



# CITY OF EAGLE POINT

*"Gateway to the Lakes"*

OREGON

**EAGLE POINT PLANNING COMMISSION**  
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON  
MEETING AGENDA  
September 18, 2018

1. CALL TO ORDER - 6:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. CONSENT CALENDAR.
  - 4.1 Presentation of Regular Meeting Minutes of August 21, 2018.
5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
6. PUBLIC HEARING(S).
  - 6.1 Planning Application #18-12:SUB (Sienna Hills Subdivision, Phase 7)  
Request for approval to subdivide and develop the property at Tax Assessors Map 351W34BD, Lot 2500 in the R-3 Multi-Family Medium Density Residential zoning district.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.
10. REPORTS FROM STAFF.
11. ADJOURNMENT.

*AGENDA AND COMMISSION PACKETS ALSO AVAILABLE ON WEBSITE*

[www.cityofeaglepoint.org](http://www.cityofeaglepoint.org)

*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 OF EAGLE POINT

*"Gateway to the Lakes"*

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## OREGON

EAGLE POINT PLANNING COMMISSION

17 S BUCHANAN AVE. EAGLE POINT, OREGON

AUGUST 21, 2018

REGULAR MEETING MINUTES

1. CALL TO ORDER-6:00P.M.

Chair Collins called the meeting to order at 6:00P.M.

Commission Members Present: Suzi Collins, Bernard Grossman, Dianne Mihocko, Kevin Walruff, Millie Wewerka and Councilor Kathy Sell.

Commission Members Absent: Ron Boughton

Staff Members Present: Mike Upston, Planning Director and April Strouse, Meeting Secretary

Audience Members and Guests: Amy Gunter, Rogue Planning and Development Services.

2. FLAG SALUTE.

Chair Collins led the flag salute.

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

There were no audience questions or comments.

4. CONSENT CALENDAR.

4.1 Presentation of Regular Meeting Minutes of July 17, 2018.

Chair Collins announced the Consent Calendar and asked for a motion. Commissioner Mihocko moved that the Consent Calendar be approved. Commissioner Walruff made a second. There was no further discussion. The motion passed unanimously by the voting members present.

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### 5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.

None were heard.

### 6. PUBLIC HEARING(S).

#### 6.1. Planning Application #18-13: CUP/VAR (Richardson Vet Service).

Request for approval of a veterinary clinic at 112 South Royal Avenue.

Planning Director, Mike Upston presented the report for the proposed vet clinic. The existing site being considered for the vet clinic is currently being used as feed retail store in downtown Eagle Point. Applicant's representative Amy Gunter presented their support for the proposed use and requested clarification of Condition #5 of the approval. Condition #5 states a condition of approval is included in section VIII allowing the city to review the use every three years to determine if Phase 2 additional paving, parking, loading and landscaping at the back side of the building will be required. Ms. Gunter believes the condition should state the Phase 2 requirements can be required up to three years not every three years. Mr. Upston proposed to the commission that the final order include a modified Condition # 5 that clarifies the review would happen at or before three years from the Planning Commission approval and the parking review would be subject to current requirements not future requirements. Chair Collins called for a motion to close the public hearing. Commissioner Walruff made a motion to close the public hearing. Commissioner Mihocko seconded the motion and the motion passed unanimously amongst voting members present. Chair Collins called for a motion on the application before them. Commissioner Walruff offered a motion to adopt the findings and approve the application with the recommended conditions of approval and changes to Condition # 5. Commissioner Wewerka seconded the motion and the motion passed unanimously amongst the voting members present.

#### 6.2. Planning Application #18-01: CUP/BLA (Butte Creek Baptist)

Request for approval to expand the existing church use into the adjacent residential land use district.

