



# CITY OF EAGLE POINT

*"Gateway to the Lakes"*

OREGON

## EAGLE POINT CITY COUNCIL

Council Chambers  
17 Buchanan Ave. South, Eagle Point, Oregon  
September 13, 2016

### REGULAR MEETING AGENDA

1. CALL TO ORDER – 7:00 P.M.
2. FLAG SALUTE AND INVOCATION
3. AUDIENCE QUESTIONS OR COMMENTS CONCERNING ITEMS NOT ON THE AGENDA
4. PRESENTATIONS
  - 4.1 YMCA presentation of Community Needs Analysis.
5. PUBLIC HEARINGS
  - 5.1 Public Hearing in the matter of Planning Action #16-02:SUB (Fairway View Subdivision). Request for approval to annex, rezone, subdivide and develop the 0.65 acre property at 1131 South Shasta Avenue and a 2.26 acre portion of the neighboring Eagle Point Golf Course property for twelve single family homes.
6. CONSENT CALENDAR
  - 6.1 Presentation of Regular Meeting Minutes of August 23, 2016.
7. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR
8. PRESENTATION OF BILLS TO BE PAID

*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).*

## City Council Agenda

September 13, 2016

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### 9. OLD BUSINESS

- 9.1 Resolution No. 2016-36. A Resolution authorizing a new five-year Wholesale Water Service Agreement with the Medford Water Commission.
- 9.2 Resolution No. 2016-39. A Resolution rejecting all proposals for the Public Works Heated Storage Building Project.

### 10. NEW BUSINESS

- 10.1 Resolution No. 2016-40. A Resolution approving annexation, rezone and a tentative subdivision plan with conditions of approval associated with Planning Application No. 16-02:SUB, Fairway View Subdivision, for the 0.65 acre property at 1131 South Shasta Avenue and a 2.26 acre portion of the neighboring Eagle Point Golf Course property for twelve single family homes.
- 10.2 Resolution No. 2016-41. A Resolution authorizing Reimbursement of Law Enforcement Training Costs pursuant to Oregon Revised Statutes 181A.620.
- 10.3 Resolution No. 2016-42. A Resolution approving a Collective Bargaining Agreement between the City of Eagle Point and Teamsters Local 223 (General Unit), for the period of July 1, 2016 – June 30, 2019.
- 10.4 Resolution No. 2016-43. A Resolution setting Wage Levels for Management Positions for the City of Eagle Point for 2016-2017

### 11. REPORTS FROM CITY COUNCIL AND CITY COMMITTEE REPRESENTATIVES

### 12. STAFF REPORTS

### 13. INFORMATION

- 14. EXECUTIVE SESSION PURSUANT TO ORS 192.660(2)(d), To conduct deliberations with persons designated by the governing body to carry on labor negotiations.
- 15. EXECUTIVE SESSION PURSUANT TO ORS 192.660(2)(i), To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.

### 16. ADJOURN

*AGENDA AND COUNCIL PACKETS ALSO AVAILABLE ON WEBSITE*  
*[www.cityofeaglepoint.org](http://www.cityofeaglepoint.org)*

**BUSINESS OF THE CITY COUNCIL  
EAGLE POINT, OREGON**

**AGENDA STATEMENT**

**Item Number:** 5.1 and 10.1

**Meeting Date:** September 13, 2016

**ITEM NO. 5.1: Public Hearing** in the matter of Planning Action #16-02:SUB (Fairway View Subdivision). Request for approval to annex, rezone, subdivide and develop the 0.65 acre property at 1131 South Shasta Avenue and a 2.26 acre portion of the neighboring Eagle Point Golf Course property for twelve single family homes.

