



**City of Sutherlin
Planning Commission Meeting
Tuesday, July 21, 2015
7:00 p.m. – Sutherlin Civic Auditorium**

Agenda

- **Pledge of Allegiance**
- **Welcome and Introductions**
- **Introduction of Media**
- **Introduction of new City Planner**
- **Approval of Minutes:
June 16, 2015**
- **Monthly Activity reports**
- **Public Comment**
- **Commission Comments**
- **Adjournment**

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, JUNE 16, 2015**

COMMISSION MEMBERS PRESENT: Mike Flick, John Lusby, Adam Sarnoski and Michelle Sumner

COMMISSION MEMBERS EXCUSED: Floyd Van Sickle

COMMISSION MEMBERS ABSENT: Patricia Klassen

CITY STAFF: Vicki Luther, Community Development Director, Kristi Gilbert, Community Development Specialist and Carole Connell, City Planner

AUDIENCE: Greg and Della Mock, Alice Noyes and Orville Nelson

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 Sumner to approve the minutes of the May 19, 2015 Planning Commission meeting; second made by Commissioner Sarnoski.

In favor: Commissioners Flick, Sarnoski, Sumner and Chair Lusby

Opposed: None

Motion carried unanimously.

PUBLIC HEARINGS

MOCK – 2015-06-VAR

Chair Lusby opened the hearing 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. Hearing none, Chair Lusby called for the Staff Report.

Carole Connell, City Planner, identified the materials in the packet, including the Staff Report. She then gave the Staff Report.

APPLICANT'S TESTIMONY

Greg Mock, stated that they placed the proposed manufactured home as a hardship for his mother-in-law on property located outside of City Limits. His mother-in-law will be getting married and moving to the Coast; therefore, the hardship will no longer be valid and the manufactured home will need to be removed off the existing lot (located outside of the City). It is their desire to relocate the manufactured home to the subject parcel, located within the City Limits. They would be replacing the dilapidated house at 636 Madonna.

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 7:15 p.m.

Commissioner Flick stated that the proposed manufactured home was a big improvement to the dilapidated house. Commissioners Sumner and Sarnoski concurred.

A motion made by Commissioner Sumner to approve the Variance request; subject to the recommended conditions of approval; seconded by Commissioner Flick.

In favor: Commissioners Flick, Sarnoski, Sumner and Chair Lusby

Opposed: None

Motion carried unanimously.

STAFF REPORTS

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

PUBLIC COMMENT – None.

COMMISSION COMMENTS – Chair Lusby inquired about the outside storage at the old Gerretsen's Building at the corner of Central and Comstock. It's becoming an eye sore. Director Luther indicated that she would follow up on the matter.

Commissioner Sumner inquired about the status of the TE Grant for Central. Luther indicated that the matter was on hold until further notice from ODOT.

Luther informed the Commission, that tonight was Carole's last Planning Commission Meeting. Due to the increase in land use activity, the City will be contracting with Douglas County Planning Department, to allow us to have a planner in the office a couple days a week and at the meetings regularly. The Commission thanked Carole and shared their appreciation of all her hard work and knowledge that she has provided for them. **THANK YOU CAROLE!!**

ADJOURNMENT

With no further business the meeting was adjourned at 7:23 pm.

Respectfully submitted,

Kristi Gilbert

APPROVED BY COMMISSION ON THE _____ DAY OF _____, 2015

John Lusby, Commission Chair



City of Sutherlin

Date: June 16, 2015
To: Sutherlin Planning Commission
From: CDD, Vicki Luther
Re: Monthly Activity Report

This report is provided in an effort to keep you apprised of recent land use and other relevant activities.

TRANSPORTATION

Red Rock Trail, Phase 2 (Waite Street to Nicholas Court) – Bid awarded and notice to proceed submitted to JRT Construction. Some preparation work to begin this month. The old foot bridge at Willamette will be relocated to serve as temporary access to Red Rock park area end of July while they begin piling work for the replacement bridge. The two new bridges will be placed end of August. Excavation and paving of trail scheduled for September with seeding, signs, bollards, etc. to follow in October. The construction contract calls for project to be completed by end of October.

Pavement Management Program (Overlay and Slurry Seal projects) –

Slurry Seals: Bid scheduled to be awarded June 22nd by City Council - VSS Slurry Seal Co. for \$36,575.00

Overlays: Bid scheduled to be awarded June 22nd by City Council - Knife River in the amount of \$164,867.00

Overlays – Branton and Umatilla

Slurry seals: Jade, E. Fourth/Agate, Opal, Westlake, Golfview, Sherwood, Montclair, and Crown Point.

UTILITIES

Wastewater Treatment Plant Improvements – Pre-design contract awarded to Dyer Partnership and scheduled for completion by the end of this year.

