



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON
REGULAR MEETING AGENDA
August 16, 2016

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 Planning Application #16-02:SUB
Fairway View Subdivision
5. CONSENT CALENDAR.
 - 5.1 Presentation of Regular Meeting Minutes of June 21, 2016.
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. INFORMATION.
 - 11.1 August 2016 City of Eagle Point Newsletter.
12. ADJOURNMENT.

AGENDA AND COUNCIL 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: August 16, 2016

ITEM TITLE: Planning Action #16-02:SUB (Fairway View Subdivision). Request for approval to rezone, subdivide and develop the property at 1131 South Shasta Avenue and a portion of the neighboring Eagle Point Golf Course property for twelve single family homes.

Applicant & Owner: Bob Hyer, Hyer Golf LLC
Agent: Ausland Group
Submitted By: Mike Upston, Planning Director (541) 826-4212, ext 111

I. BACKGROUND & PROPERTY OVERVIEW

The 2.91 acre project site consists of the existing 0.65 acre property and home at 1131 South Shasta Avenue, along with a 2.26 acre portion of the golf course property. The 1131 South Shasta property is surrounded by other homes to the immediate west, north and east, while its southern edge lies adjacent to the golf course. Refer to Attachment No. 1 for a location map and aerial view, as well as a street view of the proposed access point off South Shasta Avenue.

This consolidated Planning Application requests approval for the following:

- **Annexation and Map Amendments:** Request to annex the 0.65 acre tax lot at 1131 South Shasta Avenue and change the Comprehensive Plan and Zoning Map designations from Residential Farm (RF) to Single Family Residential (R-1-10).
- **Partition:** Request to partition a 2.26 acre portion of the adjacent Eagle Point Golf Course property (map 361W10BB, tax lot 301).
- **Tentative Subdivision:** Request for approval to subdivide the 2.91 acre project area (0.65 acres + 2.26 acres described above) into 12 tax lots set within a tract providing common open space, slope protection and storm water detention.
- **Conditional Use Permit for a Planned Development:** Request for approval of a Conditional Use Permit to apply Planned Development flexibility to the grading, cul de sac length, lot dimensions and parking.
- **Site Plan and Landscape Approval:** Request for Site Plan and Landscape Approval, applicable to all new developments other than one single family home on its own lot.

The project drawings in Attachment No. 2 show 12 single family homes on individual padlots, set amongst the proposed 2.91 acrea Tract A, along with a new private street, sidewalk, detention pond with interpretive trail, and associated lighting, water, sewer and storm water conveyance.

II. LAND USE APPROVAL REQUIREMENTS

Annexation and Map Amendments

Eagle Point Comprehensive Plan, Chapter XV (Review and Amendment Procedures) provides that the processing of applications for minor map changes carries essentially the same procedural and substantive requirements as used in processing zone changes. Because the Comprehensive Plan identifies the same process and requirements for amendments to the Comprehensive Plan Map and Zoning Map, the decision criteria for each are consolidated herein.

Eagle Point Zoning Ordinance (EPZO), Chapter 17.92 (Amendments) establishes the quasi-judicial map amendment process, and states that the City Council shall make the final decision in a public hearing after receiving a recommendation from the Planning Commission. This is a Type A land use decision pursuant to Eagle Point Zoning Ordinance, Chapter 17.96.

Partition

Eagle Point Subdivision Ordinance, Chapter 16.20 establishes the decision-making process for Partitions. These normally require a Type A quasi-judicial, discretionary decision by the Planning Commissioner. However, given that this is a consolidated Planning Application, the final decision will be by the City Council.

Tentative Subdivision

Eagle Point Subdivision Ordinance, Chapters 16.08 and 16.12 establish the decision-making process for Tentative Subdivision Plans. These require a Type A quasi-judicial, discretionary decision by the City Council upon receiving a recommendation from the Planning Commission.

Conditional Use Permit for a Planned Development

Planned Developments require approval of a Conditional Use Permit. EPZO 17.76 establishes the decision process for Planned Developments, and EPZO 17.84 establishes the decision process for Conditional Use Permits. These normally require a Type A quasi-judicial, discretionary decision by the Planning Commission. However, given that this is a consolidated Planning Application, the final decision will be by the City Council.

