



**City of Sutherlin
Planning Commission Meeting
Tuesday, August 18, 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
 - * July 21, 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 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

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)***

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, JULY 21, 2015**

COMMISSION MEMBERS PRESENT: Mike Flick, John Lusby, Patricia Klassen and Michelle Sumner

COMMISSION MEMBERS EXCUSED: Adam Sarnoski and Floyd Van Sickle

COMMISSION MEMBERS ABSENT: John Lusby

CITY STAFF: Kristi Gilbert, Community Development Specialist and Lisa Hawley, City Planner

AUDIENCE: None

Due to the lack of a quorum, no business was conducted at the July 21, 2015 Planning Commission Meeting.

Kristi Gilbert introduced Lisa Hawley, from the Douglas County Planning Department who will be our City Planner. Lisa will have office hours at City Hall, two afternoons a week, currently on Tuesdays and Thursdays.

Respectfully submitted,

Kristi Gilbert

FOR YOUR INFORMATION

LAND USE ACTIVITY WORKSHEETS

2015-12 – 1545 E FOURTH AVE

2015-49 – 307 ROBINSON ST

2015-50 – 1016 W CENTRAL AVE

2015-51 – 1000 E CENTRAL SP#47

2015-52 – 227 W CENTRAL AVE

2015-53 – 542 WILDCAT CANYON RD

2015-54 – 556 WILCAT CANYON RD

2015-55 – 1010 W CENTRAL AVE

2015-56 – 1425 E CENTRAL AVE

2015-57 – 0 S CALAPOOIA RD

2015-58 – 415 S STATE ST – DEMO

2015-59 – 415 S STATE ST




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

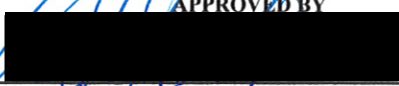
CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-12	APPLICANT CRAIG AVERY 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918	OWNER CRAIG AVERY 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918
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SITE INFORMATION

SITE ADDRESS 1545 E. FOURTH AVENUE	TAX ACCOUNT NUMBER R144630	M-TL 25-05-16AD-00910	SIZE (ACRES) 0.22
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON PARCEL 2 OF PP 2015-5			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, LEFT ON ST. JOHN, LEFT ON E. FOURTH, TO PROPERTY ON THE RIGHT.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: 7/15/15	

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 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE NA		
CONDITIONS OF APPROVAL:		REFER TO: Douglas County		
CONSTRUCT SFD W/ ATTACHED GARAGE ON PARCEL 2 OF PP 2015-5. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE MARCH 19, 2015	EXPIRATION DATE MARCH 19, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT YES	



Community Development
126 E Central Avenue
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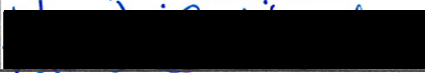

CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-49	APPLICANT PRECISION CONSTRUCTION SERVICES 2008 C STREET VANCOUVER WA 98663 503-939-6431	OWNER MICHAEL & NINA HARPER 307 ROBINSON STREET SUTHERLIN OR 97479
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SITE INFORMATION

SITE ADDRESS 307 ROBINSON ST	TAX ACCOUNT NUMBER R51879	M-TL 25-05-18DD-02402	SIZE (ACRES) 0.22
IMPROVEMENT INTERIOR REMODEL TO ACCOMMODATE HANDICAP ACCESSIBILITY & HANDICAP RAMPS & WALKWAYS TO THE EXTERIOR OF THE RESIDENCE			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD, DETACHED CARPORT/GARAGE		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, NORTH ON ROBINSON 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 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: AUTHORIZED FOR INTERIOR REMODEL TO ACCOMMODATE HANDICAP ACCESSIBILITY AND TO CONSTRUCT HANDICAP RAMPS & WALKWAYS TO THE EXTERIOR OF SFD. MUST MEET ZONE/SETBACK REQS.		REFER TO: Douglas County		
APPROVED BY 	DATE JULY 23, 2015	EXPIRATION DATE JULY 23, 2016		
 PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	



