



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION

17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON
REGULAR MEETING AGENDA

May 21, 2013

1. CALL TO ORDER - 7:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. PUBLIC HEARING(S).
5. CONSENT CALENDAR.
 - 5.1 Presentation of Regular Meeting Minutes of April 16, 2013.
 - 5.2 Final Order for PA#12-09 (Quail Point Partition).
 - 5.3 Final Order for PA#13-01 (Black Rock Coffee).
6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.
10. REPORTS FROM STAFF.
 - Planning Update
11. INFORMATION.
 - 11.1 May 2013 City of Eagle Point Newsletter.

City of Eagle Point Planning Commission Meeting Agenda

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12. ADJOURNMENT.

AGENDA AND COUNCIL PACKETS ALSO AVAILABLE ON WEBSITE

CITY OF EAGLE POINT

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EAGLE POINT PLANNING COMMISSION
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

April 16, 2013

REGULAR MEETING MINUTES

1. CALL TO ORDER – 7:00 P.M.

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

Commission Members Present: Suzi Collins, Sharon Coupe, Bernard Grossman, Kevin Walruff, Diane Mihocko, Steve Hunter, Millie Wewerka and Council Liaison Kathy Sell.

Commission Members Absent: None.

Staff Members Present: Robert Miller, Public Works Director; Mike Upston, Principal Planner; and Sara Miller, Planning Aide.

Guests: Jerry Zieman, Budget Committee; 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. INTRODUCTION OF CITY COUNCIL LIAISON.

Mike Upston, Principal Planner, introduced Councilor Kathy Sell. He explained that the City Council decided that the Planning Commission should have a Council Liaison. There was discussion between staff and the commissioners regarding the role of a liaison to the Planning Commission.

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5. ELECTIONS OF CHAIRMAN AND VICE-CHAIRMAN.

Chairman Collins opened nominations for Planning Commission Chair. Commissioner Hunter nominated Suzi Collins for Chair. Vice-Chairman Coupe seconded the nomination. There were no further nominations. Vice-Chairman Coupe moved that Suzi Collins be appointed Chair. Commissioner Hunter seconded the motion. There was no further discussion. Roll call: Steve Hunter, aye; Suzi Collins, aye; Millie Wewerka, aye; Kevin Walruff, aye; Bernard Grossman, aye; Diane Mihocko, aye; Sharon Coupe, aye. Suzi Collins was unanimously appointed as Planning Commission Chair.

Chairman Collins opened nominations for Planning Commission Vice-Chair. Commissioner Walruff nominated Sharon Coupe for Vice-Chair. Commissioner Grossman seconded the nomination. There were no further nominations. Commissioner Mihocko moved that Sharon Coupe be appointed as Vice-Chair. Commissioner Grossman seconded the motion. There was no further discussion. Roll call: Bernard Grossman, aye; Kevin Walruff, aye; Suzi Collins, aye; Steve Hunter, aye; Sharon Coupe, aye; Diane Mihocko, aye; Millie Wewerka, aye. Sharon Coupe was unanimously appointed as Planning Commission Vice-Chair.

6. PUBLIC HEARING(S).

Chairman Collins introduced read the opening script and announced the first public hearing.

- 6.1 PA#13-01 (Black Rock Coffee). A public hearing to accept testimony and consider a request for Site Plan Review and Conditional Use Permit approval to allow an approximately 500 square foot drive through coffee bar at 112 West Linn Road in the Heavy Commercial (C-2) zoning district.

Applicant/Agent: Tom Robinson
Owner: Lavar Hansen, Eagle Point Mini Storage LLC

Chairman Collins asked if anyone felt that the Planning Commission did not have the right to make a decision on the matter. There were no comments. There were no conflicts of interest or ex parte contacts declared by commission members. The commissioners had visited the site, several commissioners noted that the existing building was an eyesore and should be cleaned up.

Mr. Upston presented the staff report from the meeting packet. He showed drawings of the proposed plan from the staff report. He reviewed the site plan review and conditional use standards and conditions for site approval. He noted that the application was complete and all legal notifications had been made. All concerns expressed by Oregon Department of Transportation (ODOT) and

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Jackson County had been mitigated. Staff recommends that the findings be adopted and the application approved with conditions outlined in the staff report.

Vice-Chairman Coupe noted that she visited the site and observed several cars coming from different directions and anticipates that there could be a traffic conflict. She suggested that a stop sign might be needed. Mr. Upston noted that the access road was private property and wouldn't have a city stop sign, but something could be mentioned in the conditions.

