



City of Eagle Point

Planning Commission

EAGLE POINT PLANNING COMMISSION
17 S BUCHANAN AVE. EAGLE POINT, OREGON
AUGUST 20, 2019
REGULAR MEETING MINUTES

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

Chair Collins called the meeting to order at 6:01 P.M.

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

Commission Members Absent: Travis Henson

City Council Liaison Present: Kevin Walruff

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

Audience Members and Guests: Linda Eek (homeowner) and Clark Stevens (Richard Stevens & Associates).

2. FLAG SALUTE.

Chair Collins 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 February 19, 2019.

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

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6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.

None heard.

7. PUBLIC HEARING.

7.1 Planning Application #19-01:ANX. Proposed annexation and assignment of zoning for the property at 92 Hidden Valley Drive, Tax Assessors Map 361W10BC, Lot 500.

The public hearing opened at 6:04 PM.

It was asked if any Commissioners had driven by the lot in question. Commissioner Godfrey had and felt it would be a good location to build houses. Mike Upston then provided a brief background on the comprehensive plan map, zoning map, the urban growth boundary, urban reserve boundary and the annexation process. He then presented the application and explained the approval process. If passed, it would go to City Council on September 10, 2019.

Clark Stevens, from Richard Stevens & Associates represented the property owners of 92 Hidden Valley Dr, Michelle and Carroll Lewis. He gave a brief overview of some of the ideas but lacked detail as development is not planned for the immediate future.

Linda Eek, homeowner at 83 Hidden Valley Dr, lives directly across from the proposed annexation and is opposed to the approval. She had concerns with twelve possible homes projected on the 2.94-acre property and the additional traffic it would create on Hidden Valley and Alta Vista. Commissioner Godfrey shared the same concerns as Mrs. Eek and would like to see larger lots. Commissioner Mihocko clarifies the proposed zoning is not high density, but rather medium density and wants to see affordable housing for the growing community. Commissioner Wewerka feels like the proposed zoning is reasonable and prefers consistent zoning throughout the area. Mike Upston provided details on the available options for zoning, noting there are two lot size options that offer less density. Commissioner Godfrey asked if it is common for builders to build to full capacity. Mr. Upston explained that yes, they do as more homes built produces more money. Commissioner Smail wanted to know if there is a proposed use intended when lots are created. Mr. Upston confirms there is. Clark Stevens addressed the concerns of Mrs. Eek, confirming 9-11 homes are anticipated, but not definite as there were many steps to the process due to the costs and risks involved. Commissioner Wewerka questioned if traffic issues would be addressed if there was a proposal for the subdivision. Mr. Upston confirmed that there would be, along with consideration of noise and other impacts to the area. Commissioner Close questioned the new legislation that just passed requiring all cities with a population of 10,000 to allow duplexes in single family zoning subdivisions. Mike explained the purpose and impact of the legislation, and reminded everyone it will not affect Eagle Point until we hit 10,000 people.

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 Mihocko made a second. The motion passed unanimously by the voting members present. The public hearing closed at 6:46 PM.

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Chair Collins called for a motion to address the application. Commissioner Smail made a motion to approve the application. Commissioner Godfrey made a second. The motion passed unanimously by the voting members present.

8. UNFINISHED BUSINESS.

None heard.

9. NEW BUSINESS.

None heard.

10. REPORTS FROM COMMISSIONERS.

Commissioner Wewerka attended a City Council meeting in Shady Cove a couple of months ago and found it interesting as they were discussing planning issues as well.

11. REPORTS FROM STAFF.

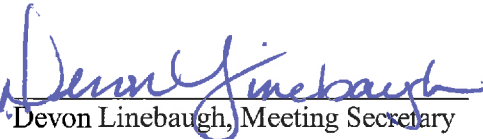
Mr. Upston spoke on incentives for development in the downtown area. Those incentives address parking regulations as well as a reduction in SDC's. He talked about the projects those incentives have brought in, such as renovations of the old bank building and John Pariani's business center.

September Planning Commission meeting will cover the annexation of a remnant property along Highway 62 owned by ODOT and the Mt. Pitt Estates subdivision.

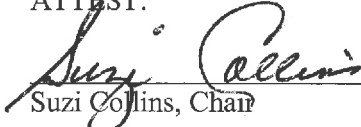
October Planning Commission meeting will discuss the Pariani Business Center.

12. ADJOURN

Meeting adjourned at 6:59 pm .


Devon Linebaugh, Meeting Secretary

ATTEST:


Suzi Collins, Chair