Mr. Upston presented the report for the proposed additional driveway for the church. Commissioner Wewerka sought clarification regarding why the conditions displayed during the meeting were not consistent with the conditions in the agenda packet. Mr. Upston confirmed there were additional conditions added to the application after the packet was made and the conditions would be added to the final order if approved. Councilor Sell requested clarification regarding the proposed gate being placed at the new driveway to prohibit trespassing. The commission discussed the matter with the property owners and it was determined the fence would be placed at the rear of the Paisley's property line not near the Teakwood entrance as mentioned in the agenda packet. Chair Collins called for a motion to close the public hearing. Commissioner Mihocko made a motion to close the public hearing. Commissioner Wewerka seconded the motion and the motion passed unanimously amongst voting members present. Chair Collins called for a motion on the application before them. Commissioner Wewerka made a motion to adopt the findings and approve the application before them with recommended conditions of approval. Commissioner Bernard seconded the motion and the motion passed unanimously amongst voting members present.

### 7. UNFINISHED BUSINESS.

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None were heard.

8. NEW BUSINESS.

Mr. Upston noted that Sienna Hills Phase 7 is projected to be before the Planning Commission in September.

9. REPORTS FROM COMMISSIONER MEMBERS.

None were heard.

10. REPORTS FROM STAFF.

None were heard.

11. ADJOURN.

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April Strouse, Meeting Secretary

ATTEST:

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Suzi Collins, Chair

**BUSINESS OF THE PLANNING COMMISSION  
EAGLE POINT, OREGON**

**AGENDA STATEMENT**

**Item Number:** 6.1

**Meeting Date:** September 18, 2018

**ITEM TITLE:** Planning Action #18-12:SUB (Sienna Hills Subdivision, Phase 7). Request for approval to subdivide and develop the property at Tax Assessors Map 351W34BD, Lot 2500 in the R-3 Multi-Family Medium Density Residential zoning district.

Applicant: Charles Kroning, Ausland Group  
Owner: Jon Janakes, Janakes Builders LLC  
Submitted By: Mike Upston, Planning Director (541) 826-4212, ext 111

**I. BACKGROUND & PROPERTY OVERVIEW**

The 5.03 acre, undeveloped project site is zoned R-3 Multifamily Medium Density. This application proposes to divide the property into 41 lots for future residential development, with homes accessed by a northward extension of Stonewater Drive. The property is surrounded by the following existing land uses:

West: Highway 62    North: Barton Road  
East: Back side of homes fronting on Sienna Hills Drive  
South: Back side of homes fronting on Cedric Drive

Refer to Attachment No. 1 for a location map, aerial view and street view, and Attachment No. 2 for the project drawings.

The consolidated Planning Application for this 7<sup>th</sup>/final phase of the Sienna Hills Subdivision requests approval of the following:

- **Tentative Subdivision Plan:** Request for approval to subdivide the 5.03 acre property into 41 tax lots. The project anticipates 10 single family detached homes, 16 duplex homes and 15 triplex homes. While all of the houses will be on their own tax lot, duplex units 10-13 will be on padlots with shared common area within Tract B at the northwest corner of the project site.
- **Conditional Use Permit for a Planned Development:** Request for approval of a Conditional Use Permit to apply Planned Development flexibility to the requested variations in housing types and lot dimensions.
- **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.

## **II. LAND USE APPROVAL REQUIREMENTS**

### **Tentative Subdivision Plan**

Title 16 (Subdivision Regulations), chapters 16.08 and 16.12 within the Eagle Point Municipal Code (EPMC) establish the decision-making process for Tentative Subdivision Plans. This requires a Type A quasi-judicial, discretionary decision by the City Council upon receiving a recommendation from the Planning Commission. The findings for Tentative Subdivision Plan approval are addressed under Section III of this agenda statement.

### **Conditional Use Permit for a Planned Development**

Planned Developments require approval of a Conditional Use Permit. This is a Type A quasi-judicial, discretionary decision by the Planning Commission. EPMC Title 17 (Zoning Regulations), chapter 17.76 establishes the decision process for Planned Developments, and chapter 17.84 establishes the decision process for Conditional Use Permits. The findings for Planned Development and Conditional Use Permit approval are addressed under Sections IV and V of this agenda statement.

