



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT CITY COUNCIL

Council Chambers
17 Buchanan Ave. South, Eagle Point, Oregon
November 28, 2017

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 Recognition of City Attorney's 25 Years of Service to the City of Eagle Point.
5. PUBLIC HEARINGS
 - 5.1 Public Hearing to consider adoption of Updated Comprehensive Plan and Zoning Maps.
 - 5.2 Public Hearing to consider adoption of Updated Floodplain Management Regulations.
6. CONSENT CALENDAR
 - 6.1 Presentation of Regular Meeting Minutes of November 14, 2017.
7. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR
8. PRESENTATION OF BILLS TO BE PAID
9. OLD BUSINESS
 - 9.1 Continuation of discussion from November 14, 2017 regarding Eagle Point's System Development Charges (SDCs).

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).

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

AGENDA STATEMENT

Item Number: 5.1 and 10.1
Meeting Date: November 28, 2017

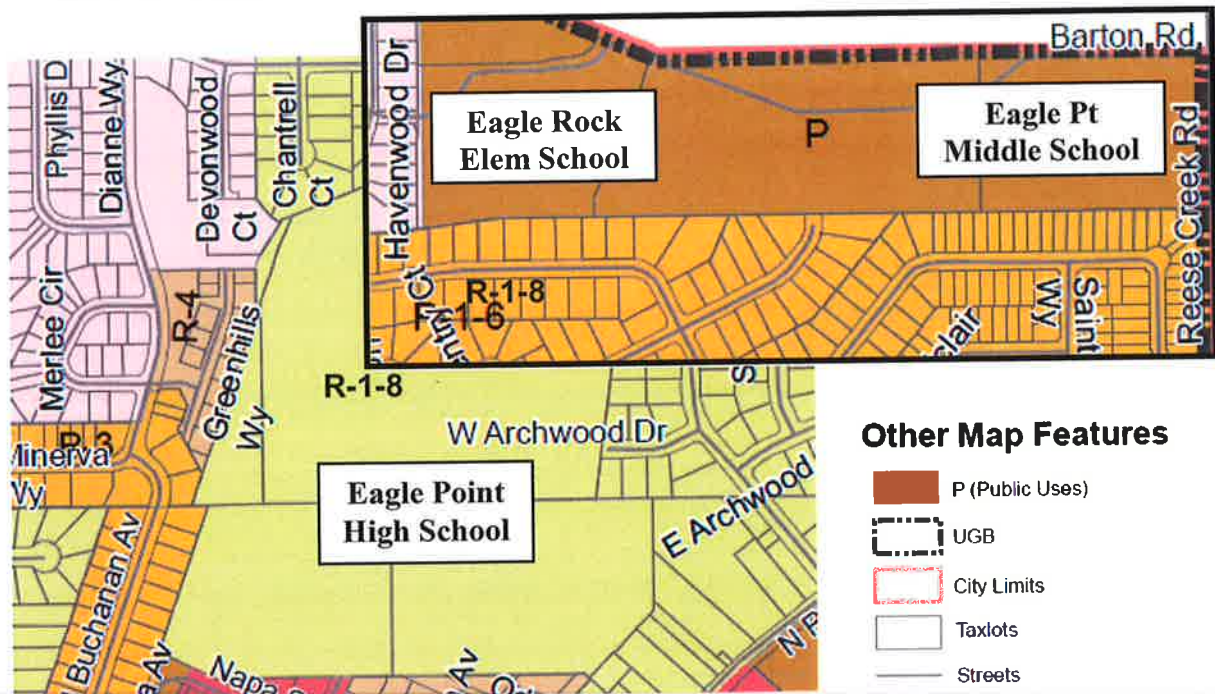
ITEM NO. 5.1: Public Hearing to consider adoption of Comprehensive Plan Map and Zoning Map Amendments.

ITEM NO. 10.1: Ordinance No. 2017-07, an Ordinance amending the City of Eagle Point Comprehensive Plan Map and Zoning Map.

