

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 Noves 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 the 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 Mardonna.

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

.20 pm	
DAY OF	<u>,</u> 2015
John Lusby, Comn	niggion Chair



City of Sutherlin

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

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, Montclaire, 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

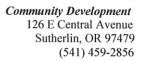
2015-44 - 1375 SOUTH SIDE RD

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





CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET CONSTRUCTION

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

	341-430-7210			341-430-7	218	
	SITE IN	FORMATI	ION			
SITE ADDRESS	TAX ACCOUNT	M-TL		SIZE (ACRES	S)	
899 FOREST HEIGHTS	NUMBER R132006	25 05 21D A	0.4200	0.34		
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FOREST HEIGHTS SUBDIV						
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DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, TURN RIGH PROPERTY		TREET, RIGH	T ON FOI	REST HEIGI	HTS TO S	SUBJECT
As, for, or on behalf of, all property owners:	//		,	,		
Applicant Signature:		Date:	/23/,	115		
PLANNIN	NG DEPAF	RTMENT	INFOR	RMATIO	N	
ZONING		OVERLA	YS			
RH			No	ne		
		ГВАСКЅ				
FRONT GARAGE	FRONT PROP		RE		SIDE	EXT. SIDE
20FT	15F		101		10FT	20FT
SIGN CODE	SPECIAL S	ETBACK]	PARKING SPA	CES REQU	IRED
N/A	N/A	\		2 - 9 X 18	SPACE	
BUILDING HEIGHT	FLOOD	PLAIN	FLO	OOR HEIGHT		
35FT	NO)		N/A		
CONDITIONS OF APPROVAL:			RI	EFER TO: Dou	ıglas Cou	inty
AUTHORIZED TO CONSTRUC	CT SINGLE ST	ORY SFD W/	ATTACI	HED GARA	GE ON	LOT 22 OF
FOREST HEIGHTS SUBDIVISI						
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Jobbie Official	YE			YES		NO



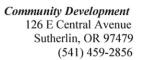


CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET CONSTRUCTION

WORKSHEET NUMBER	APPLICANT			OWNER		
	GREG MOC	K		GREG &	DELLA	MOCK
	951 VALLEY	VIEW ROA	AD.	951 VALI		
2015-42	SUTHERLIN		II)	SUTHER		
2016 12						3/4/3
	541-459-9203			541-459-9	203	
	SITE IN	FORMATI	ION			
SITE ADDRESS	TAX ACCOUNT NUMBER	M-TL		SIZE (ACRES	5)	
636 MARDONNA	R41459	25-05-16BC	C-00901	0.35		
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MARDONNA. As, for, or on behalf of, all property owner	e•					
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Applicant Signature	U	Date: 0	-10-/			
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SIGN CODE	SPECIALS	EIBACK		PARKING SPAC	LES REQU	IKED
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N/A	No		FL	N/A	ABOVE GR	ADE
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PUBLIC UTILITES	CITY W	ATER	CITY	SEWER	ACCE	SS PERMIT

NO

NO

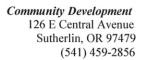




CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET CONSTRUCTION

WORKSHEET NUMBER	APPLICANT		OWNER
2015-43	MICHAEL BR 922 OLD TOW OAKLAND OF 541-968-5639	N LOOP	457 STATE LLC 2245 NW STEWART PKWY ROSEBURG OR 97471
	SITE IN	ORMATIO	N
SITE ADDRESS	TAX ACCOUNT	M-TL	SIZE (ACRES)

SITE ADDRESS	TAX ACCOUNT	M-TL	SIZE (ACRI	ES)	
427 S STATE ST	NUMBER		0.20	23)	
	R141396	25-05-20AB-03902	0.20		
IMPROVEMENT					
CONSTRUCT SINGLE STOR	RY SFD (1263 SQ	FT) W/ ATTACHEI) GARAG	E ON PA	RCEL 1 OF
PP 2012-0020					
EXISTING STRUCTURES (NUMBER AND	TYPE)	DISTANCE OF BUILDIN		SURFACE V	WATER
VACANT		< 50 FEET	•		
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As, for, or on behalf of, all property owners:	0				
Applicant Signature:	-	Date: 6-22-15			
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					20FT
			PARKING		20FT QUIRED
SIGN CODE	SPECIAL SETB	BACK	PARKING	SPACES REG	20FT QUIRED
SIGN CODE N/A	SPECIAL SETB	BACK LAIN FI	PARKING 2 - 9 X 1	SPACES REGISTRATES SPACES REGISTRATES REGI	20FT QUIRED
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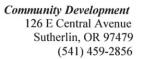


CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET MANUFACTURED DWELLING

WORKSHEET NUMBER	APPLICANT	277.0	OWN		
2015 44	DON BARRO			ETTE BAK	ER
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		VALLEY RD	1	HERLIN OF	(9/4/9
	OAKLAND (541-6	70-0149	
	541-643-3207				
	SITE INF	ORMATION			
SITE ADDRESS	TAX ACCOUNT	M-TL	SIZE (A	ACRES)	
1375 SOUTH SIDE RD	NUMBER R40667	25-05-16D-0180	3.89		
IMPROVEMENT	R40007	23-03-10D-0100	0		
REPLACE EXISTING DWELLIN	NG WITH NEW MH	(27' X 68') WITH	ATTACHED	GARAGE	
EXISTING STRUCTURES (NUMBER AND		DISTANCE OF B	UILDING SITE F	ROM SURFACE	WATER
SFD (BEEN REMOVED) & BAR	N (BEEN REMOVEI	O) >50 FEET			
DIRECTIONS FROM CENTRAL AVENUE					
EAST ON CENTRAL, RIGHT	ON WAITE, LEFT	ON SOUTH SID	E TO PROP	ERTY ON T	HE LEFT.
As, for, or on behalf of, all property owners:	***************************************				
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	7770 111-0				
Applicant Signature:	TTACHED		Date:		
PLAN	NING DEPAR	RTMENT IN	FORMAT		
			FORMAT		
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YES

