



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT PLANNING COMMISSION
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON
REGULAR MEETING AGENDA
July 17, 2018

1. CALL TO ORDER - 6:00 p.m.
2. FLAG SALUTE.
3. AUDIENCE QUESTIONS/COMMENTS (Items not on the agenda).
4. CONSENT CALENDAR.
 - 4.1 Presentation of Regular Meeting Minutes of April 17, 2018.
5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.
6. PUBLIC HEARING(S).
 - 6.1 Planning Application #18-09:ZCH/SUB (North Barton Subdivision - East)
Request for approval of a zone change and tentative subdivision to facilitate development of the property at Tax Assessors Map 351W34AC, Lot 7500 in the R-1 Single-Family Residential zoning district.
7. UNFINISHED BUSINESS.
8. NEW BUSINESS.
9. REPORTS FROM PLANNING COMMISSION MEMBERS.
10. REPORTS FROM STAFF.
11. ADJOURNMENT.

AGENDA AND COMMISSION PACKETS ALSO AVAILABLE ON WEBSITE

www.cityofeaglepoint.org

If a physical accommodation is needed to participate in this meeting, please contact the City Recorder at 541-826-4212 ext. 106 or TTY/TDD 711 or 800-735-2900. Notification of at least 48 hours prior to the meeting will assist the City in providing reasonable accommodations. (28 CFR 35.102-35.104 ADA Title II).



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EAGLE POINT PLANNING COMMISSION

17 S BUCHANAN AVE. EAGLE POINT, OREGON

APRIL 17, 2018

REGULAR MEETING MINUTES

1. CALL TO ORDER-6:00P.M.

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

Commission Members Present: Ron Boughton, Suzi Collins, Bernard Grossman, Dianne Mihocko, Kevin Walruff, Millie Wewerka and Councilor Kathy Sell.

Commission Members Absent: Aaron Prunty.

Staff Members Present: Mike Upston, Planning Director and April Strouse, Meeting Secretary.

Audience Members and Guests: None.

2. FLAG SALUTE.

Commissioner Wewerka led the flag salute.

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

There were no audience questions or comments.

4. CONSENT CALENDAR.

4.1 Presentation of Regular Meeting Minutes of March 20, 2018.

Chair Collins announced the Consent Calendar and asked for a motion. Commissioner Mihocko moved that the Consent Calendar be approved. Commissioner Walruff made a second. There was no further discussion. The motion passed unanimously by the voting members.

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5. PUBLIC HEARING(S).

5.1. Planning Application #18-06:ZOA

Consideration of amendments to the downtown parking regulations within the Eagle Point Municipal Code (EPMC), chapters 17.46 and 17.72.

Planning Director Mike Upston presented the report to the commission regarding the consideration of amendments to the parking regulations for the downtown area, to promote development. The proposal includes a change to the required parking spaces for commercial use as well as a reduction in one space for residential use. Commissioner Wewerka expressed a concern for approving the reduction in residential type use in the downtown area, noting she had done additional research and was concerned less parking may force residents to park on the street. Commissioners continued to discuss amongst themselves and Mr. Upston specifics related to the proposal. Chair Collins called for a motion to close the public hearing. Commissioner Mihocko made a motion to close the public hearing. Commissioner Walruff seconded the motion and the motion passed unanimously amongst voting members present. Chair Collins called for a motion on the amendment to repeal the existing parking regulations for the downtown area. Commissioner Wewerka offered an amendment to the motion stating there was sufficient reason to allow the change to the commercial district but felt the residential parking requirement should remain the same. Chair Collins called for a motion on the amended motion. Commissioner Walruff made a motion to approve the amended motion provided by Commissioner Wewerka. Commissioner Grossman made a second. The amended motion passed unanimously by the voting members present. Chair Collins called for a motion on the original motion. Commissioner Walruff made a motion to approve the motion with the provided amendment and forward the proposal to the Council. Commissioner Mihocko made a second. The motion passed unanimously by the voting members present.

6. CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR.

None were heard.

7. UNFINISHED BUSINESS.

None were heard.

8. NEW BUSINESS.

None were heard.

9. REPORTS FROM COMMISSIONER MEMBERS.

None were heard.

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10. REPORTS FROM STAFF.

None were heard.

