



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

JOINT MEETING OF THE CITY OF EAGLE POINT
CITY COUNCIL AND PLANNING COMMISSION
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

MAY 8, 2012

STUDY SESSION MINUTES

1. CALL TO ORDER.

Mayor Russell called the study session to order at 6:00 p.m.

City Council members present: Bob Russell, Alan Curriston, Bill Fierke, Wayne Brown, Kathy Sell and Ruth Jenks.

Planning Commission members present: Suzi Collins, Kevin Walruff, Steve Hunter, Dianne Mihocko and Bernard Grossman.

Planning Commission member absent: Sharon Coupe.

Staff members present: Henry Lawrence, City Administrator; Joe Kellerman, City Attorney; Robert Miller, Public Works Director; Melissa Owens, Finance Officer; Mike Upston, Principal Planner and Sara Miller, Planning Aide.

Dick Converse, Principal Planner at Rogue Valley Council of Governments (RVCOG) was also present.

2. DISCUSSION REGARDING DRAFT OF REGIONAL PLAN ELEMENT OF COMPREHENSIVE PLAN.

Mayor Russell announced the discussion and asked staff to present the draft of the Regional Plan Element of the Comprehensive Plan.

Mike Upston introduced the draft of the Regional Plan Element of the Comprehensive Plan and briefly reviewed the history of the Regional Problem Solving (RPS) process. He announced that Dick Converse is in charge of helping Eagle Point, Phoenix and Talent draft their respective comprehensive plan elements. He noted that the public hearing for Element

adoption is currently scheduled to go before the Planning Commission in June and the City Council in July, and that he will keep the council and commission updated on progress.

Mr. Converse discussed the Regional Plan Element and reviewed sections six, seven and eight of the letter from Jim Rue, Department of Land Conservation and Development (DLCD) pertinent to Eagle Point. He noted that there were no major concerns raised by DLCD concerning the Eagle Point plan.

Mr. Converse continued reviewing the Regional Plan Element which prompted a discussion between the councilors regarding the committed residential densities. Councilor Fierke noted his disappointment in the residential density allotment. He explained that he made a presentation to the County Commissioners on behalf of the City Council voicing concerns about the densities, and is disappointed that the County Commissioners ignored the Resolution from Eagle Point. He feels that requests from Eagle Point were overlooked in the process and that feedback did not come back to the council. There was discussion between the council, Attorney Kellerman, Mr. Lawrence and Mr. Converse regarding the density proposal and how the determinations were made for the plan. It was noted that Eagle Point residents are attracted to the lower densities that cannot be found in other cities, and the council feels that the unique situation in Eagle Point is not being considered in the process. Mr. Upston noted that there are ways to average the density throughout the city to maintain the feel of lower density areas, such as increasing densities in the town center and mixed use nodes. Councilor Jenks expressed concern over creating higher density downtown to mitigate the density average, she is concerned about having large apartment buildings downtown. Mr. Upston explained that there are many different architectural options that can be discussed.

Mr. Converse continued his review of the plan discussing alternative measures relating to residential and employment areas. The councilors discussed the employment factor with Mr. Converse, specifically how home based employment affects the plan calculations. There was further discussion regarding agricultural buffering, and Mr. Converse explained that the buffering standards will apply to new growth areas only.

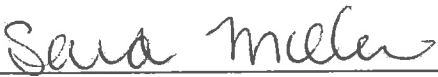
Mr. Converse reviewed the process for exercising responsibilities in the urban reserve as outlined in the plan. There was discussion between the council and staff regarding the section that would require a jurisdictional change for those county roads adjoining development necessitating a city road standard. Mr. Miller explained that he has spoken with Jackson County personnel regarding joint grant applications for those situations, given that neither jurisdiction has the funds to bring the roads up to full city standard. The councilors and Mr. Converse discussed the existing Urban Growth Boundary (UGB) Management Agreement that currently exists between Jackson County and Eagle Point, and it was noted that the management agreement in the plan will supersede the existing agreement. Mr. Converse continued reviewing the plan, and discussed the existing 200 foot buffer zone for lands adjacent to exclusive farmland use (EFU). He reviewed the zones and uses currently outlined in the Comprehensive Plan and future changes. He noted that zoning is not required prior to adoption of the Regional Plan Element and will take place later in the process. Concluding the discussion, Mr. Converse noted that his goal is to have questions and concerns addressed prior to the public hearings for the Planning Commission and City Council.

Mayor Russell thanked Mr. Converse, the councilors and commissioners for attending the study session.

3. ADJOURNMENT.

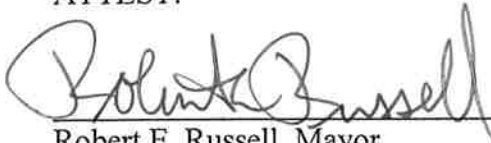
There being no further business to come before the council and commission, Mayor Russell adjourned the study session at 6:56 p.m.

Respectfully submitted,



Sara Miller

ATTEST:



Robert E. Russell, Mayor