



City of Eagle Point

Planning Commission

REGULAR MEETING MINUTES
DECEMBER 21, 2021

1. CALL TO ORDER – 6:00 P.M.

Chair Mihocko called the meeting to order at 6:03 P.M via teleconference.

Commission Members Present: Scott Craun, Dennis Godfrey, Travis Henson, Diane Mihocko, Millie Wewerka, and Mike Smail (arrived at 6:06 P.M.).

City Council Liaison Present: Kevin Walruff.

Staff Members Present: Mike Upston, Community Development Director and Nichole Petty, Meeting Secretary.

Audience Members and Guests: members of the public and press.

2. AUDIENCE QUESTIONS OR COMMENTS RE: ITEMS NOT ON THE AGENDA

There were no audience questions or comments.

3. CONSENT CALENDAR

3.1 Presentation of Meeting Minutes of November 16, 2021.

Chair Mihocko announced the Consent Calendar. There were no questions or comments. Commissioner Wewerka moved to approve the Consent Calendar. Commissioner Henson offered a second. There was no discussion following the motion. Roll Call: Scott Craun, yes; Dennis Godfrey, yes; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, absent; Millie Wewerka, yes. The motion passed.

4. PUBLIC HEARING(S)

4.1 Planning Application No. 21-09:SUB
Barton Hills Townhomes

Public hearing to consider an application to subdivide and develop townhomes on the property at Assessors Map 351W34AC, Tax Lots 5900 & 5902 in the R-4 Multi-Family Residential zoning district.

Chair Mihocko opened the public hearing at 6:06 P.M.

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Commissioners Godfrey, Henson and Craun were familiar with the proposed area. Mike Upston provided an overview of the proposed project, location, and site plan review criteria. The current zoning fits the proposal, which is the R-4 multi-family zoning. Mr. Upston discussed the city park that will exist and other surrounding details of developments in the future. Mr. Upston explains that the application will require a conditional use permit and explained the criteria for approval. Mr. Upston stated that the application has been declared complete by City staff and the recommendation is to approve the application with the recommended conditions.

Chair Mihocko asked if any Commissioners have questions. It was asked if the “common area” would be maintained by the city or the development. Mr. Upston confirmed it would be maintained by the development. Chair Mihocko asked if the applicant would like to make a presentation. Scott Sinner, from Scott Sinner Consulting, Inc out of Medford provided more depth into the project. The goal is to provide affordable housing opportunities in a well-maintained neighborhood. The homes will have small separate lots to provide individual ownership, with access to common areas.

Chair Mihocko asked if any member of the audience would like to offer testimony in favor or against the proposal. None were heard. There were no further questions from the audience or Commissioners.

Chair Mihocko asked for a motion to close or continue the hearing. Commissioner Smail made a motion to close the hearing. Commissioner Godfrey seconded the motion. Roll call: Millie Wewerka, yes; Scott Craun, yes; Dennis Godfrey, yes; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, yes. The motion passed.

The hearing closed at 6:27 P.M.

Chair Mihocko asked for a motion on the application. Commissioner Henson made a motion to accept the staff recommendation and Commissioner Smail made a second. Roll call: Scott Craun, yes; Dennis Godfrey, yes; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, yes; Millie Wewerka, yes. The motion passed.

4.2 Planning Application No. 21-07:SUB Eagle Point Golf Community Phases 11/15/17/18

Public hearing to consider an application to subdivide and develop single family detached homes on the property at Assessors Map 361W02CD, Tax Lot 3700 and Assessors Map 361w11, Tax Lot 400 in the R-1-8 Single Family Residential zoning district.

Chair Mihocko opened the public hearing at 6:28 P.M.

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Commissioner Godfrey had been to the proposed area with Mr. Upston. Commissioner Henson, Commissioner Smail, Commissioner Craun and Chair Mihocko also visited the area prior to the meeting. Mike Upston provided an overview of the proposed project, location, and site plan review criteria. The proposed area backs up to the urban growth boundary line. He discussed the topography and how it may require the city to have some flexibility. Mr. Upston stated that the application has been declared complete and consistent by City staff and the recommendation is to approve the application with the recommended conditions. Commissioner Smail discussed lot widths and variances, noting many of the lots are nearing 60' widths and consistency to the area. Mr. Upston said the project is consistent with Holt Group's settlement agreement with the Eagle Point Golf Community Homeowners Association. The homeowner association has submitted a letter of support and that the proposed plan is consistent with the master plan. Commissioner Wewerka appreciated the platting maps, as she was able to see that there were numerous lots that did have less than the minimum 80' widths in previously completed phases. With no further questions from Commissioners, Chair Mihocko asked if the applicant would like to make a presentation.