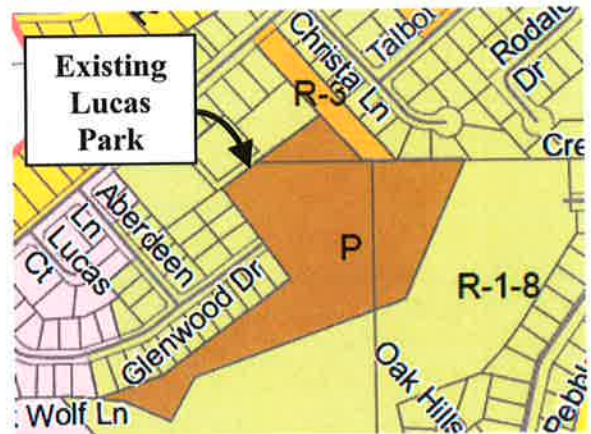
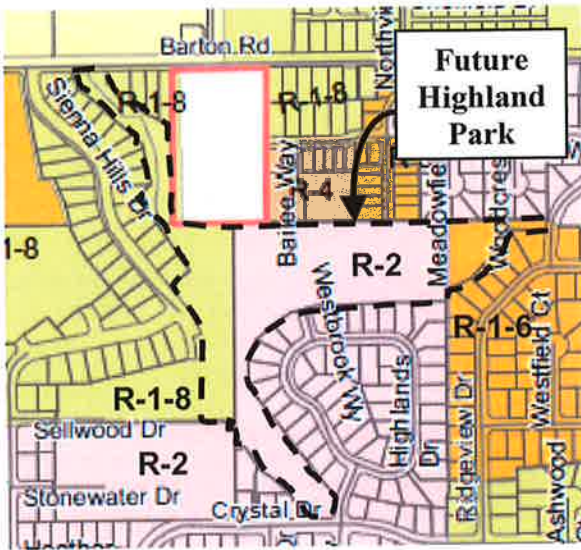
SUBMITTED BY: Mike Upston, Planning Director, (541) 826-4212 ext. 111.

SUMMARY EXPLANATION: The Planning Department has recently completed a review of the City's Comprehensive Plan Map and Zoning Map, and recommends the updates listed below.

- 1) Identify all public schools and parks as "Public Uses." The current maps inconsistently label some schools and parks with a zoning designation, while other schools and parks are labelled as non-zoned "Public Uses."
 - School Example: The high school has a zoning designation (R-1-8), but the elementary and middle schools on the north side of town are identified as non-zoned "Public Uses."



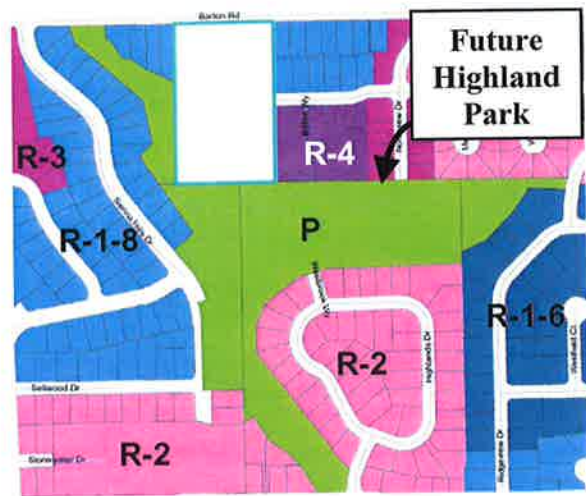
- Park Example: The undeveloped property on the north side of town which was previously anticipated for housing development but now owned by the City and set aside as future park and open space ("Highland Park") continues to be shown with a variety of residential zoning districts (R-1-6, R-1-8 & R-2), whereas Lucas Park is identified with the "Public Uses" label. See next page for associated maps.



Note that if/when a school property with the “Public Uses” map label is proposed to convert to a different land use at some point in

the future, the City would assign it an appropriate zoning designation as part of its normal land use review process. The same would apply for parks, though of course it’s rare for those to be converted to different land uses.