Site Plan & Landscape Approval

The decision-making process for Site Plan & Landscape Approvals is established in EPZO 17.60. These applications normally involve a Type A quasi-judicial, discretionary decision by the Planning Commission. However, given that this is a consolidated Planning Application, the final decision will be by the City Council.

Note: Since development of this project is predicated on City Council approval of the requested annexation, map amendments and tentative subdivision, Planning Commission approval of the requests for which they normally have decision-making authority would have no legal force and effect unless the City Council's decision is also for approval. A condition of approval to this effect is included in Section XII of this agenda statement.

III. DECISION CRITERIA FOR ANNEXATIONS AND MAP AMENDMENTS

Applicable decision criteria for proposed annexations and changes to the Comprehensive Plan and Zoning Maps are contained within the following:

Eagle Point Comprehensive Plan, Chapter XV (Review and Amendment Procedures), as well as the Land Use, Housing, Physical, Transportation, and Citizen Involvement Elements of the Comprehensive Plan.

Eagle Point Zoning Ordinance (EPZO), Chapters 17.92 (Amendments) and 17.96 (Notice & Hearing Procedure).

A. FINDINGS OF CONFORMANCE WITH THE COMPREHENSIVE PLAN

The City has an adopted Comprehensive Plan which is acknowledged by the State's Land Conservation and Development Commission (LCDC). This Plan is patterned on the scope and intent of the Statewide Planning Goals and Guidelines. Since the Plan is acknowledged by LCDC to be consistent with the Goals and Guidelines, any activities processed consistent with the Comprehensive Plan and enabling ordinances can be found to be consistent with the Statewide Goals and Guidelines, which do not contain approval criteria, but were written specifically to enable local jurisdictions to prepare and implement the planning process.

As conditioned, the proposal conforms to the following Eagle Point Comprehensive Plan goals and policies:

1. **Chapter III – Land Use Element (Statewide Planning Goal #2):** To provide a long-range guide for community development, maximizing livability.

FINDING: The Land Use Element provides the framework for the City's zoning districts. Amendment of the City's current Comprehensive Plan and Zoning Maps for the subject property to Multi-Family Low Density (R-2) would increase the potential development density, helping to implement the urbanization goals of the City.

2. **Chapter V – Housing Element (Statewide Planning Goal #10):** To provide for the long range housing needs of all citizens.

FINDING: The proposed change in land use designation within the project area enables future development of more homes than that allowed under the current Comprehensive Plan and Zoning Map designations. This will help the city better meet its population growth and density requirements as it continues to urbanize, and will help offset incremental reductions in density occurring on a parcel-by-parcel basis through lot combination approvals. The intent of the Goals and Policies of the Housing Element are met by this application to increase the zoning density to Multi-Family Low Density (R-2).

3. Chapter VI – Physical Element (Statewide Planning Goal #7): To encourage development that is accommodated to the physical characteristics of the area.

Policy 1: Approval of any development shall be contingent upon the adequate consideration of natural hazards found to exist on the site proposed for development.

Policy 2: In all cases, land development shall be encouraged to take into consideration the natural topography, drainage pattern and soil characteristics of the proposed site.

Policy 8: The City shall discourage development and construction techniques which result in rapid runoff and accelerated erosion.

Policy 10: The City Building Official, Public Works & Safety Department and engineer shall jointly review and approve all construction plans for development in slope areas to insure that proposed structures and uses will not become a hazard to themselves or adjacent properties due to inadequate construction techniques, unstabilized slopes, insufficient compaction, inadequate or severe grading, and all other problems related to steep slopes and subsequent urban development.

FINDING: The property has soils that are generally clay, with a high shrink/swell potential. Appropriate engineering considerations will need to be incorporated into future construction drawings to ensure that the project complies with the Construction Limitations section of this Element of the Plan.

FINDING: The proposed development, tucked into an existing hillside, has been laid out with a subdivision plan designed to utilize the buildable areas of the property, allowing the steeper slopes to remain in their natural state.

