



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

July 15, 2014

REGULAR MEETING MINUTES

1. CALL TO ORDER – 7:00 P.M.

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

Commission Members Present: Sharon Coupe, Diane Mihocko, Kevin Walruff, Millie Wewerka and Council-Liaison Kathy Sell.

Commission Members Absent: Suzi Collins and Bernard Grossman.

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

Guests: None.

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 April 15, 2014.

Vice Chair Coupe announced the Consent Calendar and asked for a motion. Commissioner Mihocko moved that the Consent Calendar be approved. Commissioner Wewerka seconded the motion. There was no further discussion. Roll call: Sharon Coupe, aye; Diane Mihocko, aye; Kevin Walruff, aye; Millie Wewerka, aye; Suzi Collins, absent; Bernard Grossman, aye. The motion passed unanimously 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 Planning Department Activity Update.

Principal Planner Mike Upston gave a PowerPoint presentation of Planning Project and Activities Updates (Submission No. 1). The commissioners discussed topics with Mr. Upston throughout the presentation.

8.2 Preliminary Discussion about Potential Amendments to the Eagle Point Zoning Ordinance.

Mr. Upston noted that there has been interest lately in downtown parking improvement, vendor carts and the site plan and landscape approval process.

He reviewed examples of the site plan and landscape approval process, and the threshold for administrative versus Planning Commission approval. Currently the threshold is based on dollar amount which he believes does not serve the intended purpose well. He would prefer the threshold be based on the proportion of increase or change. A future discussion will include a clarification in the code which could lower the bar to bring more projects before the Planning Commission for approval. The commissioners agreed that the topic would be worthwhile to pursue further.

Next, Mr. Upston discussed downtown parking. He has heard that a possible impediment to downtown development is a lack of parking for customers and employees. A few years ago the city created a Parking Reserve Overlay District, where the developer could pay an in-lieu-of fee rather than providing parking as part of development, which would be held by the City to help fund a public parking facility in the future. He explained that the mechanism has existed for six years, but no one has utilized the program. He also suggested that the Zoning Ordinance chapters pertaining to parking should be combined into one chapter in the ordinance to facilitate clarity and ease of use. The commissioners agreed that the parking topics should be discussed further at a future meeting.

Lastly, Mr. Upston discussed vendor carts and food trucks. He reviewed the ordinance from the 1970's which prohibited the selling of food from mobile carts in Eagle Point. He also discussed an ordinance that was adopted in the 1990's which he believes could be interpreted to allow that type of use. The commission agreed that vendor carts and food trucks should be discussed at a future meeting.

Mr. Upston noted that he would bring the topics to the commission one item at a time to obtain a Planning Commission recommendation to take to City Council for action on each topic.

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9. REPORTS FROM PLANNING COMMISSION MEMBERS.

Vice-Chair Coupe reported that the Historic Home Tour was very successful and a great event.

10. REPORTS FROM STAFF.

Mr. Upston showed a slideshow of photographs from the Eagle Point 4th of July celebration. This slideshow is on file with the Planning Department.

11. INFORMATION.

11.1 July 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 Vice Chair Coupe adjourned the meeting at 8:12 p.m.

Respectfully submitted,



Sara Miller, Planning Aide

ATTEST:

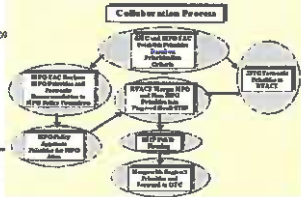


Sharon Coupe, Vice Chair



2001-2023 Regional Transportation Plan

Adopted April 25, 2009



Linn Road

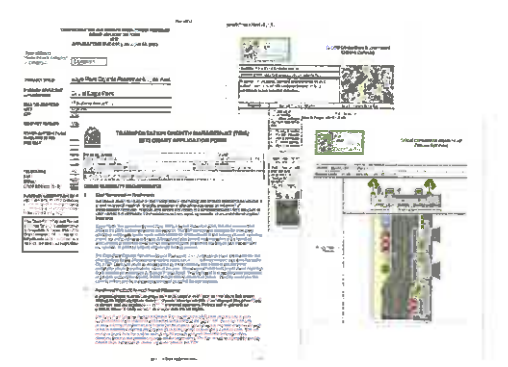
- Public Works capital project
- Funded with State grant money and City general fund
- Between Hwy 62 and Buchanan
- Full right-of-way improvements
- Traffic capacity, beautification and pedestrian safety
- Begin 2015