Vice-Chairman Coupe asked if there were unnatural hazards associated with the property. Mr. Upston explained that the property owner will need to get a permit to demolish the existing house and staff will review all of those issues during the permit review.

Chairman Collins called for the applicant presentation. Tom Robinson, 7495 Webber Rd., Central Point, Oregon, approached the commission and explained that he worked hard to ensure that the proposal would not have any negative impacts. He explained that all of the city suggestions were incorporated into the proposal, and all of the surrounding businesses are complimentary to the proposal. He noted that the design and landscaping will be tasteful and up and coming. The traffic impact study had been completed and the findings were favorable for the location.

Several commissioners discussed the private access with Mr. Robinson, and Mr. Robinson explained that there would not be parking on the private street. Mr. Upston noted that it would be up to the property owner to post 'No Parking' signs. He will follow up with the traffic engineer on the project.

Commissioner Wewerka wants to ensure that the walk up window will be ADA compliant. Mr. Robinson assured her that it would.

Council Liaison Sell asked if Mr. Robinson had spoken with the LDS Church regarding the project. Mr. Robinson explained that he met with a church bishop about the project, and he knows that Lavar Hansen had discussed the project with the LDS Church as well.

Chairman Collins asked if there was testimony in favor of, or opposed to, the proposal. No further testimony was given.

Chairman Collins asked if the approval body wished to continue or close the hearing. Vice-Chairman Coupe moved that the hearing be closed. Commissioner Mihocko seconded the motion. There was no further discussion. Roll call: Millie Wewerka, aye; Suzi Collins, aye; Kevin Walruff, aye; Diane Mihocko, aye;

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Sharon Coupe, aye; Bernard Grossman, aye; Steve Hunter, aye. The motion passed unanimously.

Chairman Collins called for a motion on the application. Vice-Chairman Coupe moved that the commission adopt the findings and approve the application with recommended conditions. Commissioner Walruff seconded the motion. There was no further discussion. Roll call: Diane Mihocko, aye; Millie Wewerka, aye; Sharon Coupe, aye; Suzi Collins, aye; Steve Hunter, aye; Kevin Walruff, aye; Bernard Grossman, aye. The motion passed unanimously.

- 6.2 PA#12-09 (Quail Point Partition). A public hearing to accept testimony and consider a request for approval of a Minor Partition to divide an existing 40 acre parcel into two parcels at 1323 Alta Vista Road in the Single Family Low Density (R-1) zoning district.

Applicant/Agent: Cris Galpin
Owner: Amblegreen LLC

Chairman Collins asked if anyone felt that the Planning Commission did not have the right to make a decision on the matter. There were no comments. There were no conflicts of interest or ex parte contacts declared by commission members. Vice-Chairman Coupe had notified neighbors about the meeting but did not discuss the application with them. The commissioners had visited the site, no comments were noted.

Mike Upston presented the staff report. He showed drawings of the proposed partition located on the corner of Alta Vista and Robert Trent Jones Jr. Blvd. He explained that there was an existing tentative subdivision approval, and the owner wants to create two tax lots to facilitate development. Staff recommends that the findings be adopted and the application be approved with conditions outlined in the staff report.

Commissioner Hunter asked if the infrastructure would be built completely or be built in phases. Mr. Upston noted that the question does not pertain to the partition application, the infrastructure would be addressed during the next public hearing.

Chairman Collins called for the applicant presentation. Cris Galpin, 744 Cardley Ave., Medford, Oregon addressed the commission. Commissioner Grossman asked how many buildable lots would be gained or lost. Mr. Galpin explained that there would not be a change in the number of lots from the original approval, the purpose of the partition is to divide the property between owners. He noted that the large section is owned by one party and the other portion has multiple property owners.

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Council Liaison Sell asked the density of the development. Mr. Galpin explained that the zoning was R-1-8, the same as the Golf Course Community.

Chairman Collins asked if there was testimony in favor of, or opposed to, the proposal. No further testimony was given.

Chairman Collins asked if the approval body wished to continue or close the hearing. Commissioner Walruff moved that the hearing be closed. Commissioner Hunter seconded the motion. There was no further discussion. Roll call: Suzi Collins, aye; Steve Hunter, aye; Sharon Coupe, aye; Millie Wewerka, aye; Bernard Grossman, aye; Diane Mihocko, aye; Kevin Walruff, aye. The motion passed unanimously.