4. Chapter VII – Transportation Element (Statewide Planning Goal #12): To guide transportation planning and project development in the Eagle Point Urban Growth Boundary over the next 20 years, and support the City's long term land use planning. (Excerpt from Chapter 2 of the Eagle Point Transportation System Plan, adopted as the City's Transportation Element by Ordinance 2010-07).

Arterials, Collectors, and Local Streets

Policy 14: The City shall protect the 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.

Policy 16: Zone changes constitute Plan amendments and shall be required to assess potential traffic impacts consistent with state rules.

Policy 18: All development proposals, Plan amendments, and zone changes shall conform to the adopted Transportation System Plan or other, adopted implementation documents.

FINDING: The twelve new homes will take access off South Shasta Avenue, a planned Arterial according to the City of Eagle Point Transportation System Plan. Traffic from those lots is expected to travel primarily to and from the southwest, away from town. Fewer than five peak hour trips are expected from this development – very few for an urban project with a connection to an arterial roadway. Refer to the Traffic Study in Attachment No. 3, which concludes that the proposed development would be expected to cause neither adverse impacts to the surrounding transportation system, nor significant impacts to intersection operations, speed, sight distance, and crash history.

For those wishing to see the Traffic Study attachments, please contact the Planning Director.

5. 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.

FINDING: The City has an adopted citizen involvement program based upon the policies noted above. The program involves a public information and involvement process which incorporates notification, public meetings and public hearings. This development application is being processed consistent with that program, and is consistent with the goals and policies of the Citizen Involvement Element. Refer to Attachment No. 4, Public Comments.

B. FINDINGS OF CONFORMANCE WITH THE ZONING ORDINANCE

All requirements applicable to the Eagle Point Zoning Ordinance (EPZO) and related findings of conformance are described as follows:

1. Amendments. Pursuant to EPZO 17.92 (Amendments), the Eagle Point Zoning Map may be amended by changing the boundaries of districts whenever the public necessity and convenience and general welfare require such amendment.

FINDING: The change in zoning district to R-2 increases zoning capacity for more housing than can be accommodated by the current zoning. In addition to adding housing in close proximity to existing urban services (roads, utilities, etc.), this provision helps to slow down the eventual need for the City to expand its existing urban growth boundary.

2. **Notice and Hearing Procedure.** All quasi-judicial land use decisions for which a hearing is required must be conducted as described within EPZO 17.96 (Notice and Hearing Procedure).

FINDING: Legal notifications and the public hearing process have been conducted in satisfaction of the requirements of EPZO 17.96.

IV. STANDARDS FOR PARTITION APPROVAL

Eagle Point Subdivision Ordinance (EPSO), Chapter 16.20.030 specifies that partition plan requirements for improvements, bonding, and design standards be the same as for subdivisions. Those are summarized in Section V below.

V. STANDARDS FOR TENTATIVE SUBDIVISION APPROVAL

Eagle Point Subdivision Ordinance (EPSO), Chapter 16.08 specifies the information required to be shown on, and provided with, tentative subdivision plans. This includes information depicting the objectives of the project (EPSO 16.08.010), drawing scale (EPSO 16.08.020), general information (EPSO 16.08.030), existing conditions (EPSO 16.08.040), requirements regarding partial development (EPSO 16.08.050), explanatory information (EPSO 16.08.060), supplemental proposals (EPSO 16.08.070), and preliminary review (EPSO 16.08.080).

FINDING: The tentative subdivision plan conforms to the relevant provisions of the Eagle Point Subdivision Ordinance.

VI. STANDARDS FOR PLANNED DEVELOPMENT APPROVAL

The applicant is requesting approval of deviations which will result in a development that is better suited to the project site than would be accomplished through strict application of the City's development standards. The deviations are in response to topographic constraints and a desire to provide clustered development while ensuring substantial compliance with the applicable regulations.

The four requested deviations are as follows:

Requested Deviation #1: Grading

Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

- A. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.*
- B. Fill slopes shall not exceed two feet horizontally to one foot vertically*
(Eagle Point Subdivision Ordinance (EPSO), section 16.28.050)

As shown on the tentative grading plan (Attachment No. 2 - Sheet C4.0), a portion of the cut area is shown at a 1:1 slope. The applicant proposes to hire a registered professional geotechnical engineer to provide recommendations for the proposed slope. In lieu of the

1:1 cut slope, a terraced retaining wall with an equivalent 1:1 slope may be included in the construction plans.

