



# CITY OF EAGLE POINT

*"Gateway to the Lakes"*

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## OREGON

**EAGLE POINT PLANNING COMMISSION**  
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON  
**REGULAR MEETING AGENDA**

April 18, 2017

1. CALL TO ORDER - 7:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. PUBLIC HEARING(S).
  - 4.1 Planning Application #17-02:SPR  
Storage Emporium 10677 Hannon Rd
5. CONSENT CALENDAR.
  - 5.1 Presentation of Regular Meeting Minutes of January 17, 2017.
6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.
10. REPORTS FROM STAFF.
11. INFORMATION.
  - 11.1 February, March and April 2017 City of Eagle Point Newsletter.
12. ADJOURNMENT.

*AGENDA AND COUNCIL PACKETS ALSO AVAILABLE ON WEBSITE*

*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).*

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

**AGENDA STATEMENT**

**Item Number:** 4.1

**Meeting Date:** April 18, 2017

**ITEM TITLE:** Planning Action #17-02:SPR (Storage Emporium). Request for approval to establish a storage facility at 10677 Hannon Road, in the L-1 Limited Industrial zoning district.

Applicant & Owner: Dave Judd, Storage Emporium LLC

Submitted By: Mike Upston, Planning Director (541) 826-4212, ext 111

**I. BACKGROUND & PROPERTY OVERVIEW**

The applicant is proposing a storage facility to be phased in over a period of 3 - 5 years before reaching the total build-out shown in the attached plan. This is a permitted use pursuant to EPMC 17.32.020.DD. As the attached site plan shows, smaller units (8x12, 8x16 and 8x20) intended for residential storage will be placed in rows within the middle of the facility, with room for expansion as our community grows and demand increases. There will also be a broad range of larger storage options, including fixed 10x30 and 10x40 storage units, portable units, and 15x50 units for storing motor coaches and other recreational vehicles.

Although the subject property and its neighbors along the west side of Hannon Road are zoned Limited Industrial, these properties have not yet transitioned from rural home sites to the more intensive uses permitted since the area was annexed and given a limited industrial zoning classification over a decade ago. Land owners in this zone have the option of retaining their existing homes and/or exercising their land use rights to intensify their property. Regardless, land use intensification is expected to happen over time as Eagle Point grows and the demand for services typically found in limited industrial zones increases.

Other nearby land uses on properties within the Business Park zone include Eagle Point Hardware and WalMart, located between Hannon Road and Highway 62, along with the HanSen commercial center and neighboring businesses on the northwest side of Highway 62 and West Linn Road, zoned Limited Industrial and Heavy Commercial respectively.

See the attached Location Map, Aerial View & Street View showing the project site and how the immediate area surrounding it appears today, and the Site Plan which depicts the project at full build-out. Also attached are photos of the existing Storage Emporium in Central Point.

**II. LAND USE APPROVAL REQUIREMENTS**

The decision process for Site Plan & Landscape Approvals is established in Eagle Point Municipal Code, Chapter 17.60. This is a Type A quasi-judicial, discretionary decision by the Planning Commission which does not advance to the City Council unless appealed.

### III. STANDARDS AND BASIC REQUIREMENTS FOR SITE PLAN AND LANDSCAPE APPROVAL

EPMC 17.60 establishes the Site Plan and Landscape Approval process applicable to new development. The purpose 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 Subsection 17.60.040.E.1-5 provides the standards which must be met for Site Plan and landscape Approval. These are listed and discussed below.

1. The site plan conforms with the general plans and ordinances of the City in terms of location and general 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 City's zoning regulations as conditioned with this approval.

2. The site plan adequately provides for pedestrian safety and general welfare of facility users. EPMC 17.60.040.E.2

**FINDING:** Outside spaces accessible to vehicle drivers and pedestrians will be oversized, with ample space for navigation and generous sight lines.

3. 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. EPMC 17.60.040.E.3

**FINDING:** A new driveway and all required roadway frontage improvements will be provided, and parking needs are typically minimal for this use type.