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

The decision-making process for Site Plan & Landscape Approvals is established in EPMC chapter 17.60. This is also a Type A quasi-judicial, discretionary decision by the Planning Commission. The findings for Site Plan & Landscape Approval are addressed under Section VI of this agenda statement.

Note: Since development of this project is predicated on City Council approval of the requested Tentative Subdivision Plan, Planning Commission approval of the Conditional Use Permit (for the Planned Development) and the Site Plan & Landscape Review will have no legal force and effect unless the City Council's decision on the Tentative Subdivision Plan is also for approval. A condition of approval to this effect is included in Section X of this agenda statement.

## **III. STANDARDS FOR TENTATIVE SUBDIVISION PLAN APPROVAL**

EPMC 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 (EPMC 16.08.010), drawing scale (EPMC 16.08.020), general information (EPMC 16.08.030), existing conditions (EPMC 16.08.040), requirements regarding partial development (EPMC 16.08.050), explanatory information (EPMC 16.08.060), supplemental proposals (EPMC 16.08.070), and preliminary review (EPMC 16.08.080).

**FINDING:** The tentative subdivision plan submitted with this application conforms to the relevant provisions of the Eagle Point Subdivision Ordinance.

#### IV. STANDARDS FOR PLANNED DEVELOPMENT APPROVAL

EPMC 17.76.040A - F specifies the general standards that must be met by projects utilizing the Planned Development provisions of the Eagle Point Municipal Code. The project proposes a variation of housing types and lot dimensions which are only permissible in the R-3 zoning district upon receiving Planned Development approval. The proposal meets the standards of EPMC 17.76.040A – F as described below.

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

**FINDING:** The project area is 5.03 acres, all of which is developable.

**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:** Organizational plans, by-laws and CC&R's for management of the commonly held Tracts A & B, as well as the common parking area and emergency access driveway/pedestrian path, will be required prior to Final Subdivision Plan approval. A condition of approval to this effect is included within Section X of this document.

**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:** Regulations applicable to the R-3 Multifamily Medium Density zoning district will be met, except for the two deviations described below. These proposed variations in housing type and lot dimension will enable the property to be built within the maximum density allowed by the zoning district, but with building types and configurations intended to be most compatible with the existing neighborhood context.

**Proposed Deviations:**

- 1. EPMC 17.24.020, Permitted Buildings and Uses:** "One-family dwellings", as single family detached homes are referred to in the city's zoning regulations, are not included in this code section's listing of permitted buildings and uses within the R-3 Multifamily Medium Density zoning district. However, they are potentially allowable as a Conditional Use pursuant to EPMC 17.24.030.G, subject to the procedures in EPMC 17.76 - Planned Development.

**Proposal:** Allow 10 detached homes ("one-family dwellings").

**Staff Recommendation:** Allow this deviation, which will provide a housing type along the south side of the property that's most compatible with the neighboring homes.