11. ADJOURN.

April Strouse, Meeting Secretary

ATTEST:

Suzi Collins, Chair

PLANNING COMMISSION
ROLL CALL 4/17/18

Council Liaison Kathy Sell- non voting		Start of 1st Hearing: 6:04pm		
Open of Meeting: 6:00pm		Close of 1st Hearing: 6:45pm		
Close of Meeting: 6:50pm				
Attendance		Calendar	Close	Parking
		Hearing	Hearing	Hearing
			Amendment	
Kevin Walruff	2nd/Yes	Aaron Prunty	X	Dianne Mihocko 2nd/Yes
Millie Wewerka	Yes	Kevin Walruff	2nd/ Yes	Aaron Prunty X
Ron Boughton	Yes	Millie Wewerka	Yes	Kevin Walruff 1st/ Yes
Suzi Collins	Yes	Ron Boughton	Yes	Millie Wewerka Yes
Bernard Grossman	Yes	Suzi Collins	Yes	Ron Boughton Yes
Dianne Mihocko	1st/ Yes	Bernard Grossman	Yes	Suzi Collins Yes
Aaron Prunty	X	Dianne Mihocko	1st/ Yes	Bernard Grossman Yes
		Hearing		
Bernard Grossman	Yes			
Dianne Mihocko	2nd/ Yes			
Aaron Prunty	X			
Kevin Walruff	1st/ Yes			
Millie Wewerka	Yes			
Ron Boughton	Yes			
Suzi Collins	Yes			

**BUSINESS OF THE PLANNING COMMISSION
EAGLE POINT, OREGON**

AGENDA STATEMENT

Item Number: 6.1

Meeting Date: July 17, 2018

ITEM TITLE: Planning Action #18-09:ZCH/SUB (North Barton Subdivision - East). Request for approval of a zone change and tentative subdivision to facilitate development of the property at Tax Assessors Map 351W34AC, Lot 7500 in the R-1 Single-Family Residential zoning district.

Applicant: Todd Powell & Jon Goldstein, Ausland Group LLC
Owner: Travis Snyder, Snyder Creek Development LLC
Submitted By: Mike Upston, Planning Director (541) 826-4212, ext 111

I. BACKGROUND & PROPERTY OVERVIEW

The 5 acre project site consists of a single undeveloped tax lot flanked on its east, west and south sides by single family residential neighborhoods and on its north side by rural residential land which lies just outside the city limits.

This consolidated Planning Application requests approval for the following:

- **Zone Change:** Request to change the property's zoning classification from R-1-8 to R-1-6.
- **Tentative Subdivision:** Request to subdivide the single 5 acre tax lot into 22 tax lots for the future construction of single family detached homes.
- **Site Plan and Landscape Review:** This is conducted on all new development proposals other than individual single family home/lot development.

Refer to Attachment No. 1 for a location map, aerial view and street view, and Attachment No. 2 for the project drawings.

II. LAND USE APPROVAL REQUIREMENTS

Map Amendments (Zone Change)

Chapter 17.92 (Amendments) of the City's zoning regulations establishes the quasi-judicial zoning map amendment process, and states that the City Council shall make the final decision in a public hearing after receiving a recommendation from the Planning Commission. This is a Type A quasi-judicial, discretionary land use decision pursuant to Eagle Point Zoning Ordinance, Chapter 17.96. The findings for Map Amendment approval are addressed under Section II of this agenda statement.

Tentative Subdivision

Title 16 (Subdivision Regulations), chapters 16.08 and 16.12 within the Eagle Point Municipal Code (EPMC) establish the decision-making process for Tentative Subdivision Plans. This requires a Type A quasi-judicial, discretionary decision by the City Council upon receiving a recommendation from the Planning Commission. The findings for Tentative Subdivision Plan approval are addressed under Section III of this agenda statement.

Site Plan & Landscape Approval

The decision-making process for Site Plan & Landscape Approvals is established in EPMC chapter 17.60. This is also a Type A quasi-judicial, discretionary decision by the Planning Commission. The findings for Site Plan & Landscape Approval are addressed under Section IV of this agenda statement. (Note: Since development of this project is predicated on City Council approval of the requested map amendment and tentative subdivision, Planning Commission approval of the Site Plan & Landscape Approval for which they normally have decision-making authority would have no legal force and effect unless the City Council's decision is also for approval. A condition of approval to this effect is included in Section IX of this agenda statement.)

III. DECISION CRITERIA FOR MAP AMENDMENTS

Decision criteria for changes to the City's Zoning Map are contained within Chapters 17.92 (Amendments) and 17.96 (Notice & Hearing Procedure) of the Eagle Point Municipal Code.

