



**City of Sutherlin
Planning Commission Meeting
Tuesday, June 16, 2015
7:00 p.m. – Sutherlin Civic Auditorium**

Agenda

- **Pledge of Allegiance**
- **Welcome and Introductions**
- **Introduction of Media**
- **Approval of Minutes:
May 19, 2015**
- **Public Hearings:
2015-06 VAR - Mock**
- **Monthly Activity reports**
- **Public Comment**
- **Commission Comments**
- **Adjournment**

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, MAY 19, 2015**

COMMISSION MEMBERS PRESENT: John Lusby, Adam Sarnoski, Floyd Van Sickle and Michelle Sumner

COMMISSION MEMBERS EXCUSED: Mike Flick and Patricia Klassen

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Kristi Gilbert, Community Development Specialist

AUDIENCE:

Meeting called to order at 7:00 pm by Chair Lusby.

FLAG SALUTE

INTRODUCTION OF MEDIA: None

APPROVAL OF MINUTES

A motion made by Commissioner Sarnoski to approve the minutes of the April 21, 2015 Planning Commission meeting; second made by Commissioner Sumner.

In favor: Commissioners Sarnoski, Van Sickle, Sumner and Chair Lusby

Opposed: None

Motion carried unanimously.

PUBLIC HEARINGS

Chair Lusby opened the hearings with the disclosure statement; all persons testifying shall be deemed parties to the appeal application and must provide full name and mailing address if they wish to be notified of the decision, continuances, appeals, or procedural actions required by the Code. The City Zoning Code specifies applicable materials to be relied upon in making a decision.

Lusby asked the Commission if there were any conflicts of interest or personal bias, hearing none, he asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Commissioner Sarnoski declared conflict to his proposed Variance and will step down for the hearing.

SARNOSKI – 2015-05-VAR

Chair Lusby called for the Staff Report. Gilbert identified the materials in the packet, including the Staff Report. She then stipulated to the Record.

APPLICANT'S TESTIMONY

Adam Sarnoski, gave clarification of his request.

TESTIMONY IN FAVOR

There was no testimony in favor.

TESTIMONY IN OPPOSITION

There was no testimony in opposition.

With no further testimony, Chair Lusby closed the public portion of the hearing at 7:07 p.m.

Commissioner Van Sickle confirmed that the proposed structure would not be blocking any adjacent property views. It was verified that it would not.

A motion made by Commissioner Van Sickle to approve the Variance request; subject to compliance with the Geo Hazard Report recommendations for the structure; seconded by Commissioner Sumner.

In favor: Commissioners Van Sickle, Sumner and Chair Lusby

Opposed: None

Motion carried unanimously.

STAFF REPORTS

Gilbert provided a report on behalf of Director Luther in an effort to keep the Planning Commission apprised of recent land use and other relevant activities. (See Attached).

PUBLIC COMMENT – None.

COMMISSION COMMENTS – Commissioner Van Sickle asked what the Red Rock Trail Phase II bid was awarded for. Gilbert informed him, she would send him that information.

Commissioner Van Sickle then asked when and if Sixth Street would have a center lane striped. Gilbert informed him that she would follow up with Public Works and send him that information.

Commissioner Van Sickle indicated that Kim's Court was removing Mobile Homes and inquired whether they obtained permits for asbestos removal or if it was an issue. Chair Lusby indicated that they did not go through the Sanitary Service; however, someone can haul two cubic yards of asbestos a day themselves to the dump, so whether they obtained permits for asbestos was unknown.

ADJOURNMENT

With no further business the meeting was adjourned at 7:15 pm.

Respectfully submitted,

Kristi Gilbert

APPROVED BY COMMISSION ON THE _____ DAY OF _____, 2015

John Lusby, Commission Chair

**CITY STAFF REPORT
VARIANCE TO RELOCATE A MANUFACTURED HOME**

June 10, 2015

APPLICATION: Request for Planning Commission approval to allow a previously occupied manufactured home to be relocated on another parcel in the City, and that is 12 square feet less than the required minimum unit size.

City File: 2015-16-VAR

OWNER: Greg & Della Mock
951 Valley View Road
Sutherlin, OR 97479

APPLICANT: Same as above

LOCATION: East side of N. Mardonna Way; 25N05W Section 16 BC,
Tax Lot 901

PROJECT PLANNER: Carole Connell, City Planner (541) 459-2856
connellpc@comcast.net

I. APPLICABLE CRITERIA

1. City of Sutherlin Development Code (SDC)

- (a) 2.2.100 Residential Districts
- (b) 2.2.110 Permitted Uses and Structures
- (c) 2.2.120 Residential District Development Standards
- (d) 2.6.160 Manufactured Home on Individual Lots
- (e) 4.2.140 Type III Procedure
- (f) 5.2.130 Variances – Type C

II. FINDINGS OF FACT

- 1. LOCATION:** The subject property is located at 636 N. Mardonna Way near the Sixth Avenue intersection. The property is further identified by the Douglas County Assessor's Map as 25-05-16BC TL 901; further described as property ID# R41459.
- 2. ZONING:** The subject property is zoned Single-Family Residential R-1 by the Sutherlin Comprehensive Plan and Zone Map.
- 3. ACCESS:** The subject parcel is a flag lot that has 50 feet of frontage on Mardonna Way.

4. **Services and Structures:** The subject site is in the city limits and can be served by city sewer and water service. There are existing public and private utility lines serving the subject home sites.
5. **Public Notice and Comments:** On May 27, 2015 the City of Sutherlin Community Development Department sent notice of the request of a public hearing by the Planning Commission to be held on June 16, 2015. The notice was sent to property owners within 100 feet of the subject property as shown on the most recent property tax assessment roll. Public notice was published on June 2, 2015. The City Public Works Department, Public Utilities Department, City Police Department, City Fire Department and the Douglas County Fire District No. 2 were notified of the request. No comments regarding the proposal were received when this report was published.
6. **Application:** The application was submitted to the City on May 5, 2015. The City deemed the application complete on May 27, 2015 after receiving additional information from the applicant requested by the City.
7. **Procedure:** The application is processed as a Type III procedure including public notice, consideration and a decision by the Planning Commission, and appeal to City Council.

CONCLUSIONARY FINDINGS

III. CONFORMANCE WITH THE SUTHERLIN DEVELOPMENT CODE

1. SECTION 2.2.100 Residential Zone District – Single-family Residential R-1 Zone

FINDING: The subject property is zoned R-1. The R-1 zone is meant to be a low density area with a preference for single-family and duplex housing. The R-1 zone permits manufactured homes on individual lots subject to conditions in Section 2.6.160 discussed below. The request includes a Variance to the manufactured home relocation limitation and a 10% reduction in the minimum dwelling size standard.

2. TABLE 2.2.120 Residential Uses and Development Standards - Summary

The R-1 zone is a low-density area that protects established single family neighborhoods and preserves the residential quality, value, identity, environmental privacy, light and air and outdoor space that is meant to conform to systems and facilities which support the residential quality of the area.

The zone permits single family and single family non-attached zero lot line dwellings. The R-1 development standards include a minimum 7,500 SF lot size for a single family home. Minimum lot width must be 50'; lot depth 90'; lot coverage 50%. The minimum building setbacks are a 15' – 20' (garage) in the front yard; a 5' – 10' side yard and 10' rear yard. Maximum building height is 35'. Maximum site density is 6 dwelling units per acre.

FINDINGS: The existing parcel exceeds the lot dimensional requirements. The placement of the home and detached carport is planned to be sited 10' from the rear; 10' to 25' from the sides and over 100 feet from the street or front yard, in compliance with the R-1 setback minimums. The one story dwelling meets the 35' height limit.

3. SECTION 2.6.160 Manufactured Homes on Individual Lots

Manufactured homes are subject to all of the following design standards, consistent with ORS 197.307(5). Exception: The following standards do not apply to units that were placed on their current site prior to the effective date of this code.

A. Relocation. Once occupied for residential use, a manufactured home shall not be relocated to a different residentially zoned lot in the City.

FINDINGS: There is an existing dilapidated dwelling on the subject parcel. The applicant proposes to replace it with a 2014 unit previously occupied about 4 miles away at 949 Valley View Road owned by their mother. A detached carport is also planned. See applicant's photos and site plan. The applicant requests a Variance from this relocation standard.

B. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than one thousand (1,000) square feet in R-2 and R-3 zones, or one thousand two hundred (1,200) square feet in R-1 and RH zones;

FINDINGS: The proposed unit is 1,188 square feet, 12 feet less than the required 1,200 square feet in an R-1 zone. The applicant is requesting a Variance to reduce the minimum unit size by 12 square feet or 10% of the standard.