Chairman Collins called for a motion on the application. Commissioner Walruff moved that the commission adopt the findings and approve the application with recommended conditions. Commissioner Grossman seconded the motion. There was no further discussion. Roll call: Bernard Grossman, aye; Kevin Walruff, aye; Diane Mihocko, aye; Millie Wewerka, aye; Steve Hunter, aye; Sharon Coupe, aye; Suzi Collins, aye. The motion passed unanimously.

- 6.3 PA#13-04 (Quail Point Subdivision Amendment). A public hearing to accept testimony and consider a request for approval of a Subdivision Amendment to allow revisions to conditions of the Quail Point Tentative Subdivision approval (Planning Action No. 99/00-20:SUB, City Council July 25, 2000).

Applicant/Agent: Cris Galpin
Owner: Amblegreen LLC

Chairman Collins asked if anyone felt that the Planning Commission did not have the right to make a decision on the matter. There were no comments. There were no conflicts of interest or ex parte contacts declared by commission members. Vice-Chairman Coupe had notified neighbors about the meeting but did not discuss the application with them. The commissioners had visited the site, no comments were noted.

Mike Upston presented the staff report, as contained in the meeting packet. He explained that this hearing deals with the same parcel as the prior hearing, and showed drawings of the proposal. He noted that the tentative subdivision was approved by City Council in 2000, and went on to review the conditions to be amended. Staff is recommending adoption of findings and approval of the application with conditions.

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Commissioner Grossman asked about the change to the 90 percent build out paving requirement. Mr. Upston clarified that the developer is asking that the original condition be amended to allow final asphalt to be in place prior to final plat approval.

Commissioner Mihocko asked how curb cuts would be handled. Mr. Galpin explained that the curbs would be constructed at the time of road construction, complete with curb cuts. The cuts are typically laid out garage to garage, as best suited for the property.

Commissioner Wewerka asked Mr. Upston about the proposed path to be built by Mr. Galpin as part of the project. Mr. Upston explained that the city would take ownership for the strip of property, the paperwork has already been submitted to city.

Commissioner Hunter asked if construction would begin with Phase 1. Mr. Galpin noted that phases don't need to be constructed in numerical order, but would be done so that streets are not being constructed through an existing subdivision. He noted that the phase lines are placed by intersections for emergency service access.

Commissioner Wewerka referenced the Quail Point plat plan and noted that there is also an Old Waverly Way in Greenmoor Estates. She asked if the two streets would line up between the two subdivisions. Mr. Galpin explained that the plat had been changed to match the street configuration of Greenmoor Estates.

Commissioner Hunter asked if Quail Point would have a park as part of the development. Mr. Galpin noted that Quail Point would not have a park, as he has donated much more parkland than was required for the Golf Course Community, in addition to paying Park System Development Charges (SDC's).

Chairman Collins asked if there was testimony in favor of, or opposed to, the proposal.

John Dowdy, 816 St. Andrews Way, Eagle Point, Oregon approached the commission. He noted that he has a question, but was not necessarily opposed to the project. He explained that the Quail Point streets will run into the Eagle Point Golf Community, and asked if there would be architectural requirements for Quail Point subdivision. Mr. Galpin explained that Quail Point would have the same architectural design and standards as the Golf Community. The subdivision will also have CC&R's and a Homeowners Association.

Chairman Collins asked if the approval body wished to continue or close the hearing. Commissioner Mihocko moved that the hearing be closed.

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Commissioner Wewerka seconded the motion. There was no further discussion. Roll call: Suzi Collins, aye; Millie Wewerka, aye; Kevin Walruff, aye; Steve Hunter, aye; Sharon Coupe, aye; Diane Mihocko, aye; Bernard Grossman, aye. The motion passed unanimously.

Chairman Collins called for a motion on the application. Vice-Chairman Coupe moved that the commission recommend City Council adopt the findings and approve the application with recommended conditions. Commissioner Walruff seconded the motion. There was no further discussion. Roll call: Steve Hunter, aye; Suzi Collins, aye; Millie Wewerka, aye; Kevin Walruff, aye; Bernard Grossman, aye; Diane Mihocko, aye; Sharon Coupe. The motion passed unanimously.

