

# **PLANNING COMMISSION MEETING / PUBLIC HEARING**

**Tuesday, October 14, 2014**

**6:00 p.m.**

## **CONVENED:**

The meeting was called to order by Chair Mead at 6:00 p.m.

## **THE PLEDGE OF ALLEGIENCE WAS RECITED**

## **PRESENT**

Chair JoAnne Mead  
Commissioner Don Daugherty  
Commissioner Shirley O’Gara  
Commissioner Don Collins  
Commissioner Bill Jones  
Eric Heesacker & Lois DeBenedetti, City Planner  
John Krawczyk, City Engineer/Public Works Director  
Kailin Honea, staff

## **ABSENT**

Commissioner Evan Goeglein  
Commissioner John Schaeffer

## **APPROVAL OF MINUTES**

A motion was made (Daugherty) to approve the August 26, 2014 meeting minutes and seconded (O’Gara). Motion passed by a 4 to 0 vote. A motion was made (O’Gara) to approve the August 26, 2014 workshop minutes and seconded (Collins). Motion was passed by a 4 to 0 vote. A motion was made (O’Gara) to approve the September 9, 2014 workshop minutes and seconded (Daugherty). Motion passed by a 4 to 0 vote.

## **NEW BUSINESS**

**Item 1 – A Public Hearing to consider an application for a Conversion Plan to partition an 8.73 acre parcel under the County’s jurisdiction within the City’s Urban Growth Boundary into three parcels for future single family residential use at 531 W. Evans Creek Road, Rogue River, Oregon. File No. CONV-2014-01**

Open Public Hearing at 6:07pm  
Chair Mead read from the required public hearing script.

## **Proponents**

*City of Rogue River  
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Gary Jackson the applicant of the conversion plan came before the Planning Commission to state his reason for this conversion plan and asked if the Planning Commission had any questions for him, there were none.

**Opponents** – None

Staff summarized the staff report for the record:

*“The Conversion Plan application complies with the Rogue River Municipal Code requirements. 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.”*

Chair Mead Closed the Public Hearing at 6:25 p.m.

A motion was made (Daugherty) that the Planning Commission forward to the City Council a recommendation to approve Planning File Conv. 2014-01, a Conversion Plan to divide the tax lot into three parcels located at 531 West Evans Creek Road, Rogue River, Oregon, as it complies with the applicable criteria and following condition:

- Applicant agrees to record the Future Development plan as provided to the City dated September 16, 2014. Said Future Development Plan shall serve as a restriction as to location of any permanent structures.

#### **Staff Comments**

- City Engineer/Public Works Director John Krawczyk stated that he will give his update at the next Planning Commission Workshop on October 28, 2014.
- City Planner, Eric Heesacker gave an update on applications in process, applications that are approved, information requests, classes and meetings staff has attended, building permits received and approved.

*Next Planning Commission Workshop Tuesday, October 28, 2014 at 10:00 a.m.*

#### **ADJOURN**

There being no further business to come before the Planning Commission and with a motion duly made (Collins) and seconded (Daugherty) meeting was adjourned at 6:40p.m.

#### **ATTEST:**

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Chair Jo Anne Mead

