



# City of Eagle Point

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## Planning Commission

EAGLE POINT PLANNING COMMISSION  
17 S BUCHANAN AVE. EAGLE POINT, OREGON  
September 17, 2019  
REGULAR MEETING MINUTES

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

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

Commission Members Present: Jerry Close, Suzi Collins, Dennis Godfrey, Travis Henson, Diane Mihocko, Millie Wewerka.

Commission Members Absent: Mike Smail

City Council Liaison Present:

City Council Liaison Absent: Kevin Walruff

Staff Members Present: Mike Upston, Planning Director; Robert Miller, Public Works Director; Devon Linebaugh, Meeting Secretary; Nichole Petty, Account Clerk.

Audience Members and Guests Present: Jon Janakes, Bill Whitley, Todd Powell, Jim Thomason and Natalie Thomason.

2. FLAG SALUTE.

Commissioner Mihocko led the flag salute.

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

There were no audience questions or comments.

4. PRESENTATIONS

None

5. CONSENT CALENDAR.

5.1 Presentation of Regular Meeting Minutes of August 20, 2019.

Chair Collins announced the Consent Calendar and asked for a motion. Commissioner Mihocko moved the Consent Calendar be approved. Commissioner Wewerka made a

second. There was no further discussion. The motion passed unanimously by the voting members present.

6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.

None heard.

7. PUBLIC HEARINGS.

7.1 Planning Application #19-02:SUB, Mt Pitt Estates Sudivision. Proposed subdivision and development of the property at Tax Assessors Map 351W10BC, Lot 200 in the R-1-8 Single Family Residential zoning district.

The public hearing opened at 6:03 P.M.

It was asked if any Commissioners had driven by the lot in question. Commissioner Godfrey had had visited the site and explained that is was a nice flat area surrounded by beautiful new homes and it would be logical progression for this parcel to be built on.

Mr. Upston gave an overview of the project site, location, surrounding development and then continued with a more detailed explanation of the proposed subdivision. Mr. Upston's presentation included photos of the site, a site plan showing the proposed 10 building lots, street section of existing Hidden Valley Drive and Alta Vista Road, a two-lane collector detailing proposed improvements as part of the proposed project. Examples of elevation views of proposed homes were also included in the presentation. Mr. Upston then presented the Land Use Approval Requirements and detailed the approval process.

Questions from Commissioners; Commissioner Wewerka asked about the path that had been mentioned and wanted to know if would be an asphalt path similar to the existing path on the opposite side of Alta Vista Drive, Mr. Upston believes that to be the case but turned the question over to Mr. Miller. Mr. Miller explained that was the understanding of the City Staff and further explained that maintenance would be the responsibility of the City. Commissioner Godfrey asked about trash cans being required to be kept in the garages and Mike explained that it would not be something the City would involve themselves in. Mr. Upston confirmed it would not be a requirement. Commissioner Close asked about a proposed "alley way" and Mr. Upston explained the current entrance to Oak Point will go away,that will leave a need for emergency access to the proposed subdivision. The alleyway in question will be a fire lane with removable ballards accessible to bikes and pedestrians. It was also explained that the maintenance will be the responsibility of the property owners.

Chair Collins asked if the applicant would like to make a presentation, Mr. Janakes said the staff did a great job and has nothing further to offer. Mr. Upston introduced the applicatant, John Janakes, developer and Todd Powell, engineer. Mr. Janakes and Mr. Powell were available for questions.

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Chair Collins asked the audience if there were any testimonies in favor of or against the proposal. None were heard.

Mr. Miller, Public Works Director, offered final comments detailing Engineering fees and improvements to include pedestrian path, shoulder (changed from bike lane) and signage.

Chair Collins called for a motion to continue or close the public hearing. Commissioner Wewerka made a motion to close the public hearing and Commissioner Henson made a second. The motion passed unanimously by the voting members present.

The public hearing closed at 6:26 P.M.

