: Location Map, Aerial View and Street View

Attachment No. 2: Project Drawings

ATTACHMENT NO. 1

Location Map, Aerial View and Street View

Location Map

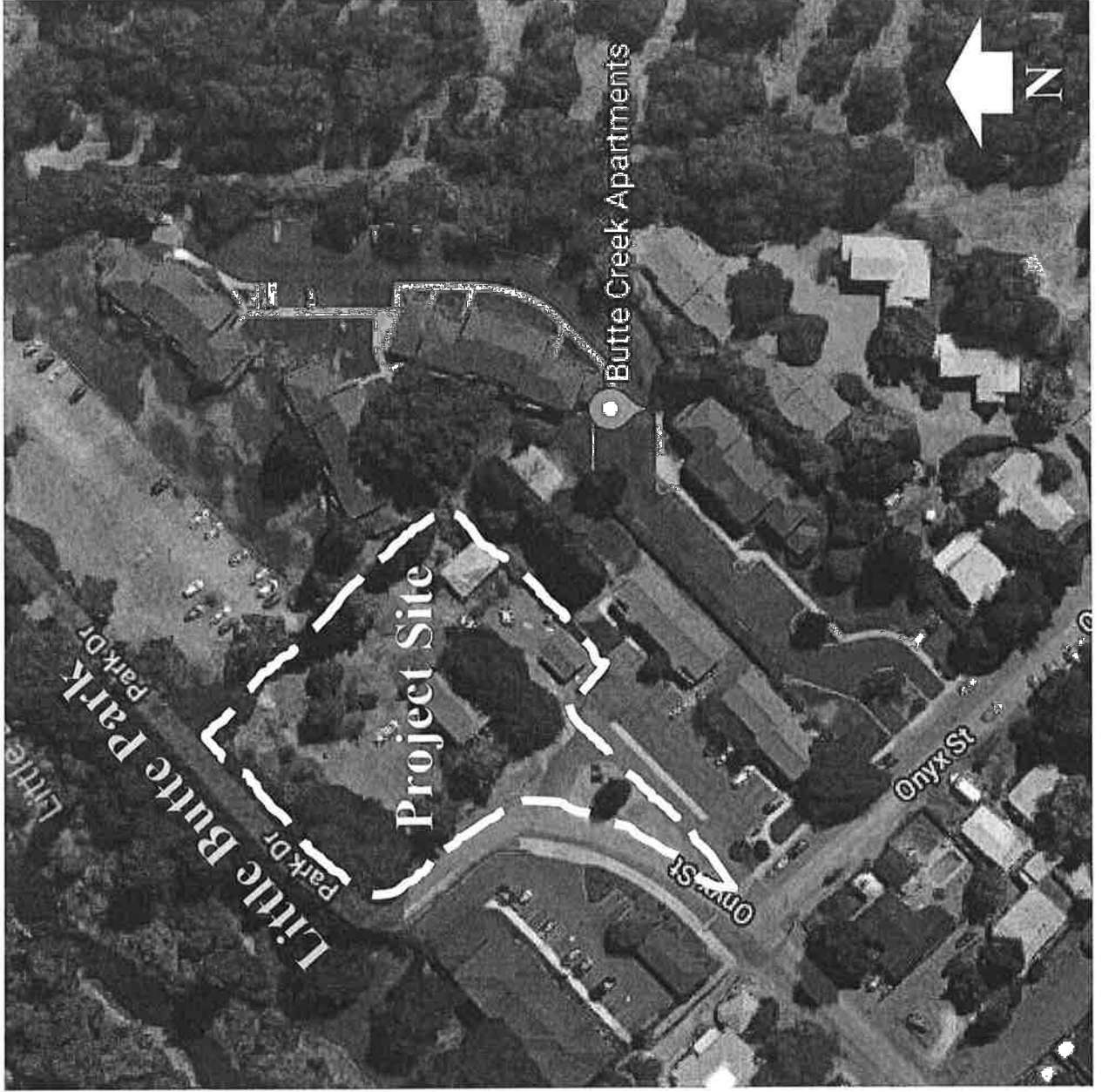


