



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION

17 BUCHANAN AVENUE SOUTH, EAGLE POINT, OREGON

REGULAR MEETING MINUTES

JANUARY 19, 2010

1. CALL TO ORDER.

Chairman Hunter called the regular meeting of the Eagle Point Planning Commission to order at 7:00 p.m.

Commissioners present: Steve Hunter, Suzi Collins, Sharon Coupe, Bryan Coppedge and Trenton Douglas.

Commissioners absent: David McFall and Rodney Goodman.

Staff Present: David Hussell, City Administrator; Bunny Lincoln, Principal Planner and Sara Miller, Planning Aide.

Nancy Leonard, Upper Rogue Independent was also present.

2. FLAG SALUTE.

Commissioner Douglas led the flag salute.

3. ITEMS NOT ON THE AGENDA.

There were none.

4. ELECTION OF 2010 CHAIRMAN AND VICE-CHAIRMAN.

Chairman Hunter opened the nominations for Planning Commission Chairman. Commissioner Douglas nominated Steve Hunter for Chairman, Commissioner Coppedge seconded the nomination, however Chairman Hunter respectfully declined the reappointment. Commissioner Coupe nominated Suzi Collins for Chairman. Commissioner Coppedge seconded the nomination. There were no other nominations. Roll Call: Bryan Coppedge, aye; Steve Hunter, aye; Sharon Coupe, aye; Trenton Douglas, aye; Suzi Collins, aye. Suzi Collins was unanimously accepted as Chairman of the Planning Commission.

Commissioner Hunter opened the nominations for Planning Commission Vice-Chairman. Chairman Collins nominated Bryan Coppedge for Vice-Chairman. Commissioner Coupe seconded the nomination. There were no other nominations. Roll Call: Steve Hunter, aye; Suzi Collins, aye; Trenton Douglas, aye; Bryan Coppedge, aye; Sharon Coupe, aye. Bryan Coppedge was unanimously accepted as Vice-Chairman of the Planning Commission.

Steve Hunter thanked the Commission for allowing him to serve his term as Chairman. Suzi Collins and Bryan Coppedge assumed their roles as Chairman and Vice-Chairman to continue the meeting.

5. PUBLIC HEARINGS.

Chairman Collins announced the continued public hearing.

- 5.1 PA#09/10-05:ZOAMEND(ADU) – A public hearing to accept testimony and make recommendations to the City Council on an amendment to the Zoning Ordinance establishing development criteria for Accessory Dwelling Units (ADU's) in R-1 and R-2 zoning districts.

Ordinance No. 2010-01

Applicant: City of Eagle Point

Chairman Collins read the opening script for legislative hearings. A signed copy of the script is on file with the planning department.

Chairman Collins called for any conflicts of interest to be declared by Commission members. None were declared.

Bunny Lincoln presented the agenda statement and staff report. She emphasized that the proposed amendment would not create a multi-family use, it would simply allow for an additional unit to be added in a single family setting. She referenced the section of the amendment on System Development Charge (SDC) impacts and fees and explained that the impact of an ADU would not be the same as that of an additional single family dwelling, since the ADU could only be 60 percent of the square footage of the primary residence, and therefore would justify the lesser calculations.

Commissioner Hunter asked for clarification on the total allowable square footage of the proposed ADU's. David Hussell explained that under the proposal, the additional unit could only be 60 percent of the square footage of the primary residence, and additionally would be subject to existing code regulations for total lot coverage and height restrictions.

Bunny Lincoln offered a slideshow of examples of homes with guest quarters that could be converted to ADU's to give the Commissioners and audience members an idea of potential ADU situations. She went on to announce that Staff had received two sets of written comments regarding the application. She noted that both parties who commented were in the audience to testify before the Commission. She added that public hearing notices had gone out to all City residents in the utility bill.

There was discussion between the Commissioners and Staff regarding the allowed sizes and configurations of ADU's under the proposed amendment. David Hussell explained that the likelihood of existing residences adding an ADU was relatively small. He noted that it was more likely that developers would add provisions for ADU's in new subdivisions, and design the structures accordingly. Commissioner Coupe asked if ADU's are prohibited in CCR's in existing subdivisions. David Hussell explained that homeowners associations have the right to prohibit ADU's, but that the city is not a party to CCR's.

Chairman Collins called for audience testimony in favor of the application. There was none.