**ITEM NO. 10.1: Resolution No. 2016-40.** A Resolution approving annexation, rezone and a tentative subdivision plan with conditions of approval associated with Planning Application No. 16-02:SUB, Fairway View Subdivision, for the 0.65 acre property at 1131 South Shasta Avenue and a 2.26 acre 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 area consists of the existing 0.65 acre property 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 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 of the following:

- **Annexation:** Request to annex the 0.65 acre tax lot at 1131 South Shasta Avenue.
- **Rezoning/Map Amendments:** Request to change the Comprehensive Plan and Zoning Map designations to Multi-Family (R-2) for the project area, which consists of the 0.65 acre tax lot at 1131 South Shasta Avenue and the 2.26 acre partition area within map 361W10BB, tax lot 301.
- **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 acre 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**

Pursuant to Oregon Revised Statute (ORS) 222.750, the decision to annex unincorporated territory surrounded by the City is by resolution of the City Council, subject to compliance with the Statewide Planning Goals contained in the Oregon Administrative Rules (OAR 660-015) and all other relevant requirements of state and local law. In the City of Eagle Point, this decision is made in a public hearing after receiving a recommendation from the Planning Commission. This is processed as a Type A land use decision pursuant to Eagle Point Zoning Ordinance, Chapter 17.96.

### **Rezone/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, which require a Type A quasi-judicial, discretionary decision by the Planning Director. Therefore, the requested Partition will be approved by the Planning Director if the City Council's decision on this consolidated application is for approval.

### **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 require a Type A quasi-judicial, discretionary decision by the Planning Commission, which granted approval at their August 16, 2016 public hearing.

### **Site Plan & Landscape Approval**

The decision-making process for Site Plan & Landscape Approvals is established in EPZO 17.60. These require a Type A quasi-judicial, discretionary decision by the Planning Commission. The Planning Commission approved this at their August 16, 2016 public hearing.

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**Note:** Since development of this project is predicated on City Council approval of the requested annexation, rezone and tentative subdivision, the Planning Commission's approval of the requests

for which they have decision-making authority will have no legal force and effect if the City Council's decision is for denial.

### **III. ANNEXATION**

Pursuant to Oregon Revised Statute (ORS) 222.750, the decision to annex unincorporated territory surrounded by the City is by the City Council. In the City of Eagle Point, this decision is made in a public hearing after receiving a recommendation from the Planning Commission. This is processed as a Type A land use decision pursuant to Eagle Point Zoning Ordinance, Chapter 17.96.

**FINDING:** The annexation request was processed as a Type A land use decision pursuant to Eagle Point Zoning Ordinance, Chapter 17.96, was considered by the City Council in a duly noticed public hearing, and was found to be in compliance with the Statewide Planning Goals contained in the Oregon Administrative Rules (OAR 660-015) and all other relevant requirements of state law.

### **IV. DECISION CRITERIA FOR 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 "project area" to Multi-Family (R-2) would increase the potential development density, helping to implement the urbanization goals of the City. As also described in Section I above, the "project area"

consists of the 0.65 acre tax lot at 1131 South Shasta Avenue and the 2.26 acre partition area within map 361W10BB, tax lot 301.

- 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 project area zoning 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.

#### 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. 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.

APPROVED FOR SUBMITTAL: \_\_\_\_\_

 9/9/14  
Henry Lawrence, City Administrator

**VII. STAFF RECOMMENDATION:** Adopt the Findings and approve the Annexation, Rezone and Tentative Subdivision with the recommended conditions of approval.

#### VIII. CITY COUNCIL OPTIONS:

1. Adopt the Findings and approve the Annexation, Rezone and Tentative Subdivision with the recommended conditions of approval; or,
2. Adopt the Findings and approve the Annexation, Rezone and Tentative Subdivision application with revisions and/or modified conditions of approval; 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.