Project Site

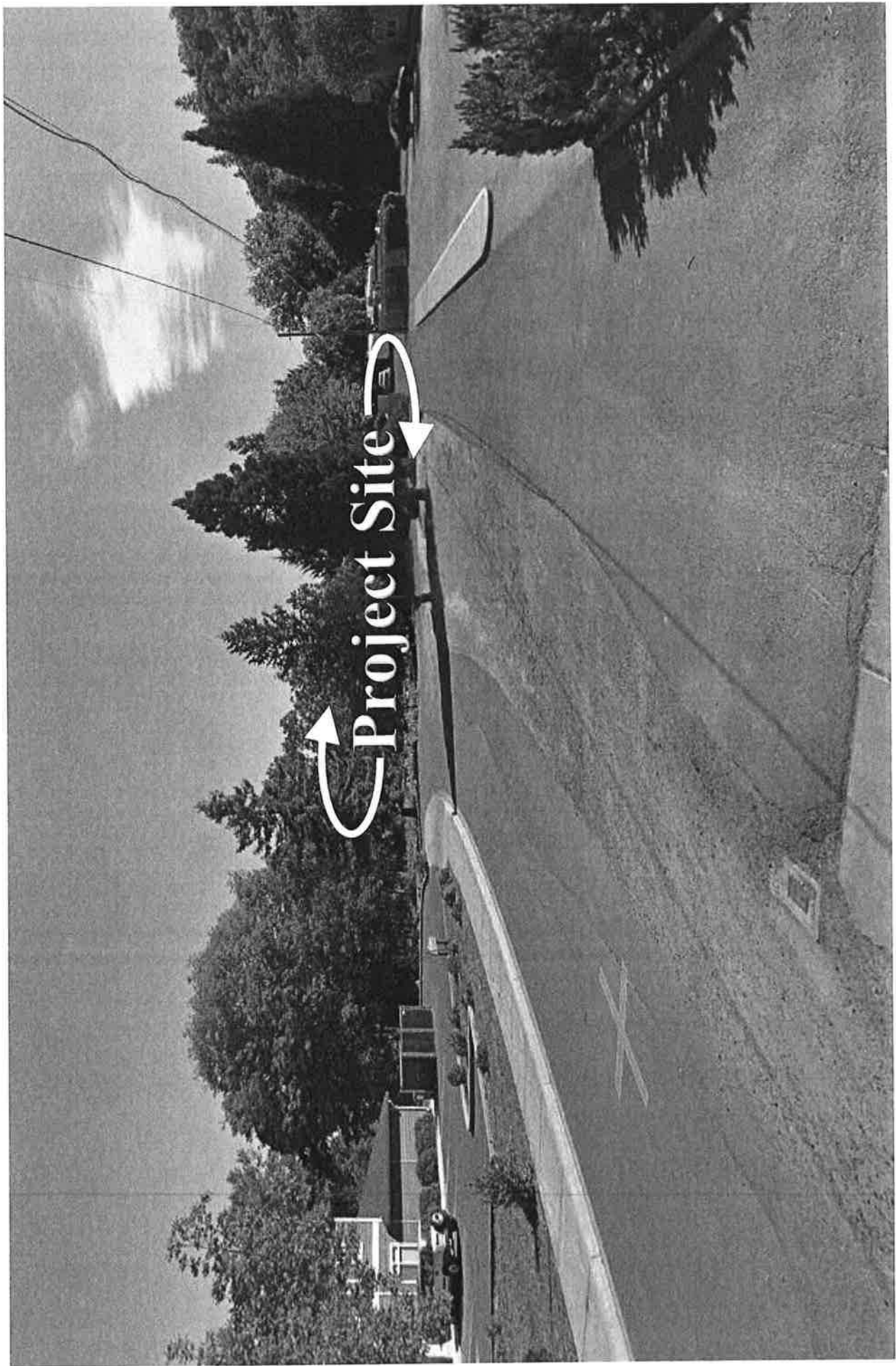


Onyx St

Aerial View

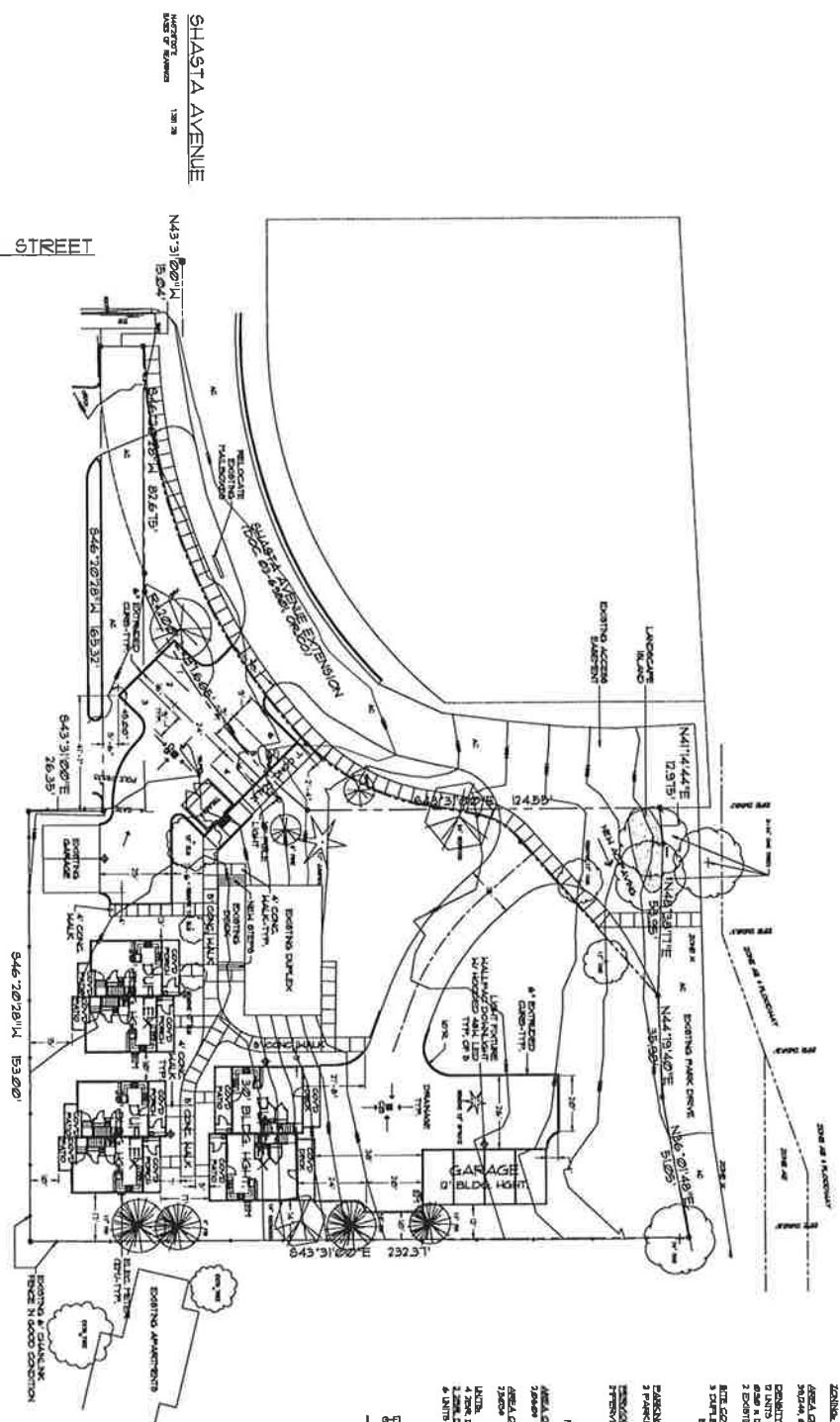


Street View



ATTACHMENT NO. 2

Project Drawings



NORTH
SITE PLAN 1" = 20'
36-1M-02B5 TL 1100

SITE TABULATIONS

- AREA OF SITE: 20,000 SQ FT
 DEVELOPMENT TYPE: RESIDENTIAL
 1. EXISTING 1.5 ACRES
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LEGEND