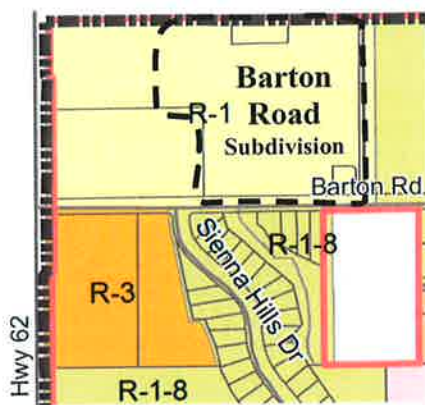
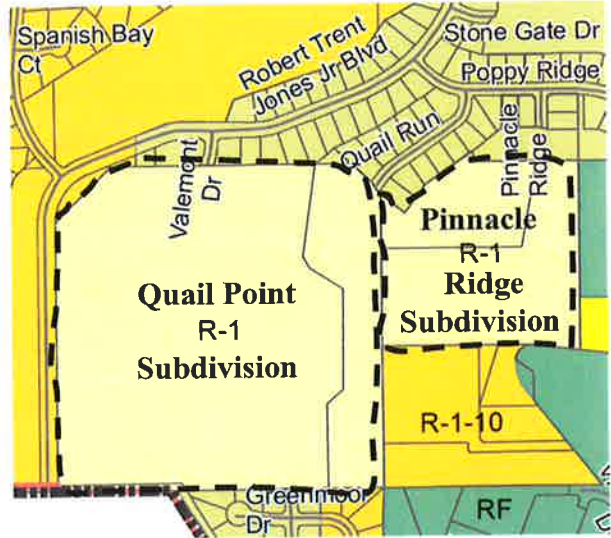
2) The map color-coding has been changed as shown at right to: 1) green for properties labelled as “Public Uses”; 2) a different color palette that better differentiates between the broad range of land uses; and 3) start with the lightest shade of each color and incrementally darken them to reflect increasing land use intensities within each zoning district.



3) The Zoning Map key includes an R-1 zoning designation, which doesn’t actually exist in the City’s zoning regulations. Instead, Chapter 17.20 R-1 Single Family Residential District establishes R-1 subsets ranging from R-1-6 to R-1-12 as shown in the snapshot of that code section below.

Zone Designation	Lot Area	Lot Dimensions
R-1-6	6,000 square feet Exception: Corner lots, 7,000 square feet	Interior lot widths: 60 feet minimum Corner lot widths: 70 feet minimum Lot depths: 100 feet minimum
R-1-8	8,000 square feet Exception: Corner lots, 9,000 square feet	Interior lot widths: 80 feet minimum Corner lot widths: 90 feet minimum Lot depths: 100 feet minimum
R-1-10	10,000 square feet Exception: Corner lots 11,000 square feet	Interior lot widths: 90 feet minimum Corner lot widths: 100 feet minimum Lot depths: 100 feet minimum
R-1-12	12,000 square feet Exception: Corner lots 13,000 square feet	Interior lot widths: 100 feet minimum Corner lot widths: 110 feet minimum Lot depths: 120 feet minimum

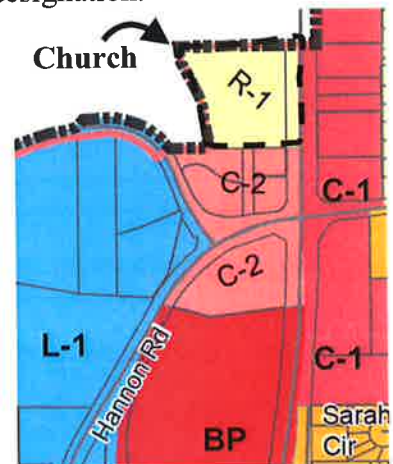
In addition, the four tax lots shown at right in the Quail Point and Pinnacle Ridge Subdivisions at the southeast area of town are inaccurately mapped as R-1. These property's tentative subdivision approvals actually permit development consistent with an R-1-8 zoning designation. Further, the recently approved Barton Road Subdivision in the northwest part of town shown below recently received tentative subdivision approval for development also consistent with R-1-8 zoning. Therefore, the mapped



