



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION

17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

August 19, 2014

REGULAR MEETING MINUTES

1. **CALL TO ORDER – 7:00 P.M.**

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

Chair Collins introduced and welcomed newly appointed commissioner James Mannenbach.

Commission Members Present: Suzi Collins, Bernard Grossman, James Mannenbach, Kevin Walruff, Millie Wewerka and Council Liaison Kathy Sell.

Commission Members Absent: Sharon Coupe and Diane Mihocko.

Staff Members Present: Mike Upston, Principal Planner; and Sara Miller, Planning Aide.

Guests: Jonathon Bilden, Eagle Point City Councilor.

2. **FLAG SALUTE.**

Commissioner Walruff led the flag salute.

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

There were no audience questions or comments concerning items not on the agenda.

4. **PUBLIC HEARING(S).**

There were no public hearings.

5. **CONSENT CALENDAR.**

5.1 **Presentation of Regular Meeting Minutes of July 15, 2014.**

Chair Collins announced the Consent Calendar and asked for a motion. Commissioner Wewerka moved that the Consent Calendar be approved. Commissioner Grossman seconded the motion. There was no further discussion. Roll call: Suzi Collins, abstain; Bernard Grossman, aye; James Mannenbach, abstain; Kevin Walruff, aye; Millie Wewerka, aye; Sharon Coupe, absent; Diane Mihocko, absent. The motion passed with three ayes by those present.

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6. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR.

There were no items considered for removal from the Consent Calendar.

7. UNFINISHED BUSINESS.

There was no unfinished business brought before the commission.

8. NEW BUSINESS.

8.1 Discussion about potential amendments to the Eagle Point Zoning Ordinance regarding the Site Plan & Landscape Approval process.

Planning Director Mike Upston reviewed the agenda statement and gave a brief history of the quasi-judicial decision making process in Eagle Point. Mr. Upston discussed the scope of the amendments and staff recommendations including:

1. Replace the Site Plan Committee with the Planning Commission for all Site Plan and Landscape Approval decisions requiring a public hearing. Staff recommends that decisions on all Type A Site Plan and Landscape Approval applications be made by the Planning Commission. Decisions on all Type B Site Plan and Landscape Approval Applications would continue to be made administratively.
2. For building additions, change the threshold which determines when a Site Plan and Landscape Approval decision is made with a public hearing (Type A) versus administratively (Type B) from a dollar amount to a proportional increase in building area. Staff recommends that the dollar value of the addition be replaced with a proportional increase in building area as the threshold which determines whether the decision on a Site Plan and Landscape Approval is made administratively or with a public hearing. Staff suggests that the proportional increase in building area be somewhere between 20 – 50 percent.

The commissioners discussed the proposal with Mr. Upston including industry thresholds and the ability for staff to maintain discretionary recommendations.

Chair Collins called for a motion on a recommendation. Commissioner Walruff moved that the commission recommend the City Council make changes to Chapter 17.60 of the Eagle Point Zoning Ordinance to replace the Site Plan Committee with the Planning Commission for all Site Plan and Land Use Decisions requiring a public hearing. Commissioner Wewerka seconded the motion. There was no further discussion. Roll call: Bernard Grossman, aye; James Mannenbach, aye; Kevin Walruff, aye; Millie Wewerka, aye; Suzi Collins, aye; Sharon Coupe, absent; Diane Mihocko, absent. The motion passed unanimously by those present.

The commissioners discussed what the appropriate threshold increase percentage would be to determine whether a decision on a Site Plan and Landscape approval would be made administratively or with a public hearing. They also discussed

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whether or not residential and commercial development should have separate thresholds. The commissioners agreed that there should be a single threshold that would apply to both residential and commercial development.

Chair Collins called for a motion on a recommendation. Commissioner Walruff moved that the commission recommend that the City Council change the current threshold which determines when a Site Plan and Landscape approval decision is made with a public hearing versus administrative decision from a monetary value to a 40 percent square footage increase. Commissioner Mannenbach seconded the motion. There was no further discussion. Roll call: Bernard Grossman, aye; James Mannenbach, aye; Kevin Walruff, aye; Millie Wewerka, aye; Suzi Collins, aye; Diane Mihocko, absent; Sharon Coupe, absent. The motion passed unanimously by those present.

Mr. Upston noted that he will take the recommendations forward to the City Council for action.