LAND USE ACTIVITY

Building Worksheets approved –

- | | | |
|-----------------------|------------------------|---------------------|
| • 1025 Forest Heights | Single Family Dwelling | Avery |
| • 1015 Forest Heights | Single Family Dwelling | Avery |
| • 271 Heavenly Court | Home addition | Vogel |
| • 382 Plat M | Replacement dwelling | Warren |
| • 530 Tanglewood | Single Family Dwelling | Lundry Construction |
| • 1482 E. Central | SFD - Shed | Bjerkvig |
| • 731 W. Central | Signs | Banner Bank |

Right of Way permits issued –

- 271 Heavenly Court – Avista
- 221 E. Sixth Avenue – Tree removal

- **636 E. Central Avenue** – Century Link

Commercial changes

1. Palm Family Eye Care - New construction - Dakota Street NW corner of intersection at Clover Leaf - ***construction wrapping up***
2. Dollar General – ***construction wrapping up***
3. Goodwill – relocated from 1016 W. Central to 145 Myrtle.
4. Kim's Court – Removing 15 old mobile homes and replacing with new Park Models, These homes are to be 14' wide and either 28' or 32' long. Each unit to have a minimum ten-foot wide landscaped side yard, a front sidewalk with one parallel parking space. Will be placing the first units beginning next week with more to come in 2016 (total of 15). New sidewalks will be installed along N. State Street between First and Second Avenue. – after all units have been placed.
5. Kokua Towing - 1600 S. Comstock – compliance approval met; application received final approval.

Active Land Use Application status

SUB 13-01: Brooks Village (Avery) subdivision: 151 Pear Lane ***(on hold)***

SUB 13-02: Fairway Ridge (Galpin) subdivision: Scardi Blvd. Plan is to begin infrastructure this spring/summer. ***(some clearing has occurred; considering wastewater options)***

VAR 14-01: 716 Sandpiper Court – (Wilson) variance to setbacks. ***(on hold)***

VAR 15-06: 636 Mardonna – (Mock) Requesting variance to standards that do not allow placement of a manufactured home previously lived in. The home they wish to relocate was previously lived in for 6 months. ***Public Hearing scheduled for 6/16/2015***

BLA 15-07: 855 Magnolia – (Shorey) Requesting boundary line adjustment to accommodate city set back requirements. ***(in progress)***

FOR YOUR INFORMATION

LAND USE ACTIVITY WORKSHEETS

2015-41 – 899 VALLEY VISTA

2015-42 – 636 MARDONNA - DEMO

2015-43 – 427 S STATE ST

2015-44 – 1375 SOUTH SIDE RD

2015-45 – 201 DAKOTA ST - SIGNS

2015-46 – 1000 E CENTRAL AVE SP#13

2015-47 – 1000 E CENTRAL AVE SP#34

2015-48 – 1000 E CENTRAL AVE SP#52




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


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-41	APPLICANT PREMIER HOMES PO BOX 643 WINCHESTER OR 97495 541-430-7218	OWNER DYANNE IRVINE PO BOX 643 WINCHESTER OR 97495 541-430-7218
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SITE INFORMATION

SITE ADDRESS 899 FOREST HEIGHTS	TAX ACCOUNT NUMBER R132006	M-TL 25-05-21BA-04300	SIZE (ACRES) 0.34
IMPROVEMENT CONSTRUCT SINGLE STORY SFD (WITH ATTACHED GARAGE) ON LOT 22 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, TURN RIGHT ON WAITE STREET, RIGHT ON FOREST HEIGHTS TO SUBJECT PROPERTY			
As, for, or on behalf of, all property owners: Applicant Signature  Date: 6/23/15			

PLANNING DEPARTMENT INFORMATION

ZONING RH		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 10FT	EXT. SIDE 20FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED 2 - 9 X 18 SPACE		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO CONSTRUCT SINGLE STORY SFD W/ ATTACHED GARAGE ON LOT 22 OF FOREST HEIGHTS SUBDIVISION. MUST MEET ZONE/SETBACK REQUIREMENTS <u>AND</u> CONDITIONS OF THE ATTACHED GEOTECHNICAL REPORT.				
APPROVED BY 		DATE JUNE 18, 2015		EXPIRATION DATE JUNE 18, 2016
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	




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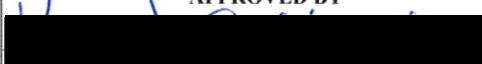
CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-42	APPLICANT GREG MOCK 951 VALLEY VIEW ROAD SUTHERLIN OR 97479 541-459-9203	OWNER GREG & DELLAMOCK 951 VALLEY VIEW RD SUTHERLIN OR 97479 541-459-9203
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SITE INFORMATION