C. Roof. The manufactured home shall have a pitched roof with a slope not less than three (3) feet in height for each twelve (12) feet in width (fourteen (14) degrees);

FINDINGS: The City believes the roof pitch is no less than 3/12, based on the choice of roof slopes noted on the house plan specifications provided by the applicant.

D. Residential Building Materials. The manufactured home shall have non-reflective exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal or vinyl siding, and composite roofing is superior to metal roofing);

FINDINGS: The siding on the 2014 replacement home is lap siding, LP Smart Siding according to the specifications provided. The siding does not appear to be reflective from the photo, and the applicant said in an email it is not reflective.

E. Garages and Carports. The manufactured home shall have a garage or carport constructed with like materials when nearby residences have carports or garages. The city may require an attached or detached garage where that would be consistent with

the predominant construction of immediately surrounding residences;

FINDINGS: The applicant proposes a carport but materials have not been described. This requirement should be a condition of approval.

F. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the state building code. Evidence demonstrating that the manufactured home meets “super good cents” energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement; additional manufacturer’s certification shall not be required;

FINDINGS: According to the specifications, the home appears to be certified. This should be a condition of approval.

G. Placement. The manufactured home shall be placed on an excavated and back-filled permanent full perimeter concrete or block foundation with footings below the frost line. The manufactured home shall not be located more than sixteen (16) inches above grade, and shall comply with the minimum set-up standards of the adopted state administrative rules for manufactured dwellings, chapter 918. Where the building site has a sloped grade, the manufactured home shall not be more than sixteen (16) inches above grade on the uphill side of the home; and

FINDINGS: The siting and foundation specifications should be a condition of approval.

H. Prohibited. A manufactured home shall not be located in a designated historic district.

FINDINGS: The subject neighborhood where the dwelling is proposed to be located is not a designated historic district.

4. SECTION 4.2.140 TYPE III PROCEDURE

The code requires public notice, a public hearing and deliberation by the Planning Commission for this request because it is a Class C Variance.

FINDINGS: The City has mailed and published notice of the public hearing in accordance with the Type III notice requirements.

5. SECTION 5.2.130 VARIANCES – Class C

Sutherlin Development Code Section 5.2 establishes three types of variances with different review procedures. The Class C Variance and is reviewed in accordance with the Type III procedure.

FINDINGS: The nature of the request to vary from the relocation restriction is not measurable so that a Class C Variance is required. The substandard size of the unit is exactly 10% less than required and will be considered with the relocation variance.

The purpose of the Class C Variance procedure is to provide standards for variances which exceed the Class A and Class B variance criteria. Class C variances may be granted if the applicant shows that, owing to special and unusual circumstances related to a specific property, the literal application of the standards of the applicable land use district would create a hardship to development which is peculiar to the lot size or shape, topography, wetland and floodplain, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity, except that no variances to “permitted uses” shall be granted.

CLASS C APPROVAL CRITERIA

1. The city shall approve, approve with conditions or deny an application for a variance based on finding that all of the following criteria are satisfied:
 - a. The proposed variance will not be materially detrimental to the purposes of this code, to any other applicable policies and standards, and to other properties in the same land use district or vicinity;

FINDINGS: The relocation variance will not be materially detrimental to the purpose of the R-1 zone because the zone is intended for single family dwellings and permits manufactured homes. The 10% reduction in dwelling square footage is minimal. Replacement of the existing dilapidated dwelling is consistent with city policy to eliminate dilapidated buildings. Other properties in the vicinity are all occupied by stick-built dwellings. The proposed 2014 manufactured dwelling will upgrade site improvements and be more commensurate with the value of existing homes in the vicinity.

- b. A hardship to development exists which is peculiar to the lot size or shape, topography, wetland and floodplain, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the zone and vicinity;

FINDINGS: The subject parcel is similar in size, shape and topography to several other parcels in the vicinity. So there are no known hardships associated with this request which are not applicable to other properties in the zone and vicinity.

- c. The use proposed will be the same as permitted under this title and city standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land;

FINDINGS: A manufactured dwelling is a permitted use in the zone, and will be sited in accordance with zone and manufactured home requirements. The minor size deficiency is not significant to the outcome. It is reasonable to allow an existing dilapidated structure to be replaced with a 2014 manufactured home in good condition.

- d. Existing physical and natural systems, such as but not limited to traffic, drainage, natural resources and parks will not be adversely affected any more than would occur if the development occurred as specified by the subject code standard;

FINDINGS: The traffic, natural resources and parks in the vicinity will not be adversely affected by the replacement dwelling because the parcel will still be occupied by just one dwelling with the same impact on street and park capacity. Relocating an existing 2014 manufactured home that is in good condition is not materially different then placing a new unit on the parcel.

- e. The hardship is not self-imposed; and

FINDINGS: The hardship is caused by the unusual circumstance of having a dilapidated unit on one parcel and wanting to replace it with a nearly new unit in good condition currently located on another parcel owned by the applicant's mother.

- f. The variance requested is the minimum variance, which would alleviate the hardship.

FINDINGS: The variance is minimal in that the dwelling is only one year old and the square footage is only deficient by 10% of the minimum size.

IV. CONCLUSION and CONDITIONS

Although there is no known hardship, the request is reasonable and does not materially affect the purposes of the R-1 zone while having the benefit of replacing a dilapidated structure in the neighborhood. The unit to be relocated has been lived in but it is only one year old. Staff recommends approval subject to the following conditions:

1. The manufactured home shall be placed on an excavated and back-filled permanent full perimeter concrete or block foundation with footings below the frost line. The manufactured home shall not be located more than sixteen (16) inches above grade, and shall comply with the minimum set-up standards of the adopted state administrative rules for manufactured dwellings, chapter 918. Where the building site has a sloped grade, the manufactured home shall not be more than sixteen (16) inches above grade on the uphill side of the home.
2. The manufactured home shall have a garage or carport constructed with like materials.
3. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the state building code. Evidence demonstrating that the manufactured home meets "super good cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement; additional manufacturer's certification shall not be required.

V. RECOMMENDATION

Staff recommends approval of manufactured home relocation and size variances subject to the recommended conditions of approval.

Motion Options (after public hearing closure)

1. Based on the application and staff findings I move to APPROVE the Variance request subject to the recommended conditions of approval;
2. Based on the need for additional information I move to CONTINUE the public hearing until (indicate date certain);
3. Based on revised findings I move to DENY the front yard Variance request.



Community Development
126 E. Central Avenue
Sutherlin, OR 97479
(541) 459-2856
Fax (541) 459-9363
www.ci.sutherlin.or.us

City of Sutherlin

NOTICE OF PUBLIC HEARING

Variance to Manufactured Home Requirements – 636 Mardonna Way

NOTICE IS HEREBY GIVEN that the Sutherlin Planning Commission will conduct a public hearing on **Tuesday, June 16, 2015 at 7:00 P.M.** in the Sutherlin Civic Auditorium, 175 E. Everett Street. The purpose of the hearing is to take public testimony, either written or oral, while considering the following land use application:

File: 2015-06-VAR – Applicant: Greg and Della Mock

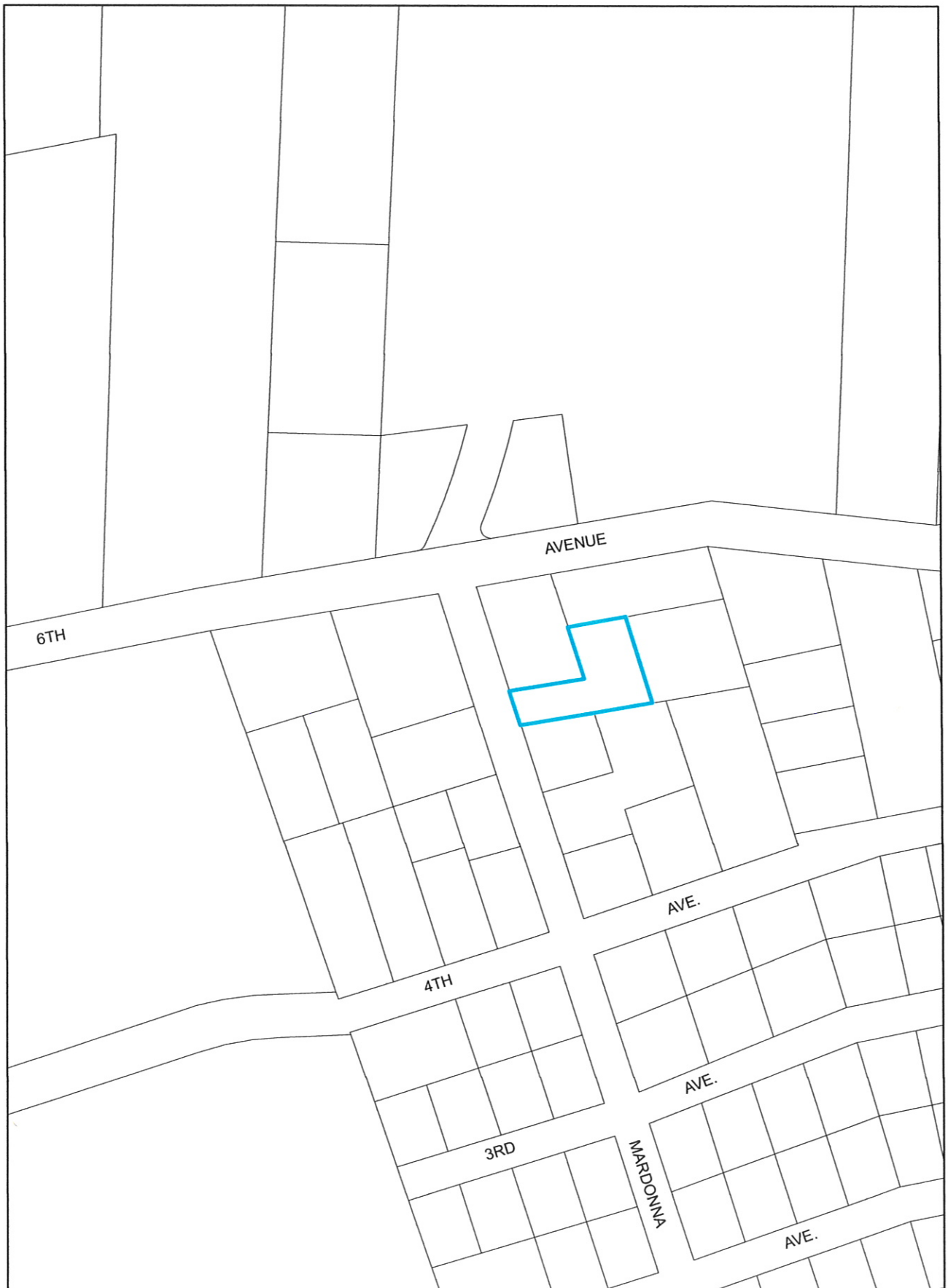
The applicant is seeking a Variance to the Sutherlin Development Code. The parcel is located at 636 Mardonna Way. The parcel is zoned R1 (Low Density Residential). The applicant proposes to replace the existing dwelling with a relocated Manufactured Home, subject to a Variance to Section 2.6.160(A) Relocation of Manufactured Homes on Individual Lots. The parcel is identified by the Douglas County Assessor as T25, R5W, Sec. 16BC, TL 901, Property ID No. R41459.

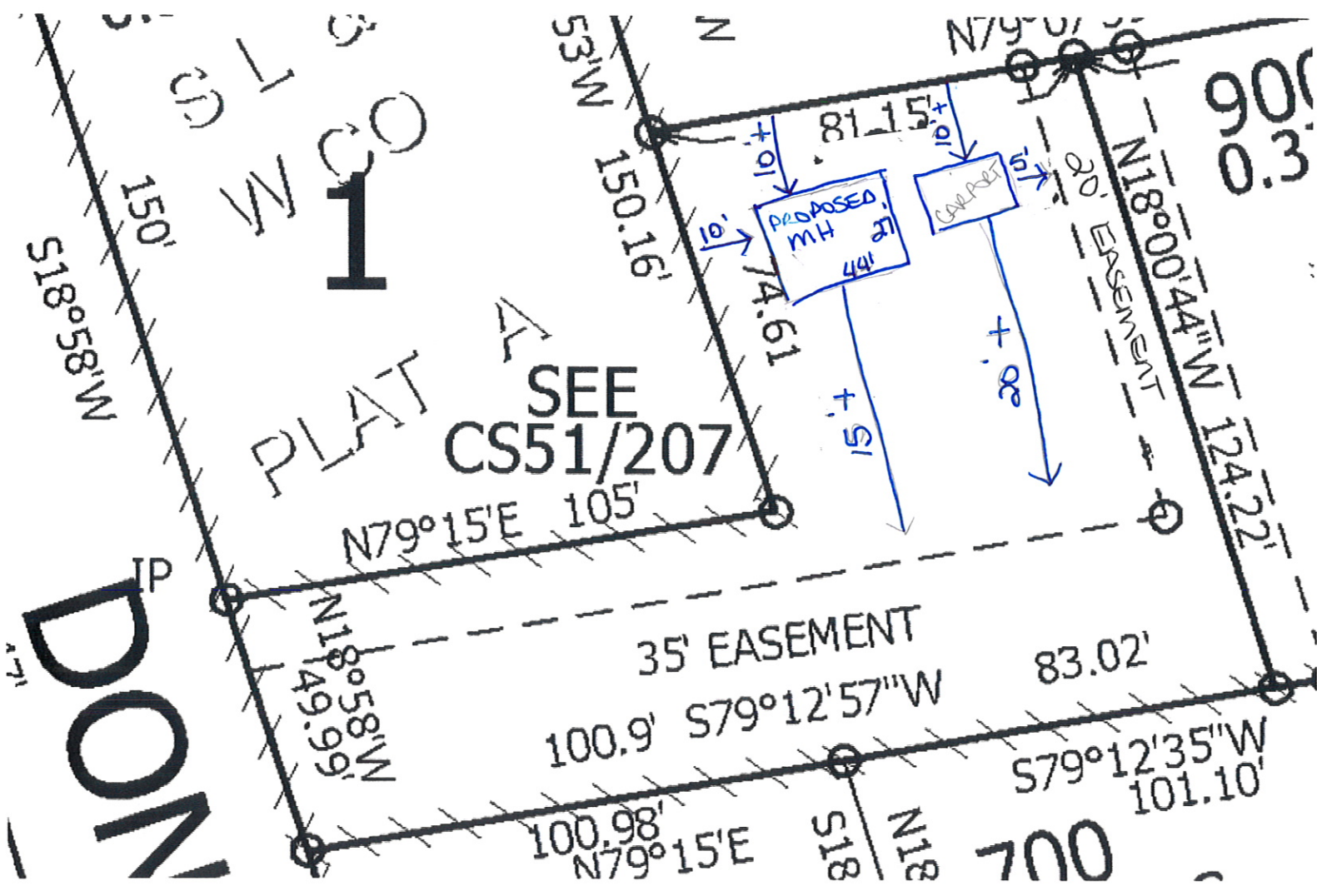
The application is being processed as a Type III procedure, governed by Sections 4.2.140 of the Sutherlin Development Code. Additional applicable approval criteria include Section 2.2, Residential Districts Table 2.2.120 Development Standards and Section 2.6.160, Special Use Standards. Pursuant to Section 4.2.140 (C) of the Sutherlin Development Code, notice of this land use application has been mailed to affected agencies and all property owners located within 100 feet of the subject properties described above. Owners of property within 100 feet – or any other person who can demonstrate that they are affected by the proposed land use action – may request party status in this matter by filing a written statement with the Sutherlin Community Development Department or appearing at the hearing and requesting party status. Written statements must contain the name, address and telephone number of the person filing the statement; how the person qualifies as a party; comments the party wishes to make concerning the application; and whether the person desires to appear and be heard at the hearing. Prior to or during the public hearing a citizen may request a continuance on the proposed application. **Written statements must be filed with the Community Development Department, 126 E. Central Avenue, Sutherlin, Oregon, 97479.**

The public hearing will include presentations of the City staff and the Applicant's report. Parties in support, opposition or with neutral comments will then be heard. Failure of an issue to be raised at the hearing, whether in writing or by oral testimony, or failure to provide statements or evidence in sufficient specificity to afford the Planning Commission and parties an opportunity to respond to the issue, will preclude an appeal on that issue and may thereafter bar any legal standing in the event of an appeal. Copies of the application, the staff report and other documents to be used by the City to make its decision will be available for inspection at City Hall at no cost seven days prior to the hearing. Photocopies will be provided to interested parties at a reasonable cost. For more information on this application please contact the Community Development Department at 541-459-2856 during normal business hours.

