



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT CITY COUNCIL
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

JULY 24, 2018

REGULAR MEETING MINUTES

1. CALL TO ORDER – 6:00 P.M.

Mayor Russell called the meeting to order at 6:00 p.m.

Council Members Present: Bob Russell, Bill Fierke, James Mannenbach, and Kathy Sell.

Council Members Absent: Jonathan Bilden, Ruth Jenks, and Michael Stanek.

Staff Members Present: Henry Lawrence, City Administrator; Joe Kellerman, City Attorney; Souvanny Miller, City Attorney; Darin May, Interim Police Chief; Robert Miller, Public Works Director; Melissa Owens, Finance Director; Mike Upston, Planning Director; and Cindy Hughes, City Recorder.

Guests: Eric Gunn, Budget Committee Member; Kevin Walruff, Planning Commissioner; Millie Wewerka, Budget Committee Member and Planning Commissioner; Jerry Zieman, Budget Committee Member; and members of the public and press.

2. FLAG SALUTE AND INVOCATION

Mayor Russell led the Pledge of Allegiance; and Jerry Zieman offered the invocation. Following the invocation, Mayor Russell reminded everyone about quieting cell phones until after the meeting.

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

There were no audience questions or comments.

4. PRESENTATIONS

There were no Presentations.

5. PUBLIC HEARINGS

There were no Public Hearings.

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6. CONSENT CALENDAR

6.1 Presentation of Regular Meeting Minutes of July 10, 2018.

Mayor Russell announced the Consent Calendar. There were no questions or comments. Councilor Fierke moved to approve the Consent Calendar as presented and Councilor Sell seconded the motion. There was no discussion. Roll call: James Mannenbach, yes; Kathy Sell, yes; Bill Fierke, yes; Bob Russell, yes; Jonathan Bilden, absent; Ruth Jenks, absent; and Michael Stanek, absent. The motion passed unanimously by those present.

8. PRESENTATION OF BILLS TO BE PAID

Mayor Russell asked if there were questions about the bills to be paid including the additional bills list. There were no questions. Councilor Fierke moved to approve the Regular Bill List in the amount of \$266,484.88 and the Additional Bills List for a total amount of \$271,622.57 (Submission No. 1). Councilor Mannenbach seconded the motion. There was no discussion. Roll call: Kathy Sell, yes; Bill Fierke, yes; James Mannenbach, yes; Bob Russell, yes; Jonathan Bilden, absent; Ruth Jenks, absent; and Michael Stanek, absent. The motion passed unanimously by those present.

9. OLD BUSINESS

9.1 Discussion regarding 2018 League of Oregon Cities Survey regarding Legislative Priorities.

Mayor Russell reintroduced this item from the last meeting wherein Councilor Fierke had identified Items G, O, S, and Y as legislative priorities. Councilor Fierke noted that he had somewhat facetiously commented at the last meeting about the rest of the items as being bad. The City Council then discussed and ranked the priority of items as follows:

- 1 - Y (Third Party Building Inspection);
- 2 - O (PERS Reform);
- 3 - G (City Comparability for Compensation; and
- 4 - S (Qualification Based Selection - QBS).

Next, the following four items were identified as being the lowest in priority: C (Auto Theft); AA (Waste Water Technical Assistance Program); D (Beer and Cider Tax Increase); and Carbon Cap-and-Invest Program Adoption.

10. NEW BUSINESS

10.1 Discussion regarding Eagle Point's committed residential density associated with future Urban Growth Boundary expansion under the city's Regional Plan Element.

Mike Upston, Planning Director, provided an overview of this item (Submission No. 2) that was similar to the presentation made last October. Points of the overview included:

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- A recap of the October 2017 discussion about the minimum residential densities committed to in Eagle Point's Urban Reserve Areas when the Regional Plan was adopted in 2012. That discussion resulted in a request for staff to bring back a resolution expressing the intent to maintain the growth within Eagle Point's city limits consistent with the maximum densities prescribed by Eagle Point's current zoning map and associated zoning regulations.
- November 2017 draft resolution discussed by the Council, and while no action was taken at that time, last month the Council expressed interest in resuming the conversation.
- Acknowledgement that the proposed resolution, which speaks solely to land within the city limits, would not change the Regional Plan agreement - which pertains to the land outside the city limits, and it would not be relevant until the City sought approval for expansion – expected to be at least 5 years, likely longer.