## **IX. RECOMMENDED CONDITIONS OF APPROVAL**

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

### **1. Preconstruction Conference**

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

### **2. Engineering Plans**

The Civil Engineering drawings submitted to the City shall include grading and erosion control, streets, water, storm water, sewer, lighting and utility plans. In addition:

- The road shall intersect South Shasta Ave with a standard curb return instead of a driveway.
- The streetlight shall be brought closer to South Shasta Avenue.
- The sidewalk shall be at least 6 feet wide and tie into the South Shasta Avenue sidewalk.
- The structural section for the private road shall be indicated on the plans and conform to the City of Eagle Point Standards for a local street.
- Public improvement plans shall be at the City of Eagle Point elevation datum.
- 'No Parking' shall be indicated on both sides of the private street and cul-de-sac.
- The type and locations of Fire Department turnarounds are to be approved by Fire District 3. In addition, other users such as Southern Oregon Sanitation shall be accommodated.
- The guardrail shall comply with the 2015 Oregon Standard Specifications for Construction.
- A geotechnical report shall be submitted for the extensive fills and retaining walls.
- The developer shall provide minimum 10-foot wide public easements for all public utilities, though it's recommended that the entire private street be designated a public utility easement.
- The Traffic Analysis recommendations shall be incorporated into the final design.
- The HOA shall provide maintenance of the private street pavement at regular intervals.

### **3. Right of Way Dedication & PUE**

The developer shall dedicate, and show on the final subdivision map, an additional 4 feet of right of way and a 10-foot PUE along the project's entire South Shasta Avenue frontage.

### **4. Abandonment of Existing Facilities**

Prior to commencement of building construction, any onsite wells, septic tanks, or other similar items shall be abandoned per applicable codes and regulations.

### **5. Water System**

The following requirements pertain to the project's water system:

- Minimum pipe size for the water system is 8 inches, and shall be class 52 ductile iron.
- All service lines shall be indicated for water, including locations of water meters. As part of civil plan review, fire flow calculation shall be provided to ensure the pipe size meets minimum requirements.
- The waterline connection on S. Shasta shall be with a hot-tapped 8"x12" tee, with gate valve.
- Fire hydrant locations are to comply with Fire District #3 requirements.

**6. Storm Water System**

The following requirements pertain to the project's storm water system:

- As part of the civil plan review, storm drain calculations are to be designed for the storm system. Indicate the size of all pipes on the plans.
- The storm system detention is to be designed for a 10-year storm with maximum release rate of 0.25 cfs per acre. An emergency overflow shall be designed into the detention system.
- The plans and calc's shall demonstrate that all improvements will be protected from flooding.
- Projects over 1 acre in size require a 1200-C permit from DEQ. A copy of said permit shall be provided to the city prior to construction. In addition, erosion control measures per DEQ standards must be in place prior to commencement of site work.
- Erosion control plans subject to NPDES Phase 2 will be required. Details on the anticipated requirements of the new DEQ Permit should be available in 2017.
- Provisions should be made to protect the riparian corridor near the development. All Department of State Lands and Army Corps of Engineers requirements are to be fulfilled.

**7. Sewer System**

A sewer system is to be designed and approved in accordance with applicable requirements of Rogue Valley Sewer Service, Department of Environmental Quality, and the Uniform Plumbing Code. All sewer lines shall be indicated on the plans.

**8. Utilities**

All new utilities shall be undergrounded and all ground surfaces finished prior to building occupancy. Any public utilities not located within the public right of way will require 15-foot wide public utility easements.

**9. Tree Retention & Landscaping**

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 the development as well as from the existing Poppy Village neighborhood to the south.

**10. Street Parking Prohibited**

The new private roadway shall include signs prohibiting curbside parking along its entire length.

**11. As-Built Plans**

Accurate as-built plans of all public improvements, certified by the developer's project engineer, shall be provided to the City in the following format prior to building occupancy: (3) 24x36 bond copies, (3) 11x17 bond copies, and (2) compact discs containing pdf and cadd files of the plans.