R-1 zoning label on the map should

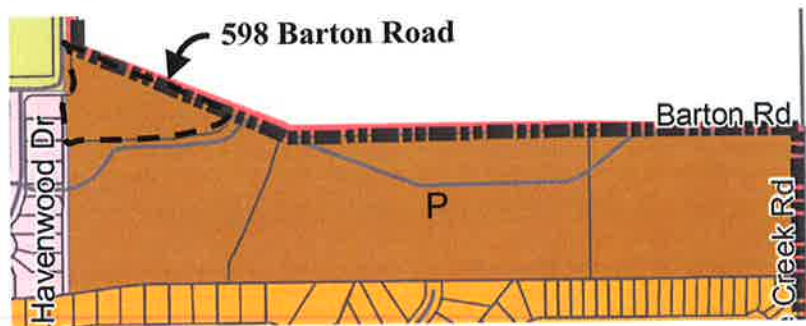
be removed and all of the properties mentioned here should be assigned an R-1-8 zoning designation.

4) There's one final tax lot that's also incorrectly labelled with an R-1 designation on the west side of town. This is the LDS church at 11175 Highway 62.



Since the surrounding area consists of non-residential uses and it seems unlikely that housing development would occur on the church property in the foreseeable future, it's recommended that the property be assigned a Commercial land use designation consistent with the adjacent zoning.

5) The 2.4 acre tax lot addressed as 598 Barton Road did not receive a land use designation when the current maps were created. Instead, it's incorrectly labelled as a non-zoned "Public Use". Since the property is actually developed with a single family detached home, it's recommended that it receive a Single Family Residential land use designation on the Comprehensive Plan Map and an R-1-8 designation on the Zoning Map. Note that the draft updated maps provided in your meeting packets show Residential Farm and RF designations, but the final map will assign the proper Single Family Residential and R-1-8 designations.



Refer to Attachments 1 – 4 for the current and proposed maps.