4. The project will be compatible with adjacent developments and will not adversely affect the land uses or character of the area. EPMC 17.60.040.E.4

**FINDING:** As described in Section I on page 1, the Limited Industrial zoning is expected to result in an eventual transition of the area's residential properties to more intensive uses as Eagle Point's population grows and demand for more services increases. Therefore, within the longer term land use horizon, the proposed development will be compatible with its surroundings and not adversely affect its neighbors.

5. The project will take into consideration natural hazards found to exist on or adjacent to the site proposed for development. EPMC 17.60.040.E.5

**FINDING:** There are no known natural hazards on or adjacent to the site.

## B. Basic Requirements

EPMC Subsection 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. EPMC 17.60.050.A

**Finding:** Landscaping has not been proposed with this application. However, it may be useful to provide screening of this use from the neighboring properties, as well as an appropriate landscape treatment along the front/street side of the property. Therefore, a recommended condition of approval is included in Section VII of this report that the plan set for the first phase of this development shall include a landscape plan comprised of native or otherwise hardy trees and shrubs to provide screening along the north and south sides of the property, and appropriate treatment along the east/street side of the property.

### 2. Street Frontage Improvements. EPMC 17.60.050.B

**Finding:** As also specified in subsection III.A.3 above, a new driveway and all required roadway frontage improvements will be provided.

### 3. Street Access. EPMC 17.60.050.C

**Finding:** Vehicular and pedestrian access from Hannon Road will be provided by a new driveway. However, the driveway design and dimension is not specified, nor are the public sidewalk and private walkways. Therefore, a recommended condition of approval is included in Section VII of this report that civil engineering drawings be provided and include the design details for the new driveway, public sidewalk and private walkways per City standards.

### 4. Solar Access, Light, Air and Shade. EPMC 17.60.050.D

**Finding:** The low buildings will not block solar access from adjacent properties and buildings. Further, the open layout of the site plan accommodates adequate light and air within the grounds.

### 5. Engineering. EPMC 17.60.050.E

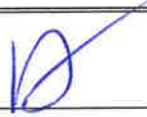
**Finding:** Engineering drawings for grading, storm drainage, sewer, water, streets, parking areas and lighting are expected to be provided as part of the plan set submitted for a building permit. In addition, recommended conditions of approval are included in Section VII of this report to address specific engineering items associated with this project.

### 6. Storage and Trash. EPMC 17.60.050.F

**Finding:** Given that the proposal does not specify how storage and trash facilities will be provided, a recommended condition of approval is included in Section VII of this report that such facilities be detailed in the plans submitted for a building permit, and that they be compliant with EPZO 17.60.050.F, as well as meet the satisfaction of the Planning Director as to location, design and operation.

#### IV. CONCLUSIONS

1. The application was declared complete.
2. The proposal is consistent with the Comprehensive Plan.
3. As conditioned, the proposal complies with the Zoning Ordinance.
4. All legal notifications have been satisfied with respect to the application.
5. Concerns expressed by affected agencies have been mitigated.

APPROVED FOR SUBMITTAL:  4/9/17  
Henry Lawrence, City Administrator

#### V. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Findings and approve the application for Site Plan & Landscape Review with the recommended conditions of approval.

#### VI. PLANNING COMMISSION OPTIONS:

1. Adopt the Findings and approve the application for Site Plan & Landscape Review with the recommended conditions of approval; or,
2. Adopt the Findings and approve the application with revisions; 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.

#### VII. RECOMMENDED CONDITIONS OF APPROVAL

##### Project Engineering

##### **1. Civil Engineering Plan Review**

Engineered grading, drainage, and utility plans shall be prepared and submitted to the City for review. The plans shall show compliance with the Eagle Point Standard Details, including adequate turning radii for passenger vehicles, services vehicles, and fire trucks.

##### **2. Preconstruction**

A preconstruction meeting is to be scheduled after final approval of the civil engineering plans and prior to the beginning of construction. All development review fees related to engineering plan review, inspections, etc. are to be paid prior to subsequent approval stages (pre-construction meeting, final approval).