As shown on Sheet C4.0, the southern edge of the proposed cul-de-sac is constructed on fill. The slope between the edge of the curb and the new golf cart pathway consists of multiple terraced landscape walls as shown on the detail associated with Sheet C3.2. This terraced wall will have an equivalent fill slope of 1:1, greater than the maximum fill allowed per EPSO 16.28.050. As stated above, a registered professional geotechnical engineer will design the terraced wall system below the proposed road.

Requested Deviation #2: Cul De Sac Length

A cul-de-sac shall be as short as possible and shall in no event be more than 400 feet long nor serve more than 12 single-family dwellings. All cul-de-sacs shall terminate with a circular turnaround.

(Eagle Point Subdivision Ordinance (EPSO), section 16.28.020.I)

The applicant is proposing a Type B minor street and cul-de-sac. The requested length of the road is approximate ly 600 feet from the intersection of South Shasta Avenue. Emergency vehicle hammerhead turn-arounds meeting Oregon Fire Code standards are proposed at locations approximately 150 feet and 230 feet from the end of the road.

Requested Deviation #3: Minimum Lot Sizes

The lot sizes, in addition to conformance with the zoning ordinance (EPMC Title 17), shall be not less than as given in the following table:

Type of Lot	Minimum Width	Minimum Depth
Corner Lot	70 feet	100 feet
Interior Lot	60 feet	100 feet
Through Lot with Planting Screen	60 feet	120 feet

(Eagle Point Subdivision Ordinance (EPSO), section 16.28.040.B)

The applicant proposes 44.5 foot minimum lot widths and 41.5 foot minimum lot depths utilizing the Planned Development approach, as shown on Attachment No. 2 - Sheets C3.1 and C3.2.

Requested Deviation #4: Lot Regulations

Sub-Section A, Area and Dimensions. *In the R-2 district, the minimum lot area shall be 6,000 square feet or 4,800 square feet per dwelling unit. The lot shall have a minimum width of:*

- 1. Interior lots: 60 feet*
- 2. Corner lots: 65 feet*
- 3. Flag lots: 60 feet*

The lot shall have a minimum depth of 100 feet.

(Eagle Point Zoning Ordinance (EPZO), section 17.22.060)

Sub-Section B, Coverage and Density Requirements. In the R-2 district, the maximum coverage of the lot by all structures shall not exceed 50 percent of the lot area. Patio structures which are open in use and swimming pools not structurally covered shall not be counted as a structure in determining lot coverage. Open space shall cover a minimum of 35 percent of the total lot area.

In the R-2 district, the minimum lot area shall be 4,800 square feet per dwelling unit. Maximum density shall be nine units per acre.

The applicant has proposed pad-lots which are smaller than the 60 x 100 foot, 6,000 square foot minimum lot size required, as well as almost complete lot coverage, which is an exception to the 50% maximum typically allowed. The applicant is seeking relief from these design standards, which are more suitable to smaller development sites. In trade, the pad-lots will be surrounded by a large tract of open space, resulting in an overall density of less than 50%.

Eagle Point Zoning Ordinance (EPZO) 17.76.040A - F specifies the general standards that must be met by projects utilizing the Planned Development provisions of the EPZO. The proposal meets these standards as described below.

A. Size. A Planned Development shall be on a site of at least one acre in size.

FINDING: The proposed project site is 2.91 acres.

B. Final Review. Included in the final review materials before the site plan review committee shall be the complete organizational plans and by-laws for management of any commonly held areas, or a property owners' association. Such materials shall be in accordance with state law.

FINDING: A draft version of the organizational plans and by-laws for the property owners association are contained in the project file available for viewing at the Planning Department. A final version will be provided prior to City approval of the final subdivision map.