YES



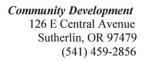


CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET **CONSTRUCTION**

WORKSHEET NUMBER	APPLICANT		OWNER	***************************************	
	ES&A SIGN ANI	AWNING	PALM F	FAMILY E	YECARE
2015-45	89975 PRAIRIE I	RD	201 DAK	KOTA STR	REET
2013-43	EUGENE OR 974	102	SUTHE	RLIN OR	97479
	541-485-5546				
	SITE INFO	RMATION			
SITE ADDRESS	TAX ACCOUNT	M-TL	SIZE (ACR	RES)	
201 DAKOTA STREET	NUMBER		0.39		
INTO OVERA ENTE	R135726	25-05-19B-033	301		
IMPROVEMENT INSTALL TWO WALL SIGNS (REMOVED FRO	M PREVIOU	S LOCATION)		
EXISTING STRUCTURES (NUMBER AND TYPE	PE)	DISTANCE OF	BUILDING SITE FROM	M SURFACE	WATER
COMMERCIAL BUILDING (AUTHO	ORIZED PER	< 50 FEET			
WS2014-20)					
DIRECTIONS FROM CENTRAL AVENUE	WOTH TO PROPER				
WEST ON CENTRAL, RIGHT ON DA	KOTA TO PROPER	TTY AT THE CO	ORNER OF DAKO	TA & CLO	VER LEAF.
As, for, or on behalf of, all property owners:					
Applicant Signature:	TACHEO		Data		
Applicant signature:	MACHEN		Date:		
PLANNI	NG DEPART	MENT IN	FORMATION	NI .	
				4	
1			FORMATIO	•	
ZONING					
ZONING C3		OVERLA	YS		
ZONING C3		OVERLA			
	SETB		YS		
C3 FRONT GARAGE	FRONT PROPE	OVERLA ACKS RTY LINE	None REAR	SIDE	EXT. SIDE
FRONT GARAGE 0 FT	FRONT PROPE 0 FT	OVERLA ACKS RTY LINE	None REAR 0 FT	SIDE 0 FT	0 FT
FRONT GARAGE 0 FT SIGN CODE	FRONT PROPE 0 FT SPECIAL SETB	OVERLA ACKS RTY LINE	None REAR 0 FT PARKING	SIDE 0 FT SPACES REQ	0 FT
FRONT GARAGE 0 FT	FRONT PROPE 0 FT	OVERLA ACKS RTY LINE	None REAR 0 FT	SIDE 0 FT SPACES REQ	0 FT
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS	FRONT PROPE 0 FT SPECIAL SETBA N/A	OVERLA ACKS ACK	None REAR 0 FT PARKING	SIDE 0 FT SPACES REQ A	0 FT uired
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT	FRONT PROPE 0 FT SPECIAL SETB N/A FLOOD PI	OVERLA ACKS ACK	None REAR 0 FT PARKING N/A	SIDE 0 FT SPACES REQ A	0 FT uired
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT	FRONT PROPE 0 FT SPECIAL SETBA N/A	OVERLA ACKS RTY LINE ACK AIN	None REAR 0 FT PARKING: N/A FLOOR HEIGH	SIDE 0 FT SPACES REQ A HT ABOVE G	0 FT uired
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL:	FRONT PROPE 0 FT SPECIAL SETB N/A FLOOD PI NO	OVERLA ACKS ACK ACK AIN	REAR 0 FT PARKING N/A FLOOR HEIGH NA REFER TO: Douglas	SIDE 0 FT SPACES REQ A HT ABOVE GIA	0 FT JUIRED
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI	FRONT PROPE 0 FT SPECIAL SETB. N/A FLOOD PI NO RINCIPLAL FAÇA	OVERLA ACKS ACK AIN R ADE - AGGREO	REAR 0 FT PARKING: N/A FLOOR HEIGH NA REFER TO: Douglas GATE AREA OF	SIDE 0 FT SPACES REQ A HT ABOVE GE A County ALL SIGN	0 FT DUIRED RADE
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA	FRONT PROPE 0 FT SPECIAL SETB. N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO'	OVERLA ACKS ATY LINE ACK AIN R DE - AGGREG F OF BUSINES	REAR 0 FT PARKING: N/A FLOOR HEIGH N/A REFER TO: Douglas GATE AREA OF	SIDE 0 FT SPACES REQ A HT ABOVE GI County ALL SIGN EXCEPT 1	0 FT DUIRED RADE NS SHALL IF THE
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN	FRONT PROPE 0 FT SPECIAL SETE N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO'N 20 FT FROM TH	OVERLA ACKS RTY LINE ACK AIN ADE - AGGREG F OF BUSINES E R/W IN WHI	REAR 0 FT PARKING: N/A FLOOR HEIGH N/A REFER TO: Douglas GATE AREA OF SS FRONTAGE, I	SIDE 0 FT SPACES REQ A HT ABOVE GO A County ALL SIGN EXCEPT I	O FT UIRED RADE NS SHALL IF THE XCEED 2 SQ