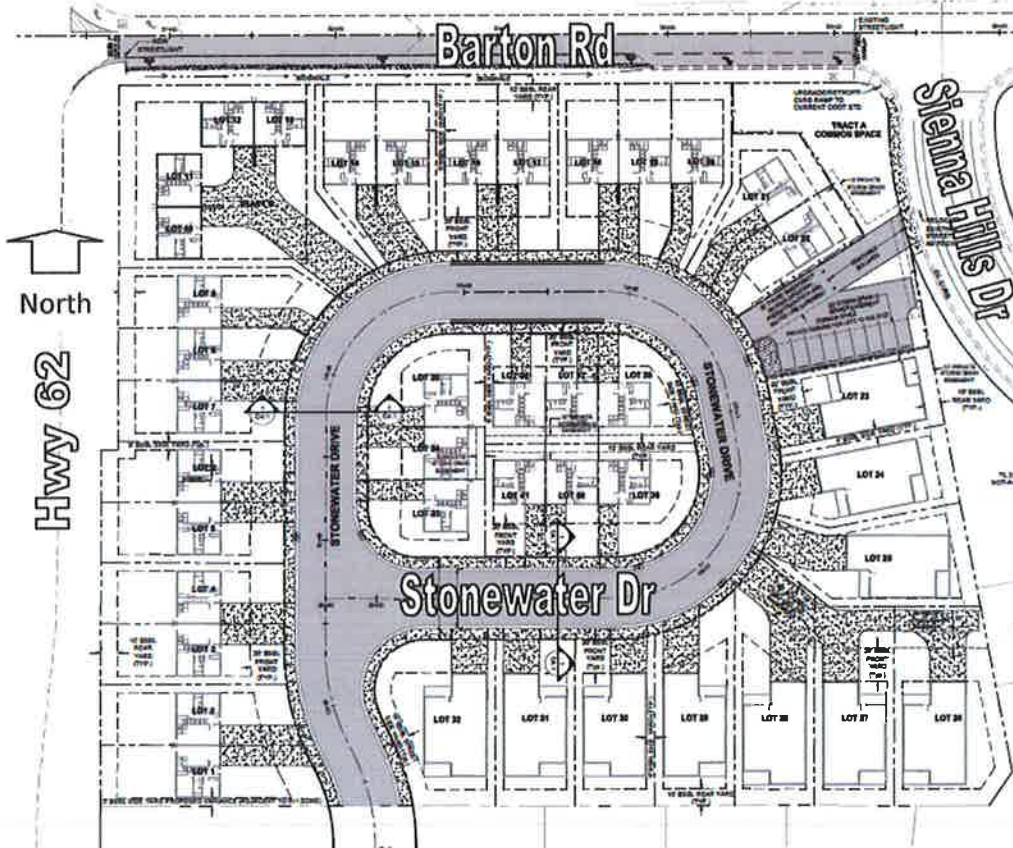
**2. EPMC 17.24.060, Lot Regulations.**

A. Area and Dimensions. The minimum lot dimensions shall be:

Interior lot widths: 80 feet      Corner lot widths: 90 feet  
 Flag lot widths: 60 feet      Lot depths: 100 feet

**Proposal:** Allow lot dimensions that are less than the prescribed minimums.

**Staff Recommendation:** Allow this deviation. In order to make best use of the 12 unit/acre density allowed in the R-3 Multi Family Medium Density zoning district, this project proposes relatively small lots sited around a circular street as shown in the site plan below (see full-size version in Attachment No. 2). Even with the proposed dimensional variation, an average of 5,300 square feet per dwelling unit is provided overall (5.03 gross acres x 43,560 SF / 41 units), far exceeding the minimum 3,600 square feet per unit required. This project has a net density of roughly 11 units/acre. (Calculation: 41 units divided by 3.76 net acres (buildable area) = 10.90 units/acre)





**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 described in Section II of this document.

**FINDING:** The procedure for project changes is acknowledged.

**E. ARCHITECTURAL REVIEW.** All site plan committee, planning commission and city council review of a planned unit 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:** Schematic architectural drawings for the homes are included on sheets C3.0 and C3.1 of the plan set. The duplexes and triplexes are proposed to be two-story with tuck-under garages and front entries with stoops and awnings. The detached homes are proposed to be one-story with attached garages and front entries with covered porches.

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

**FINDING:** Fees required for subdivision, conditional use permit (for the planned development) and site plan & landscape review have been paid for this application.

## **V. STANDARDS FOR CONDITIONAL USE PERMIT APPROVAL**

EPMC 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 EPMC 17.84.050A - D as described below.