*** AMERICANS WITH DISABILITY ACT NOTICE ***

PLEASE CONTACT THE OFFICE OF THE CITY RECORDER, 126 E. CENTRAL AVENUE, SUTHERLIN, OREGON, 97479, (541) 459-2856, AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING TIME IF YOU NEED AN ACCOMMODATION. TDD USERS, PLEASE CALL OREGON TELECOMMUNICATIONS RELAY SERVICE, 1-800-735-2900.





EXISTING



PROPOSED



May 27, 2015

Greg & Della Mock
951 Valley View Road
Sutherlin, OR 97479

Re: Request for a Variance to relocate a Manufactured Home – File # 2015-16-VAR

Applicant,

Please be informed that your request for a Variance has been received by the City of Sutherlin and is complete.

The City will proceed with providing agency review, and a Type III land use review procedure which includes a public hearing and deliberation by the Sutherlin Planning Commission, tentatively scheduled for Tuesday June 16, 2015.

We will send you a copy of the city staff report and agenda before the hearing. If you have any questions please feel free to contact Kristi Gilbert at City Hall (542-459-2856) or me at connellpc@comcast.net.

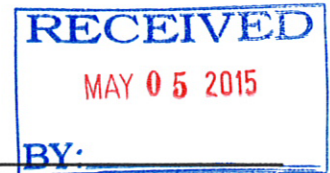
Sincerely,

Carole Connell, AICP
City of Sutherlin
Consulting City Planner



CITY OF SUTHERLIN
VARIANCE APPLICATION

Community Development
126 E. Central Avenue
Sutherlin, OR 97479
(541) 459-2856



FILE NO. 2015-06 – VAR

DATE FILED: BY:

FEE: \$460.00. (Non-refundable)

Receipt No. 46969

Application Deemed Complete: _____

THE UNDERSIGNED OWNER(S) OR AUTHORIZED AGENT(S) HEREBY SUBMIT A VARIANCE APPLICATION TO THE CITY OF SUTHERLIN.

1. APPLICATION INFORMATION

- A. Property Owner(s) please print or type; signatures are required on page 3 of this application. Provide additional pages if necessary. A contract purchaser may sign as owner if a copy of the recorded contract is submitted. (An earnest money agreement does not constitute a contract.)

Name(s): Greg B Della Moccia

Address(s): [REDACTED]

Phone(s): 541-459-9203 (H) Fax: _____

Email: tbear923@hotmail.com

- B. Authorized Agent(s)

Name(s): _____

Address(s): _____

Phone(s): _____ Fax: _____

Email: _____

2. PROPERTY DESCRIPTION

- A. Assessor Map ID(s): 250516BC00901 Property ID(s): R41459
(ex. 250516AA00100) (ex. R12345)

- B. Property Location Description

1. Indicate the subject property's location in relationship to nearest streets (i.e., NE corner of Umatilla St. and 5th Ave.) off to the east of Marston

2. Total land area involved in the Variance request Acres: .35 SQ FT: _____

3. EXISTING AND ANTICIPATED USE INFORMATION

- A. Current Use: RESIDENTIAL
- B. City Zoning: R1
- C. Comprehensive Plan: _____
- D. Anticipated Use: RESIDENTIAL
- E. Will there be a HOA (Home Owners Assoc.): ____ YES ☒ NO
- F. Is it anticipated that structures will be removed/demolished from the property?
☒ YES ____ NO If yes, a separate application for demolition is required.
- G. Are any historic structures or historically significant features on the subject property?
____ YES ☒ NO If yes, describe any impacts to such features.

- H. What is the minimum lot size proposed _____ SQ FT
What is the maximum lot size proposed _____ SQ FT
- I. What is the anticipated time for development? ASAP
- J. Describe the Variance that is being sought. Indicate the specific standard which would not be met requiring a Variance:
want to remove existing structure and move a
manufactured home on site C


- K. Class of Variance: _____


4. REQUIRED ATTACHMENTS (Please submit all plans in .pdf if possible)

- A. General Information:
1. Scale drawing of the site plan. Include property owner information, access, utilities, lot dimensions, existing structures, proposed structures, north arrow, date, adjacent street(s).
 2. Identification of the drawing as a "tentative plan."
 3. Other map information may be required based on the specific Variance application.
- B. Narrative
1. Provide a narrative or letter explaining the reason for the request, alternatives considered, and why the subject standard cannot be met without the Variance.

5. SIGNATURES

I hereby apply for a Variance as requested on this form and certify that the attachments are complete and correct. (Any and all engineering cost incurred by the City of Sutherlin associated with this application shall be the responsibility of the applicant.) **Attach sheet if additional signatures are required.**


Applicant Signature _____ DATE _____
Printed Name: Gregory Mock
OWNER ☒ AGENT ☐ OPTION HOLDER ☐ CONTRACT BUYER ☐


Applicant Signature _____ DATE _____
Printed Name: Della Mock
OWNER ☒ AGENT ☐ OPTION HOLDER ☐ CONTRACT BUYER ☐

Applicant Signature _____ DATE _____
Printed Name: _____
OWNER ☐ AGENT ☐ OPTION HOLDER ☐ CONTRACT BUYER ☐

Applicant Signature _____ DATE _____
Printed Name: _____
OWNER ☐ AGENT ☐ OPTION HOLDER ☐ CONTRACT BUYER ☐

Any other owner or option holder or buyer who does not sign this application shall provide a signed statement providing their authorization for submission of the application request.

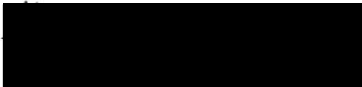
We are requesting a variance to be able to move a manufactured home onto a lot in the City of Sutherlin. We would like to tear down the existing house (see picture attached) and replace it with this manufactured home (see picture attached). This would be an asset to both the City of Sutherlin and to the neighborhood because the house needs a lot of work and the manufactured home has only been lived in for six months by a single person and is in new condition.

We thank you for giving this matter your consideration.

Sincerely,

A black rectangular redaction box covering a handwritten signature.

Greg and Della Mock

A black rectangular redaction box covering a handwritten address.





SEE MAP 25 5 16B

30-01



SEE MAP 25 5 16B

130-01



643,000

SEE MAP 25 5 16BD

4,177,000

25 5 16BC
SUTHERLIN

Property Details for Property ID: R41459**Owner Information :**

Owner Name: MOCK, GREG & DELLA
Owner Address #1: 618 N MARDONNA
Owner Address #2:
Owner Address # 3: Alternate Account #: 33589.16
Owner City/State/Zip: SUTHERLIN, OR 97479 Account Status: A

Property Information :

Township: 25 Situs Address: 636 MARDONNA WAY
Range: 05W SUTHERLIN, OR 97479
Section: 16 Map ID: 250516BC00901
Quarter: B County Property Class: 101
Sixteenth: C Legal Acreage: 0.35
Maintenance Area: 2 Code Area: 13001
Year Built: 1950 Neighborhood Code: SG
Bedrooms: 2 Living Area: 525
Exemption Code: Baths: BATH1
Exemption Desc.:
MFD Home ID:

Value Information : 2014-2015 Certified Values and Tax Information

Improvement Appr. Value: \$12,817.00 Total Appr. Value: \$67,337.00
Land Appr. Value: \$54,520.00 Exemption Value: \$0.00
Land Market Value: \$54,520.00 Total Assessed Value: \$61,841.00
Total Real Market Value: \$67,337.00 Taxes Imposed: \$815.25

Sales Information :

Deed No: 1999-26336
Sale Price: \$0.00 Sale Date: 9/15/1993

DISCLAIMER

The information provided here is for convenience ONLY. For All Commercial, Industrial, and Multi-Family Properties visit the Douglas County Assessor's Office. The records located at the Douglas County Assessor's office are the one and only legal instruments for Assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Douglas County in no way will be liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Douglas County Assessor's Office.