C. Base Zone Regulations. Regulations normally applicable to the base zone (subdivision ordinance, street standards, parking regulations, etc.) shall be applicable within a planned development, except that the commission and council may alter them if they specifically find it to be in the best interest of the city's citizens and planning process, and in conformance with the intent of the comprehensive plan. Overall densities allowed in the parent zone may not be exceeded, except that private street areas within a planned development may be counted as part of net available acreage.

FINDING: The development meets all base zone regulations with the exception of those for which flexibility has been requested, described at the beginning of this Section VI.

D. Modifications. After final approval, the planning director may allow minor technical changes to the plan which do not significantly alter the design or appearance of the planned development. Any other proposed changes must go through the full review process.

FINDING: Aside from changes necessary to comply with the conditions of approval listed in Section XII of this agenda statement, the applicant does not anticipate modifications at this time. However, if needed they will confer with the Planning Director.

E. Architectural review. All site plan committee, planning commission and city council review of a planned development shall include full architectural review for impact on the aesthetics and property values of the surrounding area. Architectural plans shall detail the shape, size, color, texture and appearance of building exteriors in relation to all surrounding buildings on and off-site, including perspective drawings clearly showing relative size and appearance of each building in relation to others. The plans shall also show floor layouts of each structure.

FINDING: Full architectural drawings are attached. All buildings will be developed pursuant to architectural standards and the proposed CC&R's, and elevations showing the size, shape, color, floor plan and proposed materials are suitable for this area. The applicant has also submitted a perspective drawing which illustrates the minimal impact to the adjacent residence.

F. Fees. There shall be no separate fee for the Planned Development process; instead, each action required within the application process shall be charged a fee accordingly (site plan review, subdivision, conditional use permit, etc.).

FINDING: The application fee for a Conditional Use Permit has been collected, and includes Planned Development review. Application fees for all other requests in this consolidated Planning Application have been collected as well.

VII. STANDARDS FOR CONDITIONAL USE PERMIT APPROVAL

As first stated under Section II of this agenda statement, Planned Developments require approval of a Conditional Use Permit. Eagle Point Zoning Ordinance (EPZO), Section 17.84.050A - D specifies the findings that must be made by projects required to obtain a conditional use permit.

The proposal meets the standards of EPZO 17.84.050A - D as described below.

A. That the conditional use is in conformance with the letter and intent of the comprehensive plan and zoning ordinance.

FINDING: The proposed Conditional Use is in conformance with the letter and intent of the comprehensive plan and the zoning ordinance except in those specific instances

where design flexibility has been approved through the Planned Development review process. Planned Developments provide innovative design and site planning, but in a manner that protects the public health, safety and general welfare.

B. That the potential positive impacts outweigh the negative impacts of the conditional use as it relates to the public health, safety, and general welfare of the area.

FINDING: The proposed project is not expected to create negative impacts relating to the public health, safety or general welfare. The proposed site layout, lot sizes and configuration of lots are compatible with surrounding development.

C. That the conditional use property and buildings are adequate in size and shape to accommodate said use, and all yard spaces, walls, fences, parking, loading, landscaping and other features are to standards required by this title.

FINDING: The proposed lots are adequate to accommodate the proposed residential use, and there is adequate space for buildings, landscaping and other accessory features to meet the standards as required, except where design and dimensional flexibility has been authorized through the Planned Development review process in Section VI above.

D. That the conditional use relates to streets and highways adequate in width and pavement type to carry quantity and kind of traffic generated by proposed use.

FINDING: The attached traffic study demonstrates that the transportation facilities impacted by this project are adequate now and in the foreseeable future to accommodate the impact of this development.

VIII. STANDARDS AND BASIC REQ'S FOR SITE PLAN & LANDSCAPE APPROVAL

Eagle Point Zoning Ordinance (EPZO) Chapter 17.60 establishes the Site Plan and Landscape Approval process applicable to new development. The purpose of site plan review 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

EPZO Section 17.60.040.E.1-5 provides the standards that must be met in order to approve a Site Plan Review; these are 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. EPZO 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 EPZO as conditioned with this approval.

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

FINDING: The applicant has proposed pedestrian connectivity between lots, along the nature path to be created and maintained by the HOA and to South Shasta Avenue. Access to the private street will be controlled by an automatic gate to limit general access to the development and the adjacent pathways of the Eagle Point Golf Course.

