

PLANNING COMMISSION PUBLIC HEARING

Tuesday, January 28, 2014

6:00 p.m.

CONVENED:

The meeting was called to order by Chair Mead at 6:06 p.m.

THE PLEDGE OF ALLEGIANCE WAS RECITED

PRESENT

Chair JoAnne Mead

Commissioner John Schaeffer

Commissioner Don Daugherty

Commissioner Shirley O'Gara

Commissioner Don Collins

Bonnie Honea, City Planner

John Krawczyk, City Engineer/Public Works Director

Heather Brown, staff

ABSENT

Commissioner Evan Goeglein

APPROVAL OF MINUTES

A motion was made (Daugherty) to approve the November 26, 2013, December 10, 2013 and January 14, 2014 workshop minutes and seconded (Collins).

Motion passed by a 5 to 0 vote.

NEW BUSINESS

Item 1 – A Public Hearing to consider an application for a Conversion Plan to divide the current tax lot consisting of 12.69 acres into two parcels, 5 acres and 7.69 acres, located at 230 Wards Creek Road, Rogue River, Oregon. Legally described as Township 36 South, Range 4 West, Section 22A, Tax Lot 200. Approval of a conversion plan by the City Council will allow applicant to apply to Jackson County for a Partition.

Open Public Hearing at 6:08pm

Chair Mead read from the required public hearing script.

Proponents

Herb Farber, the agent for the applicant, reviewed the packet provided by staff and did not have anything further to add.

Commissioner Daugherty inquired as to the long range plan for this property. Mr. Farber stated the first step is to do a partition and as time allows possibly annex into the city.

Opponents – None

City Engineer/Public Works Director read his comments into the record, which was also included in the packet. *“The Conversion Plan is good in concept, but would need adjustments or variances if submitted for subdivision approval re-cul-de-sac length, flag lot driveway separation and spacing between side streets.”*

Joe Flam, Rogue River was concerned about the proposed road if the property was to be annexed into the City. The property is located behind his house.

Mr. Farber explained the process that would have to take place in order for that to happen.

Staff read her report into the record:

“The Conversion Plan application complies with the Rogue River Municipal Code requirements. Comments of the Public Works Director/City Engineer shall be included in the public record and reviewed upon any further development of the property. The Jackson County/City of Rogue River Urbanization Polices state 5) H) that any land use actions within the unincorporated urbanizable area shall conform to urban standards and public improvement requirements as contained the City’s and County’s land development ordinances, except that in the case of conflict between the two, the more restrictive shall apply.

The proposed conversion plan is consistent with the City of Rogue River Comprehensive Plan; the future zoning map; the Conversion Plan is deemed necessary to protect the public health, safety, general welfare, and to further implement the City of Rogue River’s Comprehensive Plan and Facility Plans and therefore a recommendation for approval should be forwarded to the City Council.”

Close Public Hearing at 6:29 p.m.

A motion was made (O’Gara) that the Planning Commission forward to the City Council a recommendation to approve Planning File Conv. 2013-01. A Conversion Plan to divide the tax lot into two parcels located at 230 Wards Creek Road, Rogue River, Oregon, as it can comply with the applicable criterion and with the following conditions:

- The proposed conversion plan is consistent with the applicable statewide planning goals;
- The proposed conversion plan is consistent with the Rogue River Comprehensive Plan;
- The proposed conversion plan is consistent with the facility plans for the City of Rogue River;
- The Rogue River Planning Commission can conclude that the proposed conversion plan is deemed necessary to protect the public health, safety, general welfare.
- Applicant agrees to reference the Future Development plan as provided to the City dated December 27, 2013 – on the Final Plat. Said Future Development Plan shall serve as a restriction as to location of any permanent structure and seconded (Daugherty). Motion passed by a 5 to 0 vote.

Staff Comments

- City Engineer/Public Works Director stated that a pre design meeting is scheduled for Friday, January 31st at 10:00am.
- Working on Water Master Plan
- Sending out a letter regarding the street improvements with the water/sewer bills.

Next Planning Commission Meeting Tuesday, February 11, 2014 at 10:00 a.m.

ADJOURN

There being no further business to come before the Planning Commission and with a motion duly made (Daugherty) and seconded (Schaeffer) meeting was adjourned at 6:35p.m.

ATTEST:



Chair Jo Anne Mead