Chair Collins called for a motion to approve Planning Application #19-02:SUB, Mt Pitt Estates Subdivision. Commissioner Wewerka moved to approve the application and Commissioner Mihocko made a second. The motion to approve passed unanimously by the voting members present

7.2 Planning Application #19-03:ANX, Sienna Hills Phase 16 Annexation. Proposed annexation, urban growth boundary amendment and assignment of zoning for property currently within the Highway 62 right-of-way and owned by the Oregon Department of Transportation.

The Public Hearing opened at 6:28 P.M.

Commissioner Godfrey had visited the location and explained it was hard to determine where the site began and ended and mentioned it being steep. No other Commissioners visited the site.

Mr. Upston gave the Staff Presentation that included an overview of the Annexations process, details of the proposed property, the intent of the proposed property by the applicant. Mr. Upston presented Conclusions of Law and a final recap of the Staff Recommendation.

Questions from the Commission; Commissioner Wewerka asked if the City has received a written request to annex from the property owner (ODOT). Mr. Upston states no, we are working on a written request and hope to have it by the next council. Commissioner Godfrey asked why the piece of property had been left the way it was, Jon Janakes approached the podium to address the question and explained its original intent was to be part of weigh station that was moved further North on Highway 62, toward Shady Cove.

Chair Collins asked if there were any members of the audience with testimony in favor of the proposal. None were heard.

Chair Collins asked if there were any members of the audience with testimony against the proposal. Mr. and Mrs. Thomason, approached the podium to explain their concerns. Mr. Thomason read a letter prepared by Davis, Hearn, Anderson and Turner, Attorneys at Law. (Submission #1) outlining legal action that has formally been filed against Mr. Janakes in association with construction in a previous phase of his subdivision. Mr. and Mrs. Thomason further explained that they were not against the Annexation associated with the next phase of Janakes' subdivision but would like to see more oversight to prevent future home owners from having to deal with issues similar to theirs.

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Commissioner Henson stated that legal action associated with the sepeate, earlier project had no impact on the current proposal and further stated that the Commission would only weigh in on the Annexation.

Chair Collins called for a motion to close the application. Commissioner Mihocko made a motion to close the application. Commissioner Henson made a second. The motion passed unanimously by the voting members present.

The Public Hearing closed at 6:50 P.M.

Chair Collins called for a motion to approve Planning Application #19-03:ANX, Sienna Hills Phase 16 Annexation. Commissioner Mihocko moved to approve the application. Commissioner Godfrey made a second. The motion to approve passed unanimously by the voting members present.

8. UNFINISHED BUSINESS.

None heard.

9. NEW BUSINESS.

None heard.

10. REPORTS FROM COMMISSIONERS.

None heard.

11. REPORTS FROM STAFF.

Mr. Upston gave an update of current development. Lang duplexes, Vet clinic, storage emporium, EPGC PH. 16, Hidden Valley Drive Annexation, Old Bank Building renovation, RVTD grant to bring bus service to Eagle Point.

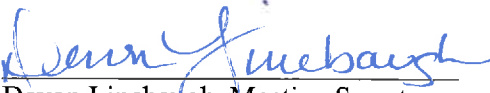
Next Planning Commission Meeting October 15, 2019 and will discuss Pariani Business Center.

Mr. Miller updated on current projects, paving, ada ramps on Linn Road, Linn Road improvements. Commissioner Wewerka asked if the street signs on Linn Road were installed yet? Mr. Miller explains he is not certain but plans a walk through tomorrow. Commissioner Mihocko asked about the property that appears to need some cleaning up and what the plan is? Both Mr. Upston and Mr. Miller talked about a new owner and hopes for future improvements to the property. Mr. Miller explained that Phase one is complete on the Stevens Road project Phase two is underway and he anticipated paving in about 3 weeks. Mr. Miller explained they upcoming Safe Route to School project, the purpose and what it will involve.

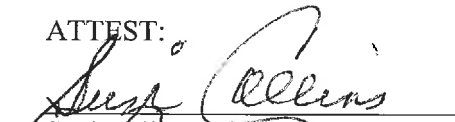
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12. ADJOURN

Meeting adjourned at 7:06 P.M.

  
Devon Linebaugh, Meeting Secretary

ATTEST:

  
Suzi Collins, Chair