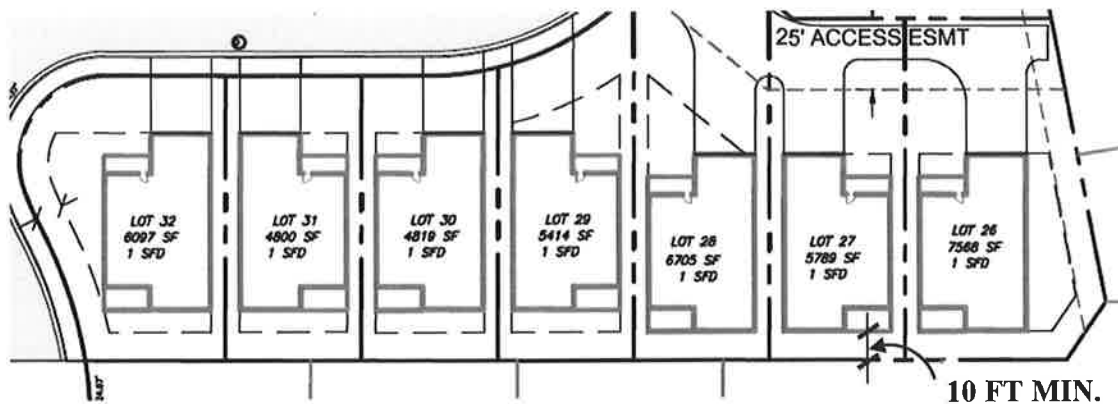
A. That the conditional use is in conformance with the letter and intent of the comprehensive plan and zoning ordinance.

**FINDING:** The proposed project is in conformance with the Multi-Family land use designation of the Comprehensive Plan and conforms with the development parameters of the R-3 zoning district, except where exceptions are requested to allow a group of single-family homes and lot size flexibility, all described in sub-section IV.C above.

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 proposal is to develop the property as intended by the R-3 Multi Family Medium Density zoning, which allows a density of up to 12 housing units/acre.

At roughly 11 units/acre, the project is consistent with the zoning density, and more compatible with the detached homes neighboring it than bulkier apartment or condominiums would be. Further, the project will not only create more residential inventory in the north part of the city, it will also increase the housing choices available to future residents. This is done while complying with the building-related dimensional standards of the city's zoning regulations, including the 30 foot maximum height (EPMC 17.24.050) as depicted on the duplex image at right, as well as the 10 foot minimum rear yard setback (EPMC 17.24.040.E) depicted in the plan view below showing the detached homes along the development's south side.



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 attached project drawings demonstrate the adequacy of the property and the proposed development to accommodate the anticipated future residential uses, and all project features are in compliance with the standards required by Title 17 – Zoning.

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:** As conditioned, the new roadway and the 20 foot wide emergency access road linking Stonewater Drive to Sienna Hills Drive and Barton Road beyond will both comply with the city and fire district's design and construction requirements.

## VI. STANDARDS & BASIC REQ'S FOR SITE PLAN & LANDSCAPE APPROVAL

EPMC 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

EPMC 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, development standards and all provisions of this title. EPMC 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 Zoning Regulations except where deviation is requested under the Planned Development procedures in Section IV.C of this document.

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

**FINDING:** The proposed development meets this standard by providing streets, sidewalks and street lighting as required by the City.

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 extension of Stonewater Drive, the emergency road to/from Sienna Hills Drive, and off-street parking facilities satisfactorily address the traffic generated by these 41 additional homes. Further, the recently-constructed roads within earlier phases of the Sienna Hills Subdivision were all designed in anticipation of future development in this final phase within the parameters of the R-3 zoning district.

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:** As the only area zoned Multi-Family within the 7-phase Sienna Hills Subdivision, this final phase will be denser than the previous ones. However, while the property's zoning allows bulkier apartment buildings, the proposed development is a mix of single family attached and detached homes that will be in keeping with the prescribed zoning density while still being compatible with the surrounding neighborhood.

