

**TUESDAY, May 28, 2019**

**CITY HALL COUNCIL CHAMBERS**

**CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON**

**CALL TO ORDER** The Planning Commission meeting was called to order by Chair Dean Stirm at 6:00 P.M.

**PLEDGE OF ALLEGIANCE** Planning Chair Dean Stirm led the planning commission in the pledge of allegiance.

**QUORUM** **COMMISSION MEMBERS PRESENT:**  
Chair Dean Stirm  
Commissioner Rick Kempa  
Commissioner Carolyn Rylie  
Commissioner Don Collins  
Commissioner Sherrie Moss

**COMMISSION MEMBERS ABSENT:**  
NA

**ALSO PRESENT:**  
Kailin Honea, Dep. Recorder / Acct. & Admin. Assist.  
Bonnie Honea, Finance Officer / Planning Assistant  
Mark Reagles, City Administrator

A quorum was present and due notice had been published.

**MINUTES TO APPROVE** – February 26, 2019  
Moved (KEMPA), seconded (COLLINS) and carried to approve the minutes of February 26, 2019 as presented.

**NEW BUSINESS:**

**AGENDA ITEM 1 PUBLIC HEARING – SIT 2019-02 A request for a site plan review to develop four 1,378 sq. ft., two story units. The property is described as Township.36 South., Range.4 West., Section 15CC, Tax Lot 2400, located at 315 Cedar Street, Rogue River, Oregon. Applicants/Owners: Dennis & Jana Artoff & Brian & Jamie Mockridge.**

Chair Dean Stirm declared the public hearing open at 6:05 p.m. He read the following information into the record which is a permanent part of the land use file.

Chair Stirm stated that the hearing was being conducted as a Quasi-Judicial hearing. Oregon land use law required that several things be read into the record at the beginning of every public hearing and proceeded to do so.

Chair Stirm asked the members of the Planning Commission if they wished to abstain or declare ex-parte contact, have any conflicts of interest, bias, or ex-parte

contact. No abstentions were heard.

Chair Stirm asked the audience if there was anyone who wished to challenge any of the Commissioner's qualifications to participate in the public hearing. No abstentions were heard.

City Planning Assistant Bonnie Honea presented the Staff Report which would be a permanent part of the land use file for T36S, R4W, Section 15CC, Tax Lot 2400 located at 315 Cedar Street.

Planning Assistant Honea stated the findings showed that the property was comprehensively planned and zoned for Residential uses; the property was within the city limits and will comply with the coverage and density requirements from in the Rogue River Municipal Code. The existing residential use is adequately serviced by public facilities and in addition there are currently 11 multi-family units on Cedar Street. Access from the alleyway is proposed for three of the units. The access shall be properly placed in relation to sight distance, driveway spacing and other related considerations.

Planning Assistant Honea finds that the application can comply with City Comprehensive Plan and Zoning Ordinances with the conditions stated into the staff report.

Chair Stirm asked the Planning Commission if they had any further questions for the Planning Assistant Honea regarding the staff report.

Chair Stirm questioned #7 under the conditions where it states the developer will be responsible for implementing signage throughout the alleyway to make sure all residents and guest do not park in the alley way at any time. And how will they fulfill that.

City Planner Reagles commented that when a lease agreement is signed, that the lease should make it clear that there will be no parking allowed in the alley way for either the renters or their guests.

Chair Stirm questioned an additional diagram of the lot that was given to all commissioners separate of the packet and what the difference was.

Planning Assistant Honea replied that Commissioner Collins had questioned the application regarding adequate parking and the additional diagram gives more detail on the parking layout. This diagram was submitted after the packet was completed.

City Planner Reagles mentioned that they are only required two parking spaces per unit.

Chair Stirm wanted clarification regarding the requirements for parking in Multi-Family zone.

City Planner Reagles confirmed that in the code under Multi-Family Dwellings they

are required to have one garage parking spot and one off street parking that is either covered or not covered.

Applicant Brian Mockridge asked to speak on the question standing. Mockridge wanted to clarify that there is no intention of making these apartment complex type structures. These are each individual single family dwellings, three bedroom two bath with a common wall.

Commissioner Collins questioned if RV's will be able to park in the parking area.

City Planner Reagles replied that there will be no parking of RV's.

Commissioner Moss asked for clarification on whether these will be described as town houses, apartments or condos and if under the parking requirements is the driveway itself counts as a parking spot.

City Planner Reagles replied that these are not considered townhouses, condos or apartment even though they share a common wall they will be presented as single family dwellings. But they are rented out like apartments.

Chair Stirm asked for clarification on the condition regarding the Deferred Improvement Agreement for future improvements to sidewalks/curb/gutter that meets current City standards on Cedar Street.