**ATTACHMENTS:**

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

Attachment No. 2: Project Drawings

Attachment No. 3: Traffic Study

Attachment No. 4: Public Comments

# **ATTACHMENT NO. 1**

**Location Map, Aerial View and Street View**

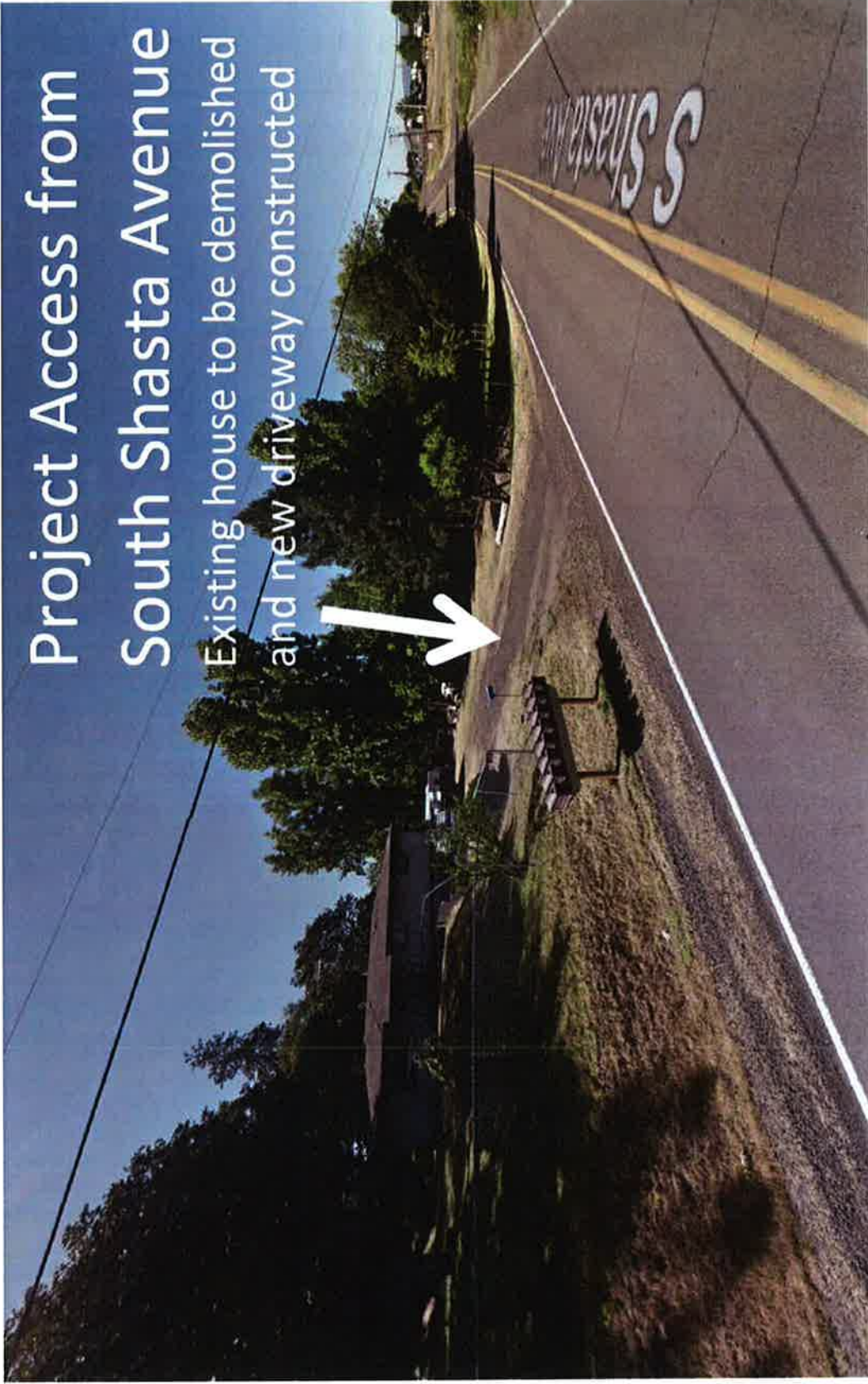
# Location Map



# Aerial View



# Street View

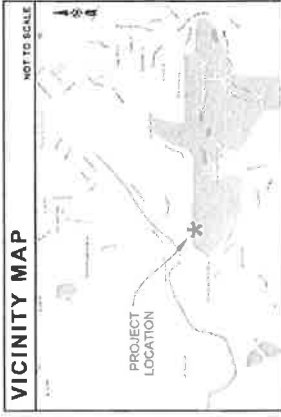
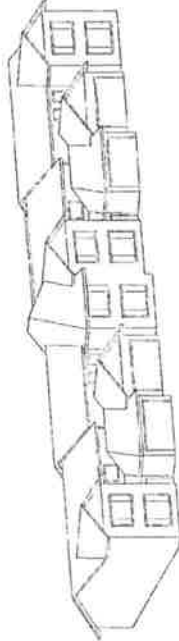


# **ATTACHMENT NO. 2**

## **Project Drawings**

# FAIRWAY VIEW AT EAGLE POINT

## CITY OF EAGLE POINT PLANNING REVIEW



### PROPERTY INFORMATION

SITE ADDRESS  
100 EAGLE POINT DRIVE (N. 200)

MAP & TAX LOT  
MAP 181-10-01 BR, TAX LOTS 200 & 201

PROPERTY SIZE  
2.93 ACRES (12,941)

COMPREHENSIVE PLAN  
MULTIFAMILY RESIDENTIAL (M. 200 & 300)

ZONING DISTRICT  
R 11.0 PDS (R. 100 & 300)

USE DESIGNATION  
MULTIFAMILY RESIDENTIAL (MURTH)

LAND USE  
MULTIFAMILY RESIDENTIAL (MURTH)

PROJECT NAME  
FAIRWAY VIEW AT EAGLE POINT

### GENERAL NOTES

1. ALL NOTES SHALL BE CONSIDERED WITH ALL ORDINANCES, RULES AND LOCAL ORDERS, SPECIFICATIONS AND STANDARDS SHALL APPLY, AND ARE INTENDED TO BE THE LATEST EDITION, AMENDMENT OR SUPPLEMENT TO THE