APPROVED FOR SUBMITTAL:  11/21/17
Henry Lawrence, City Administrator

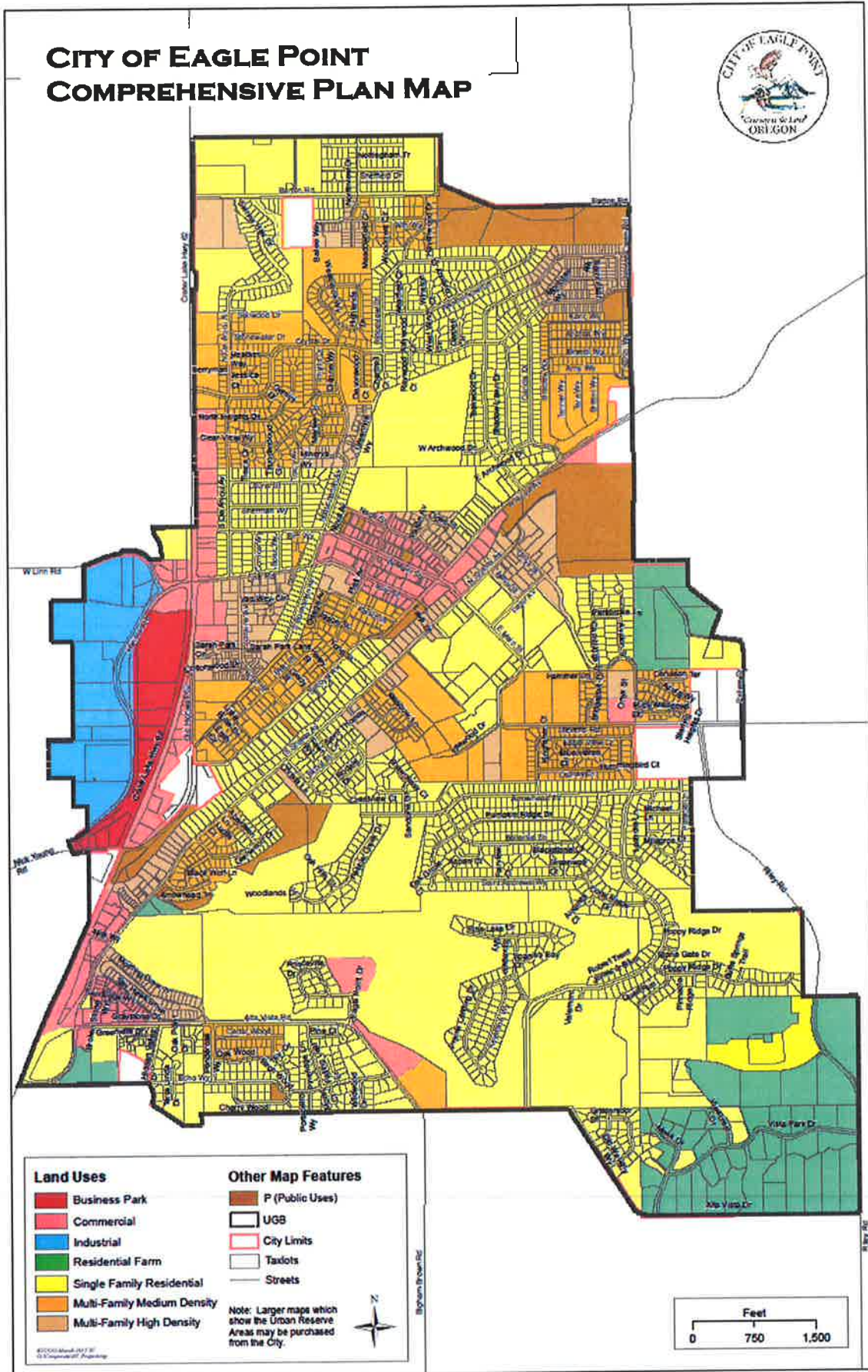
STAFF RECOMMENDATION: The Planning Commission recommends approval of Ordinance No. 2017-07.

ATTACHMENTS:

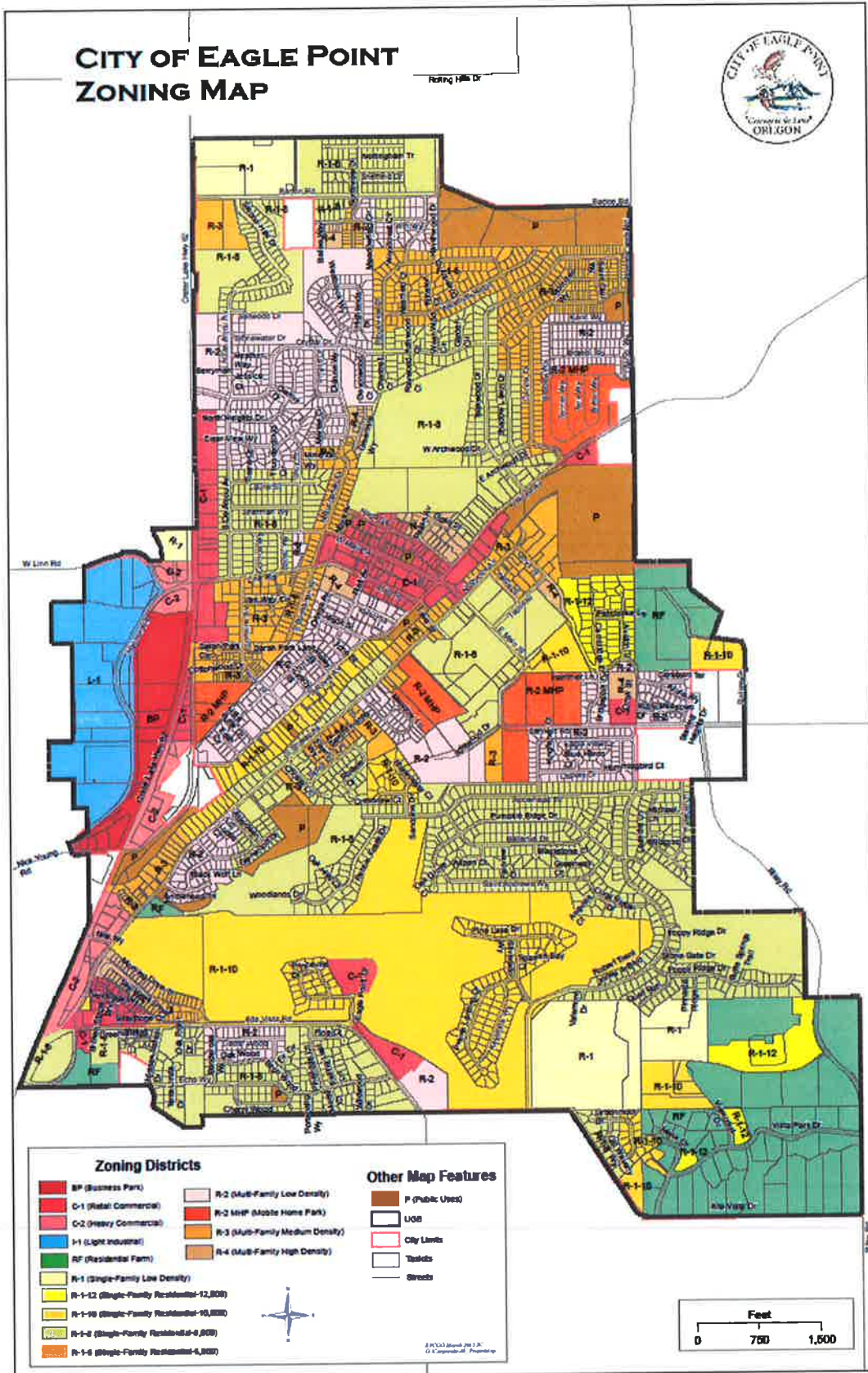
- Attachment No. 1 – Comprehensive Plan Map (current version)
- Attachment No. 2 – Zoning Map (current version)
- Attachment No. 3 – Comprehensive Plan Map (proposed version)
- Attachment No. 4 – Zoning Map (proposed version)