##### **3. DEQ Permit**

Projects over 1 acre require a 1200-c permit from the Department of Environmental Quality (DEQ). A copy of said permit shall be provided to the City prior to construction.

#### **4. Erosion Control**

Erosion control measures shall be included in the project plans and construction. Such measures shall be per DEQ standards, and reviewed and approved by the City prior to construction.

#### **5. As-Built Engineering Plans**

At the conclusion of construction, the developer shall provide to the City accurate as-built plans of all public improvements approved and accepted by the City. The plans shall be submitted per the requirements of the City Engineer in effect at that time.

#### **6. Bonding**

Prior to final acceptance and approval, developer shall provide performance and/or warranty bonding for all public improvements, in the amount approved by the City Engineer. Warranty bonding shall be for a period of 12 months from approval by Engineer for final acceptance.

#### **Demolition**

#### **7. Abandonment of Existing Facilities**

Prior to commencement of site work, any onsite wells, septic tanks, or other similar items shall be abandoned per applicable codes and regulations.

#### **Street/Transportation**

#### **8. B Street Frontage Improvements**

Full street improvements shall be provided to the extent required to provide a standard roadway for the full frontage width of the property. Hannon Road shall be constructed to a 3 Lane Class "C" Collector standard for the length of the frontage, and to the width necessary to provide the following cross section: two 12-foot lanes, two 6-foot wide bike lanes, a 14-foot center turn lane, a 5-foot planter, and a 6-foot sidewalk on the development side of the project. The Hannon Road pavement structural section shall be designed for a minimum 20-year life to accommodate project traffic loading and existing soil conditions. Right of way dedication/easements may be required as part of the frontage improvements.

#### **9. Fire Truck Turnaround**

Any provisions for fire truck turnaround on site shall be per the requirements of Fire District #3.

#### **10. Utilities/PUE**

All new utilities shall be underground. 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.

#### **11. Street Lights**

Street lights shall be installed and provided at recommended minimum spacing, with type of street lights and spacing as approved by City.

## Water System

### **12. Water System Requirements**

A water system to serve the project shall be designed and constructed in accordance with the Oregon State Health Division, the Uniform Plumbing Code, and City requirements. A minimum of 40 PSI static water pressure shall be available at each water meter and 30 PSI at the highest floor elevation. Water is provided by the City from the 14-inch main on the east side of Hannon Road.

### **13. Fire Hydrant Requirements**

Fire hydrant location and spacing shall be per the requirements of Fire District #3 and the City.

## Sanitary Sewer System

### **14. Sanitary Sewer System Requirements**

The sanitary sewer system necessary to serve the project shall be designed and constructed in accordance to RVSS, DEQ, and the Uniform Plumbing Code. The sewer plans shall be approved by RVSS prior to final approval by the City for construction.

## Storm Drainage System

### **15. 10-Year Storm Design**

The storm drainage system shall be designed for a 10-year storm. Storm drainage shall be detained onsite and released at a rate not to exceed the pre-development condition. The existing Hannon Road storm system is located adjacent to the property for site and street runoff. Storm drainage detention design and calculations will be reviewed as part of the civil engineering plan review process prior to construction.

## Project Development

### **16. Landscape Plan**

The plan set for the first phase of this development shall include a landscape plan comprised of native or otherwise hardy trees and shrubs to provide screening along the north and south sides of the property, and appropriate treatment along the east/street side of the property.