SPECIFICATIONS AND STANDARDS. THE CONTRACT DOCUMENTS SHALL PREVAIL OVER ANY OTHER DOCUMENTS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION, AMENDMENT OR SUPPLEMENT TO THE SPECIFICATIONS AND STANDARDS.
3. 2014 OREGON STRUCTURAL SPECIFICATIONS
4. 2014 OREGON ELECTRICAL SPECIFICATIONS
5. CITY OF EAGLE POINT, OREGON DEVELOPMENT CODE

### SHEET INDEX

- 013 COVER SHEET
- 010 SITE PLAN
- 011 PLANNING REVIEW
- 012 PLANNING DEVELOPMENT SITE PLAN
- 013 PLANNING DEVELOPMENT SITE PLAN
- 014 PLANNING DEVELOPMENT SITE PLAN
- 015 PLANNING DEVELOPMENT SITE PLAN



### LINE LEGEND

EXISTING	PROPOSED
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
UTILITY SERVICE LINE	UTILITY SERVICE LINE
Gas LINE	Gas LINE
OVERHEAD DISTRIBUTION LINE	OVERHEAD DISTRIBUTION LINE
FIBER OPTIC LINE	FIBER OPTIC LINE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
CABLE TELEVISION	CABLE TELEVISION
PROPERTY LINE	PROPERTY LINE
EASEMENT BOUNDARY	EASEMENT BOUNDARY
EDGE OF PARKING	EDGE OF PARKING

### SYMBOL LEGEND

EXISTING	PROPOSED
WATER VALVE	W
WATER VALVE	H
FIRE HYDRANT	M
ARRESTOR/RELEASER	D
VALVE	G
CLEANOUT	O
STORM MANHOLE	EM
STORM INLET	EM
LIGHT POLE	L
UTILITY POLE	P
MAN	M

