



# City of Eagle Point

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## Planning Commission

REGULAR MEETING MINUTES  
May 17, 2022

1. CALL TO ORDER – 6:00 P.M.

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

Commission Members Present: Scott Craun, Dennis Godfrey, Diane Mihocko, Millie Wewerka, and Mike Smail (arrived after Chair election).

City Council Liaison Present: Kevin Walruff.

Staff Members Present: Mike Upston, Community Development Director and Devon Linebaugh, Meeting Secretary.

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

2. ELECTION OF CHAIR AND VICE CHAIR

Chair Diane Mihocko opened the floor for nominations for Chairperson. Commissioner Wewerka nominated Diane Mihocko to serve as Chair and Commissioner Scott Craun offered a second. There were no other nominations. Chair Diane Mihocko requested a roll-call vote, and all Commissioners present stated their vote for Diane Mihocko as Chairperson. Devon Linebaugh, Meeting Secretary, announced four votes for Diane Mihocko as Chairperson, and two Commissioners absent.

Chair Diane Mihocko opened the floor for nominations for Vice Chairperson. Commissioner Scott Craun nominated Millie Wewerka to serve as Vice Chair and Chair Diane Mihocko offered a second. There were no other nominations. Chair Diane Mihocko requested a roll-call vote, and all Commissioners present stated their vote for Millie Wewerka as Vice Chairperson. Devon Linebaugh, Meeting Secretary, announced five votes for Millie Wewerka as Vice Chairperson, and one Commissioner absent.

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

There were no audience questions or comments.

4. CONSENT CALENDAR

4.1 Presentation of Meeting Minutes of December 21, 2021.

Chair Mihocko announced the Consent Calendar. There were no questions or

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

## 5. PUBLIC HEARING(S)

### 5.1 Planning Application No. 22-02:SPR Golf Resort Expansion & Enclave Residential

Public hearing to consider a request for golf resort lodging and housing at 775 Alta Vista Road in the C-1 Commercial and R-2 Multi Family Residential zoning districts.

Chair Mihocko opened the public hearing at 6:07 P.M. Commissioners Wewerka and Godfrey were familiar with the proposed area. Mr. Upston provided an overview of the proposed project, location, and site plan review criteria. Mr. Upston explained the difference between the originally approved project versus what is being proposed today. Mr. Upston explained that Staff's recommendation is to adopt the findings and approve the application with the noted conditions of approval.

Chair Mihocko asked if any Commissioners have questions for Staff. Hearing none.

Chair Mihocko asked if the applicant would like to make a presentation. Andrew Owen with ORW Architecture, representing the property owner, introduced himself and offered to answer any questions from the Commission or Audience. Chair Mihocko asked if any Commissioners had questions for the applicant, Vice Chair Wewerka inquired about the entrances to the proposed project. Mr. Owen explained that the existing entrances would remain, with a proposed addition of one more entrance. Vice Chair Wewerka also asked about the mature trees near the location and if the plan was to keep them. Mr. Owen explained they plan to keep as many as possible. Commissioner Smail inquired about a homeowner's association. Bill Rolland with the Eagle Point Golf Club introduced himself to speak on the HOA. Mr. Rolland explained that this project will be condominiums and that cannot be part of the existing HOA. They have been working with the existing HOA to become a Sub Homeowners Association and adopt common standards. This is still in the preliminary stages as they work with the HOA and attorneys to determine how that will look. Commissioner Godfrey inquired about the proposed pool, Mr. Rolland explained the proposed size and use of the pool. He explained that pool use would be offered to lodging guests, Golf Club members and residents of the condominiums. Mr. Rolland also explained that the

Golf Club is still working out the details for the pool use. Chair Mihoko extended her delight for the project.

Chair Mihocko asked if any members of the audience would like to offer testimony for the application. Hearing none.

Chair Mihocko asked if any member of the audience would like to offer testimony against the application. Hearing none.

Chair Mihocko asked if Staff wished to offer any additional comments. Mr. Upston offered additional information regarding Homeowners Association and the City's requirements.

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, absent; Diane Mihocko, yes; Mike Smail, yes. The motion passed.

The hearing closed at 6:33 P.M.

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

5.2 Planning Application No. 22-03:SUB  
343 N De Anjou Subdivision

Public Hearing to consider a request to subdivide and develop the property at 343 N. De Anjou Avenue in the R-2 Multi Family Residential zoning districts.

Chair Mihocko opened the public hearing at 6:34 P.M.

Chair Mihocko asked if any Commissioners were familiar with the location of the project. Commissioners Wewerka, Godfrey and Craun have all visited the site. Mike Upston provided an overview of the proposed project, location, and site plan review criteria. Mr. Upston explained the relation between this project and the upcoming proposal for the adjoining project to the North. The approval process was explained, and Staff recommends the Planning Commission approve the application.

Chair Mihocko asked if any Commissioners had any questions for Staff. Hearing none.

Chair Mihocko asked if the applicant would like to make a presentation. Mr. Boffing, property owner, did not have a presentation but offered to answer any questions from the Commissioners or members of the audience. Commissioner Wewerka asked if Mr. Boffing was aware of the addressing issues that could present with the current Stonewater sections. Mr. Boffing explained that he had been made aware, but needed further information and would get up to speed with Mike later. Commissioner Godfrey asked if Mr. Boffing was expecting extensive field work on the project. Mr. Boffing explained that the west side of the property would require to majority of the work. He explained that the soils report came back better than he anticipated. They will have some gentle sloping but unlike the property to the North, his property does not contain the amount of fill and expects the challenges to be isolated to the property to the North.

Chair Mihocko asked if any audience members wished to offer testimony in favor of the application. Hearing none.

Chair Mihocko asked if any audience members wished to offer testimony against the application. Hearing none.

Chair Mihocko asked if Staff had any additional comments. Hearing none.

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

The hearing closed at 6:52 P.M.

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

## 6. NEW BUSINESS

### 6.1 Community Development Department 2021-2022 Update.

Mr. Upston reiterated that his office is open, and that Staff is always available to answer questions. Mr. Upston then spoke on long range planning and updated the Commission on projects from throughout fiscal year 2021-2022. Mr. Upston also talked about the Friday letter content and where that comes from and why one might see recurring information in the Friday letter. Mr. Upston updated the Commission on current projects and the status and progress of those projects. Mr. Upston spoke on COVID grant funds and some potential uses of the funds. The transportation plan was discussed, and Mr. Upston explained the need for the current plan to be updated.

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Lastly, Mr. Upston spoke on the statewide initiative, climate friendly and equitable communities mandate and how that may affect our community. Commissioner Craun asked about the status of the riparian project. Mr. Upston explained it had been tabled through COVID, but it will be revisited.

7. REPORTS FROM COMMISSIONERS

None.

8. REPORTS FROM STAFF


None.

9. ADJOURN

Meeting adjourned at 7:22 P.M.

  
Devon Linebaugh, Meeting Secretary

ATTEST:

  
Diane Mihocko, Chair