Attachment No. 1

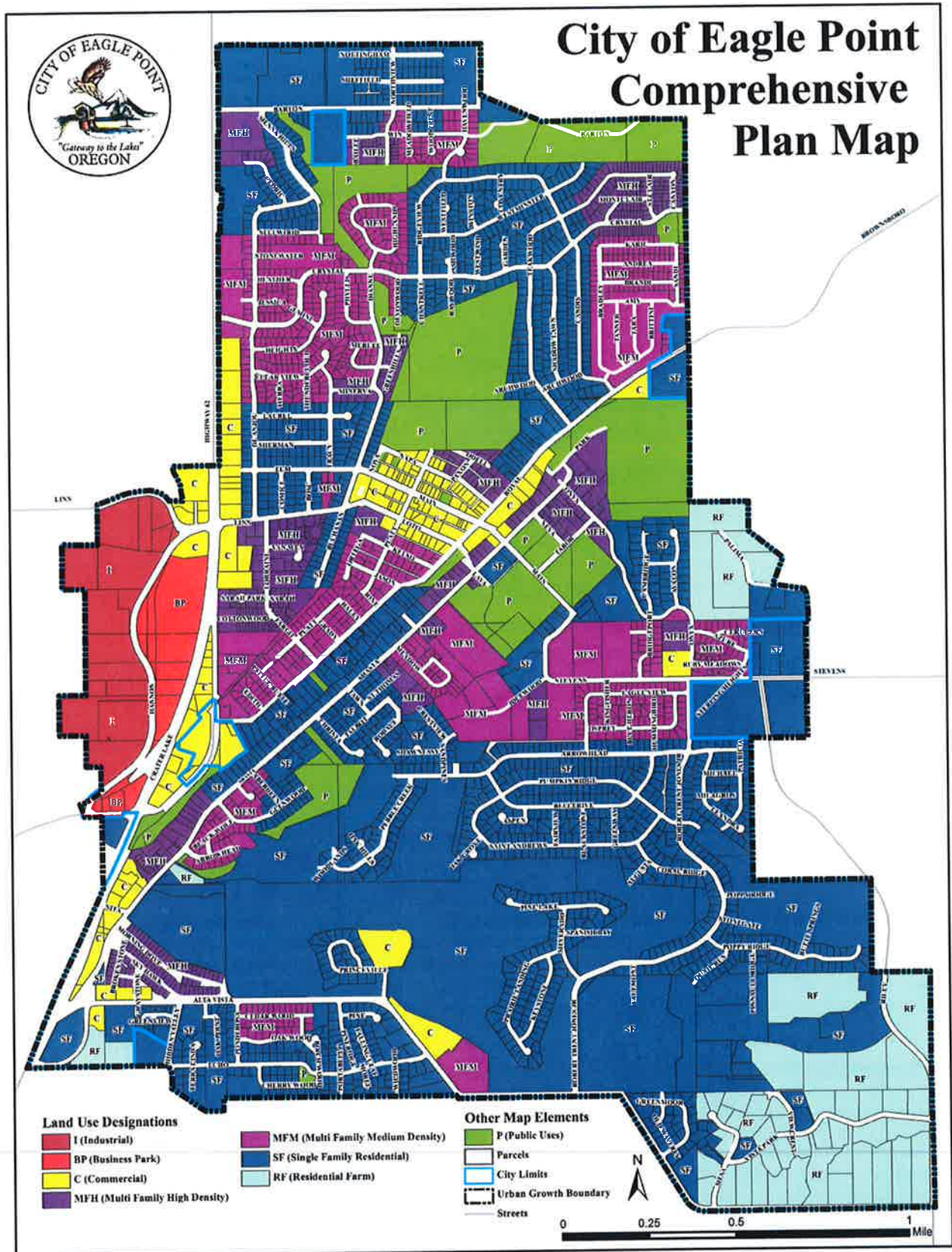
Comprehensive Plan Map (current version)