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.E.3

FINDING: The proposed development addresses this standard by providing a private street built to city standards, along with 2-car garages, driveway depths to accommodate additional parking, and off-street visitor parking. Further, the applicant's traffic study demonstrates adequate transportation facilities and no adverse impacts as a result of the increased traffic from the proposed 12 homes.

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.E.4

FINDING: Impacts are minimized by the location of the lots, as well as the scale and density of the project. Visual impacts to the Poppy Ridge townhomes on the opposite side of the fairway are addressed with conditions of approval in Section XII of this agenda statement requiring tree retention, landscaping, and prohibited parking along the new private roadway.

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.E.5

FINDING: The project site topography and adjacent storm drainage area significantly impacted the design of the project, though design flexibility provided by the Planned Development provisions described in Section VI above allowed these impacts to be properly mitigated.

B. Basic Requirements

EPZO Section 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. EPZO 17.60.050.A

FINDING: As depicted on the attached Site Plan, the applicant has proposed street trees along the private road. However, the plans do not specify whether any existing trees will be retained, nor do they show how the common areas will be landscaped. The absence of this detail is further emphasized in the public comments provided in Attachment No. 4. Therefore, a condition of approval is included in Section XII of this agenda statement requiring that plans submitted for building permit approval shall show: 1) retention and protection of as many existing trees as possible, especially the mature ones, and 2) landscaping and irrigation of all common areas and graded slopes in order to enhance the appearance of the development from within as well as from the existing Poppy Village neighborhood to the south.

2. Street Frontage Improvements. EPZO 17.60.050.B

FINDING: The project has no significant public street frontage and, pursuant to the traffic impact study, traffic volumes are not projected to significantly affect the existing roadways.

3. Street Access. EPZO 17.60.050.C

FINDING: No new access is proposed and the existing access point onto South Shasta Avenue will be aligned to better match the access points on the opposite side of the street, thereby eliminating the hazard created by off-set entrance points.

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

FINDING: The Site Plan and building elevations show general compliance with these standards. In addition, the buildings are designed to allow solar access to the extent possible working with the natural constraints of the property. Further, trees will shade the small proposed overflow parking area.

5. Engineering. EPZO 17.60.050.E

FINDING: Engineering for grading, storm drainage, sewer, water and streets will be provided prior to Final Subdivision approval. A preliminary engineering plan is included in the attached Project Drawings. In addition, recommended conditions of approval are included in Section XII of this document to address specific engineering items which are anticipated during the engineering review, final subdivision, and construction stages of this project.

6. Storage and Trash. EPZO 17.60.050.F

FINDING: Storage and trash will be required to be kept in private garages or other appropriate secure area away from public view.

IX. CONCLUSIONS

1. The application was declared complete.
2. The proposal is consistent with the comprehensive plan, zoning and subdivision ordinances.
3. All legal notifications have been satisfied with respect to the application.
4. Concerns expressed by affected agencies have been mitigated.

X. STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council adopt the Findings and approve the consolidated application with the recommended conditions of approval provided under Section XII below.

APPROVED FOR SUBMITTAL:  8/9/14
Henry Lawrence, City Administrator

XI. PLANNING COMMISSION OPTIONS:

1. Recommend that the City Council adopt the Findings and approve the consolidated application with the recommended conditions of approval; or,
2. Recommend that the City Council adopt the Findings and approve the consolidated application with the recommended conditions of approval as amended by the Planning Commission; or,
3. Recommend that the City Council deny the consolidated application; or,
4. Postpone action to a time specified providing additional information is required and the applicants or their representatives agree to such postponement.

XII. RECOMMENDED CONDITIONS OF APPROVAL

The following conditions must be addressed to the City's satisfaction prior to final subdivision plan approval.

1. Legal Force and Effect of Approval

The Planning Commission approvals shall have no legal force or affect unless and until the requested annexation, map amendments, and tentative subdivision are approved by the City Council.

2. Preconstruction Conference

The developer shall complete a preconstruction conference with the City prior to commencement of any site work.