A. FINDINGS OF CONFORMANCE WITH THE COMPREHENSIVE PLAN

The City has an adopted Comprehensive Plan which is acknowledged by the State's Land Conservation and Development Commission (LCDC). This Plan is patterned on the scope and intent of the Statewide Planning Goals and Guidelines. Since the Plan is acknowledged by LCDC to be consistent with the Goals and Guidelines, any activities processed consistent with the Comprehensive Plan and enabling ordinances can be found to be consistent with the Statewide Goals and Guidelines, which do not contain approval criteria, but were written specifically to enable local jurisdictions to prepare and implement the planning process.

As conditioned, the proposal conforms to the following Eagle Point Comprehensive Plan goals and policies:

- 1. Chapter III – Land Use Element (Statewide Planning Goal #2):** To provide a long-range guide for community development, maximizing livability.

FINDING: The Land Use Element provides the framework for the City's zoning districts. Amendment of the City's Zoning Map for the subject property to R-1-6 Single Family Residential (from R-1-8) would increase the potential development density, helping to implement the urbanization goals of the City.

- 2. Chapter V – Housing Element (Statewide Planning Goal #10):** To provide for the long range housing needs of all citizens.

FINDING: The intent of the Goals and Policies of the Housing Element are met by this proposal to increase the zoning density from R-1-8 to R-1-6. The proposed zone change enables development of more homes than allowed under the current zoning. This will help the city better accommodate population growth and meet its density requirements as it urbanizes, and offset density reductions that occur when lots are combined.

- 3. Chapter VI – Physical Element (Statewide Planning Goal #7):** To encourage development that is accommodated to the physical characteristics of the area.

Policy 1: Approval of any development shall be contingent upon the adequate consideration of natural hazards found to exist on the site proposed for development.

Policy 2: In all cases, land development shall be encouraged to take into consideration the natural topography, drainage pattern and soil characteristics of the proposed site.

Policy 8: The City shall discourage development and construction techniques which result in rapid runoff and accelerated erosion.

FINDING: Appropriate engineering considerations will need to be incorporated into future construction drawings, per the recommendations of a Geotechnical Report, to ensure that the project complies with the Construction Limitations section of this Element of the Plan. A condition of approval to this effect is included in Section IX of this agenda statement.

- 4. Chapter VII – Transportation Element (Statewide Planning Goal #12):** To guide transportation planning and project development in the Eagle Point Urban Growth Boundary over the next 20 years, and support the City's long term land use planning. (Excerpt from Chapter 2 of the Eagle Point Transportation System Plan, adopted as the City's Transportation Element by Ordinance 2010-07).

Arterials, Collectors, and Local Streets

Policy 14: The City shall protect the planned alignments and function of existing and planned roadways as identified in the Transportation System Plan, or other, adopted implementation documents through the application of appropriate land use regulations.

Policy 15: All land use decisions shall include a consideration of their impact on existing and planned transportation facilities, protection of the safety and function of transportation facilities. Proposals for specific types of development projects, zone changes or other types of plan amendments shall include traffic impact studies and proposed mitigation measures for any significant impacts. The City shall adopt mobility standards for its local roads and adhere to State and County mobility standards for roads under their respective jurisdictions. These jurisdictional mobility standards shall be used in determining transportation impacts.

Policy 18: All development proposals, Plan amendments, and zone changes shall conform to the adopted Transportation System Plan or other, adopted implementation documents.

FINDING: The subject property will take access off Barton Road, identified as an arterial roadway in the City of Eagle Point Transportation System Plan. The tentative subdivision consists of 22 lots, all of which are planned for home construction. Thus, 22 peak hour trips are expected to/from this development – relatively few for an urban project with a connection to an arterial roadway.

5. Chapter XIII – Citizen Involvement Element (Statewide Planning Goal #1): To provide opportunities for citizen involvement throughout the City’s planning process.

Policy 3: The City shall continue to emphasize the public hearing process during land use decision making. All hearings shall be well advertised and open to all affected citizens.

Policy 4: The City shall continue to maintain public availability of planning related proposals and reports.

Policy 5: The City shall continue to notice affected agencies and organizations of specific planning related activities, proposals and reports.

FINDING: The City has an adopted citizen involvement program based upon the policies noted above. The program involves a public information and involvement process which incorporates notification, public meetings and public hearings. This development application is being processed consistent with that program, and is consistent with the goals and policies of the Citizen Involvement Element.