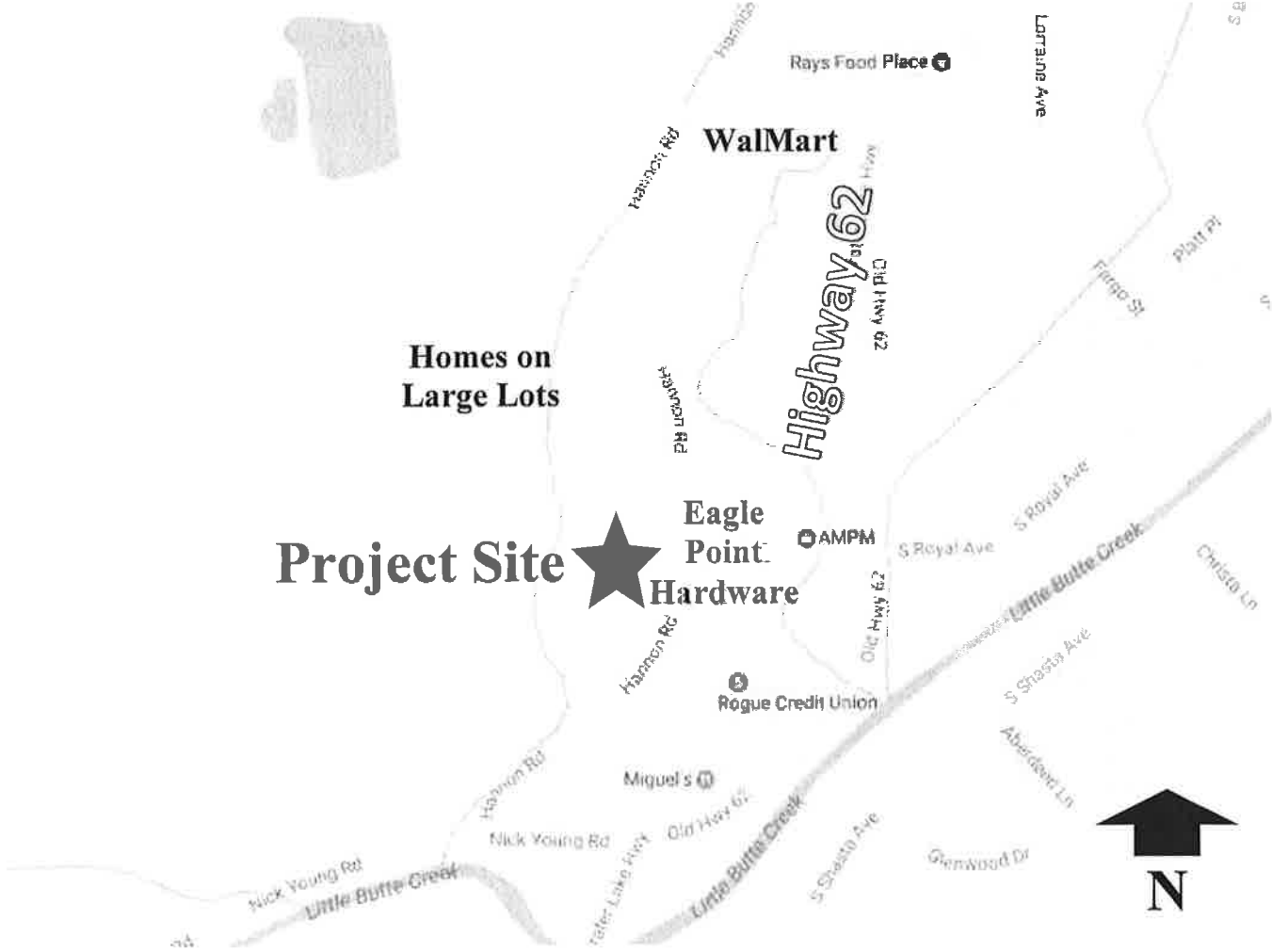
### **17. On-Site Lighting**

Developer shall include an area lighting plan with the proposed lighting type and location of lights on site.