The impact of that resolution would simply be to underscore the Council's support for density controls already established within Eagle Point's city limits, and the Council's desire to continue with them. While that is an allowable thing to do, it would not change future density controls when it is time to expand.

- When the time comes that Eagle Point is ready and eligible (or required) to expand into its Urban Reserve Areas, it will be expected to do so at the agreed-upon minimum density unless proposed lower-density development would be offset by rezoning to promote higher density elsewhere inside the city limits (and all parties agree to that).

If the Council decides at some point that it can't live with that scenario, the Regional Plan Element contains direction for how to request an amendment. An outline of those steps was provided in the agenda statement but, as discussed last year, it is a long and politically-heavy thing to do. Further, Eagle Point would be the first (and likely only) Regional Plan participant to request that kind of change, and it is unknown whether the other Plan participants would endorse it.

- The agenda statement also provided a summarized history, starting back in the early 1990's, about the long path taken to secure the city's Urban Reserves, and the associated parameters for when and how to expand into them; as well as a summary of the statewide land use legislation established over 40 years ago, which continues to guide growth in Oregon, and is predicated on a strategy of contained urbanization in order to preserve the surrounding farms and forests.

A lengthy but inconclusive discussion followed with the following points discussed:

- The City will likely need to expand its land supply within five to ten years but is not currently eligible.
- Option of letting the State notify the City that the land supply is not sufficient. (Not proposed or recommended.)
- Jacksonville opting to not expand.

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- Filing for a change through a judicial process.
- Accuracy of anticipated growth.
- Options such as ignoring, immediately changing zoning, or passing a resolution (Submission No. 3 – proposed resolution by Councilor Fierke). The proposed resolution by Councilor Fierke was not presented for approval as the full Council was not in attendance. The proposed resolution included the following statements:
 - On September 13, 2011, the City Council approved Resolution No. 2011-48 which rejected an increase in density to 7.5 units per acre; and
 - Resolution No. 2005-14 requires Eagle Point to:
 - a. Preserve its historic character;
 - b. Preserve its small town character;
 - c. Require lower densities than found in more metropolitan areas;
 - d. Assure that future growth provides opportunity for diversification of the economy; and
 - Eagle Point remains a rural rather than urban community; and
 - Last minute changes were made without consultation of Eagle Point to density requirements; and
 - Eagle Point officials were subjected to intense lobbying efforts to approve the Regional Plan by Jackson County and other city officials; and
 - Such regional officials assured support for Eagle Point to lower density goals; and
 - Eagle Point density is presently at approximately 4.3 units/acre; and
 - A density goal increase of 50% is unattainable; and
 - The character of Eagle Point cannot be maintained under the onerous density goals; and
 - Density goals for Eagle Point set at 4.3 units/acre from 2010 to 2035 and 5.3 units/acre from 2036 to 2060.

Discussion continued about communities generally wanting higher density levels near the city center as opposed to a denser ring around a city. Density levels of 6.5 are reached in Eagle Point apartments, duplexes, mobile home parks, and multi-family units that are roughly 8 to 12 units per acre. Newer neighborhoods are going in with 4 to 5 units per acre. Density levels in other areas such as N. Phoenix Road and Twin Creeks were discussed but it was noted that Central Point had more land to develop than Eagle Point.

Eric Gunn, Budget Committee Member, discussed density levels in the Idlewood Mobile Home Park and requirements for a recreation area within the park.

Discussion continued about the proposed resolution but it was again noted that doing so would not have a legal impact, and it was stated that if Eagle Point were to pull out of the agreement, there would likely be consequences. Further, heavily funded outside organizations actively monitor growth and development. Future funding possibilities through the State or other programs, etc., could also be negatively impacted. Attorney Kellerman added that it would be an opportune time as amendments are proposed by other entities to present Eagle Point's. Medford and Talent were discussed with Medford having completed a zoning process, and Talent working on something as well.