Model # SP 28442F

Minimum Jamb Spacing 18"

Deck Width 102"

Deck Length 48' 1"

No Skylights

No Porches

Deck Size 40' 0" x 8' 0"

No Offset Deck

No Grand Entry

No Sunken Deck

No Frontal Porch

Version R13.2

Wind Zone: 1 Standard Roof

Upstream Construction:

Shearwall Dist. Hts Length

FLF

of Joists

Logs

Notes

Wind Zone: 1 Standard Roof

Upstream Construction:

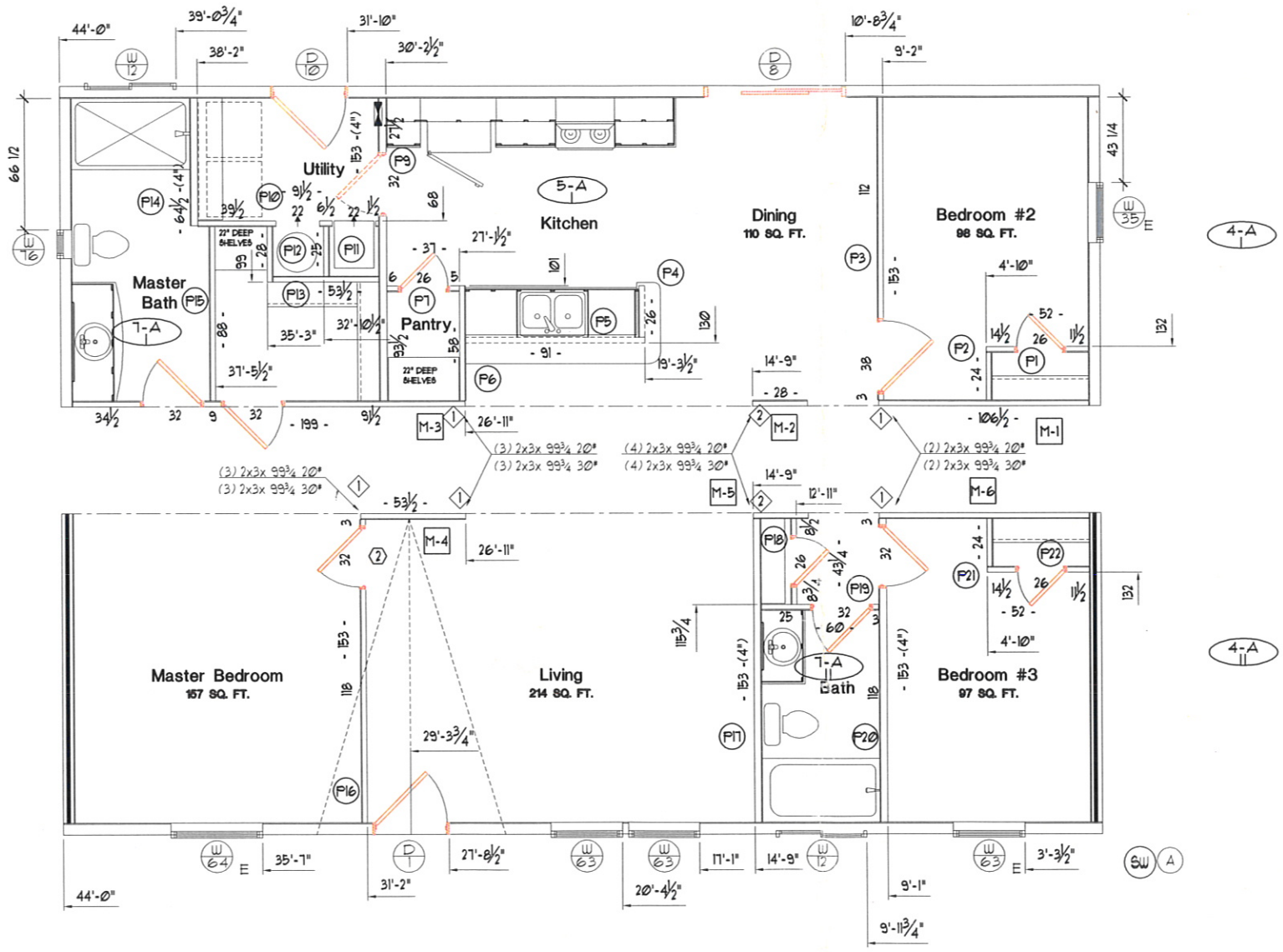
Shearwall Dist. Hts Length

FLF

of Joists

Logs

Notes



SIDEWALL NOTES:

ADD BACKERS AT WALLS THAT DO NOT ALIGN WITH "ON MOD" STUDS

CEILING NOTES:

ADD LAY-FLAT BACKERS OVER ALL TRANSVERSE WALLS THAT DO NOT HAVE A TRUSS OVER THEM

ADD TRUSS W/ SHEATHING OVER ALL INTERIOR SHEAR WALLS

SPECIAL DRAFTER AG
CHECKER GL

SERIAL #34962

RUN #4610

NOTES:

CPT PAD 55 SQ. YDS.

MIRROR SCHEDULE

MASTER BATH	40 x 40
GUEST BATH	24 x 40
-	-
-	-
-	-
-	-

102" SIDEWALL HEIGHT

80" WDW HEADER HEIGHT

- WALL FINISH SCHEDULE
- ALL WALLS - 1/2" SHEETROCK
- ① INDICATES 20x20 AIR RETURN GRILL
 - ② INDICATES 8x8 AIR RETURN GRILL IN DOOR HEADER
 - ③ INDICATES 16x8 AIR RETURN GRILL IN DOOR HEADER
 - ◆ INDICATES STRAPPING
 - ▲ XX# XXX CLUSTER REQ'D
- STRAP NOTE: (9004)
- ADD (1) STRAP AT ALL CENTERLINE OPENINGS UNLESS OTHERWISE NOTED

Manufacturing West, Inc.

Albany Division - Plant #972

2445 S.W. PACIFIC BLVD.

ALBANY, OR 97321

Phone (541) 926-8631

Fax (866) 491-6847

DRAWING TITLE	PRODUCTION PLAN	
ORIGINAL DRAWING BY :	-	
SIDEWALL: 4" OR 6"	6" WALLS	
PRODUCT	SPECIAL	MODEL NO. SP 28442F
SO. FT.	1,188	DATE #4610
SHEET	1-A4	REVISED 10-14-13

Noyes

BUSTER

KARSTEN Ship Loose parts list

Model:SP-28442-F (30#3:12)- (44' Double)- Serial Number 34962 Run 4610

Date 6-6-14

Loaded ✓

by LS

Roof			
Shingles 30 yr	bundles		Picture
Shingles 25 YR driftwood	7 bundles		Picture
Ridge vent	26'		Picture
Facia 8" cement	2 pc		Picture
Drip Edge	2@-10' pc		Picture
Foam Marriage line seal	installed		Picture
Lag Screws 3/8"X5"	70 ea		Picture
6" bolts	pc		Picture
1/2 " washers	pc		Picture
1/2 nuts	pc		Picture
5" screws	100 pc		Picture
Washers 3/8"	70 ea		Picture
Roof tar	1 tube		Picture
Exterior			
Close up 5/4"x 4" x 16	2 pc		Picture
White Caulking	2 Tube		Picture
Exterior Silicone	1-tube		Picture
Body Paint wirework grey	2-Gal		Picture
Trim Paint frost grey	1-Gal		Picture
Accent paint mystery sound	1 gal		Picture
Bottom trim omit			Picture
Underneath & Utilities			
Heat duct crossover system			Picture
12" Heat duct Crossover	1 bag		Picture
12" Heat duct Elbows	2 each		Picture
Ziploc	4 pc		Picture
ABS Cement	1/2 -Pint		Picture
Cut loose sewer parts and coupler	yes		Picture
1" PVC pipe w/Elbow	1 @		Picture

Optional Considerations.(check to see if needed)			
Glass Sliding door	1		Picture
Patio Door	NA		Picture
Extension Pipe for fireplace +Spark Arrestor,			Picture
Storm Collar,	NA		
Gas furnace & w/h with high wind cap	NA		Picture
Cornice boxes	yes		Picture
Co detector / smoke inst.			Picture
Special Ship loose items:			
Range Wfc130moaw white			Picture
Refer w8txewfy 18/ ice			Picture
Keys 23432	2 sets		Picture

Inside closeup / Drywall			
3/8 "x 6' x 8' raw sheetrock	8 pc		Picture
10' corner bead	round 4 pc.		Picture
Interior Paint	grant beige 5 gal		Picture
Interior door jamb and trim paint	1 QT		Picture
Carpet rock ridge	short as of 6/6		Picture
Pad 3/8 2+ 11'			Picture
Lino bar 2+ /+ 48 screws	NA		Picture
GROUT	1 tube		Picture
Extra casing	356-2 pc / 4" crown 2 pc		Picture

CMH MANUFACTURING WEST, INC.