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN FT FOR EACH LINEAR FOOT OF	FRONT PROPE 0 FT SPECIAL SETB. N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO' 120 FT FROM TH F BUSINESS FRON	ACKS RTY LINE ACK AIN RDE - AGGREG F OF BUSINES E R/W IN WHI TAGE. SECON	REAR 0 FT PARKING N/A FLOOR HEIGH NA REFER TO: Douglas GATE AREA OF SS FRONTAGE, ICH CASE SHAL NDARY FAÇADI	SIDE 0 FT SPACES REQ A HT ABOVE GIA County ALL SIGN EXCEPT I LL NOT EX	O FT DUIRED RADE NS SHALL IF THE XCEED 2 SQ LL BE
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN FT FOR EACH LINEAR FOOT OF LIMITED TO 2 SQ FT FOR LINEAR	FRONT PROPE 0 FT SPECIAL SETB N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO' 1 20 FT FROM TH BUSINESS FRON AR FOOT OF BUSI	ACKS RTY LINE ACK AIN RDE - AGGREG F OF BUSINES E R/W IN WHI TAGE. SECON	REAR 0 FT PARKING N/A FLOOR HEIGH NA REFER TO: Douglas GATE AREA OF SS FRONTAGE, ICH CASE SHAL NDARY FAÇADI	SIDE 0 FT SPACES REQ A HT ABOVE GIA County ALL SIGN EXCEPT I LL NOT EX	O FT DUIRED RADE NS SHALL IF THE XCEED 2 SQ LL BE
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN FT FOR EACH LINEAR FOOT OF LIMITED TO 2 SQ FT FOR LINEAR THAN THE ALLOWABLE BLDG	FRONT PROPE 0 FT SPECIAL SETB N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO' 1 20 FT FROM TH BUSINESS FROM AR FOOT OF BUSI HEIGHT.	OVERLA ACKS RTY LINE ACK AIN PROPERTY LINE ACK AIN THE - AGGREGOT OF BUSINESS ER/W IN WHITE TAGE. SECONT	REAR 0 FT PARKING: N/A FLOOR HEIGH N/A REFER TO: Douglas GATE AREA OF SS FRONTAGE, I ICH CASE SHALL NDARY FAÇADI AGE. NO SIGN	SIDE 0 FT SPACES REQ A County ALL SIGN EXCEPT I L NOT EX E IS SHALL B	O FT DUIRED RADE NS SHALL IF THE XCEED 2 SQ LL BE BE HIGHER
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN FT FOR EACH LINEAR FOOT OF LIMITED TO 2 SQ FT FOR LINEAR	FRONT PROPE 0 FT SPECIAL SETB. N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO' N 20 FT FROM TH F BUSINESS FROM AR FOOT OF BUSI HEIGHT. DA	OVERLA ACKS RTY LINE ACK AIN DE - AGGREG F OF BUSINES E R/W IN WHI TAGE. SECON NESS FRONT	REAR 0 FT PARKING: N/A FLOOR HEIGH N/A REFER TO: Douglas GATE AREA OF SS FRONTAGE, I ICH CASE SHAL NDARY FAÇADI AGE. NO SIGN	SIDE 0 FT SPACES REQ A HT ABOVE GE A County ALL SIGN EXCEPT I L NOT EXE E IS SHAL SHALL B	O FT DUIRED RADE NS SHALL IF THE XCEED 2 SQ LL BE BE HIGHER E
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN FT FOR EACH LINEAR FOOT OF LIMITED TO 2 SQ FT FOR LINEAR THAN THE ALLOWABLE BLDG	FRONT PROPE 0 FT SPECIAL SETB N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO' 1 20 FT FROM TH BUSINESS FROM AR FOOT OF BUSI HEIGHT.	OVERLA ACKS RTY LINE ACK AIN DE - AGGREG F OF BUSINES E R/W IN WHI TAGE. SECON NESS FRONT	REAR 0 FT PARKING: N/A FLOOR HEIGH N/A REFER TO: Douglas GATE AREA OF SS FRONTAGE, I ICH CASE SHAL NDARY FAÇADI AGE. NO SIGN	SIDE 0 FT SPACES REQ A County ALL SIGN EXCEPT I L NOT EX E IS SHALL B	O FT DUIRED RADE NS SHALL IF THE XCEED 2 SQ LL BE BE HIGHER E
FRONT GARAGE 0 FT SIGN CODE SEE CONDITIONS BUILDING HEIGHT 35 FT CONDITIONS OF APPROVAL: INSTALL TWO WALL SIGNS – PI NOT EXCEED 1 ½ SQ FT FOR EA BLDG IS SET BACK MORE THAN FT FOR EACH LINEAR FOOT OF LIMITED TO 2 SQ FT FOR LINEAR THAN THE ALLOWABLE BLDG	FRONT PROPE 0 FT SPECIAL SETB. N/A FLOOD PI NO RINCIPLAL FAÇA CH LINEAR FOO' N 20 FT FROM TH F BUSINESS FROM AR FOOT OF BUSI HEIGHT. DA	OVERLA ACKS RTY LINE ACK AIN BE - AGGREG F OF BUSINES E R/W IN WHI TAGE. SECON INESS FRONT TE 1, 2015	REAR 0 FT PARKING: N/A FLOOR HEIGH N/A REFER TO: Douglas GATE AREA OF SS FRONTAGE, I ICH CASE SHAL NDARY FAÇADI AGE. NO SIGN	SIDE 0 FT SPACES REQ A HT ABOVE GIA COUNTY ALL SIGN EXCEPT I LL NOT EX E IS SHAL SHALL B RATION DAT	O FT DUIRED RADE NS SHALL IF THE XCEED 2 SQ LL BE BE HIGHER E