7. CONSENT CALENDAR.

7.1 Presentation of Regular Meeting Minutes of November 20, 2012.

Chairman Collins announced the Consent Calendar and asked for a motion. Vice-Chairman Coupe moved that the Consent Calendar be approved. Commissioner Walruff seconded the motion. There was no further discussion. Roll call: Sharon Coupe, aye; Kevin Walruff, aye; Suzi Collins, aye; Diane Mihocko, aye; Millie Wewerka, aye; Bernard Grossman, aye; Steve Hunter, aye. The motion passed unanimously.

8. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR.

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

9. UNFINISHED BUSINESS.

There was no unfinished business brought before the commission.

10. NEW BUSINESS.

There was no new business brought before the commission.

11. REPORTS FROM COMMISSIONERS.

Commissioner Wewerka expressed her appreciation that the Zoning and Subdivision Ordinances were available on the website.

Vice-Chairman Coupe reported that she will not be able to attend the May 21, 2013 Planning Commission meeting.

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12. REPORTS FROM STAFF.

Mr. Upston reported that the commissioners should have received a Statement of Economic Interest that they need to fill out and mail. He explained that the May Planning Commission meeting will have Final Orders for PA#12-09 and PA#13-01 on the Consent Calendar. He went on to report that the June meeting will most likely have a public hearing for Greenhills Planned Unit Development. At the request of the applicant the application was placed on hold because they were unsure of the direction they wanted the project to go. Now the project is ready to move forward.

Mr. Upston further reported that the Quail Point subdivision amendments will go before City Council at their next meeting. He noted that staff is available to answer questions.

13. INFORMATION.

13.1 April 2013 City of Eagle Point Newsletter.

The information was presented to the commission and there was no further discussion.

14. ADJOURNMENT.

Chairman Collins announced that the next regular meeting of the Planning Commission is scheduled for May 21, 2013 at 7:00 p.m. in the City Council Chambers.

There was no further business to come before the Eagle Point Planning Commission and Chairman Collins adjourned the meeting at 8:24 p.m.

Respectfully submitted,

Sara Miller, Planning Aide

ATTEST:

Suzi Collins, Chairman

**BEFORE THE PLANNING COMMISSION
FOR THE CITY OF EAGLE POINT
JACKSON COUNTY, OREGON**

IN THE MATTER OF A MINOR PARTITION)	FINAL ORDER NO. 12-09, QUAIL
APPROVAL AT 1323 ALTA VISTA ROAD,)	POINT PARTITION
EAGLE POINT, OREGON)	PA# 12-09: MINOR PARTITION

APPLICANT/AGENT: CRIS GALPIN
OWNER: AMBLEGREEN LLC

I

SUMMARY OF DECISION

The application PA#12-09:Minor Partition is approved based upon the reasons and subject to the conditions set forth herein below.

II

NATURE OF THE APPLICATION

Application for approval of a Minor Partition to divide an existing 40 acre parcel into two parcels at 1323 Alta Vista Road in the Single Family Low Density (R-1) zoning district.

III

PROCEDURAL BACKGROUND

The application was received and accepted by the City of Eagle Point ("the City") on December 14, 2012. The application was found to be complete. Following public notice given to the owners of adjoining properties in accordance with the provisions of Eagle Point Zoning Ordinance, chapter 17.96, the City of Eagle Point Planning Commission conducted the required public hearing on April 16, 2013. During the public hearing, all interested parties were afforded the opportunity to present evidence and argument. At the conclusion of public testimony, the public hearing was closed, and the Commission held its deliberations, at which time it was duly moved and seconded that the Minor Partition be approved with conditions. The motion passed unanimously on a voice vote.

IV

SUBSTANTIVE APPROVAL CRITERIA

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN MAP
LAND USE ELEMENT
CITIZEN INVOLVEMENT ELEMENT

ZONING ORDINANCE

CHAPTER 17.08 - BASIC PROVISIONS
CHAPTER 17.20 – R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
CHAPTER 17.96 – NOTICE AND HEARING PROCEDURE

SUBDIVISION ORDINANCE

CHAPTER 16.20 - PARTITIONS
SECTION 16.20.030 – PARTITIONING PROCEDURES

V

FINDINGS OF FACT

The City finds the following facts to be true with respect to this matter.

A. FINDINGS OF CONFORMANCE WITH THE EAGLE POINT COMPREHENSIVE PLAN, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE.