B. FINDINGS OF CONFORMANCE WITH THE ZONING REGULATIONS

All requirements applicable to Eagle Point’s zoning regulations and related findings of conformance are described as follows:

1. Amendments. Pursuant to EPMC 17.92 (Amendments), the Eagle Point Zoning Map may be amended by changing the boundaries of districts whenever the public necessity and convenience and general welfare require such amendment.

FINDING: The change in zoning district from R-1-8 to R-1-6 increases zoning capacity for more housing than can be accommodated by the current zoning. In addition to adding housing in close proximity to existing urban services (roads, utilities, etc.), this provision helps to stem the need for the City to expand its existing urban growth boundary into the Urban Reserve Area to the east.

2. Notice and Hearing Procedure. All quasi-judicial land use decisions for which a hearing is required must be conducted as described within EPZO 17.96 (Notice and Hearing Procedure).

FINDING: Legal notifications and the public hearing process have been conducted in satisfaction of the requirements of EPZO 17.96.

IV. STANDARDS FOR TENTATIVE SUBDIVISION APPROVAL

EPMC chapter 16.08 specifies the information required to be shown on, and provided with, tentative subdivision plans. This includes information depicting the objectives of the project (EPMC 16.08.010), drawing scale (EPMC 16.08.020), general information (EPMC 16.08.030), existing conditions (EPSO 16.08.040), requirements regarding partial development (EPSO 16.08.050), explanatory information (EPMC 16.08.060), supplemental proposals (EPMC 16.08.070), and preliminary review (EPMC 16.08.080).

FINDING: The tentative subdivision plan conforms to the relevant provisions of the Eagle Point Subdivision Ordinance.

V. STANDARDS & BASIC REQ'S FOR SITE PLAN & LANDSCAPE APPROVAL

EPMC Chapter 17.60 establishes the Site Plan and Landscape Approval process applicable to new development. The purpose of site plan review is to promote the orderly and harmonious development of the City, and to stabilize land values and improve the community economy. An additional purpose is to help prevent impairment or depreciation of land or building values by creating structures, additions, or alterations which have inadequate attention to site planning or landscaping as it affects adjacent property, community goals and adopted plans.

A. Standards

EPMC Section 17.60.040.E.1-5 provides the standards that must be met in order to approve a Site Plan Review; these are discussed below.

1. That the site plan conforms with the general plans and ordinances of the City in terms of location and general development standards and all provisions of this title. EPMC 17.60.040.E.1

FINDING: The site plan conforms to all relevant Comprehensive Plan goals and policies, as well as all applicable development standards and provisions of the City's zoning regulations as conditioned with this approval. More detail is provided below.

EPZO 17.20.040 Yard Regulations. Front, interior side, street side, and rear yards as well as all other yard provisions of this subsection are demonstrated to be met on the plans.

EPZO 17.24.050 Building or Structural Height Limitations. In the R-1 District, the maximum building height is limited to the lesser of 25 feet or 2.5 stories. The proposed development will not exceed this maximum.

EPZO 17.24.060 Lot Regulations. All area, dimensional, coverage and density provisions of this section are demonstrated to be met on the plans.

EPZO 17.72.050 Parking Spaces Required. The zoning standard for parking is a minimum of two parking spaces per residence. Two-car garages are proposed for every house.

EPZO 17.24.080 Fences and Walls. Privacy fencing is proposed along the rear and side property lines, including along Barton Road where a row of homes will back up to that roadway. A landscape strip between the fence and sidewalk along Barton Road with trees as shown on the attached project plans will be provided for landscape softening. (This is what was approved for the Barton Road Subdivision project to the immediate west in 2017 and presently preparing for construction.)

2. That the site plan adequately provides for pedestrian safety and general welfare of facility users. EPZO 17.60.040.E.2

FINDING: The proposed development meets this standard by providing streets, sidewalks, and street lighting as required by the City.

3. That the project will satisfactorily take care of the traffic it generates by means of adequate off-street parking, access points and additional street right-of-way improvements. EPZO 17.60.040.E.3

FINDING: The traffic impact study for the adjacent North Barton Subdivision includes an analysis of the proposed Snyder Drive (referenced as Road D on page 6 of the study) intersection with Barton Road. That study demonstrates adequate transportation facilities and no significant reduction in the Barton Road level of service.