2445 PACIFIC BLVD, SW
ALBANY, OR 97321

Data Plate

Date of Manufacture 6/10/14 Plant Number 00972 HUD No. ORE524357 ORE524358

Manufacturer's Serial Number and Model Unit Designation
If Serial Number ends with "P" - Perimeter Blocking Required (See Below)

ALB034962ORAB AB 72SPE28443DH14

Design Approval by (D.A.P.I.A.) **RADCO**
Perimeter Blocking ☐ 64" On Center
☐ Yes ☒ No ☐ 96" On Center

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.
(For additional information, consult the owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
FOR HEATING	INTER THERM	E3EB-012
COOKING	WHIRLPOOL	WFC130MOAW
REFRIGERATOR	WHIRLPOOL	W8TXNGZB
WATER HEATER	RHEEM	82-40-2
WASHER		
CLOTHES DRYER		
DISHWASHER	WHIRLPOOL	WDF310PAA
GARBAGE DISPOSAL		
FIREPLACE		
SMOKE DETECTOR	BRK	4120-SB
MICROWAVE	WHIRLPOOL	WMH32517A
FOR COOLING		

Manufactured Home Constructed for:

Zone 1

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in the Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88.

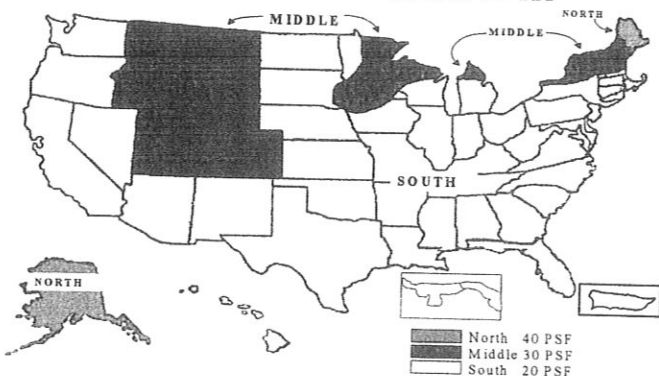
This home has **Not** been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be located in Wind Zones II and III which have not been provided with shutter or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufacturers printed instructions.

Wind Zone Map



DESIGN ROOF LOAD ZONE MAP

Middle 30 PSF



Comfort Heating

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations within climatic zone 3.

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average 70 degree Fahrenheit temperature in this home at outdoor temperatures of -37 F.

To maximize furnace operating economy and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97 1/2%) is not higher than -5 degrees Fahrenheit.

The above information has been calculated assuming a maximum wind velocity of 15 m.p.h. standard atmospheric conditions.

Comfort Cooling

☐ Air Conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (see list at left).

Certified capacity _____ B.T.U./hour in accordance with the appropriate air conditioning and registration institute standards.

The central air conditioning system provided in this home has been sized assuring an orientation of the front (hitch end) of the home facing _____. On this basis the system is designed to maintain an indoor temperature of 75 degrees Fahrenheit when outdoor temperatures are _____ F dry bulb and _____ F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount of exposures of the windows of this home to the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, window exposure and shadings are provided in Chapter 22 of the 1981 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home

☒ Air Conditioner not provided at factory (Alternate II)

The air distribution system of this home is suitable for the installation of central air conditioning. The supply air distribution system installed in this home is sized for manufactured home central air conditioning system of up to **51,300 B.T.U./hr** rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards when the air circulators of such air conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system. Information necessary to calculate cooling loads at various locations and orientation is provided in the special comfort cooling information provided with this manufactured home

☐ Air Conditioner not recommended (Alternate III)

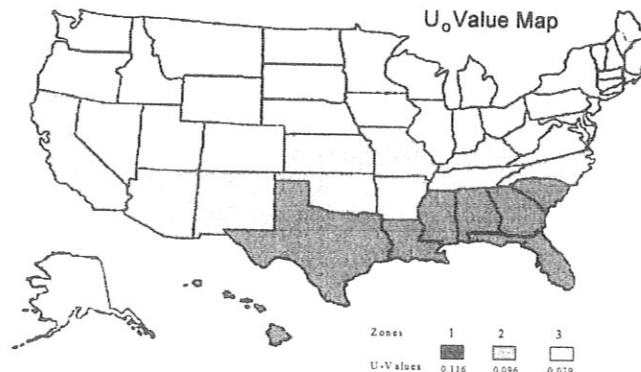
The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors)	"U"	<u>.084</u>
Ceilings and roofs of light color	"U"	<u>.0322</u>
Ceilings and roofs of dark color	"U"	<u>.0463</u>
Floors	"U"	<u>.104</u>
Air ducts in floor	"U"	<u>.1199</u>
Air ducts in ceiling	"U"	<u>.1199</u>
Air ducts installed outside the home	"U"	<u>.1199</u>
The following are the duct areas in this house		
Air ducts in the floor	<u>110</u>	Sq. Ft.
Air ducts in the ceiling	<u>78</u>	Sq. Ft.
Air ducts outside the home	<u>78</u>	Sq. Ft.

To determine the required capacity of equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals, once the location and orientation are known.

U₀ Value Map



DO NOT REMOVE



PRORATED 50-YEAR LIMITED WARRANTY

SmartSide® Lap Siding, Panel Siding, Trim & Fascia and Soffit ("the Product(s)").

1. **Warranty Coverage-Limited 50-year Substrate Warranty**
Louisiana-Pacific Corporation ("LP")'s warranty is made to the original purchaser of the Product(s) ("Purchaser"); the original owner of the structure on which the Product(s) are installed; and to the next owner of that structure (together "Owner"). LP's express warranties may not be assigned to any subsequent owners of the structure. LP warrants that the Product(s) will remain free from: a) fungal degradation; b) buckling and c) cracking, peeling, separating, chipping, flaking or rupturing of the resin-impregnated surface overlay for a period of 50 years from the date application is completed, when the Product(s) has been stored, handled, applied, finished and maintained in accordance with LP's application, finishing and maintenance instructions in effect at the time of application.

LP SmartSide Precision Series 3/8" lap and panel siding product(s), LP SmartSide Precision Series 7/16" panel product(s), LP SmartSide Architectural Collection 1/2" lap product(s), LP SmartSide Foundations 7/16" lap product(s), LP SmartSide Foundations 1/2" panel product(s), LP SmartSide Foundations 1/2" Stucco and Reverse Board and Batten panel product(s) are warranted against buckling when installed up to 16" o.c. stud spacing and when stored, transported, handled and maintained in accordance with applicable LP SmartSide Application Instructions. Buckling is defined as 1/4" out of plane covering a distance no greater than 16" between studs. Waviness due to misaligned framing, crooked or bowed studs, foundation or wall settling, or improper nailing is not considered buckling. **THIS WARRANTY DOES NOT COVER PERFORMANCE OF 7/16" FOUNDATIONS SIDING IN ALASKA, HAWAII, NORTHERN CALIFORNIA OR WEST OF THE CASCADES IN WASHINGTON, OREGON AND CALIFORNIA.**

LP SmartSide Precision Series 7/16" lap siding product(s), LP SmartSide 7/16" Architectural Collection lock lap siding product(s) and LP SmartSide Precision Series 19/32" panel product(s) are warranted against buckling when installed up to 24" o.c. stud spacing and when stored, transported, handled and maintained in accordance with applicable LP SmartSide Application Instructions. Buckling is defined as 3/8" out of plane covering a distance no greater than 24" between studs. Waviness due to misaligned framing, crooked or bowed studs, foundation or wall settling, or improper nailing is not considered buckling.

LP further warrants that the Product(s) have been treated with the borate-based SmartGuard® process during their manufacture to enhance their ability to resist structural damage due to termites and fungal decay.

2. Five-Year Finish Warranty

LP Warrants the finish on its LP SmartSide Foundations 7/16" Prefinished Panel Siding against peeling, blistering, cracking, or erosion of the factory finish, except for reasonable fade from normal weathering, for a period of five years from the date of installation under normal conditions of use and exposure. If the finish fails, LP will at its option either pay the Owner 100% of the reasonable cost of refinishing the affected siding with one coat of paint or opaque stain, not to exceed twice the original purchase price of the siding, or provide uninstalled LP SmartSide Foundations Prefinished Siding as a replacement.

3. Remedies for Breach of Limited Express Substrate Warranty

THIS SECTION 2 PROVIDES THE SOLE AND EXCLUSIVE REMEDY AVAILABLE TO A PURCHASER OR OWNER OF A STRUCTURE ON WHICH PRODUCT(S) HAS BEEN APPLIED.

In the event of a breach of this Limited Express Warranty (or of any implied warranty not otherwise disclaimed herein), LP will:

- a) during the first 5 years from the date of installation, pay an amount equal to the cost (as established by an independent construction cost estimator, such as R. S. Means) of repairing or replacing any Product(s) that fails to comply with the provisions of Paragraph 1, above, or
- b) during the 6th through the 49th years from the date of installation, pay an amount equal to the cost of similar wood based replacement product, (no labor or other charges shall be paid) less an annual pro rata reduction of 2.22% per year (6th year, 2.22%; 7th year, 4.44%,

LP SMARTSIDE



LIMITED
WARRANTY

Mock - Noyes

etc.) such that from and after the 50th year the amount payable under this warranty will be zero.