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

CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
OTHER

WORKSHEET NUMBER 2015-50	APPLICANT SUNRISE ENTERPRISES SHANE KALAR 1016 W CENTRAL SUTHERLIN OR 97479 541-459-4020	OWNER SUNRISE ENTERPRISES 3005 NE DIAMOND LAKE BLVD ROSEBURG OR 97470
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SITE INFORMATION

SITE ADDRESS 1016 W CENTRAL	TAX ACCOUNT NUMBER R119962	M-TL 25-05-19AA-7000	SIZE (ACRES) 0.55
IMPROVEMENT AUTHORIZE COMMERCIAL RETAIL STORE (SUNRISE ENTERPRISE)			
EXISTING STRUCTURES (NUMBER AND TYPE) BLDG COMPLEX		DISTANCE OF BUILDING SITE FROM SURFACE WATER > 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 1016 W CENTRAL			
As, for, or on behalf of, all property owners: Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

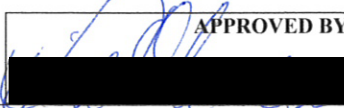
PLANNING DEPARTMENT INFORMATION

ZONING C3	OVERLAYS None			
SETBACKS				
FRONT GARAGE 0FT	FRONT PROPERTY LINE 0FT	REAR 10FT	SIDE 0FT	EXT. SIDE 0FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED SEE CONDITIONS		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		

CONDITIONS OF APPROVAL:

REFER TO: Douglas County

AUTHORIZE COMMERCIAL RETAIL STORE (SUNRISE ENTERPRISE) WITHIN EXISTING COMMERCIAL BUILDING. PARKING SPACES REQUIRED IS ONE SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA (BASED ON 9600 SQ FT BLDG – 28 PARKING SPACES REQUIRED). BICYCLE PARKING SHALL PROVIDE A MINIMUM OF 1 BICYCLE SPACE PER EVERY 10 VEHICLE PARKING SPACES (3 BICYCLE PARKING SPACES REQUIRED).

APPROVED BY 	DATE JULY 27, 2015	EXPIRATION DATE JULY 27, 2016	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO




Community Development
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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
MANUFACTURED

WORKSHEET NUMBER 2015-51	APPLICANT SILVER GLEN 1200 E CENTRAL AVE SUTHERLIN OR 97479 541-643-1241	OWNER ELSIE BELDT 827 BLACK DIAMOND WAY STE A LODI CA 95242 541-643-1241
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SITE INFORMATION

SITE ADDRESS 1000 E CENTRAL AVE SP#47	TAX ACCOUNT NUMBER R42731	M-TL 25-05-16CD-00300	SIZE (ACRES) 8.73
IMPROVEMENT PLACE MH IN SPACE 47 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: 7-28-15			

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 47 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 28, 2015	EXPIRATION DATE JULY 28, 2016		
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	



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

CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-52	APPLICANT BRYAN'S ROOFING PO BOX 1187 SUTHERLIN, OR 97479 541-430-3366	OWNER LYNNE RALLS BOX FF SUTHERLIN OR 97479 541-459-9694
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SITE INFORMATION

SITE ADDRESS 227 W CENTRAL AVE	TAX ACCOUNT NUMBER R56065	M-TL 25-05-17DC-6400	SIZE (ACRES) 0.11
IMPROVEMENT RE-ROOF OF EXISTING COMMERCIAL BUILDING			
EXISTING STRUCTURES (NUMBER AND TYPE) EXISTING COMMERCIAL BLDG		DISTANCE OF BUILDING SITE FROM SURFACE WATER > 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 227 W CENTRAL AVE			

As, for, or on behalf of, all property owners:

Applicant Signature:

Date:

7/28/15

PLANNING DEPARTMENT INFORMATION

ZONING C1	OVERLAYS None			
SETBACKS				
FRONT GARAGE 0FT	FRONT PROPERTY LINE 0FT	REAR 0FT	SIDE 0FT	EXT. SIDE 0FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 50 FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		

CONDITIONS OF APPROVAL:

REFER TO: **Douglas County**

RE-ROOF OF EXISTING COMMERCIAL BUILDING. NO CHANGE IN FOOTPRINT.

