



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

JOINT MEETING OF THE CITY OF EAGLE POINT
CITY COUNCIL AND PLANNING COMMISSION

JUNE 12, 2012

STUDY SESSION MINUTES

1. CALL TO ORDER – 6:00 P.M.

Mayor Russell called the Study Session to order at 6:00 p.m.

Council Members Present: Bob Russell, Alan Curriston, Jonathan Bilden, Bill Fierke, Ruth Jenks, and Kathy Sell.

Council Members Absent: Wayne Brown.

Planning Commission Members Present: Suzi Collins, Sharon Coupe, Kevin Walruff, and Steve Hunter.

Planning Commission Members Absent: Dianne Mihocko, and Bernard Grossman.

Staff Members Present: Henry Lawrence, City Administrator; Robert Miller, Public Works Director; Mike Upston, Principal Planner; and Cindy Hughes, City Recorder.

Guests: Dick Converse, Principal Land Use Planner with Rogue Valley Council of Governments; Kelly Madding, Development Services Director with Jackson County; and members of the public.

2. CONTINUANCE OF DISCUSSION FROM MAY 8, 2012, REGARDING DRAFT OF REGIONAL PLAN ELEMENT OF COMPREHENSIVE PLAN.

Mayor Russell asked Mike Upston to begin the continuation of discussion about the Regional Plan Element. The main reason for continuing the discussion was to talk about density levels and the State's standard for the growth process.

Dick Converse, Principal Land Use Planner with the Rogue Valley Council of Governments; and Kelly Madding, Development Services Director with Jackson County; were present to provide their expertise.

At 6:05 p.m., Mr. Hunter joined the meeting.

Mr. Converse discussed the general process for expanding Urban Growth Boundaries, which is in the City's Comprehensive Plan. The Urban Growth Boundary is under the jurisdiction of Jackson County and the process is coordinated between the County and City. Each agency has to agree to proposed changes to expand boundaries, prior to submitting to the State for approval. Key points for consideration to expand boundaries include:

- Need for Expansion
- Livability Impact
- Efficiency of Land Use
- Environmental, Energy, Economic and Social Impact
- Retention of Agricultural Lands
- Safe Harbors
- Priority of Lands: The last areas to be considered are the lands with the best soil.
- Coordination with Service Providers
- 14 Statewide Planning Goals

Mr. Converse noted the State's standard process for expansion is on Page 185 of the City's Comprehensive Plan. He concluded by stating the Regional Problem Solving (RPS) process for expansion is complex but similar to the process in the Comprehensive Plan.

Ms. Madding began by introducing herself and explained she had been involved with RPS for about 12 years. She believes it is a good process to help cities and the region get to where they want to be for expansion.

Ms. Madding summarized the Urban Growth Boundary (UGB) expansion process as being determined by the following two factors:

- 1) Do you need the land to accommodate expected population growth; and
- 2) Where?

Regardless of whether a city chooses to participate in RPS, the Locational Analysis prepared as part of RPS is a regional analysis that is acceptable to the State. Ms. Madding commended Eagle Point for their thoughtful identification of land for future growth that is identified in the Locational Analysis.

Ms. Madding spoke about density levels and stated the land use system is run by the State. At the County level, they strictly follow state guidelines but cities have more flexibility in administering land use. With regard to density levels, cities efficiently using lands will protect resource lands (Farm and Forest), which is a focus of the State.

With RPS, density levels are set for cities. Ms. Madding recommended that cities use a Safe Harbor, which is the standard for growth set by the State. By using this standard, cities do not have to conduct density level studies which are expensive and create a liability for litigation as well. The Safe Harbor for growth is 25%. RPS allows for Eagle

Point's density level to be between 6.5 to 7.5 units or a 15% growth increase. What this means is that once the State acknowledges RPS, the City will be allowed to grow at a lower rate than the Safe Harbor. As a point of clarification, Ms. Madding stated that RPS allows cities to grow at a lower density level than if a city is not a part of RPS. Under RPS, the City could also choose a higher density level if that is desired at a later time.