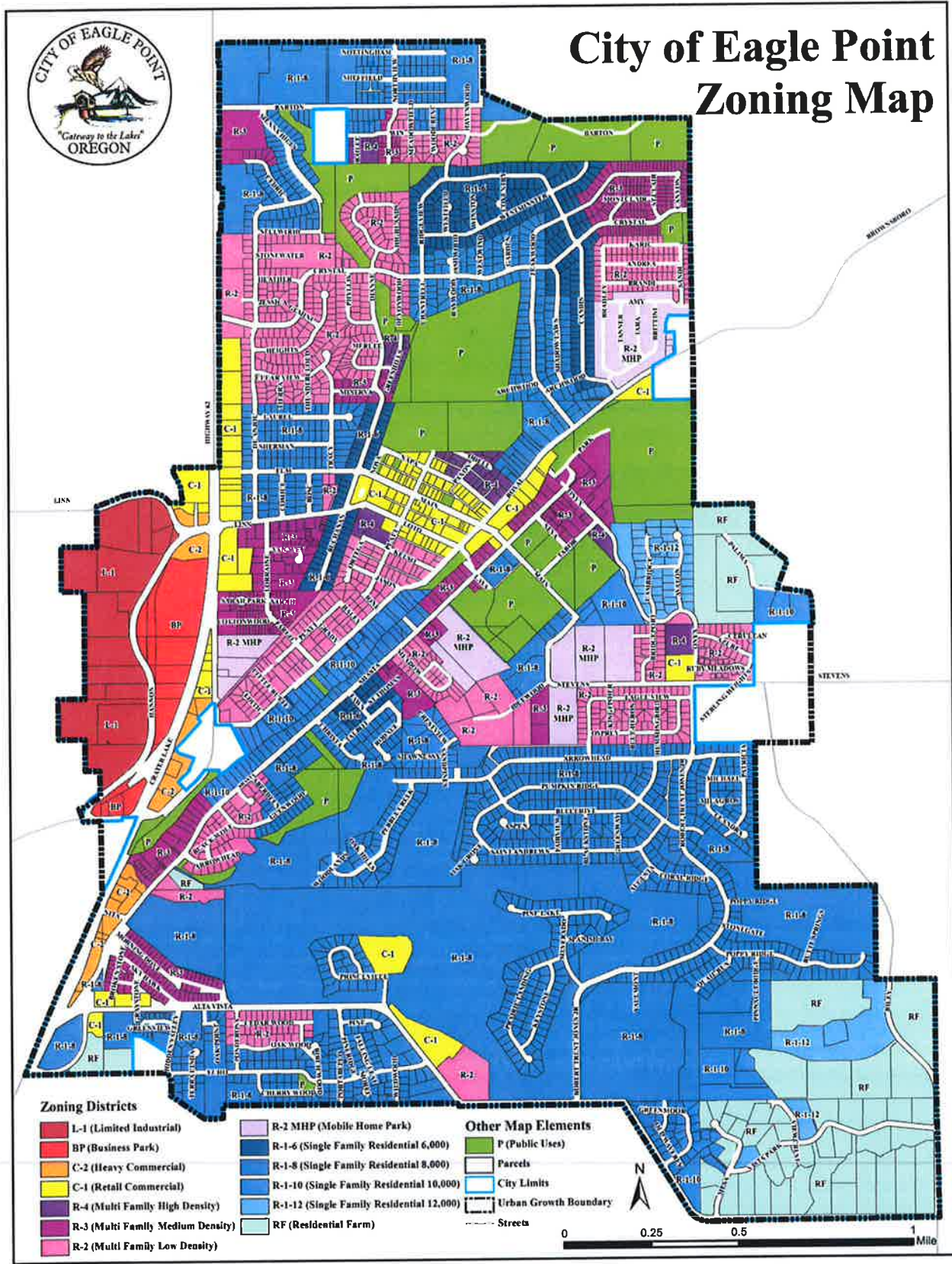
Attachment No. 2 Zoning Map (current version)



Attachment No. 3 Comprehensive Plan Map (proposed version)



Attachment No. 4 Zoning Map (proposed version)



ORDINANCE NO. 2017-07

AN ORDINANCE AMENDING THE CITY OF EAGLE POINT COMPREHENSIVE PLAN MAP AND ZONING MAP.

WHEREAS, the City of Eagle Point has Comprehensive Plan and Zoning Maps, originally adopted in 1980, which designate land uses and zoning districts citywide; and

WHEREAS, from time to time, various modifications to these maps are necessary in order to accurately identify prescribed land uses and other map features; and

WHEREAS, the city desires at this time to make five modifications to these maps; and

WHEREAS, the first modification is to identify all public schools and parks as Public Uses; and

WHEREAS, the second modification is to change the color palette of the map features; and

WHEREAS, the third modification is to replace the R-1 label with a more accurate R-1-8 label where occurs; and

WHEREAS, the fourth modification is to replace the R-1 label at 11175 Highway 62 with a C-1 label, consistent with the surrounding zoning and land uses; and

WHEREAS, the fifth modification is to replace the non-zoned P label at 598 Barton Road with an R-1-8 label, consistent with its long-standing use and its expected future use; and

WHEREAS, Eagle Point Zoning Ordinance, 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; and

WHEREAS, at its regular meeting of October 17, 2017, the Planning Commission took testimony in public hearing and then voted unanimously to recommend Council approval of the aforementioned map modifications; and

WHEREAS, the proposal is consistent with the Comprehensive Plan and applicable requirements of the Zoning Ordinance; and

WHEREAS, no concerns have been expressed by affected agencies or members of the public.

Now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAGLE POINT, OREGON, THAT:

1. The City of Eagle Point Comprehensive Plan and Zoning Maps are hereby amended as shown in Exhibit A.