APPROVED BY 	DATE JULY 28, 2015	EXPIRATION DATE JULY 28, 2016	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO




Community Development
126 E Central Avenue
Sutherlin, OR 97479
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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-53	APPLICANT SIMPLICITY HOMES 2464 SW GLACIER PLACE REDMOND OR 97756 541-228-0481	OWNER GOLF VIEW HOMES LLC 3610 GOODPASTURE LOOP EUGENE OR 97402 541-912-1883
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SITE INFORMATION

SITE ADDRESS 542 WILDCAT CANYON RD	TAX ACCOUNT NUMBER R135168	M-TL 25-05-18CD-5200	SIZE (ACRES) 0.09
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 51 OF FAIRWAY ESTATES PUD.			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE WEST ON CENTRAL, TURN RIGHT ON DAKOTA ST, RIGHT ON WILDCAT CANYON TO PROPERTY ON THE RIGHT.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: 8-3-15	

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT - 1 STORY 10FT - 2 STORY	EXT. SIDE 20FT
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		
CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 51 OF FAIRWAY ESTATES PUD. REAR SETBACK REDUCED TO 5FT PER P/D FILE 2015-01-VAR. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE JULY 30, 2015	EXPIRATION DATE JULY 30, 2016		
<input checked="" type="checkbox"/> PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	




Community Development
126 E Central Avenue
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CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-54	APPLICANT SIMPLICITY HOMES 2464 SW GLACIER PLACE REDMOND OR 97756 541-228-0481	OWNER GOLF VIEW HOMES LLC 3610 GOODPASTURE LOOP EUGENE OR 97402 541-912-1883
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SITE INFORMATION

SITE ADDRESS 556 WILDCAT CANYON RD	TAX ACCOUNT NUMBER R135169	M-TL 25-05-18CD-5100	SIZE (ACRES) 0.09
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 52 OF FAIRWAY ESTATES PUD.			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE WEST ON CENTRAL, TURN RIGHT ON DAKOTA ST, RIGHT ON WILDCAT CANYON TO PROPERTY ON THE RIGHT.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: <u>8-3-15</u>	

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20FT	FRONT PROPERTY LINE 15FT	REAR 10FT	SIDE 5FT - 1 STORY 10FT - 2 STORY	EXT. SIDE 20FT
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		
CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 52 OF FAIRWAY ESTATES PUD. REAR SETBACK REDUCED TO 5FT PER P/D FILE 2015-01-VAR. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE JULY 30, 2015	EXPIRATION DATE JULY 30, 2016		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	



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

CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-55	APPLICANT DONNA ELLIOTT-RRMM ARCHITECTS 1317 EXECUTIVE BLVD, SUITE 200 CHESAPEAKE VA 23320 757-622-2828	OWNER KEVIN LEE & TAMARA GAYE RIFE 90829 COBURGHILLS DR EUGENE, OR 97408
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SITE INFORMATION

SITE ADDRESS 1010 W CENTRAL	TAX ACCOUNT NUMBER R50353	M-TL 25-05-19AA-7000	SIZE (ACRES) 1.67
IMPROVEMENT AUTHORIZE INTERIOR REMODEL & COMMERCIAL RETAIL STORE (DOLLAR TREE)			
EXISTING STRUCTURES (NUMBER AND TYPE) BLDG COMPLEX		DISTANCE OF BUILDING SITE FROM SURFACE WATER > 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 1010 W CENTRAL			
As, for, or on behalf of, all property owners: Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

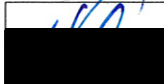
PLANNING DEPARTMENT INFORMATION

ZONING C3	OVERLAYS None			
SETBACKS				
FRONT GARAGE 0FT	FRONT PROPERTY LINE 0FT	REAR 10FT	SIDE 0FT	EXT. SIDE 0FT
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED SEE CONDITIONS		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		

CONDITIONS OF APPROVAL:

REFER TO: Douglas County

AUTHORIZE INTERIOR REMODEL OF EXISTING COMMERCIAL BUILDING & COMMERCIAL RETAIL STORE (DOLLAR TREE) WITHIN EXISTING COMMERCIAL BUILDING. NO INCREASE IN FOOTPRINT. PARKING SPACES REQUIRED IS ONE SPACE PER 350 SQUARE FEET OF GROSS FLOOR AREA (BASED ON 12,066 SQ FT BLDG – 34 PARKING SPACES REQUIRED). BICYCLE PARKING SHALL PROVIDE A MINIMUM OF 1 BICYCLE SPACE PER EVERY 10 VEHICLE PARKING SPACES (3 BICYCLE PARKING SPACES REQUIRED).

APPROVED BY 	DATE JULY 31, 2015	EXPIRATION DATE JULY 31, 2016	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO




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

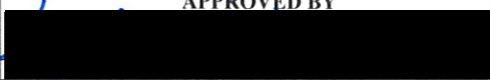
CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-56	APPLICANT RICHARD D. BJERKVIG PO BOX 1231 SUTHERLIN, OR 97479 541-459-2680	OWNER RICHARD D. BJERKVIG PO BOX 1231 SUTHERLIN, OR 97479 541-459-2680
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SITE INFORMATION

SITE ADDRESS 1482 E. CENTRAL AVE	TAX ACCOUNT NUMBER R42819	M-TL 25-05-16DB-00300	SIZE (ACRES) 0.28
IMPROVEMENT CONSTRUCT 12' X 31' RV COVER			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD, 2 STORAGE BUILDINGS		DISTANCE OF BUILDING SITE FROM SURFACE WATER > 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL TO 1482 E CENTRAL ON THE SOUTHSIDE.			
As, for, or on behalf of, all property owners: Applicant Signature  Date: 8-3-15			

PLANNING DEPARTMENT INFORMATION

ZONING R1		OVERLAYS None		
SETBACKS				
FRONT GARAGE 20 FT	FRONT PROPERTY LINE 15FT	REAR 10 FT	SIDE 10 FT	EXT. SIDE 15 FT
SIGN CODE NA	SPECIAL SETBACK NA	PARKING SPACES REQUIRED N/A		
BUILDING HEIGHT 20 FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL: CONSTRUCT 12' X 31' RV COVER. MUST MEET ZONE/SETBACK REQS.		REFER TO: Douglas County		
APPROVED BY 	DATE AUGUST 3, 2015	EXPIRATION DATE AUGUST 3, 2016		
PUBLIC UTILITIES FEE	CITY WATER NO \$25.00	CITY SEWER NO RCPT	ACCESS PERMIT NO 47344	



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

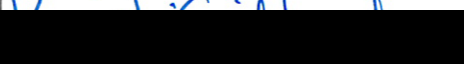
CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-57	APPLICANT SUTHERLIN AREA CHAMBER OF COMMERCE PO BOX 1404 SUTHERLIN OR 97479 541-459-3280	OWNER DANIEL LANG 140 S STATE ST SUTHERLIN OR 97479
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SITE INFORMATION

SITE ADDRESS 0 S CALAPOOIA	TAX ACCOUNT NUMBER R45397	M-TL 25-05-29B-01200	SIZE (ACRES) 3.69
IMPROVEMENT INSTALL 4 X 8 SIGN GROUND SIGN			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER < 50 FEET	
DIRECTIONS FROM CENTRAL AVENUE ACROSS FROM EXIT 135 ON HWY 99S (CALAPOOIA)			
As, for, or on behalf of, all property owners:			
Applicant Signature: <u>SEE ATTACHED</u>		Date: _____	