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Millie Wewerka, Planning Commissioner, reported having reviewed the original Regional Plan at the time it was presented for approval, and suggested not withdrawing as the City would then be liable to State density levels which are higher.

Following a brief discussion, it was determined to bring the item back to the next meeting for the rest of the Council to decide what to do.

- 10.2 Discussion regarding sending City representatives to Eagle Point's Sister City, Showa Mura, Japan.

Mayor Russell initiated discussion about travel to Showa and working on getting a party of 10. Councilor Fierke reported finding tickets on the internet around \$1,300 and that they were for a good flight but he was not going. Mayor Russell continued and reported he planned to go to Showa and would pay for his daughter to go. He also reported that Councilor Stanek, and Theresa Case (Showa Homestay Program) wanted to go, and there was a possibility of School District 9 staff going. Council President Jenks planned to go but was unsure about her spouse. Councilor Sell expressed interest in going as well. Councilor Mannenbach reported he had been hopeful about going but would not be able to go. Mayor Russell stated that \$100 per seat was required to lock in the rate, and the City Recorder would work on getting a firm commitment from City Councilors.

Discussion followed about other options for purchasing tickets and Mayor Russell reported a \$40 cost per person for the travel agent. The authorized travel amount is up to \$5,000 and a higher limit could be approved at a future meeting. Travelers are scheduled to arrive in Showa Japan on October 6th and depart on October 11th.

11. REPORTS FROM CITY COUNCIL AND CITY COMMITTEE REPRESENTATIVES

Councilor Fierke reported on School District 9's reelected Chair and Vice Chair, and discussion regarding a possible bond for facilities. Last, it was reported that the Showa student visit had been cancelled due to forest fires. Mayor Russell added that the students may visit in the fall.

Councilor Sell reported attending the Planning Commission meeting but deferred the report to the Planning Director.

Mayor Russell reported plans to attend the Oregon Mayors Association Conference and would give a full report at the next meeting.

Jerry Zieman, Budget Committee Member, noted there would be a Ribbon Cutting at the Butte Creek Mill on August 6th.

12. STAFF REPORTS

Mike Upston, Planning Director, reported there was too much going on to give a full report and deferred to the Friday Letter. Mr. Upston reported on the Community Development Commission meeting in August, and public hearings scheduled for the next Council meeting

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including a recommendation from the Planning Commission on Barton Road Subdivision East, and a public hearing regarding the Arrowhead Trail Alley.

Melissa Owens, Finance Director, reported the Finance Report was in the agenda packet, and working on year end financials and preparing for the auditors. Ms. Owens also reported plans to complete the comprehensive reports for the year, and work on business license renewals. Last, Ms. Owens reported on finalizing financing for the Public Work Heated Storage Building at 2.85% for five years.

Robert Miller, Public Works Director, reported advertising for the Linn Road Improvements, the single largest project to date, and plans to bring that item back at the second meeting in August. Mr. Miller further reported on the City seeking a grant for this project four years ago, wherein funds had to be given up in order to move forward but the City had just formally received \$400,000 back today, equivalent to 70 homes worth of SDCs. Henry Lawrence, City Administrator, added that this was a good example of always being at the table even when you are not asking for money.

Chief May announced hopeful plans to hold the National Night Out event but with the smoke and poor air quality a decision would be made soon. Staff training is continuing with training for domestic violence investigations presented by Community Works. Chief May also reported on the August 11th Street Dance, which could also be impacted by smoke conditions and poor air quality.

Henry Lawrence, City Administrator, reported that Darin May will be sworn in as Police Chief at the next meeting, and announced Melissa Owens as Acting City Administrator during a planned vacation.

Cindy Hughes, City Recorder, announced a vacancy on the Planning Commission and reported on recruitment efforts.

13. INFORMATION

13.1 OLCC License Renewal Notification.

Chief May reported there were no issues with the applicants.

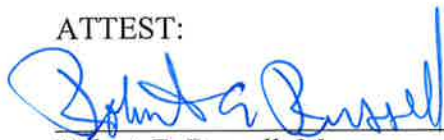
14. ADJOURN

At 7:10 p.m., Mayor Russell closed the meeting.

Respectfully submitted,


Cindy Hughes, City Recorder

ATTEST:



Robert E. Russell, Mayor