### MATERIAL LEGEND

EXISTING	PROPOSED
ASPHALT	ASPHALT
CONCRETE	CONCRETE
GRAVEL	GRAVEL
PAVING	PAVING
GRADE / LANDSCAPING	GRADE / LANDSCAPING

### ABBREVIATIONS

AC	ASPHALT	ME	MATCH LIFTING
AD	AREA MARK	MON	MONUMENT
AD	AREA MARK	PMW	EDGE OF PARKER
AD	AREA MARK	R	RADIUS
AD	AREA MARK	RE	RISER ELEVATION
AD	AREA MARK	RW	RIGHT-OF-WAY
AD	AREA MARK	S	SLOPE
AD	AREA MARK	SD	STORM DRAIN CLEANGUT
AD	AREA MARK	SDM	STORM DRAIN MANHOLE
AD	AREA MARK	SW	SANITARY SEWER
AD	AREA MARK	S/S	SANITARY SEWER CLEANGUT
AD	AREA MARK	SMH	SANITARY SEWER MANHOLE
AD	AREA MARK	STA	STATION
AD	AREA MARK	SW	SETBACK
AD	AREA MARK	TBM	TRIMMER BENCH MARK
AD	AREA MARK	TBS	TERRACE BENCH MARK
AD	AREA MARK	TCR	TOP OF CURB
AD	AREA MARK	TOP	TOP OF FINISH
AD	AREA MARK	TOP	TOP OF FLOORING
AD	AREA MARK	TOP	TOP OF SLOPE
AD	AREA MARK	TOP	TOP OF WALL
AD	AREA MARK	TOP	TOP OF TYPICAL
AD	AREA MARK	WTR	WATER
AD	AREA MARK	WTR	WATER

### APPLICANTS

EQUITY FIRST COMPANY, CUSTOMER  
14150 N. WILSON AVENUE  
41 PEBBLE CREEK DRIVE  
EAGLE POINT, OR 97524

MYER GOLF, LLC (OWNER)  
100 EAGLE POINT DRIVE  
EAGLE POINT, OR 97524  
TEL: 541-626-9273

### AUSLAND GROUP LAND USE PLANNER

CONTACT: ANTHONY WISSE  
3003 HIGHLAND AVENUE  
GRANTS PASS, OR 97626  
TEL: 541-463-3786

### AUSLAND GROUP ARCHITECT

CONTACT: SCOTT THOMAS, AIA  
3003 HIGHLAND AVENUE  
GRANTS PASS, OR 97626  
TEL: 541-463-3786

### AUSLAND GROUP CIVIL ENGINEER

CONTACT: TODD POWELL, PE  
3003 HIGHLAND AVENUE  
GRANTS PASS, OR 97626  
TEL: 541-463-3786

### AUSLAND GROUP LAND SURVEYOR

CONTACT: ANTHONY WISSE, PLS  
3003 HIGHLAND AVENUE  
GRANTS PASS, OR 97626  
TEL: 541-463-3786

www.AuslandGroup.com  
Portland 541-482-0073  
Eugene 541-346-1306  
Chiloquin 541-346-1306  
Medford 541-773-1380

PLANNING REVIEW  
1ST SUBMITTAL  
ISSUE DATE: MAY 7, 2015  
PROJECT # 1500001  
REV # DESCRIPTION

DATE	BY	DESCRIPTION
1/27/15	122	1500001
1/27/15	122	1500001
1/27/15	122	1500001
1/27/15	122	1500001
1/27/15	122	1500001

DATE	BY	DESCRIPTION
1/27/15	122	1500001
1/27/15	122	1500001
1/27/15	122	1500001
1/27/15	122	1500001
1/27/15	122	1500001

FAIRWAY VIEW  
AT  
EAGLE POINT  
NW 1/4 OF SEC. 10, T.35S, R.15W, W.M., JACKSON COUNTY, OREGON

SHEET NUMBER  
**G1.0**  
COVER SHEET