8.2 Discussion about potential amendments to the Eagle Point Zoning Ordinance regarding mobile food vendors.

Mr. Upston gave a brief background on Eagle Point ordinances pertaining to food carts. He noted that there has been interest from mobile vendors wanting to operate in the city. He went on to show a PowerPoint presentation on mobile food vendors from other communities (Submission No. 1).

Commissioner Wewerka expressed her concern over the impact mobile vendors could have on existing businesses, especially those downtown. She is concerned that brick and mortar business would be at a financial disadvantage given the lower operating expenses of mobile vendors. The commissioners and Mr. Upston also discussed the health standards that food vendors are held to by the county.

The discussion concluded with the commissioners having mixed opinions ranging from interest in pursuing vendors, to reservations based on the impact to local businesses.

8.3 Video Presentation: Portland Mayor Charlie Hales (20 minutes).

Due to technical difficulties, the video presentation will be shown at the next meeting.

9. REPORTS FROM PLANNING COMMISSION MEMBERS.

Chair Collins reported showing an out of town relative the sights of Eagle Point and the Upper Rogue. She is always impressed at all of the unique features our area offers, including the mill, antique store, covered bridge and Crater Lake. She also thanked staff for putting together the Friday Letter and City Newsletter.

Commissioner Walruff also expressed his appreciation for the Friday Letter and City Newsletter. He noted that in addition to providing detailed information, the Friday Letter and City Newsletter provide a documented history of how far the city has come.

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10. REPORTS FROM STAFF.

Mr. Upston reported that the new owner of the Eagle Point Golf Course is in the process of improving landscaping and signage for the grounds. Mr. Upston further reported that he will be meeting with the developer of Emerald View subdivision later in the week to discuss development.

11. INFORMATION.

11.1 August 2014 City of Eagle Point Newsletter.

The information was presented to the commission and there was not further discussion.

12. ADJOURNMENT.

The next meeting of the Planning Commission will be announced by staff.


There was no further business to come before the Eagle Point Planning Commission and Chair Collins adjourned the meeting at 8.20 p.m.

Respectfully submitted,



Sara Miller, Planning Aide

ATTEST:



Suzi Collins, Chair

Mobile Food Vendors

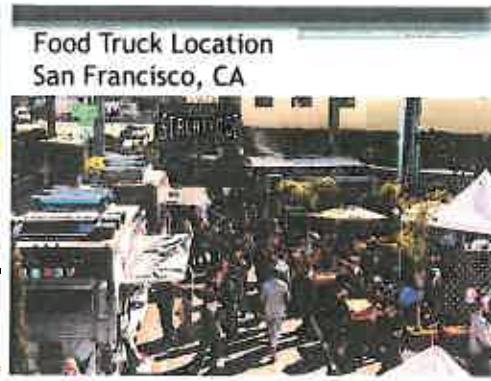


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Trucks



Planning Commission
Meeting – August 18, 2014
Submission No. 1
Submitted by: Mike Upston



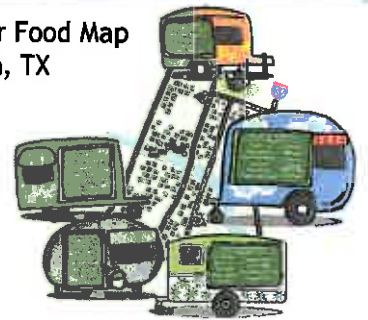
Comments from readers of the related news article:

- I live in Portland Oregon, where there are many of these food carts. Generally they are permanently parked on the perimeter of parking lots in downtown Portland. Some of them have excellent food, always cheap. But there is no place to sit and eat, and it rains all winter here! Still, they're very popular. They greatly increase your culinary choices in downtown Portland.
- In Portland it seems that they have a good balance between the trucks, pods and restaurants. I don't think that either one will corner the market in the food business. Sometimes I like grabbing food and running, but other times I want to sit and enjoy a good meal. Honestly, wouldn't you rather have good food coming from a truck versus a drive-thru Jack-in-the-Box?
- These are super fun, the ones in Portland have excellent variety. Small family businesses, all of them.
- These things are popping up all over our town. They bypass all of the regulations restaurants have to clear, then they park next to restaurants and coffee places, taking away from the local businesses. If they were in areas where they were needed, instead of snatching customers from local places, yes, but that is typically not the case.
- The story of food carts in SF will be a testament to how quickly a city can stifle innovation and how quickly the greed of local restaurateurs can put a financial stranglehold on what could otherwise be a great cottage industry for people with ideas and drive, but not a lot of capital to start up.





Trailer Food Map
Austin, TX



Carts