PLANNING DEPARTMENT INFORMATION

ZONING M-1		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 GROUND SIGN – MAXIMUM HEIGHT: 24FT, MAXIMUM SQUARE FOOTAGE: 200 SQ FT PER SIGN; SHALL NOT PROJECT INTO THE PUBLIC RIGHT OF WAY AND NO MORE THAN 1 FREE STANDING SIGN SHALL BE PERMITTED ON ANY SINGLE LOT, EXCEPT, IF LOT HAS MORE THAN ONE STREET FRONTAGE.		REFER TO: Douglas County		
APPROVED BY 	DATE AUGUST 6, 2015	EXPIRATION DATE AUGUST 6, 2016		
FEE PUBLIC UTILITIES	\$25.00 CITY WATER NO	RECEIPT # NO	47364 ACCESS PERMIT NO	



Community Development
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Sutherlin, OR 97479
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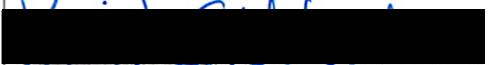
CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
DEMO

WORKSHEET NUMBER 2015-58	APPLICANT CURT & DEBBY MENDENHALL 1078 S CALAPOOIA ST SUTHERLIN OR 97479 541-459-9127	OWNER CURT & DEBBY MENDENHALL 1078 S CALAPOOIA ST SUTHERLIN OR 97479 541-459-9127
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SITE INFORMATION

SITE ADDRESS 415 S STATE STREET	PROPERTY ID NO. R53762	M-TL 25-05-20AB-03800	SIZE (ACRES) 0.25
IMPROVEMENT DEMO OF EXISTING DELAPITATED SFD			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD (TO BE DEMOED)		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, SOUTH ON STATE TO PROPERTY ON THE RIGHT (3RD LOT) JUST PAST VALENTINE			
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-1 STORY 7FT -2STORY	EXT. SIDE 10FT-1STORY 15FT-2STORY
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: DEMO OF EXISTING DELAPITATED SFD. TO BE REPLACED WITH SFD PER WORKSHEET 2015-59.		REFER TO: Douglas County		
APPROVED BY 		DATE AUGUST 7, 2015	EXPIRATION DATE AUGUST 8, 2016	
FEES PUBLIC UTILITES	S CITY WATER NO	RECEIPT # CITY SEWER NO	***** ACCESS PERMIT NO	



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


CITY OF SUTHERLIN
PRE-APPLICATION WORKSHEET
CONSTRUCTION

WORKSHEET NUMBER 2015-59	APPLICANT CURT & DEBBY MENDENHALL 1078 S CALAPOOIA ST SUTHERLIN OR 97479 541-459-9127	OWNER CURT & DEBBY MENDENHALL 1078 S CALAPOOIA ST SUTHERLIN OR 97479 541-459-9127
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SITE INFORMATION

SITE ADDRESS 415 S STATE STREET	PROPERTY ID NO. R53762	M-TL 25-05-20AB-03800	SIZE (ACRES) 0.25
IMPROVEMENT CONSTRUCT SFD (1215 SQ FT) W/ ATTACHED GARAGE			
EXISTING STRUCTURES (NUMBER AND TYPE) SFD (DEMO PER WORKSHEET 2015-58)		DISTANCE OF BUILDING SITE FROM SURFACE WATER >50 FEET	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, SOUTH ON STATE TO PROPERTY ON THE RIGHT (3RD LOT) JUST PAST VALENTINE ST.			
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-1 STORY 7FT -2STORY	EXT. SIDE 10FT-1STORY 15FT-2STORY
SIGN CODE N/A	SPECIAL SETBACK N/A	PARKING SPACES REQUIRED 2 SPACES		
BUILDING HEIGHT 35FT	FLOOD PLAIN NO	FLOOR HEIGHT ABOVE GRADE N/A		
CONDITIONS OF APPROVAL: REFER TO: Douglas County				
CONSTRUCT REPLACEMENT SFD (1215 SQ FT) W/ ATTACHED GARAGE. (DEMO OF EXISTING SFD PER WORKSHEET 2015-58).				
APPROVED BY 	DATE AUGUST 7, 2015	EXPIRATION DATE AUGUST 8, 2016		
FEES	\$25.00	RECEIPT #	47368	
PUBLIC UTILITIES	CITY WATER NO	CITY SEWER NO	ACCESS PERMIT NO	