Any dispute concerning the applicability of the warranty or whether the Product(s) met the manufacturer's standards in accordance with Paragraph 1 shall be submitted to binding arbitration under the Commercial Arbitration Rules of the American Arbitration Association. The jurisdiction of the arbitrator over the dispute shall be exclusive and the decision of the arbitrator shall be binding and non-appealable.

4. Exclusion of Other Remedies

IN NO EVENT WILL LP BE LIABLE FOR ANY INCIDENTAL, SPECIAL, MULTIPLE, PUNITIVE, INDIRECT OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY DEFECT IN THE PRODUCT(S) SUPPLIED, INCLUDING, BUT NOT LIMITED TO, DAMAGE TO PROPERTY OR LOST PROFITS.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

5. Exclusion of All Other Warranties, Express or Implied

A. THIS LIMITED EXPRESS WARRANTY IS THE ONLY WARRANTY APPLICABLE TO THIS PRODUCT(S) AND EXCLUDES ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR ANY WARRANTIES OTHERWISE ARISING FROM THE COURSE OF DEALING OR USAGE OF TRADE OR ADVERTISING, EXCEPT WHERE SUCH WARRANTIES ARISE UNDER APPLICABLE CONSUMER PRODUCT WARRANTY LAWS, AND CANNOT BE LAWFULLY DISCLAIMED, IN WHICH EVENT SUCH WARRANTIES ARE LIMITED TO THE MAXIMUM EXTENT PERMITTED BY SUCH LAWS.

Some states do not allow limitations on how long an implied warranty lasts, so the above limitations may not apply to you.

B. NO OTHER EXPRESS WARRANTY HAS BEEN MADE OR WILL BE MADE ON BEHALF OF LP WITH RESPECT TO THESE PRODUCT(S).

6. Certain Damages Excluded from Warranty Coverage

This Limited Express Warranty does not cover or provide a remedy for damage that results from:

- a) misuse or improper storage, handling, application, finishing or maintenance; alterations to the structure after the original application of the Product(s); acts of God, such as hurricane, tornado, hail, earthquake, flood or other similar cause beyond the control of LP; design, application or construction of the wall system on which the Product(s) is applied; transport, storage or handling of the Product(s) prior to application;
- b) product(s) that is not applied, finished and maintained in strict accordance with LP's instructions in effect at the time of original application;
- c) swelling and/or edge checking. Such swelling and/or

checking normally occurs in all wood products as they expand and contract in response to changes in climactic conditions;

- d) termite damage which does not affect the structural integrity of the Product(s); or
- e) design, application or construction of the structure on which the Product(s) are installed.

7. Responsibility of Purchaser or Owner

COMPLIANCE WITH EACH OF THE REQUIREMENTS SET OUT BELOW IN SECTIONS (a) AND (b) INCLUSIVE IS A CONDITION TO LP'S OBLIGATIONS UNDER THIS WARRANTY AND THE FAILURE TO COMPLY WITH ANY ONE OR MORE OF THE ITEMS SHALL VOID ANY RIGHTS OWNER AND PURCHASER MAY HAVE AGAINST LP:

- a) Homeowners are required to register their home for warranty coverage within 60 days of installation. Warranty Registration is easy and can be accomplished in any one of three ways: 1) Mail-in Registration Cards in the units; 2) Link to LP public web site home page; 3) Phone call to customer service at 800-450-6106 requesting Registration Cards. Second homeowner will be required to provide evidence of chain of ownership of home, ie; Deed Transfer.
- b) Any Purchaser or Owner seeking remedies under this warranty must notify LP, at the number listed below, within 30 days after discovering a possible nonconformity of the Product(s), and before beginning any permanent repair. This notice should include the date on which the Product(s) application was completed. It is the Owner's responsibility to establish the date of installation.
- c) LP must be given a 60-day opportunity to inspect the siding. Upon reasonable notice, the Purchaser or Owner must allow LP's agents to enter the property and structure on which the Product(s) is applied to inspect such Product(s).

8. Governing Law

All questions concerning the meaning or applicability of this limited warranty are to be decided under the laws of the State of Tennessee without reference to its choice-of-law rules.

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

For further information, please call Customer Support at 800.450.6106, or write to: LP Corporation, 414 Union Street Suite 2000, Nashville, TN 37219

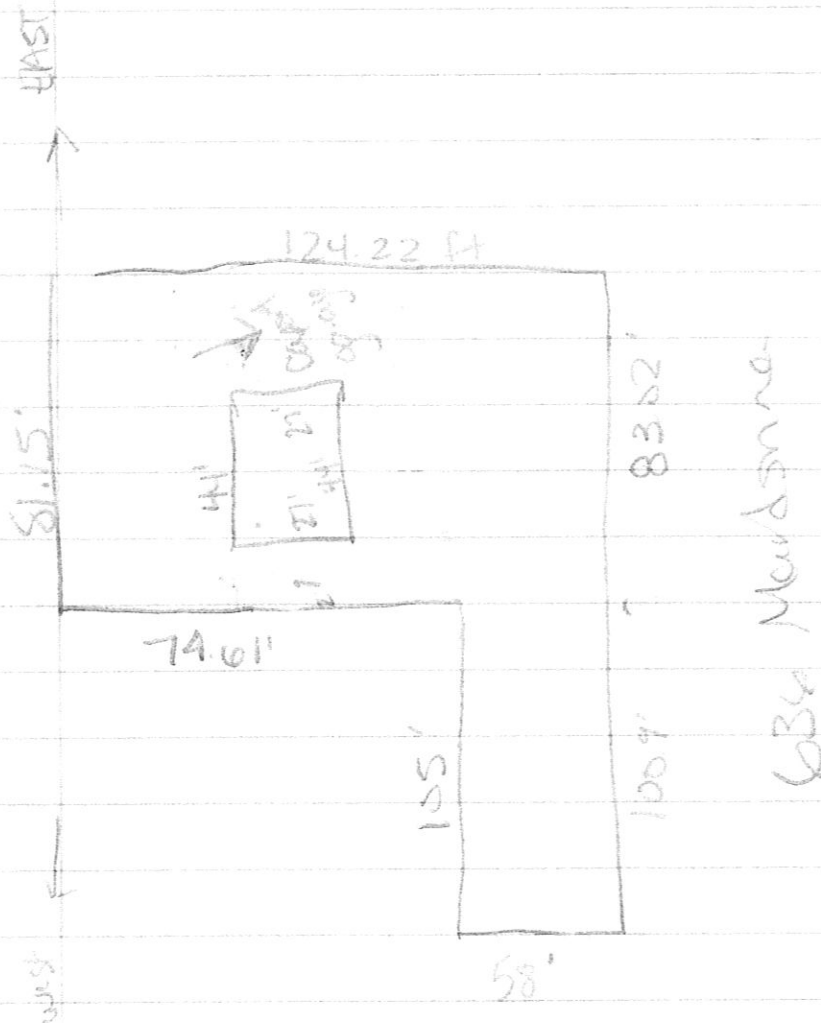


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Note: Louisiana-Pacific Corporation periodically updates and revises its product information. To verify that this version is current, call 800-450-6106.