## **ATTACHMENTS:**

- Location Map
- Aerial & Street View
- Site Plan
- Existing Facility, Central Point
- Facility Photos, Central Point

# Location Map



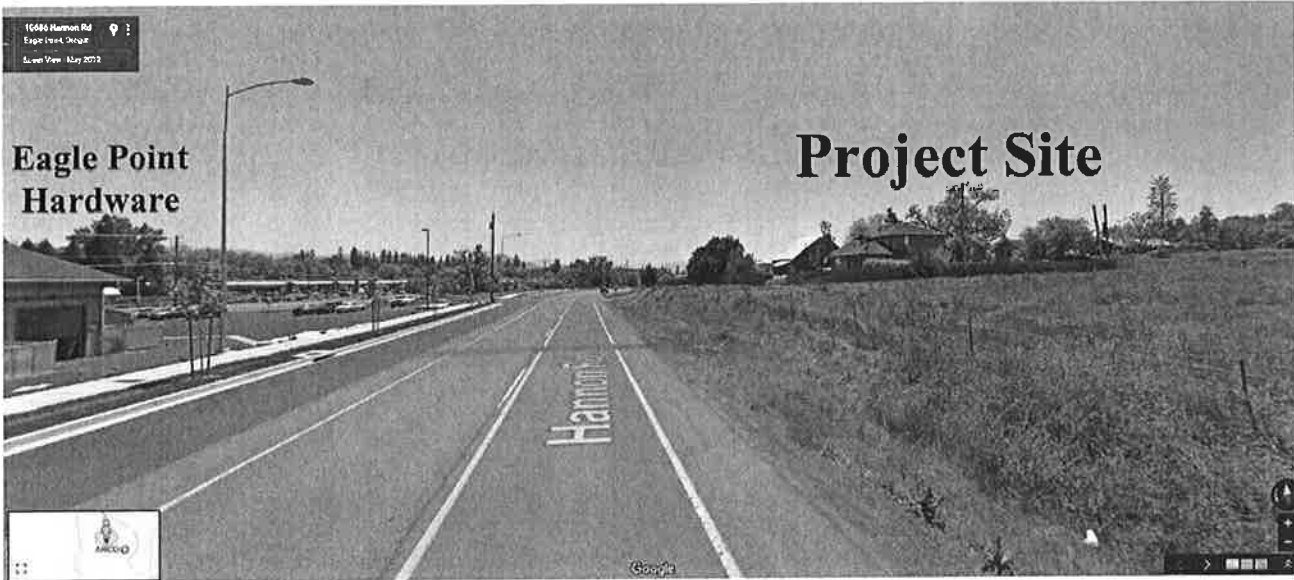


# Aerial View

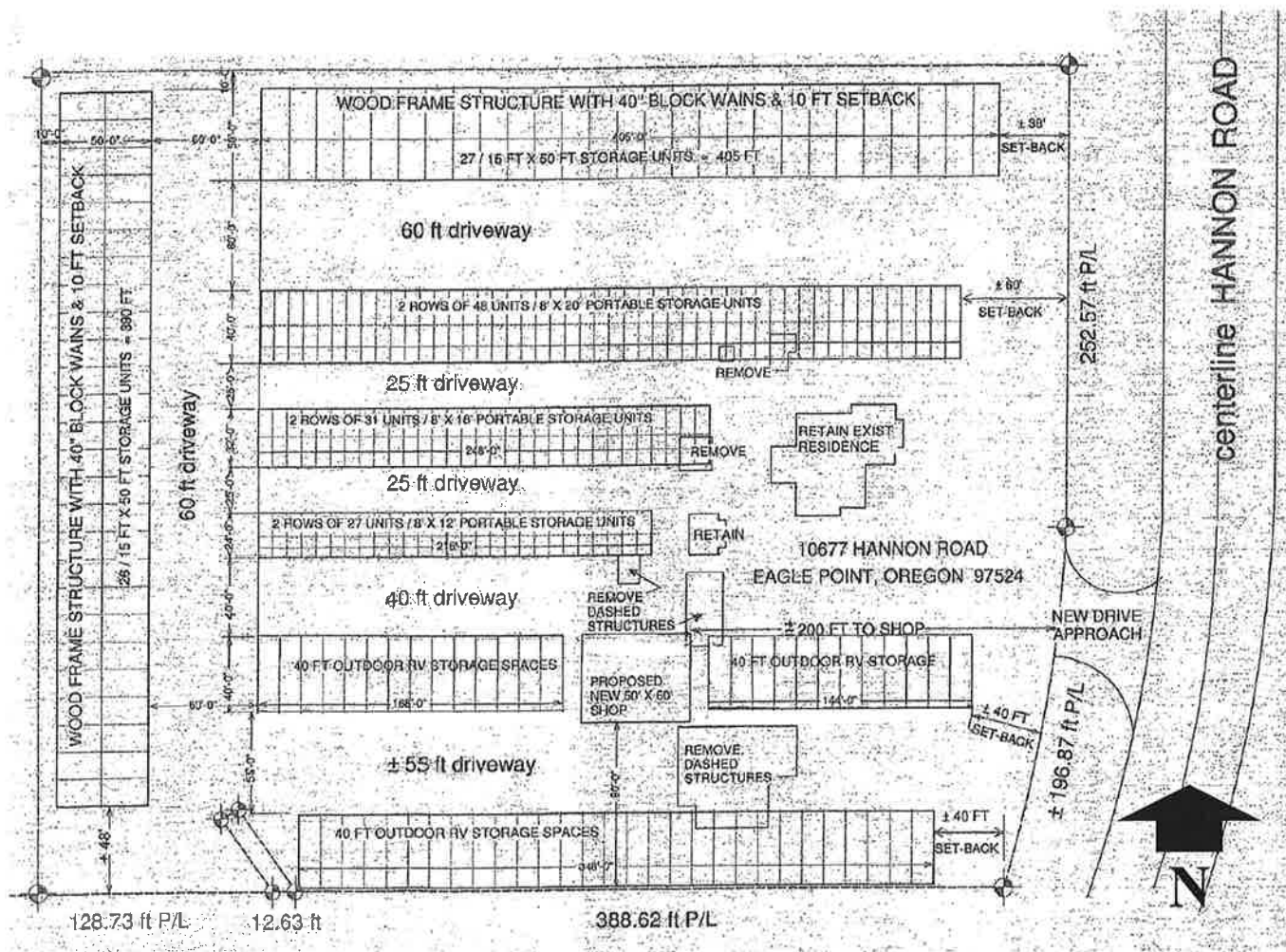


# Street View

Looking south on Hannon Rd

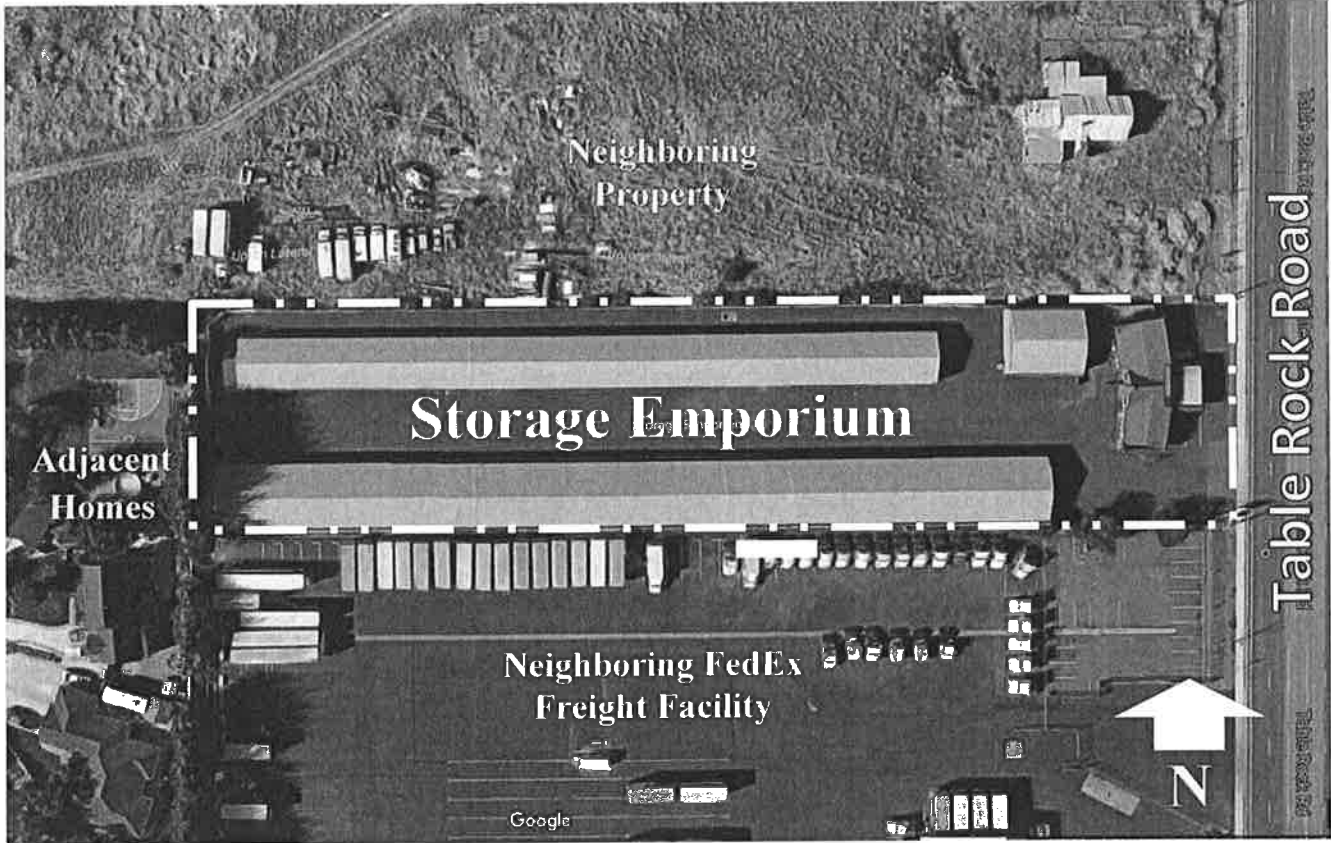


# Site Plan



# Existing Facility

4707 Table Rock Road, Central Point



**Aerial View**



**Street View**

# Facility Photos

4707 Table Rock Road, Central Point





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OREGON

## EAGLE POINT PLANNING COMMISSION

17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

**January 17, 2017**

### REGULAR MEETING MINUTES

1. **CALL TO ORDER – 7:00 P.M.**