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:** No natural hazards are known to exist on or adjacent to this project site.

## **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:** A condition of approval is included in Section X of this document requiring landscape plans for the proposed frontage landscaping along Barton Road, common space in Tract A, emergency driveway area, and parking area to be reviewed and approved by the City prior to final subdivision plan approval.

2. Street Frontage Improvements. EPZO 17.60.050.B

**FINDING:** Barton Road will be widened to current city standard with bike lane, curb & gutter, streetlights and landscaping provided. Sidewalks are not proposed along this short segment of Barton Road since it only leads to the highway, which does not have sidewalks, and none are planned. The project's internal road (an extension of Stonewater Drive) and emergency access road will be developed per City standards. See associated conditions of approval in in Section X of this document.

3. Street Access. EPZO 17.60.050.C

**FINDING:** All homes will have direct access to the Stonewater Drive extension, a collector arterial roadway. In addition, a proposed 20 foot wide emergency road will provide controlled access between this new neighborhood and Sienna Hills Drive, with Barton Road and Highway 62 just beyond.

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

**FINDING:** The project plans illustrate general compliance with these standards.

5. Engineering. EPZO 17.60.050.E

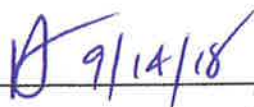
**FINDING:** Civil engineering plan review and construction inspection will be provided prior to Final Subdivision Plan approval. Recommended conditions of approval are included in Section X of this document to address specific engineering items which are anticipated during the engineering review, final subdivision plan, and construction stages of this project.

6.Storage and Trash. EPZO 17.60.050.F

**FINDING:** Storage and trash will be kept in private garages, with curbside trash collection.

## VII. CONCLUSIONS

1. The application was declared complete.
2. The proposal is consistent with the Comprehensive Plan.
3. The proposal is consistent with the requirements of the Zoning and Subdivision Ordinances.
4. All legal notifications have been satisfied with respect to the application.
5. Concerns expressed by affected agencies have been mitigated.

APPROVED FOR SUBMITTAL:  9/14/18  
Henry Lawrence, City Administrator

## VIII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Findings and approve the application for Conditional Use Permit (for the Planned Development), and Site Plan & Landscape Review, as well as recommend City Council approval of the Tentative Subdivision Plan.

## IX. PLANNING COMMISSION OPTIONS:

1. Adopt the Findings and approve the application for Conditional Use Permit (for the Planned Development), and Site Plan & Landscape Review, as well as recommend City Council approval of the Tentative Subdivision Plan; or,
2. Adopt the Findings and approve the application for Conditional Use Permit (for the Planned Development), and Site Plan & Landscape Review, as well as recommend City Council approval of the Tentative Subdivision Plan with revisions and/or conditions; 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.

## X. RECOMMENDED CONDITIONS OF APPROVAL

### General

#### 1. Legal Force and Effect of Approval

Planning Commission approval of the Conditional Use Permit (for the Planned Development) and the Site Plan & Landscape Approval shall have no legal force or affect unless and until the associated Tentative Subdivision Plan is approved by the City Council.

(Continued on next page)

## **Engineering Plans & City Review**

### **2. Project Engineering**

A complete set of civil engineering plans, details and specifications shall be submitted to the City Engineer for review. The plan set shall show turning radii for passenger vehicles, service vehicles and fire trucks. The plans will be reviewed for compliance with all standards as outlined in the Eagle Point Standard Details, unless otherwise approved in the final order.

### **3. Preconstruction Conference**

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

### **4. Construction Access**

Access to the property from Barton Road may be used during construction in order to minimize disruptions to existing residents in the area.