4. That the project will be compatible with adjacent developments and will not adversely affect the land uses or character of the area. EPZO 17.60.040.E.4

FINDING: The proposed subdivision will be compatible with the adjacent subdivided neighborhoods along the Barton Road corridor. The proposed uses are residential, consistent with the underlying R-1 zoning.

5. That the project will take into consideration natural hazards found to exist on or adjacent to the site proposed for development. EPZO 17.60.040.E.5

FINDING: No natural hazards are known to exist on the project site.

B. Basic Requirements

EPZO Section 17.60.050. A – F establishes the basic requirements for all new developments or alterations of existing development; these are discussed below.

1. Landscaping and Screening. EPZO 17.60.050.A

FINDING: The applicant will provide street trees along Barton Road as depicted on sheet C3 of the attached project plans, and as per a condition of approval regarding Barton Road street trees included in Section IX of this document. In addition, as shown on the Site Plan Map

(Sheet C7.0), the applicant has proposed trees along the streets within the project interior. As conditioned in Section IX of this document, landscape and irrigation plans consistent with the Site Plan Map and its notes will be reviewed by the Planning Department prior to issuance of building permits. Additional landscaping will be at the discretion individual home owners.

2. Street Frontage Improvements. EPZO 17.60.050.B

FINDING: Barton Road will be widened to current city standard including curb, gutter, sidewalk, streetlights and landscaping. All new internal streets will be developed per City standards. See associated conditions of approval in in Section IX of this document.

3. Street Access. EPZO 17.60.050.C

FINDING: Per the City's Transportation Plan, Snyder Drive will connect to Barton Road and the internal streets will provide the necessary and anticipated east-west street connectivity for the neighborhoods north of Barton Road. None of the proposed subdivision lots will have direct access to Barton Road. Instead, all driveways will occur along the new internal streets.

4. Solar Access, Light, Air and Shade. EPZO 17.60.050.D

FINDING: The attached plans and building elevations illustrate general compliance with these standards. The applicant has designed the buildings to allow solar access to the extent possible working with the natural constraints of the project property.

5. Engineering. EPZO 17.60.050.E

FINDING: All public infrastructure requirements will be met prior to Final Subdivision Map approval. In addition, recommended conditions of approval are included in Section IX of this document to address specific engineering items which are anticipated during the engineering review, final subdivision, and construction stages of this project.

6. Storage and Trash. EPZO 17.60.050.F

FINDING: Storage and trash will be kept in private garages, with curbside trash collection.

VI. CONCLUSIONS

1. The application was declared complete.
2. The proposal is consistent with the Comprehensive Plan.
3. The proposal is consistent with the requirements of the Zoning and Subdivision Ordinances.
4. All legal notifications have been satisfied with respect to the application.
5. Concerns expressed by affected agencies have been mitigated.

APPROVED FOR SUBMITTAL: _____

A 7/9/18

Henry Lawrence, City Administrator

VII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Findings and approve the application for Site Plan & Landscape Review, and recommend City Council approval of the Rezone and Tentative Subdivision Map.

VIII. PLANNING COMMISSION OPTIONS:

1. Adopt the Findings and approve the application for Site Plan & Landscape Review, as well as recommend City Council approval of the Rezone and Tentative Subdivision; or,
2. Adopt the Findings and approve the application for Site Plan & Landscape Review, as well as recommend City Council approval of the Rezone and Tentative Subdivision with revisions and/or conditions; or,
3. Deny the application; or,
4. Postpone action to a specified time providing additional information is required.

IX. RECOMMENDED CONDITIONS OF APPROVAL

1. Legal Force and Effect of Approval

The Planning Commission's site plan approval shall have no legal force or affect unless and until the requested map amendment and tentative subdivision is approved by the City Council.

Engineering and Plans

2. Project Engineering

Engineered grading, drainage, and utility plans shall be prepared and submitted to the City for review. The plan(s) shall provide adequate turning radii for passenger vehicles, service vehicles, and fire trucks. The approved development shall comply with all standards as outlined in the Eagle Point Standard Details, unless otherwise approved in the final order.

3. Engineering Fees

Fees for review and approval of the civil engineers plans for construction are currently assessed by the hour for the actual amount of time spent by the City's Engineer. This includes all review, coordination, meetings, site visits, and correspondence. Pending revisions include the assessment of a flat fee for all construction inspection and administration by the City based upon the value of the public improvements (curb and gutter, storm, water, street, etc.). This base fee would include all final review and approval of as-built plans and final plat(s) for each phase.