Chair Collins called the meeting to order at 7:00 p.m.

Commission Members Present: Ron Boughton, Suzi Collins, Bernard Grossman, Diane Mihocko, Millie Wewerka and Council Liaison Kathy Sell.

Commission Members Absent: Kevin Walruff

Staff Members Present: Mike Upston, Planning Director; Robert Miller, Public Works Director; Sara Miller, Code Enforcement; and April Strouse, Meeting Secretary.

Audience Members and Guests: Jason Rowan and Michael Bull

2. **FLAG SALUTE.**

Commissioner Collins led the flag salute.

3. **ELECTION OF CHAIR AND VICE CHAIR**

Chair Collins called nominations to order for the office of Chairperson. Vice Chair Mihocko nominated Suzi Collins for Chairperson. There were no other nominations. Chair Collins requested roll call and April Strouse directed each commission member to state the name of their choice when called upon. The Commissioners voted unanimously to re-elect Suzi Collins as Chairperson.

Chair Collins called nominations to order for the office of Vice Chairperson. Commissioner Grossman nominated Diane Mihocko for Vice Chairperson. There were no other nominations. Chair Collins requested roll call and April Strouse directed each commission member to state the name of their choice when called upon. The Commissioners voted unanimously to re-elect Diane Mihocko as Vice Chairperson.

4. **AUDIENCE QUESTIONS OR COMMENTS CONCERNING ITEMS NOT ON THE AGENDA.**

There were no audience questions or comments.