### **5. Engineering Fees**

Fees for review and approval of the civil engineering plans shall be assessed hourly by the City Engineer. This includes all review, coordination, meetings, site visits, and correspondence. In addition, the city is in the process of adopting a flat fee for engineering services (construction inspection and administration) based upon the value of the public improvements (curb and gutter, storm, water, street, etc.). The developer shall therefore provide the estimated value amount prior to the pre-construction meeting. This base fee will include all review and approval of as-built plans and final subdivision plans for each phase.

## **Streets & Transportation**

### **6. Stonewater Drive Construction**

Stonewater Drive shall be constructed to a Local Street Class "B" standard in a 50-foot right of way: (2) 10-ft travel lanes, (2) 8-ft parking areas, and 6-ft sidewalks on each side of the road.

### **7. Barton Road Improvements**

Barton Road shall be improved along the property frontage from the ODOT right of way on Highway 62 to the existing pavement/intersection at Sienna Hills Drive to a modified 2-Lane Collector Class "B" standard within a 60-foot right of way. The completed roadway shall include (2) 12-ft travel lanes, 6-ft bike lanes on each side, curb and gutter. In addition, the south side of Barton Road shall include a 1" minimum overlay atop the existing pavement, and the finished paving must have a 2% cross-fall away from the centerline. Note that the additional asphalt overlay to the north of the centerline (standard 2% cross-fall) shall be completed at the same time and is reimbursable by the City. All improvements to expand the street system on Barton Road beyond that required for the Local Street standard for depth and/or width is reimbursable from the Street SDC account.

### **8. Pavement Sections**

All pavement sections shall be designed for minimum 20-year life to accommodate projected traffic loading and existing soil conditions. The structural sections as listed in the Eagle Point Standard Details for 2-Lane Collector Class "B" and Local Street Class "B" are considered the

'worst case scenarios' for soil conditions in Eagle Point, and may be used in lieu of any geotechnical study for the street system.

#### **9. Pedestrian Facility Construction**

To comply with ADA requirements, all sidewalks and curb ramps shall be constructed with each phase of development to the current ODOT standards. This includes upgrade of the existing curb ramp at the southwest corner of Sienna Hills Drive and Barton Road. All pedestrian facilities shall be all-weather as approved by the City.

#### **10. Sight Distance**

All streets shall be designed for minimum 25 mph sight distance on vertical curves. Corner lots shall meet sight distance requirements, including any landscaping. No driveways, back yard gates or other access will be allowed onto Barton Road or Highway 62 from the development.

#### **11. Public Utility Easements**

The developer shall provide 10-foot wide public utility easements (PUE) along all street frontages. Any public utilities not located within the public right of way will require a 15-foot wide public utility easement. When utilities are combined, easements shall typically be 20 feet wide and allow at least 5 feet from the centerline of pipe to edge of easement and 10 feet between utilities. All new utilities shall be located underground. Note: This does not apply to the existing Pacific Power transmission lines along Barton Road.

#### **12. Off-Street Parking Restrictions: Duplexes & Triplexes**

To reduce the potential for congestion in the denser areas of this subdivision, recreational vehicles shall be prohibited from being parked in the driveways and parking stalls dedicated for the duplex and triplex residences. These parking areas shall be expressly reserved for automobiles and shall be strictly enforced by the CC&R's and homeowner's association.

#### **13. Signs at Common Parking Area & Emergency Access Driveway**

Signs and/or painted numbers shall be placed at each parking stall within the common parking area for lots 10-15 & 20-22; these are the lots that don't have adjacent street frontage for additional parking. Further, there shall be a sign in this area prohibiting recreational vehicles, boats, trailers, and long term parking. Finally, there shall be a sign demarcating the purpose and use of the emergency access driveway & pedestrian path. All of this area is to remain under private ownership and maintenance.

#### **14. Street Lights**

Developer shall provide street lights, installed at all streets and intersections and at equal spacing along each street, including Barton Road, with the type and spacing as approved by City.

#### **15. Mailbox Centers**

Mailbox centers shall be installed at locations approved by the Eagle Point Postmaster and City of Eagle Point.