4. Performance/Warranty Bonding

Prior to final plat sign off and approval, developer shall provide performance and/or warranty bonding for all public improvements, in the amount approved by the City Engineer, for a period of 12 months from final plat approval by the City.

5. Geotechnical Report

A geotechnical report for the project area shall be provided by the applicant and deemed acceptable by the City prior to final subdivision map approval. When the project engineer deems appropriate, the report shall include lot-specific investigations.

6. Preconstruction Conference

The developer shall complete a preconstruction conference with the City prior to commencement of any site work.

7. As-Built Plans

Accurate as-built plans of all public improvements, certified by the developer's engineer, shall be accepted by the City prior to final subdivision map approval. The plans shall be submitted per the current requirements of the City Engineer on 24"x 36" mylar, along with a digital/pdf version and a compact disk containing all AutoCadd files. The city engineer will also require the developer to survey (GPS) all water valves, storm inlets and manholes, streetlights, etc. prior to the final subdivision approval.

Streets & Transportation

8. Street Design

The new streets included in the development are the extension of Sheffield Drive, Nottingham Terrace, completion of Snyder Drive, and widening of Barton Road adjacent to the project.

Sheffield Drive, Nottingham Terrace, and Snyder Drive are to be improved to a Local Street Class "B" standard in a 50-foot right of way: two 10-foot traveled lanes, two 8-foot parking areas, and 6-foot sidewalks on each side of the road.

Barton Road shall be improved along the property frontage from the existing pavement to the right of way to a 2-Lane Collector Class "B" standard in a 60-foot right of way to match the rest of Barton Road (44-foot road with no planter strips). The new curb and gutter grade is to match the curb and gutter elevations on the south side of Barton Road, where applicable (with a standard 2 percent cross fall away from the centerline for the lanes and shoulder area). The development shall include a 1" minimum overlay over the existing pavement to the centerline of Barton Road on the 'north' side. The additional asphalt concrete overlay to the south of the centerline shall be completed at the same time and is reimbursable by the City. All improvements to expand the street system on Barton Road beyond that required for the Local Street standard for depth and/or width is reimbursable (Street Systems Development Charges).

Provisions for fire truck turnaround on all streets shall be per the requirements of Fire District #3 for phased improvements.

9. Pavement Design

All pavement sections shall be designed for minimum 20-year life to accommodate projected traffic loading and existing soil conditions. The structural sections as listed in the Eagle Point Standard Details for 2 Lane Collector Class "B" and Local Street Class "B" are considered the worst case, and may be used in lieu of any geotechnical study the street system.

10. Pedestrian Facilities

All paths, walks, and other pedestrian and bicycle facilities that are a part of the transportation network shall be all-weather as approved by the City (asphalt or concrete). Developer shall provide street lights, installed at all streets, with the type of street lights and spacing as approved by City. Street trees are to match the City of Eagle Point Street Tree standards and/or as recommend by a Landscape Architect.

11. Mailbox Centers

Mailbox centers shall be installed at locations approved by the Eagle Point Postmaster and City.

12. Sidewalk Construction Sequencing

To comply with ADA requirements, all sidewalks and curb ramps are to be constructed with each phase of development. Sidewalk segments fronting each lot shall be completed prior to, or at the time of, home construction in order to provide continuous portions of the network within each development phase.

13. Trees Along Barton Road

Immediately after the sidewalk has been constructed along Barton Road, the developer shall install a row of street trees between the sidewalk and fencing along the entire Barton Road project frontage, spaced a minimum of 50 feet on center, along with a water meter and automatic irrigation system. Developer shall provide weed control until City acceptance of maintenance.

14. Trees Along Interior Roadways

Landscape and irrigation plans consistent with the Site Plan Map (Sheet C7.0) and its notes shall be provided with the construction plans submitted for each home.

15. Utilities

All new utilities shall be located underground. This does not apply to the existing Pacific Power transmission lines along the south side of Barton Road. Any public utilities not located within the public right of way will require a 15-foot wide public utility easement. When utilities are combined, easements shall typically be 20 feet wide and allow at least 5 feet from the centerline of pipe to edge of easement and 10 feet between utilities.

16. Public Utility Easements

The developer shall provide 10-foot wide public utility easements (PUE) along all street frontages. The PUE shall be located behind any public easements.