Ms. Madding further clarified that the City could make an Urban Growth Boundary expansion without being part of RPS but the growth increase required by the State would be 25% (8.1 units per acre) instead of 15%. As far as implementing a lower density level of 6.1 units per acre, Ms. Madding stated it is possible but not probable that the State would approve.

Councilor Fierke expressed concern about projecting population levels for the next 20 to 50 years. Councilor Jenks added that population growth has been volatile during the last 5 to 10 years, and not a valuable base for determining future population levels. Council President Curriston noted the State requires a 20-year population projection in order for the City to receive SDCs (System Development Charges).

Mr. Upston reported the current density level in Eagle Point is 5.8 to 5.9 units per acre. Under RPS, 6.5 units per acre will be secured for the foreseeable future and future growth will be demand driven. The current residential need is for a greater variety of options with some being more dense or something other than the family home with a big yard. Mr. Upston offered to show slides with a variety of density levels or to continue the discussion.

Councilor Jenks asked for clarification about what the Council was being asked to do about RPS or its other options. Mr. Upston responded that no action was needed today as the purpose of the meeting was to provide information. However, Mr. Upston reported RPS needs to be formally adopted soon or other direction given about what to do to build the community. Time is of the essence as other cities are currently going to their councils for a resolution to approve the RPS Plan.

It was further noted that the City of Eagle Point has studied and considered the RPS Plan for a number of years. Recently, the City's long-time Principal Planner retired and was replaced by Mike Upston. Mr. Upston joined the City in April, 2012, and restarted the process to get RPS completed by requesting the Joint Meetings of May 8, and June 12, 2012.

Mr. Fierke reported the City had protested the density levels with the Jackson County Board of Commissioners, but stated he had not heard anything else about RPS since that time until the meeting of May 8, 2012. He further noted the first time Council was made aware of the 7.5 units per acre density level was at the meeting of May 8, 2012.

Councilor Jenks asked what options would be available if the City decided to make changes after signing on with RPS. Ms. Madding responded that changes could be looked at but it would be difficult.

Council President Curriston asked how long it would take to get an Urban Growth Boundary expansion if RPS is adopted. Ms. Madding responded the process for an Urban Growth Boundary expansion is greatly simplified by RPS, but it would take a minimum of 1 year. Ms. Madding agreed with Council President Curriston that it would likely be 1 to 2 years. A conceptual plan would also need to be made for the area to be expanded.

Ms. Madding reported Jackson County had taken the RPS Plan to the State and there were no major objections to the Plan. A brief discussion followed about the Urban Growth Boundary expansion area.

Councilor Fierke mentioned inaccurate or outdated statements in the draft Regional Plan Element document. Mr. Upston reported he had made some revisions, and invited Councilor Fierke and others to submit any recommended updates or revisions to him as it was a draft document.

Mr. Upston concluded by offering to make a presentation on density at a later date. He also stated he would submit a Resolution to the Planning Commission for their recommendation to the Council.

Councilor Jenks requested to see the buildable land inventory.

Mayor Russell expressed his appreciation to Mr. Converse and Ms. Madding for their input and attending the meeting.

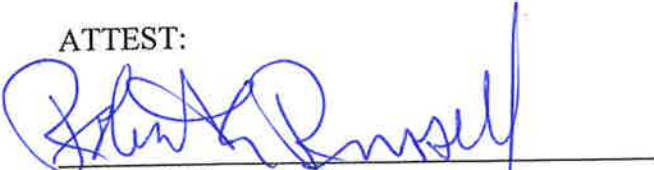
3. ADJOURNMENT.

There being no further business to come before the Council and Commission, Mayor Russell adjourned the Study Session at 6:58 p.m.

Respectfully submitted,


Cindy Hughes, City Recorder

ATTEST:


Robert E. Russell, Mayor