City Planner Reagles stated that the reasoning behind holding off on having each individual make the needed development improvements when they apply. We set Deferred Improvement Agreement for future improvements so that the improvements can all be done to that sidewalks/curb/gutter all at once. It will be required per the City of Rogue River when those improvements need to be implemented.

Chair Stim asked the applicants (Dennis Artoff or Brian Mockridge) to present their application to the planning commission.

Applicant Brian Mockridge came before the commission to present the application. Mockridge explained that they would be installing a drainage swall with vegetation. Will be fencing the south side of the property as well. The access for the two back houses for vehicle and on foot traffic will have to be off the alley way. Spoke with the Fire Department and improvement to the alley way will need to be done for emergency vehicles.

Commissioner Collins asked if there are a lot of trees or vegetation down that alleyway.

Applicant Mockridge commented that there are a couple trees and vegetation that will need to be all be cleaned up and maintained.

City Planner Reagles stated that paving the whole alleyway might not be the best idea. It will eliminate pervious surface and will increase the speed that people decide to drive down that alleyway. If the applicant chooses to pave the alleyway

speed bumps may be installed.

Commissioner Collins asked how far the alley way runs.

Applicant Mockridge replied with the alleyway runs from Fourth Street to Main Street.

Chair Stirm asked for any proponents to come before the commission. No abstentions were heard.

Chair Stirm then asked for any opponents to come before the commission. Chair Stirm collected the sign in sheet and called the public in the ordered that they signed in.

William Hunter located at 16,854 Ford Road, Gold Hill, OR 97525 came before the commission. He agreed that as long as the applicant can meet and comply with all regulations there shouldn't be any problems. He owns the lot on the corner of Third and Cedar Street and Hunters main concern is the access and traffic that will increase off the alleyway. Hunter expressed his concern on how the alleyway is narrow and will emergency vehicles be able to access the new single family dwellings.

Hunter suggested that the applicant consider pushing the 3 new additional buildings back and having all access coming off of Cedar Street.

Chair Stirm asked Mary Brown located at 400 Broadway, Rogue River to come before the commission. Mary Brown addressed her concerns regarding the access from the alleyway and also the drainage issues that occur coming from the alleyway. M. Brown mentioned that there is a lot of foot traffic in the alleyway and drug use.

Chair Stirm asked Chris Brown located at 400 Broadway, Rogue River to come before the commission.

Chris Brown had concerns regarding the drainage, drug use and that the alley way is used to collect trash and already has a high amount of traffic. Chris Brown felt that it would be a good idea to make the alleyway a one way to eliminate the narrow area for traffic flow.

Chair Stirm asked the applicants if they had any rebuttal at this time.

Applicant Mockridge spoke to the concerns that all the opponents had. Brian Mockridge stated that the drainage will improve, the drug use will be cleared up because this alleyway will now be cleaned up and frequently used for access to folks homes. Also that the code does allow alley access and will put speed bumps or make it a one way to make sure that there is the least amount of impact to surrounding neighbors.

Commissioner Moss questioned why the applicants wouldn't consider pushing the addition houses back to where all access would be off Cedar.

Applicant Mockridge replied that he did try to set it up that way because it would be easier for access, but it didn't allow enough room for cars to turn around.

Chair Stirm asked the commission if there were any more questions of the staff or applicant.

**MOVED (KEMPA), SECONDED (RILEY) AND CARRIED TO CLOSE THE PUBLIC HEARING.**

Chair Stirm declared the public hearing closed at 7:05 p.m. and reminded the commission and applicants that no new information can be brought forth only clarification unless the public hearing is reopened.

**MOVED (KEMPA), SECONDED (MOSS) TO APPROVE FILE SIT 2019-02 to develop four 1,378 sq. ft., two story units. The property is described as Tounship.36., Range. 4 West., Section 15CC, Tax Lot 2400, located at 315 Cedar Street, Rogue River, OR. WITH THE CONDITIONS LISTED DURING THIS PUBLIC HEARING IN THE STAFF REPORT.**

All were in favor. SIT. 2019-02 was approved with conditions. There will be a ten day appeal period after the staff report is signed.

**OLD BUSINESS: None**

**OTHER BUSINESS: None**

**STAFF COMMENTS AND UPDATES:**

The next workshop will be on June 11, 2019 at 10:00 AM.

**ADJOURN**

There being no further business to come before the Planning Commission and upon motion duly made (KEMPA), seconded (MOSS) and carried, the meeting adjourned at 7:13 p.m.

**ATTEST:**

Kailin A. Honea  
Dep. Recorder / Acct. & Admin. Assist.