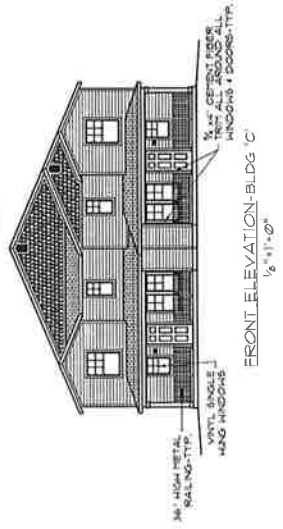
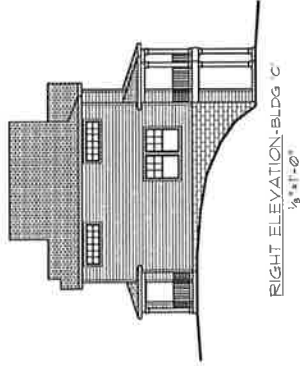
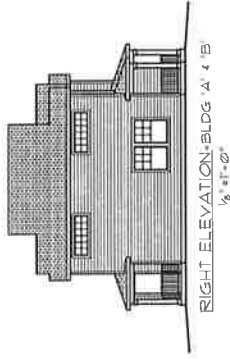
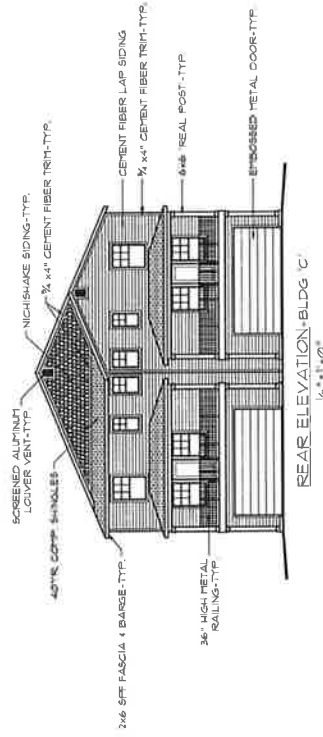
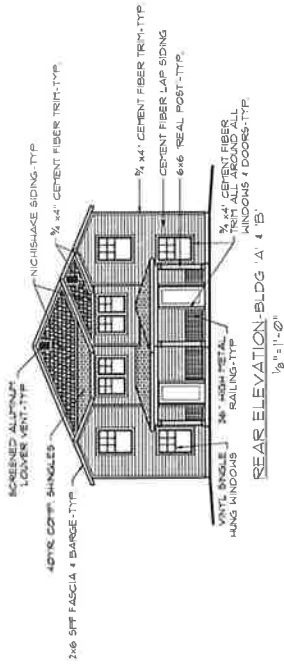
- POLE LIGHT
- ELECTRICAL PENTON - 1070