Scott Sinner, from Scott Sinner Consulting, Inc provided more depth into the project. The project is 30 acres, which required redesigning of the stormwater system. Mr. Sinner noted the improvements would benefit the entire area, as it will slow down storm water for current residents. They are asking for similar modifications to previous building, which are consistent with the current lots in the area. Mr. Sinner discussed the differences and requirements for each of the different lot types that are proposed. He also discussed the reduced right of way widths, which still allows access for emergency access and growth opportunities for the street trees. After Mr. Sinner's presentation, Chair Mihocko asked if the Commission members had any questions. Commissioner Wewerka questioned the narrowed streets and parking issues, such as cars not parking on both sides of the street. She also noted the curved roads and ability for emergency vehicles to maneuver the narrowed streets. Mr. Sinner discussed the adquet off street parking and staggered driveway approaches, which keeps roads clear. Commissioner Smail asked how many of the lots would be 3-story homes. Mr. Sinner said there would be a possibility of approximately nine on Poppy Ridge Drive and two on Butte Springs Trail. Commissioner Godfrey appreciated the accessibility to Riley Road but questioned ADA compliance due to gravel areas. Mr. Sinner said it would not be ADA compliant, due to the slope and walking trail stairs. Commissioner Smail asked why there was gravel in the plans. Jarrod, with Holt Group, said due to the 16-20% slope, the gravel was intended to serve as a pathway – as concrete would increase slipping, etc.

While there were no audience members that offered testimony in favor of the proposal when Chair Mihocko asked, numerous residents offered testimony against the application. David & Margaret Austin shared their concerns regarding the waiver requests on building height and lot width. David questioned if the city

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had a history of granting waivers in these instances. Margaret wanted to know if the homes on specific lots would be single story to avoid the disruption of their view. Mr. Upston confirmed the city does offer waivers, after thorough review. He confirmed the city would not hold authority on how many levels a home would have in consideration of views. Rich McIntyre & Karen Greene noted concerns with multiple items in the application. He questioned how the project would improve their livelihood quality of life, noting increased traffic and often two neighbors behind their lot rather than one. He did appreciate the thought that was put into the plan, however he felt it was missing key concerns such as wildlife, century old oak trees and water. Mr. Upston reminded the community that development is inevitable. All modifications had been reviewed and are consistent to previous phases. Traffic increase was anticipated and part of the original design of the area from 1995. Commissioner Smail noted that if the variances are going to affect the privacy of current homeowners, it should be considered on how to remedy this. Resident James Barton acknowledged the passion behind these developments and that things have changed since 1995 – noting many of the residents weren't in the area at this time. He felt as though the reduced lots and type of homes would decrease the value of the area. Resident Lisa Lindo, noted that while the HOA may have submitted approval, the homeowners have not had the same attendance since COVID, therefore the approval is not coming from a majority of residents. She was unsettled with the idea of years of construction noise building 102 homes, as she is at the corner of the new phases. She did not agree with the fact that more exit options were not made into the development and felt as though the traffic study was not accurate. Resident Janice Myre wanted to know fencing details and asked that the construction development consider their schedules and how they affect the neighborhood. Jarrod, with Holt Group, noted existing fences would be tied into along with a maintenance agreement. He also assured that construction would follow the HOA and city ordinances. Lisa Lindo asked if there would be anything done with the bike path. Mr. Sinner said there would be no bike paths. Resident Jeff Proulx discussed his concerns on the height waiver. He recently built a home and was told by Mr. Upston that he would need to make adjustments as the height was too high and exceed the 25' requirement. Mr. Proulx was concerned why he was not allowed to move forward, but a large cooperation is. There was no response provided. Tom Tschohl, a 20-year resident, discussed a trench that was built to protect the homes. He noted that multiple residents have had water issues and there has been no water studies. He urged that a study be completed prior to moving forward to determine what the impacts would be. The developer confirmed that a study would be done before any construction would begin. This would include drainage, storm water concerns, and runoff in addition to other concerns.

Upon completion of public testimony and no further discussion, Mr. Sinner asked if they could rebuttle. Dana Krawczyk, land use attorney, summarized the project, noting that they felt as though there had been many improvements than what was

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originally approved. She asked that the application be approved at closing of the meeting. Mr. Sinner re-addressed the studies, heights, and intentions.

Chair Mihocko asked for a motion to close or continue the hearing.

Commissioner Wewerka made a motion to close the hearing. Commissioner Henson seconded the motion. Roll call: Millie Wewerka, yes; Scott Craun, yes; Dennis Godfrey, yes; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, yes. The motion passed.

The hearing closed at 8:22 P.M.

Chair Mihocko asked for a motion on the application. Commissioner Henson made a motion to accept the staff recommendation and Commissioner Craun made a second. Roll call: Scott Craun, yes; Dennis Godfrey, yes; Travis Henson, yes; Diane Mihocko, yes; Mike Smail, yes; Millie Wewerka, yes. The motion passed.

5. NEW BUSINESS

None.

6. REPORTS FROM COMMISSIONERS

None.

7. REPORTS FROM STAFF

Mr. Upston noted that the Friday Letter will provide a planning recap of projects from the year.

8. ADJOURN

Meeting adjourned at 8:27 P.M.



Devon Linebaugh, Meeting Secretary

ATTEST:



Diane Mihocko, Chair