SITE ADDRESS 636 MARDONNA	TAX ACCOUNT NUMBER R41459	M-TL 25-05-16BC-00901	SIZE (ACRES) 0.35
IMPROVEMENT DEMOLISH EXISTING SFD (TO BE REPLACED WITH MH PER P/D FILE 2015-06-VAR)			
EXISTING STRUCTURES (NUMBER AND TYPE) 1950 SFD		DISTANCE OF BUILDING SITE FROM SURFACE WATER > 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, LEFT ON MARDONNA, TO SUBJECT PROPERTY ON THE RIGHT AT 636 MARDONNA.			
As, for, or on behalf of, all property owners: Applicant Signature  Date: <u>6-18-15</u>			

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE N/A	FRONT PROPERTY LINE N/A	REAR N/A	SIDE N/A	EXT. SIDE N/A
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT N/A	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL: DEMOLISH EXISTING 1950 SFD TO BE REPLACED WITH MANUFACTURED HOME PER P/D FILE 2015-06-VAR.		REFER TO: Douglas County		
APPROVED BY 		DATE JUNE 18, 2015	EXPIRATION DATE JUNE 18, 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 2015-43	APPLICANT MICHAEL BROWN 922 OLD TOWN LOOP OAKLAND OR 97462 541-968-5639	OWNER 457 STATE LLC 2245 NW STEWART PKWY ROSEBURG OR 97471
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SITE INFORMATION

SITE ADDRESS 427 S STATE ST	TAX ACCOUNT NUMBER R141396	M-TL 25-05-20AB-03902	SIZE (ACRES) 0.20
IMPROVEMENT CONSTRUCT SINGLE STORY SFD (1263 SQ FT) W/ ATTACHED GARAGE ON PARCEL 1 OF PP 2012-0020			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER < 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, TURN RIGHT ON S STATE TO PROPERTY ON THE RIGHT			
As, for, or on behalf of, all property owners: Applicant Signature:  Date: 6-22-15			

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 2 - 9 X 18 SPACE		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO CONSTRUCT SINGLE STORY SFD W/ ATTACHED GARAGE ON PARCEL 1 OF PP 2012-0020. MUST MEET ZONE/SETBACK REQUIREMENTS. MUST OBTAIN ACCESS PERMIT AND PAVED DRIVEWAY PRIOR TO FINAL OCCUPANCY.				
APPROVED BY 	DATE JUNE 22, 2015	EXPIRATION DATE JUNE 22, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT YES	



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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
MANUFACTURED DWELLING

WORKSHEET NUMBER 2015-44	APPLICANT DON BARROWS CONSTRUCTION 9666 GREEN VALLEY RD OAKLAND OR 97462 541-643-3207	OWNER RONETTE BAKER PO BOX 1762 SUTHERLIN OR 97479 541-670-0149
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SITE INFORMATION

SITE ADDRESS 1375 SOUTH SIDE RD	TAX ACCOUNT NUMBER R40667	M-TL 25-05-16D-01800	SIZE (ACRES) 3.89
IMPROVEMENT REPLACE EXISTING DWELLING WITH NEW MH (27' X 68') WITH ATTACHED GARAGE			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD (BEEN REMOVED) & BARN (BEEN REMOVED)		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON WAITE, LEFT ON SOUTH SIDE TO PROPERTY ON THE LEFT.			
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 15FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED 2 - 9 X 18 SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO REPLACE EXISTING DWELLING WITH NEW MANUFACTURED DWELLING (27' X 68') WITH ATTACHED GARAGE (24' X 24'). MUST MEET ZONE/SETBACK REQS. DRIVEWAY TO BE PAVED PER SECTION 3.2 OF THE DEVELOPMENT CODE.				
APPROVED BY 	DATE JUNE 24, 2015	EXPIRATION DATE JUNE 24, 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 2015-45	APPLICANT ES&A SIGN AND AWNING 89975 PRAIRIE RD EUGENE OR 97402 541-485-5546	OWNER PALM FAMILY EYECARE 201 DAKOTA STREET SUTHERLIN OR 97479
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SITE INFORMATION

SITE ADDRESS 201 DAKOTA STREET	TAX ACCOUNT NUMBER R135726	M-TL 25-05-19B-03301	SIZE (ACRES) 0.39
IMPROVEMENT INSTALL TWO WALL SIGNS (REMOVED FROM PREVIOUS LOCATION)			
EXISTING STRUCTURES (NUMBER AND TYPE) COMMERCIAL BUILDING (AUTHORIZED PER WS2014-20)		DISTANCE OF BUILDING SITE FROM SURFACE WATER < 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE WEST ON CENTRAL, RIGHT ON DAKOTA TO PROPERTY AT THE CORNER OF DAKOTA & CLOVER LEAF.			
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 35 FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PRINCIPAL FAÇADE - AGGREGATE AREA OF ALL SIGNS SHALL NOT EXCEED 1 ½ SQ FT FOR EACH LINEAR FOOT OF BUSINESS FRONTAGE, EXCEPT IF THE BLDG IS SET BACK MORE THAN 20 FT FROM THE R/W IN WHICH CASE SHALL NOT EXCEED 2 SQ FT FOR EACH LINEAR FOOT OF BUSINESS FRONTAGE. SECONDARY FAÇADE IS SHALL BE LIMITED TO 2 SQ FT FOR LINEAR FOOT OF BUSINESS FRONTAGE. NO SIGN SHALL BE HIGHER THAN THE ALLOWABLE BLDG HEIGHT.				
APPROVED BY 		DATE JULY 1, 2015	EXPIRATION DATE JULY 1, 2016	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	