**DUPLEX DEVELOPMENT FOR
CLYDE & LAURA LANG**

25 ONYX ST.
 MAP # 36-1M-02B5 TL 1100
 EAGLE POINT, OR
 PROJECT NUMBER: 11-1360



HORTON ARCHITECTURE, INC. 2071
 EAGLE POINT, OR 97104
 PHONE: 503-838-0104
 FAX: 503-838-0105
 21 SEPTEMBER 2007



DUPLEX DEVELOPMENT FOR:
CLYDE & LAURA LANG
 25 ONTX ST.
 MAP # 36 IN 02BB TL 1000
 EAGLE POINT, OR

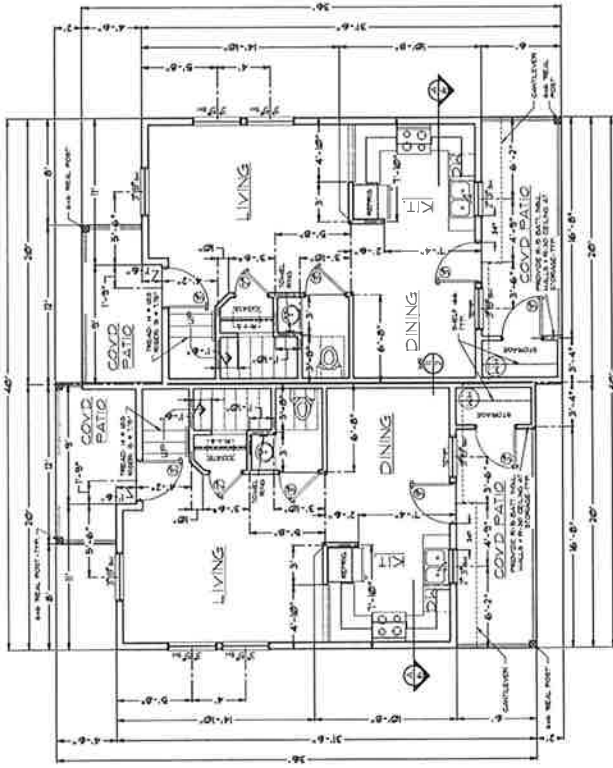
PROJECT NUMBER: 11-190



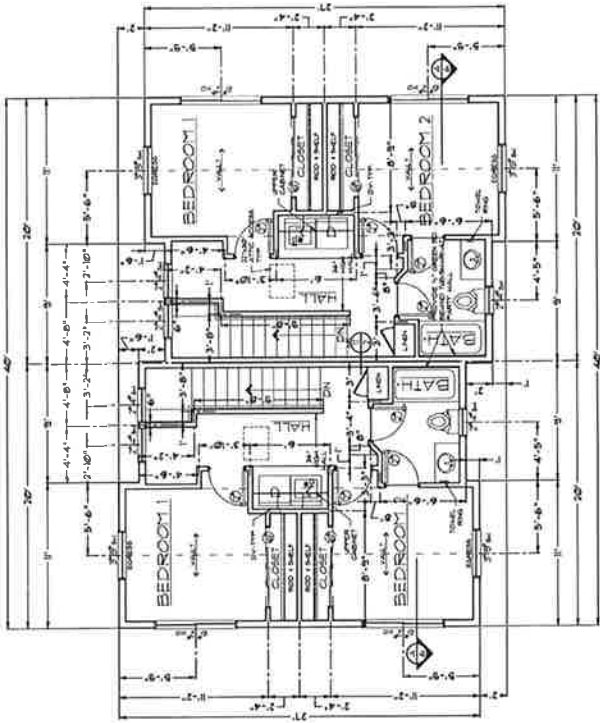
DRE ARCHITECTURE, INC. 2017
 16 S. MAIN ST., 2ND FLOOR
 EAGLE POINT, OR 97125
 PHONE: 541-833-1214

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21 SEPTEMBER 2017



LOWER FLOOR TOWNHOUSE 1/8" = 1'-0"
TWO BEDROOM UNIT / LIVING: 4514 / TOTAL: 3034



UPPER FLOOR TOWNHOUSE 1/8" = 1'-0"
TWO BEDROOM UNIT / LIVING: 4664

DUPLEX DEVELOPMENT FOR:
CLYDE & LAURA LANG
25 ONTX ST.
MAP # 36 IN 02B5 TL 1000
EAGLE POINT, OR
PROJECT NUMBER: 11-130



DPG ARCHITECTURE, INC. 2011
495 N. MAIN ST., P.O. BOX 463
EAGLE POINT, OR 97105
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21 SEPTEMBER 2011