Gateway Arch Examples



Stevens Road Improvement Project
Eagle Point, OR



Transit Study & Survey

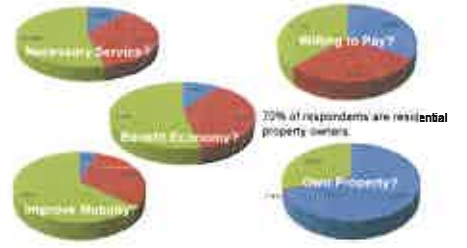
- Study conducted in 2013
- City/RVTD/Stakeholder Group
- Council consideration re issues of cost, service and community support
- Community survey conducted end of 2013
- Future ballot item?



Telephone Survey

About 80% think public transit in Eagle Point would be beneficial.

And just under 25% said they would support a property tax increase.





Mailed Survey

Well over 75% think public transit in Eagle Point would be beneficial.

But only about 1/2 said they would support a property tax increase.



Respondent Comments

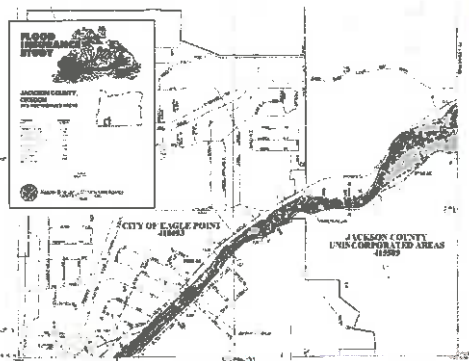
Pros

- Bus service has been needed for a long time in Eagle Point.
- It would be particularly helpful to students, seniors, handicapped persons, and veterans.
- I'm able to drive, but willing to help pay for those that need public transit.
- Start with basic service and then increase as needed.
- It would improve the local and regional transportation system.

Cons

- Eagle Point does not need bus service yet.
- Property tax is already too high.
- Property owners shouldn't have to pay for something that others use who don't pay this tax.
- We need to find a different way to fund bus service.
- It might bring transients to town.

Flood Zone Management



FEMA Upper Rogue Discovery Project

- FEMA (Fed's)/DLCD (State)/ City partnership
- Started in 2011, then on hold due to funding
- Jackson County, Shady Cove, Butte Falls, and Eagle Point
- End goal is to have a report and maps showing any physical factors that contribute to flood losses in this area, and identifying ways to mitigate them.
- Intent is to use this information to assist communities in identifying their flood hazard "weak spots" and then develop mitigation actions.



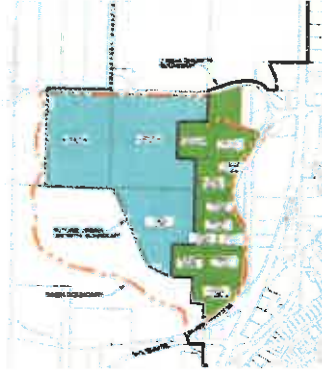
Environmental Planning



Infrastructure/ Planning for Future Development

Hannon Road Stormwater System

- Hannon Road, between Nick Young & Linn
- Completed in 2009
- During WalMart development, but unrelated
- Benefits development potential for adjacent properties
- Reimbursement to City for cost being explored

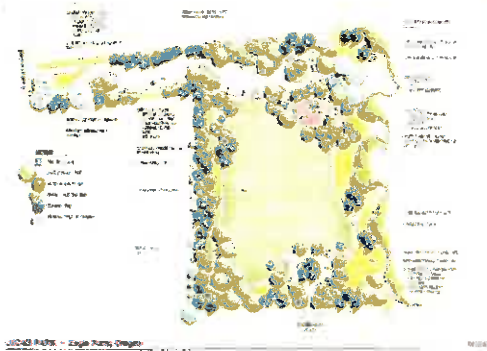


Planning Project & Activity Updates

Park Planning & Design

Lucas Park

- Initial rough design plans developed in 2012
- Property purchased end of 2012; provides Shasta access
- Final schematic design completed June 2013
- Phasing of construction conceptualized
- Phase I to begin 2013/14
 - Access, parking, path, and grass area