FINDINGS: The application and accompanying map were found to be complete and all required legal notifications have been made. Further, the proposal conforms to relevant Eagle Point Comprehensive Plan goals and policies, as well as applicable requirements of the Eagle Point Zoning and Subdivision Ordinances. In order to ensure that final map filing is completed as required upon City approval, a condition of approval is included in Section VII below regarding filing with Jackson County.

VI

CONCLUSIONS OF LAW

The City has examined the proposal in relation to the standards for Minor Partition approval. Based upon said examination, the City finds and ultimately concludes that the proposed development is

consistent in all respects with the objective design and development standards set forth in the Eagle Point Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.

VII

DECISION AND ORDER

Standards for development have been met by virtue of a complete application submittal and fulfillment of all Eagle Point criteria for Minor Partition approval. Based upon the record of the public hearing and the foregoing findings of fact and conclusions of law, the subject application is found to be supported by evidence contained in the whole record. Therefore, the City orders that application for Minor Partition approval be, and it hereby is, approved subject to the conditions set forth below:

1. MAP FILING

The applicant shall file all required partition map and documents with Jackson County, and provide copies of same to the City for Planning Department files.
 Authority: City of Eagle Point Subdivision Ordinance, Section 16.20.030.I

NOTICE

It shall be the sole responsibility of the developer to comply with the above conditions of approval. Failure to satisfy the terms and conditions of this approval shall constitute grounds for the City to take action which may include, but not be limited to, denial of a building permit, denial of permission to proceed, or issuance of a stop-work order. These conditions shall be binding upon and inure to the benefit of the heirs, successors and assigns of the property owner. These conditions are not personal, but are for the benefit of all the land herein described, and shall be binding upon the developer and all successive owners of all or part of said property. Should these conditions inadvertently omit any applicable item as determined by the Planning Director from any affected agency correspondence contained in the whole record, said condition shall be incorporated herein with notice being provided to the developer.

 Suzi Collins, Chairperson Date
 Eagle Point Planning Commission

 Mike Upston, Principal Planner Date

**BEFORE THE PLANNING COMMISSION
FOR THE CITY OF EAGLE POINT
JACKSON COUNTY, OREGON**

IN THE MATTER OF A SITE PLAN &)	FINAL ORDER NO. 13-01, BLACK
CONDITIONAL USE APPROVAL FOR A)	ROCK COFFEE
DRIVE-THRU COFFEE BAR AT 112 WEST)	PA# 13-01: SPR/CUP
LINN ROAD, EAGLE POINT, OREGON)	

APPLICANT/AGENT: TOM ROBINSON
OWNER: LAVAR HANSEN, EAGLE POINT MINI STORAGE LLC

I

SUMMARY OF DECISION

The application PA#13-01:SPR/CUP, Black Rock Coffee is approved based upon the reasons and subject to the conditions set forth herein below.

II

NATURE OF THE APPLICATION

Application for Site Plan and Conditional Use approval to allow an approximately 500 square foot drive-through coffee bar at 112 West Linn Road in the Heavy Commercial (C-2) zoning district.

III

PROCEDURAL BACKGROUND

The application was received and accepted by the City of Eagle Point ("the City") on January 22, 2013. The application was found to be complete. Following public notice given to the owners of adjoining properties in accordance with the provisions of Eagle Point Zoning Ordinance, chapter 17.96, the City of Eagle Point Planning Commission conducted the required public hearing on April 16, 2013. During the public hearing, all interested parties were afforded the opportunity to present evidence and argument. At the conclusion of public testimony, the public hearing was closed, and the Commission held its deliberations, at which time it was duly moved and seconded that the Site Plan and Conditional Use be approved with conditions. The motion passed unanimously on a voice vote.

IV

SUBSTANTIVE APPROVAL CRITERIA

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN MAP

LAND USE ELEMENT

TRANSPORTATION ELEMENT/ TRANSPORTATION SYSTEM PLAN

ECONOMIC ELEMENT

CITIZEN INVOLVEMENT ELEMENT

ZONING ORDINANCE

CHAPTER 17.08 - BASIC PROVISIONS

CHAPTER 17.30 – C-2 HEAVY COMMERCIAL DISTRICT

SECTION 17.30.030 - BUILDINGS AND USES PERMITTED CONDITIONALLY

CHAPTER 17.60 - SITE PLAN AND LANDSCAPE APPROVAL

CHAPTER 17.72 - OFF STREET PARKING AND LOADING FACILITY REQUIREMENTS

CHAPTER 17.84 - CONDITIONAL USE PERMITS

CHAPTER 17.96 – NOTICE AND HEARING PROCEDURE

V

FINDINGS OF FACT

The City finds the following facts to be true with respect to this matter. The adopted Findings include both those listed below, and those contained within the applicant's submittal (on file).