NO

NO



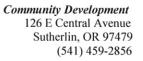


CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET MANUFACTURED

WORKSHEET NUMBER	APPLICANT	OWNER
	SILVER GLEN	ELSIE BELDT
2015-46	1200 E CENTRAL AVE	1200 E CENTRAL AVE
2015 10	SUTHERLIN OR 97479	SUTHERLIN OR 97479
	541-643-1241	541-643-1241

SITE INFORMATION

	SIIL III	ORMATION			
SITE ADDRESS 1000 E CENTRAL AVE SP#13	TAX ACCOUNT NUMBER R42731	M-TL	SIZE (ACR 8.73	ES)	
IMPROVEMENT	K42/31	25-05-16CD-003	500		
PLACE MH IN SPACE 13 OF EXIST	ING MH PARK				
EXISTING STRUCTURES (NUMBER AND TYPE MH PARK	E)	>50 FEET	BUILDING SITE FRO	M SURFACE	WATER
DIRECTIONS FROM CENTRAL AVENUE APPROXIMATELY TWO MILES	EAST ON CEN	TRAL FROM I-	5 TO PROPREF	RTY ON T	HE RIGHT.
As, for, or on behalf of, all property owners:)				
Applicant Signature:			Date:	- 13 - 1	5
PLANNIN	NG DEPAR	TMENT IN	FORMATIO	N	
ZONING		OVERLAY	YS		
R2			None		
	SET	BACKS			
FRONT GARAGE	FRONT PROF	PERTY LINE	REAR	SIDE	EXT. SIDE
20FT	151	FT	10FT	5FT	10FT
SIGN CODE	SPECIAL SE	TBACK		SPACES REQ	UIRED
N/A	N/A		2 S	PACES	
BUILDING HEIGHT	FLOOD	PLAIN	FLOOR HEIGH	IT ABOVE GR	ADE
35FT	N	0	NA	1	
CONDITIONS OF APPROVAL:	-	F	REFER TO: Dougla	s County	
AUTHORIZED TO PLACE MH IN	SPACE 34 OF E	XISTING MH P	ARK AT 1000 E	CENTRAI	L AVE.
MUST MEET ZONE/SETBACK RE MUST MEET THE UBC FOR MH F	QS, INCLUDIN				
MOST MEET THE OBC FOR MIN I	AINIS.				
APPROVED BY		DATE	EXP	IRATION DAT	ΓE
	JULY	13, 2015	JU	LY 13, 201	
PUBLIC UTILITES	CITY W		CITY SEWER	ACC	ESS PERMIT
	l No	U	NO		NO





CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET MANUFACTURED

WORKSHEET NUMBER

2015-47

APPROVED BY

PUBLIC UTILITES

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

EXPIRATION DATE

JULY 13, 2016

CITY SEWER

NO

ACCESS PERMIT

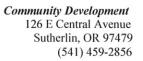
NO

SITE INFORMATION

SITE ADDRESS 1000 E CENTRAL AVE SP#34	TAX ACCOUNT NUMBER	M-TL	SIZE (A 8.73	CRES)	
	R42731	25-05-16CD-0	0300		
MPROVEMENT					
PLACE MH IN SPACE 34 OF EXIST	ING MH PARK				
EXISTING STRUCTURES (NUMBER AND TYP	PE)	DISTANCE OF	BUILDING SITE F	ROM SURFACE	WATER
MH PARK		>50 FEET			
DIRECTIONS FROM CENTRAL AVENUE		L			
APPROXIMATELY TWO MILES	EAST ON CEN	TRAL FROM	I-5 TO PROPR	ERTY ON T	THE RIGHT.
As, for, or on behalf of, all property owners:					
				7-13-1	(m
Applicant Signature:			Date:	, 5	3
DV A NINITY	NO DED LE			_	
PLANNI	NG DEPAF				
	O DEI III		TORMATI	ION	
					···
ZONING		OVERLA	AYS		
ZONING			AYS		
R2 FRONT GARAGE	SET	OVERLA FBACKS PERTY LINE	None REAR	SIDE	EXT. SIDE
R2 FRONT GARAGE 20FT	SE7	OVERLA FBACKS PERTY LINE FT	None REAR 10FT	SIDE 5FT	10FT
R2 FRONT GARAGE 20FT SIGN CODE	SET	OVERLA FBACKS PERTY LINE FT	None REAR 10FT	SIDE	10FT
R2 FRONT GARAGE 20FT	SE7	OVERLA FBACKS PERTY LINE FT	None REAR 10FT PARKI	SIDE 5FT	10FT
R2 FRONT GARAGE 20FT SIGN CODE	SET FRONT PRO 15. SPECIAL SI N/A	OVERLA FBACKS PERTY LINE FT	None REAR 10FT PARKI	SIDE 5FT NG SPACES REG	10FT QUIRED
FRONT GARAGE 20FT SIGN CODE N/A	SET FRONT PRO 15. SPECIAL SI N/A	TBACKS PERTY LINE FT ETBACK	None REAR 10FT PARKI	SIDE 5FT NG SPACES REG 2 SPACES	10FT QUIRED
FRONT GARAGE 20FT SIGN CODE N/A BUILDING HEIGHT 35FT	SET FRONT PRO 15. SPECIAL SI N/A	TBACKS PERTY LINE FT ETBACK	None REAR 10FT PARKI	SIDE 5FT NG SPACES REC 2 SPACES IGHT ABOVE G	10FT QUIRED
FRONT GARAGE 20FT SIGN CODE N/A BUILDING HEIGHT 35FT CONDITIONS OF APPROVAL:	SET FRONT PRO 15. SPECIAL SI N/A FLOOD	OVERLA FBACKS PERTY LINE FT ETBACK OPLAIN	REAR 10FT PARKI FLOOR HE REFER TO: Doug	SIDE 5FT NG SPACES REC 2 SPACES IGHT ABOVE G NA glas County	10FT QUIRED
FRONT GARAGE 20FT SIGN CODE N/A BUILDING HEIGHT 35FT CONDITIONS OF APPROVAL:	SET FRONT PRO 15. SPECIAL SIN/A FLOOD N	OVERLA FBACKS PERTY LINE FT ETBACK OPLAIN O EXISTING MH	REAR 10FT PARKI FLOOR HE REFER TO: Doug	SIDE 5FT NG SPACES REC SPACES IGHT ABOVE G NA glas County DE CENTRA	10FT QUIRED RADE
FRONT GARAGE 20FT SIGN CODE N/A BUILDING HEIGHT	SET FRONT PRO 15. SPECIAL S N/A FLOOD N SPACE 34 OF I	OVERLA FBACKS PERTY LINE FT ETBACK OPLAIN O EXISTING MH	REAR 10FT PARKI FLOOR HE REFER TO: Doug	SIDE 5FT NG SPACES REC SPACES IGHT ABOVE G NA glas County DE CENTRA	10FT QUIRED RADE