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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
MANUFACTURED

WORKSHEET NUMBER 2015-46	APPLICANT SILVER GLEN 1200 E CENTRAL AVE SUTHERLIN OR 97479 541-643-1241	OWNER ELSIE BELDT 1200 E CENTRAL AVE SUTHERLIN OR 97479 541-643-1241
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SITE INFORMATION

SITE ADDRESS 1000 E CENTRAL AVE SP#13	TAX ACCOUNT NUMBER R42731	M-TL 25-05-16CD-00300	SIZE (ACRES) 8.73
IMPROVEMENT PLACE MH IN SPACE 13 OF EXISTING MH PARK			
EXISTING STRUCTURES (NUMBER AND TYPE) MH PARK		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE APPROXIMATELY TWO MILES EAST ON CENTRAL FROM I-5 TO PROPERTY ON THE RIGHT.			
As, for, or on behalf of, all property owners: Applicant Signature:  Date: 7-13-15			

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 2 SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO PLACE MH IN SPACE 34 OF EXISTING MH PARK AT 1000 E CENTRAL AVE. MUST MEET ZONE/SETBACK REQS, INCLUDING SECTION 2.6.170 OF THE DEVELOPMENT CODE. MUST MEET THE UBC FOR MH PARKS.				
APPROVED BY 	DATE JULY 13, 2015	EXPIRATION DATE JULY 13, 2016		
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	




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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
MANUFACTURED

WORKSHEET NUMBER 2015-47	APPLICANT SILVER GLEN 1200 E CENTRAL AVE SUTHERLIN OR 97479 541-643-1241	OWNER ELSIE BELDT 827 BLACK DIAMOND WAY SUITE A LODI CA 95242 541-643-1241
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SITE INFORMATION

SITE ADDRESS 1000 E CENTRAL AVE SP#34	TAX ACCOUNT NUMBER R42731	M-TL 25-05-16CD-00300	SIZE (ACRES) 8.73
IMPROVEMENT PLACE MH IN SPACE 34 OF EXISTING MH PARK			
EXISTING STRUCTURES (NUMBER AND TYPE) MH PARK		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE APPROXIMATELY TWO MILES EAST ON CENTRAL FROM I-5 TO PROPERTY ON THE RIGHT.			
As, for, or on behalf of, all property owners: Applicant Signature:  Date: 7-13-15			

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 2 SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO PLACE MH IN SPACE 34 OF EXISTING MH PARK AT 1000 E CENTRAL AVE. MUST MEET ZONE/SETBACK REQS, INCLUDING SECTION 2.6.170 OF THE DEVELOPMENT CODE. MUST MEET THE UBC FOR MH PARKS.				
APPROVED BY 	DATE JULY 13, 2015	EXPIRATION DATE JULY 13, 2016		
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	



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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
MANUFACTURED

WORKSHEET NUMBER 2015-48	APPLICANT SILVER GLEN 1200 E CENTRAL AVE SUTHERLIN OR 97479 541-643-1241	OWNER ELSIE BELDT 1200 E CENTRAL AVE SUTHERLIN OR 97479 541-643-1241
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SITE INFORMATION

SITE ADDRESS 1000 E CENTRAL AVE SP#52	TAX ACCOUNT NUMBER R42731	M-TL 25-05-16CD-00300	SIZE (ACRES) 8.73
IMPROVEMENT PLACE MH IN SPACE 52 OF EXISTING MH PARK			
EXISTING STRUCTURES (NUMBER AND TYPE) MH PARK		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE APPROXIMATELY TWO MILES EAST ON CENTRAL FROM I-5 TO PROPERTY ON THE RIGHT.			
As, for, or on behalf of, all property owners: Applicant Signature: _____ Date: 7-13-15			

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 2 SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
AUTHORIZED TO PLACE MH IN SPACE 52 OF EXISTING MH PARK AT 1000 E CENTRAL AVE. MUST MEET ZONE/SETBACK REQS, INCLUDING SECTION 2.6.170 OF THE DEVELOPMENT CODE. MUST MEET THE UBC FOR MH PARKS.				
APPROVED BY 	DATE JULY 13, 2015	EXPIRATION DATE JULY 13, 2016		
PUBLIC UTILITES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	