A. FINDINGS OF CONFORMANCE WITH THE EAGLE POINT COMPREHENSIVE PLAN

Chapter III – Land Use Element (Statewide Planning Goal #2): To provide a long-range guide for the physical development of the City that maximizes the community's livability.

FINDING: The Land Use Element provides the framework for the Zoning Districts that have been adopted by the City. The subject property has been designated on the Comprehensive Plan Map as

Commercial, with a C-2 zoning designation, both of which are designed to implement the land use goals and guidelines of the City. The proposed drive-thru coffee bar is consistent with this commercially designated area, it is compatible with the adjacent retail and service-oriented commercial uses, and it is one of the few uses small enough to fit on a parcel of this size.

Chapter VII – Transportation Element/Eagle Point Transportation System Plan (Statewide Planning Goal #12): To provide long range direction for development of the City’s transportation facilities and services for all transportation modes, ensuring planned systems are both needed and adequate to serve the needs of planned land uses encompassing cost effective use of public funds.

Eagle Point Transportation System Plan, Ch. 2, Sec. A. Highway 62

Policy 2: The City shall adhere to Policy Number 9 of the Urban Growth Boundary adoption ordinance (9-39) stipulating: “Recognizing the need for careful planning on lands adjacent to State Highway 62, in order to minimize adverse impacts upon that major thoroughfare, the following shall apply to those lands adjacent to Highway 62, both within the urban growth boundary and area of mutual planning concern:”

- No land use designation for any part of this special interest area by either Comprehensive Plan designation or zoning designation shall be adopted by either the City or County without joint City/county consultations concerning the proposed designation.
- The City shall notify ODOT of development applications that may affect the highway and coordinate review of those applications.

FINDING: The existing Heavy Commercial (C-2) land use designation is not proposed to be changed under this application, and the City has included the County and ODOT in the review of this project, particularly as related to a speed zone request along Linn Road west of the project site described in more detail below.

Eagle Point Transportation System Plan, Ch. 2, Sec. B. Arterials, Collectors and Local Streets

Policy 13: Sidewalks or alternative pedestrian facilities shall be included on all new streets within the Urban Growth Boundary.

Policy 14: The City shall protect the planned alignments and function of existing and planned roadways as identified in the Transportation System Plan, or other, adopted implementation documents through the application of appropriate land use regulations.

Policy 15: All land use decisions shall include a consideration of their impact on existing and planned transportation facilities, protection of the safety and function of transportation facilities. Proposals for specific types of development projects, zone changes or other types of plan amendments shall include traffic impact studies and proposed mitigation measures for any significant impacts. The City shall adopt mobility standards for its local roads and adhere to State and County mobility standards for roads under their respective jurisdictions. These jurisdictional mobility standards shall be used in determining transportation impacts.

FINDING: The proposed development will take access off an existing private street which connects to Linn Road just west of Highway 62. During project review, City staff noticed that drivers heading east toward the project vicinity on West Linn Road have limited visual access around the bend alongside Eagle Point Mini Storage, and determined that there could be a traffic safety problem if speeds were not controlled on that segment of the roadway. Therefore, a recommended condition of approval included in Section VII of this report requires that a 35 mph speed zone sign be posted on eastbound West Linn Road for drivers approaching the project vicinity. Jackson County and the Oregon Department of Transportation have already been working with the City on this matter, and it's anticipated that the sign will be posted by the County within the next few months. The Speed Zone Request is provided in Attachment D.

Eagle Point Transportation System Plan, Chpt 2, Section C. Bicycle and Pedestrian Facilities and Programs

Policy 4: Sidewalks, or approved, alternative pedestrian systems, shall be included on all new streets within the Urban Growth Boundary.

Policy 14: The City, on its own or with community partners, shall develop incentives to encourage walking and bicycling and reduce single-occupancy driving.

FINDING: The proposed development includes an upgrade of the roadway frontage to include all required pedestrian improvements. In addition, a walk-up ordering window will be provided along with seating to encourage walking rather than driving, and a recommended condition of approval is included in Section VII of this report requiring bicycle parking.

Chapter VIII – Economic Element (Statewide Planning Goal #9): To provide a healthy, diverse, stable economy that enhances the livability of the community.