Planning Project & Activity Updates

Community Engagement/ Public Workshops

Shasta Public Works & Utility
Community Engagement & Planning

Community Engagement

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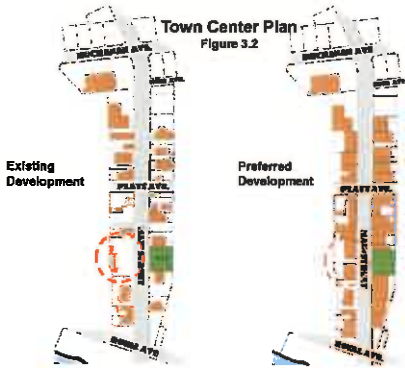
Shasta Public Works & Utility
Community Engagement & Planning

Shasta Public Works & Utility
Community Engagement & Planning



Old Fire Station Property

- Site Planning Exercise
- Building re-use or removal
- Public vs. private development options
- Parking, access
- Efforts to spur DT development, activity



Planning Project & Activity Updates

Development Review



Affidavit of Public Notice

Notice is hereby given that the following project is being considered for approval by the Planning Commission:

- Project Name: _____
- Project Location: _____
- Project Description: _____
- Project Owner: _____

Signature: _____ Date: _____



Planning Project & Activity Updates

Subdivisions, Partitions & Boundary Line Adjustments

City of Knoxville Code Title 16 Subdivisions

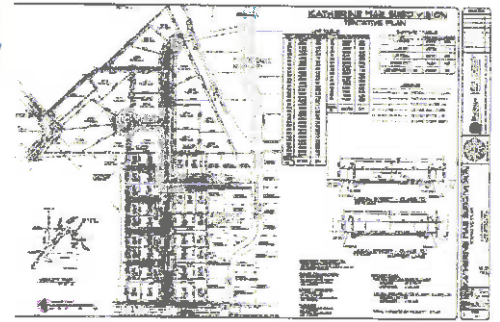
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TITLE 16 SUBDIVISIONS

- Chapters:**
- 16.04 General Provisions
 - 16.06 Tentative Plans
 - 16.12 Hearings on Tentative Plans
 - 16.16 Final Plans
 - 16.20 Partitions
 - 16.24 Improvements
 - 16.26 Design Standards
 - 16.32 Variances
 - 16.36 Appeals
 - 16.40 Violation - Penalty
- Appendix: Figures
- For the complete and verbiage, see Chapter 17.02 EPAC.

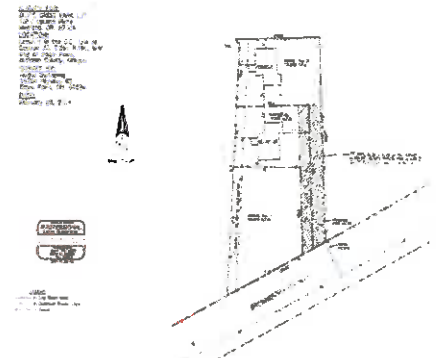
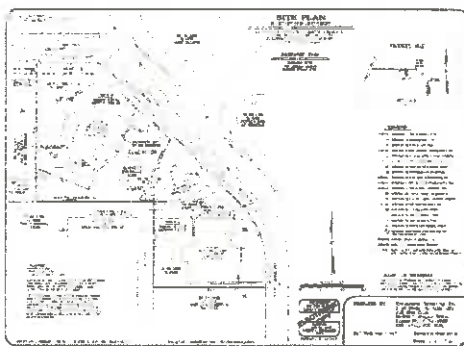
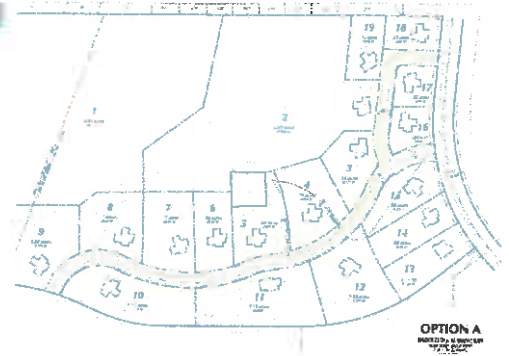
Greenhills Village