LPZB0026 8/08 25M

Greg + Della Mock . 5-19-15



634 Meadows

Meadows

FOR YOUR INFORMATION

LAND USE ACTIVITY WORKSHEETS

2015-30 – 726 SLAZENGER CT

2015-34 - 1025 FOREST HEIGHTS

2015-35 – 1015 FOREST HEIGHTS

2015-36 – 271 HEAVENLY CT

2015-37 – 382 PLAT M RD

2015-38 – 530 TANGLEWOOD

2015-39 – 1482 E CENTRAL




Community Development
126 E Central Avenue
Sutherlin, OR 97479
(541) 459-2856


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-30	APPLICANT LATHEN & PEGGY DRAKE 723 NW TANGLEWOOD SUTHERLIN OR 97479 541-459-9192	OWNER LATHEN & PEGGY DRAKE 723 NW TANGLEWOOD SUTHERLIN OR 97479 541-459-9192
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SITE INFORMATION

SITE ADDRESS 726 SLAZENGER COURT	TAX ACCOUNT NUMBER R62099	M-TL 25-05-18CA-01000	SIZE (ACRES) 0.22
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD W/ ATTACHED GARAGE		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON QUAIL RUN, PROPERTY ON LEFT.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: <u>6/9/15</u>	

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 15FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 145 OF THE KNOLLS ESTATES PUD. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE MAY 5, 2015	EXPIRATION DATE MAY 5, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	




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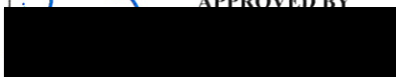
CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-34	APPLICANT CRAIG AVERY 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918	OWNER OLD MAC LLC 2614 NW LOMA VISTA DR ROSEBURG OR 97471
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SITE INFORMATION

SITE ADDRESS 1025 FOREST HEIGHTS	TAX ACCOUNT NUMBER R133627	M-TL 25-05-21BD-01400	SIZE (ACRES) 0.19
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 18 OF FOREST HEIGHTS SUBDIVISION			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON WAITE, RIGHT ON FOREST HEIGHTS.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: <u>5/19/15</u>	

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 20FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 18 OF FOREST HEIGHTS SUBDIVISION. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE MAY 15, 2015	EXPIRATION DATE MAY 15, 2016		
<input checked="" type="checkbox"/> PUBLIC UTILITIES	<input type="checkbox"/> CITY WATER YES	<input type="checkbox"/> CITY SEWER YES	<input type="checkbox"/> ACCESS PERMIT NO	



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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-35	APPLICANT CRAIG AVERY 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918	OWNER OLD MAC LLC 2614 NW LOMA VISTA DR ROSEBURG OR 97471
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SITE INFORMATION

SITE ADDRESS 1015 FOREST HEIGHTS	TAX ACCOUNT NUMBER R133626	M-TL 25-05-21BD-01300	SIZE (ACRES) 0.19
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 17 OF FOREST HEIGHTS SUBDIVISION			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON WAITE, RIGHT ON FOREST HEIGHTS.			
As, for, or on behalf of, all property owners: Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 20FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 17 OF FOREST HEIGHTS SUBDIVISION. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE MAY 15, 2015	EXPIRATION DATE MAY 15, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	



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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-36	APPLICANT NANCY JO VOGEL 1000 E CENTRAL SP 21 SUTHERLIN OR 97479 541-530-2447	OWNER NANCY JO VOGEL 1000 E CENTRAL SP 21 SUTHERLIN OR 97479 541-530-2447
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SITE INFORMATION

SITE ADDRESS 271 HEAVENLY CT	TAX ACCOUNT NUMBER R58543	M-TL 25-05-20AA-08100	SIZE (ACRES) 0.34
IMPROVEMENT CONSTRUCT ADDITION ON EXISTING MH (LAUNDRY ROOM)			
EXISTING STRUCTURES (NUMBER AND TYPE) MH, DETACHED CARPORT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON S STATE, EAST ON HEAVELY CT, END OF CULDESAC			
As, for, or on behalf of, all property owners: Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

PLANNING DEPARTMENT INFORMATION

ZONING R2		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 10FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO CONSTRUCT ADDITION TO EXISTING MH (LAUNDRY ROOM). MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE MAY 15, 2015	EXPIRATION DATE MAY 15, 2016		
 PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	

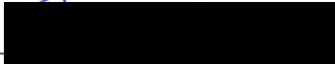


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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-37	APPLICANT BRYAN WARREN PO BOX 1187 SUTHERLIN OR 97479 541-430-3366	OWNER BRYAN WARREN PO BOX 1187 SUTHERLIN OR 97479 541-430-3366
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SITE INFORMATION

SITE ADDRESS 382 PLAT M ROAD	TAX ACCOUNT NUMBER R45971	M-TL 25-05-19BC-01400	SIZE (ACRES) 1.55
IMPROVEMENT CONSTRUCT REPLACEMENT DWELLING WITH ATTACHED GARAGE			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD (BEEN REMOVED)		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE WEST ON HWY 138, LEFT ON FORT MCKAY ROAD, LEFT ON PLAT M ROAD, TO THE CORNER OF WEST DUKE & PLAT M ROAD.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: 5/22/15	

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 15FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED 1 ½ SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO CONSTRUCT REPLACEMENT DWELLING WITH ATTACHED GARAGE MUST MEET ZONE/SETBACK REQS. DRIVEWAY TO BE PAVED PER SECTION 3.2 OF THE DEVELOPMENT CODE.				
APPROVED BY 	DATE MAY 22, 2015	EXPIRATION DATE MAY 22, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER NO/SEPTIC	ACCESS PERMIT NO	

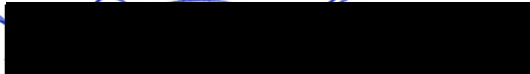


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126 E Central Avenue
Sutherlin, OR 97479
(541) 459-2856


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-38	APPLICANT LUNDRY CONSTRUCTION CO. PO BOX 947 DILLARD OR 97432 541-784-9285	OWNER FAYE-ORITE ENTERPRISE865 BANKS CREEK RD SUTHERLIN OR 97479
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SITE INFORMATION

SITE ADDRESS 530 TANGLEWOOD	TAX ACCOUNT NUMBER R135422	M-TL 25-05-17CA-05000	SIZE (ACRES) 0.29
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 1 OF GLORIA'S VIEW ESTATES PHASE I			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE CENTRAL TO N STATE, RIGHT ON SIXTH, LEFT ONTO TERRACE ONTO TANGLEWOOD, PROPERTY ON RIGHT.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: _____	

PLANNING DEPARTMENT INFORMATION

ZONING RH		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 20FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED 1 ½ SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 1 OF GLORIA'S VIEW ESTATES PHASE I. MUST MEET CONDITIONS OF GEOTECH REPORT AND ZONE/SETBACK REQS.				
	DATE MAY 29, 2015	EXPIRATION DATE MAY 29, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	




Community Development
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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-39	APPLICANT RICHARD BJERKVIG PO BOX 1231 SUTHERLIN OR 97479 541-459-2680	OWNER RICHARD BJERKVIG PO BOX 1231 SUTHERLIN OR 97479 541-459-2680
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SITE INFORMATION

SITE ADDRESS 1482 E. CENTRAL	TAX ACCOUNT NUMBER R42819	M-TL 25-05-16DB-00300	SIZE (ACRES) 0.29
IMPROVEMENT CONSTRUCT STORAGE SHED			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD, SHED		DISTANCE OF BUILDING SITE FROM SURFACE WATER < 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO PROPERTY ON SOUTH SIDE OF CENTRAL			
As, for, or on behalf of, all property owners: Applicant Signature:  Date: 6-1-15			

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT	EXT. SIDE 20FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 20FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL: CONSTRUCT STORAGE SHED. MUST MEET ZONE/SETBACK REQS.		REFER TO: Douglas County		
		DATE JUNE 1, 2015	EXPIRATION DATE JUNE 1, 2016	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	



Community Development
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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-40	APPLICANT ES&A SIGN AND AWNING 89975 PRAIRIE RD EUGENE OR 97402 541-485-5546	OWNER BANNER BANK 731 W CENTRAL AVE SUTHERLIN OR 97479
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SITE INFORMATION

SITE ADDRESS 731 W CENTRAL	TAX ACCOUNT NUMBER R121207	M-TL 25-05-17CC-00503	SIZE (ACRES) 0.81
IMPROVEMENT REPLACE TWO EXISTING CHANNEL LETTER SIGNS ON EXISTING COMMERCIAL BUILDING (BANK BUILDING)			
EXISTING STRUCTURES (NUMBER AND TYPE) COMMERCIAL BUILDING		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 731 W CENTRAL.			
As, for, or on behalf of, all property owners:			
Applicant Signature: <u>SEE ATTACHED</u>		Date: _____	

PLANNING DEPARTMENT INFORMATION

ZONING C3		OVERLAYS None		
SETBACKS				
FRONT GARAGE 0 FT	FRONT PROPERTY LINE 0 FT	REAR 0 FT	SIDE 0 FT	EXT. SIDE 0 FT
SIGN CODE SEE CONDITIONS	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 20 FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL: REFER TO: Douglas County REPLACEMENT OF TWO EXISTING CHANNEL LETTER SIGNS FOR EXISTING COMMERCIAL BUILDING (BANK BUILDING). PER DEVELOPMENT CODE - WALL SIGNS – AGGREGATE AREA OF ALL SIGNS SHALL NOT EXCEED 1 ½ SQ FT FOR EACH LINEAR FOOT OF BUSINESS FRONTAGE, SECONDARY FAÇADE IS 2 SQ FT FOR LINEAR FOOT OF BUSINESS FRONTAGE.				
APPROVED BY 	DATE JUNE 9, 2015	EXPIRATION DATE JUNE 9, 2016		
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	