Policy 10: All commercial development shall be planned, constructed and landscaped so as to be visually and physically compatible with the surrounding uses.

Policy 12: Outdoor storage areas of commercial operations shall be screened from view of public roads and adjoining uses.

Policy 13: Site plan review procedures shall be required of all commercial developments.

FINDING: A site plan and illustrations (refer to Exhibits B & C) for the proposed development have been reviewed and revised by City staff as part of the Site Plan Review process. The drawings depict landscaping, plaza area, seating, lighting, a trash enclosure and other site improvements and amenities that will result in a more attractive property.

Chapter XIII – Citizen Involvement Element (Statewide Planning Goal #1): To provide opportunities for citizen involvement throughout the City's planning process.

Policy 3: The City shall continue to emphasize the public hearing process during land use decision making. All hearings shall be well advertised and open to all affected citizens.

Policy 4: The City shall continue to maintain public availability of planning related proposals and reports.

Policy 5: The City shall continue to notice affected agencies and organizations of specific planning related activities, proposals and reports.

Policy 6: The City shall continue to coordinate land use actions with affected agencies.

FINDING: The City of Eagle Point has an adopted citizen involvement program based upon the policies noted above. The program includes complete and open public information and involvement based upon public notice procedures and public hearings. This development application is being processed consistent with that program, and is consistent with the goals and policies of this Element. In addition, as mentioned in the Transportation discussion above, the City has been in coordination with Jackson County and the Oregon Department of Transportation on this project review.

B. FINDINGS OF CONFORMANCE WITH THE EAGLE POINT ZONING ORDINANCE

Legal Notifications. All notifications and advertisements have been made in satisfaction of the legal requirements to hold public hearings on this application.

Zoning Regulations. All applicable requirements of the Eagle Point Zoning Ordinance will be met prior to issuance of construction permits.

FINDING: In addition to all legal notifications having been made in compliance with the Eagle Point Zoning Ordinance (EPZO), the proposed development also complies with the applicable development requirements of the EPZO, including those summarized in the table below.

	Permitted/Required Eagle Point Zoning Ordinance (EPZO)	Proposed
Height	No maximum EPZO 17.30.050	Approximately 17 feet
Lot Coverage	No maximum EPZO 17.30.060.B	Approximately 20%
Setbacks	None EPZO 17.30.040	Over 25 feet on all sides
Parking	Unspecified EPZO 17.72	2 stalls for up to two employees + required handicap stall
Landscape	Compliance with EPZO 17.60.050	Landscaping compliant with all EPZO landscape requirements
Trash Area Screening	Provide a view-obstructed trash area appropriate for the size and type of use. EPZO 17.60.050.F	A walled and gated trash enclosure along the northern parking lot perimeter

Standards for Site Plan and Landscape Approval (EPZO 17.60)

- 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 Ordinance. EPZO 17.60.040.C.1**

FINDING: The site plan will conform to all relevant Comprehensive Plan goals and policies as described in sub-section A above, as well as all applicable development standards and provisions of the Zoning Ordinance as described in this sub-section B.

- 2. That the site plan adequately provides for pedestrian safety and general welfare of facility users. EPZO 17.60.040.C.2**

FINDING: The site plan will provide adequate pedestrian access, including sidewalks, crosswalks, and seating areas.

- 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. EPZO 17.60.040.C.3**

FINDING: The project satisfactorily takes care of the traffic it generates by providing employee and handicap parking, two access points, two-way drive-thru stacking, and street right-of-way improvements including sidewalks, handicap ramp at the corner, and landscaping.

- 4. That the project will be compatible with adjacent developments and will not adversely affect the land uses or character of the area. EPZO 17.60.040.C.4**

FINDING: The project, as conditioned, will be compatible with adjacent developments and will not adversely affect the land uses or character of the area. The building scale and design is compatible with the existing commercial uses, particularly the adjacent Carl's Jr, Walmart, and bank buildings, and the proposed landscaping is intended to be in keeping with that provided by surrounding developments. A recommended condition of approval included in Section VII of this report requires landscape requirements to ensure that the site will be attractive and compatible with the landscaping provided on adjacent properties, and that all parking lot lights be arranged so as to reflect the light away from nearby residential areas.

- 5. That the project will take into consideration natural hazards found to exist on or adjacent to the site proposed for development. EPZO 17.60.040.C.5**

FINDING: No natural hazards have been identified on or adjacent to the site.