- Final Subdivision Plat approved & recorded
- FB Owen Inc, general contractor
- SF detached homes on small lots w/ std setbacks
- Maintain wetland/drainage area
- 1st two homes under construction



Radar Ridge Subdivision

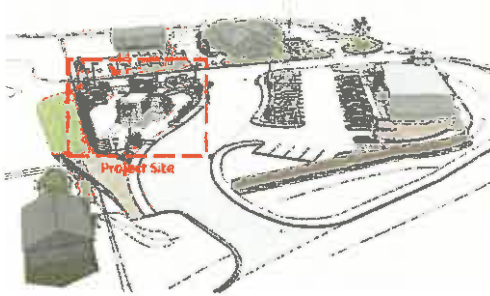
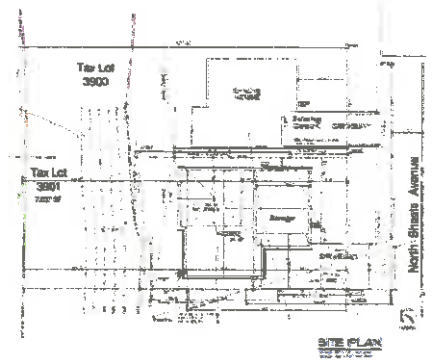
- Single-family detached homes off Riley Road
- Large lots with a semi-rural site plan
- Comprehensive Plan Map and Zoning Map Amendments (RF to SF), Planned Development (optional), Preliminary Plat, Engineering Approval, Final Plat, Bldg Permits
- Water supply & pressure





Planning Project & Activity Updates

Conditional Uses & Site Plan Reviews



Planning Project & Activity Updates

Sign Review





Planning Project & Activity Updates

Building Permit Review



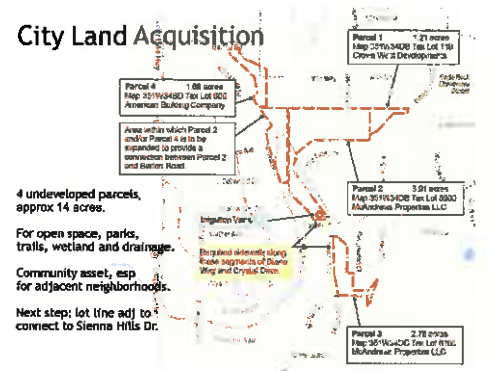
Planning Project & Activity Updates

Planning & Investing for Future Needs

City Land Acquisition

- 4 undeveloped parcels
- For open space, parks, trails, wetland and drainage
- Approx 14 acres
- Community asset, esp for adjacent neighborhoods
- Next step: lot line adj to connect to Sienna Hills Dr.

City Land Acquisition



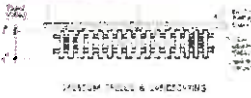
Planning Project & Activity Updates

Historic Preservation

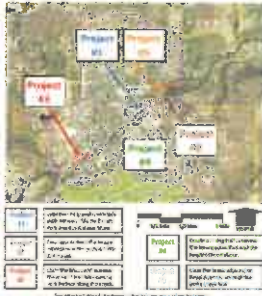




City Beautification



3rd Annual Community Day of Service Eagle Point, Oregon September 13, 2014



Code Enforcement

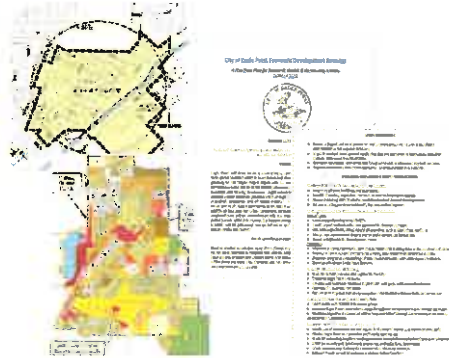




Planning Project &
Activity Updates

Economic Development

- Enterprise & E-Commerce Zone
- City Promotion
- Economic Development Strategy
- Economic Development Summit
- Interest in Downtown Revitalization



City Promotion

- Brochure
- Informational Handouts
- Webpage
- Economic Development Strategy
- Additional/on-going work with the Economic Development Commission & City Council