DATE JULY 13, 2015

CITY WATER





CITY OF SUTHERLIN PRE-APPLICATION WORKSHEET **MANUFACTURED**

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

SITE INFORMATION							
SITE ADDRESS	TAX ACCOUNT	M-TL	SIZE (ACRE	S)			
1000 E CENTRAL AVE SP#52	NUMBER R42731	25-05-16CD-00300	8.73				
IMPROVEMENT	K42731	25-05-10CD-00500					
PLACE MH IN SPACE 52 OF EXISTING MH PARK							
EXISTING STRUCTURES (NUMBER AND TYPE)		DISTANCE OF BUILD	DISTANCE OF BUILDING SITE FROM SURFACE WATER				
MH PARK		>50 FEET	>50 FEET				
DIRECTIONS FROM CENTRAL AVENUE							
APPROXIMATELY TWO MILES EAST ON CENTRAL FROM I-5 TO PROPRERTY ON THE RIGHT.							
As, for, or on behalf of, all property owners:							
			-	13-10			
Applicant Signature: Date:							
PLANNIN	NG DEPAR	TMENT INFO	RMATION	N			
ZONING		OVERLAYS					
R2		None					
SETBACKS							
FRONT GARAGE	FRONT PROP	(ACT OLD OLD - 7% - 470 (AV 20 OLD OLD -)	REAR	SIDE EXT. SIDE			
20FT	15F		0FT	5FT 10FT			
SIGN CODE N/A		SPECIAL SETBACK		PARKING SPACES REQUIRED			
N/A	N/A		2 SPACES				
BUILDING HEIGHT	FLOOD	PLAIN	FLOOR HEIGHT ABOVE GRADE				
35FT	NO		NA				
CONDITIONS OF APPROVAL:	REFER TO: Douglas County						
AUTHODIZED TO DI ACE MILIN CDACE 52 OF EVICTING MILIDADIZATI 1000 E CONTROLATA							
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 ZONE/SETBACK REQS, INCLUDING SECTION 2.6.1/0 OF THE DEVELOPMENT CODE. MUST MEET THE UBC FOR MH PARKS.							
MOST MEET THE ODG FOR MITTAKKS,							
APPROVED BY		DATE 12 2017	EXPIRATION DATE				
4	JULY	JULY 13, 2016					
) PUBLIC UTILITES	CITY W	ATER CI	CITY SEWER ACCESS PERMIT				
	NO.)	NO	NO			