Chairman Collins called for audience testimony against the application. Don Bellis, 69 Greenmoor Dr., Eagle Point, Oregon, approached the Commission. He submitted into the record a list of eight concerns that he has about the proposal, and he went on to reviewed his concerns for the Commission. A copy of Mr. Bellis' comments is on file with the planning department.

Vice-Chairman Coppedge referenced the letter that Mr. Bellis submitted and asked for clarification on the parking concerns. Commissioner Douglas noted that he would be proposing restrictions be added to the amendment that would limit the size of an ADU to 900 square feet, and require two spaces of additional off-street parking, not including the garage. There was discussion between Staff, Commissioners and audience members regarding the need for additional parking, limits on the number of residents allowed per ADU as well as the maximum allowed square footage.

Chairman Collins asked if there was additional audience testimony against the proposal. Milicent Wewerka, 903 Win Way, Eagle Point, Oregon, approached the Commission and reviewed the letter that she submitted with her comments on the proposal. She emphasized that she views the ADU amendment as an undesirable development, since it would increase the density of the City.

Commissioner Collins called for additional agency comments. There were none.

Commissioner Collins called for final comments from Staff. There were none.

Commissioner Collins called for a motion to continue or close the hearing. Commissioner Douglas moved that the hearing be closed. Vice-Chairman Coppedge seconded the motion. There was no further discussion. Roll Call: Trenton Douglas, aye; Suzi Collins, aye; Bryan Coppedge, aye; Sharon Coupe, aye; Steve Hunter, aye. The motion passed unanimously.

Commissioner Collins called for a motion to approve or deny the proposal. Commissioner Douglas moved that the Commission approve the findings and recommend Council approval with the following additional conditions:

- Two parking spaces be required,
- Total square feet of ADU should not be greater than 50% of primary residence (excluding primary garage square feet) or 900 square feet whichever is lesser,
- The conversion of a garage to an ADU should necessitate the construction of a new garage providing the same amount of off street parking.

Vice-Chairman Coppedge seconded the motion. There was no further discussion. Roll Call: Suzi Collins, aye; Steve Hunter, aye; Sharon Coupe, aye; Trenton Douglas, aye; Bryan Coppedge, aye. The motion passed unanimously.

6. CONSENT CALENDAR.

6.1 Minutes of Previous Meeting – Dec. 15, 2009.

6.2 Final Order – Golf Course Sign Variance.

6.3 Final Order – EPHS Cell Tower

Chairman Collins called for a motion on the Consent Calendar. Vice-Chairman Coppedge moved that the Consent Calendar be approved. Commissioner Douglas seconded the motion. There was no further discussion. Roll Call: Bryan Coppedge, aye; Trenton Douglas, aye; Steve Hunter, aye; Sharon Coupe, aye; Suzi Collins, aye. The motion passed unanimously.

7. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.

There were none.

8. UNFINISHED BUSINESS.

There was none.

9. NEW BUSINESS.

There was none.

10. REPORTS FROM PLANNING COMMISSION MEMBERS.

Commissioner Hunter referenced the new EP Golf Course entrance sign and noted that he originally had doubts about the sign, but wanted to announce the sign turned out very well and was an asset to the neighborhood.

Vice-Chairman Coppedge thanked Steve Hunter for his service as Chairman and congratulated Suzi Collins on her appointment as Chairman. Chairman Collins congratulated Vice-Chairman Coppedge on his appointment as Vice-Chairman.

11. REPORTS FROM STAFF.

Bunny Lincoln referenced the draft of the Regional Plan that was given to the Commissioners and asked them to review the plan and submit comments to Staff. She noted that there would be several public hearings on the plan. David Hussell noted that the Eagle Point public hearings would most likely begin in March.

12. INFORMATION.

There was no information to come before the Commission.

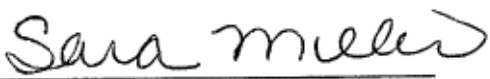
13. NEXT MEETING.

Chairman Collins announced that the next meeting of the Planning Commission was scheduled for February 16, 2010 at 7:00 p.m. in the City Council Chambers.

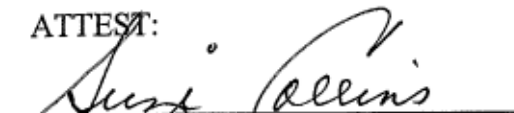
14. ADJOURNMENT.

There was no other business to come before the Planning Commission and Chairman Collins adjourned the meeting at 8:42 p.m.

Respectfully submitted,


Sara Miller, Planning Aide

ATTEST:


Suzi Collins, Chairman

