



**City of Sutherlin
Planning Commission Meeting
Tuesday, May 18, 2021
7:00 p.m. – Sutherlin Civic Auditorium
Agenda**

Pledge of Allegiance

Introduction of Media

Approval of Minutes

March 16, 2021 – Regular Meeting

Quasi-Judicial Hearing(s)

- 1. THE FATHER'S HOUSE INTERNATIONAL, INC** – request for a Conditional Use Permit to authorize a Church within the existing building(s) and construction of a 24' x 36' accessory building on a total 0.83 acre property.

Monthly Activity Report

Public Comment

Commission Comments

Adjournment

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7:00 PM
TUESDAY, MARCH 16, 2021**

COMMISSION MEMBERS PRESENT: William Lee, Gary Dagel, Norm Davidson, Lisa Woods, Richard Price and Adam Sarnoski

COMMISSION MEMBERS EXCUSED: None

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Kristi Gilbert, Community Development Supervisor and Jamie Chartier, City Planner

AUDIENCE (via Zoom): None

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

FLAG SALUTE

INTRODUCTION OF MEDIA: None

APPROVAL OF MINUTES

A motion made by Commissioner Davidson to approve the minutes of the January 19, 2021 Planning Commission meeting; second made by Commissioner Dagel.

In favor: Commissioners Dagel, Woods, Davidson, Sarnoski and Chair Lee

Opposed: None

Excused: None

Motion carried unanimously, with Commissioner Price abstaining

LEGISLATIVE PUBLIC HEARING(S)

1. **Legislative Amendments** to the proposed 2021 Sutherlin Development Code (SDC). Proposed amendments to the text of the SDC include several general revisions to add, update and/or streamline the code to make it more effective; add general clarification text and update the Code to include 2019 Code Audit Findings. The miscellaneous general revisions include: revising or adding definitions to the SDC; modify, add and/or clarify the list of permitted uses in the zoning districts; clarify access and/or utility easement requirements; add and/or clarify minimum parking standard options to be consistent with permitted uses; separate subdivision and partition requirements for clarification; clarify types of applications and review procedures to include model code language; and update the nonconforming section to allow flexibility of single family dwelling alterations in the Commercial/Industrial zones.

Chair Lee opened the hearing, with the disclosure statement; all persons testifying shall be deemed parties to appeal the application and must provide full name and mailing address if they wish to be notified of the decision, continuances, appeals, or procedural actions.

Chair Lee asked the Commission if there were any conflicts of interest or personal bias; hearing none, and identifying there was no public present she asked for the Staff Report.

Kristi Gilbert, Community Development Supervisor, entered the Staff Report into the record and read the staff report to the Commission, noting that City Council was scheduled to have a workshop April 12, 2021 and hold their public hearing on May 10, 2021. Mrs. Gilbert stated the Planning Commission held four (4) workshops on September 15, 2020, October 20, 2020, November 17, 2020 and January 19, 2021 to review and discuss various items to be included in the proposed amendments. Notice of Proposed Amendments was mailed to the Oregon Department of Land Conservation and Development (DLCD) on February 8, 2021 and mailed to interested agencies and utility providers on February 23, 2021.

Mrs. Gilbert stated that after the mailing of the staff report two (2) responses were received. A copy of these responses was distributed to the Commission.

Commissioner Woods asked a question to City Staff regarding the proposed definitions and clarification about drive thru(s) (noting ones seen in town compared to the standards in the ordinance). Mrs. Gilbert responded that the proposed definitions help define the current and proposed uses within each zoning section. As for drive thru(s) that don't meet the standards in the current ordinance they are classified as pre-existing. Any new (proposed) development with a drive thru would be required to meet the current Sutherlin Development Code requirements.

Commissioner Dagle asked City Staff about a possible rebuild of an accessory structure. This question was tabled as it does not pertain to the Development Code updates.

Chair Lee identified that there was no one in the audience for public testimony; therefore, he closed the public portion of the hearing.

A motion made by Commissioner Price to recommend the proposed legislative amendments to City Council for adoption as proposed by Staff; second made by Commissioner Sarnoski.

In favor: Commissioners Dagle, Woods, Sarnoski, Price, Davidson and Chair Lee
Opposed: None
Motion carried unanimously

ACTIVITY REPORT – Jamie Chartier, City Planner, asked the commission if they had a chance to review the activity report and if they had any questions. No questions were asked.

COMMISSION COMMENTS – No questions or comments were stated.

ADJOURNMENT - With no further business the meeting was adjourned at 7:22 pm.

Respectfully submitted,

Jamie Chartier, City Planner

APPROVED BY COMMISSION ON THE ___ DAY OF _____, 2021.

William Lee, Commission Chair

DRAFT



Community Development

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City of Sutherlin

May 11, 2021

STAFF REPORT

TO: Sutherlin Planning Commission

FROM: Jamie Chartier, City Planner

RE: **THE FATHER'S HOUSE INTERNATIONAL, INC**, request for a Conditional Use Permit to authorize a Church within the existing building(s) and construction of a 24' x 36' accessory building on property located on the corners of E First Avenue and E Second Ave with its intersection with Umatilla Street in the City of Sutherlin. Churches and Places of Worship are conditionally permitted use in the R-2 zone. The subject 0.83 acre property is described as Tax Lot(s) 100, 200 and 2700 in Section 17DD, T25S, R5W, W.M.; Property ID No(s) R55568, R55561 and R55575; and is addressed as 358, 356 and 376 E Second Avenue and 251 Umatilla Street. It is designated Medium Density by the Sutherlin Comprehensive Plan and zoned (R-2) Medium Density Residential. **PLANNING DEPARTMENT FILE NO. 21-S008.**

STAFF EXHIBITS

1. Notice of Public Hearing
2. Property Owners within 100 Feet
3. Staff Report with responses attached
4. Conditional Use Permit application and attachments
5. Vicinity Map
6. Assessor Map
7. Zoning Map
8. Aerial Photograph

INTRODUCTION

The applicant, The Father's House International, Inc., requesting a Conditional Use Permit to authorize a church within existing building(s) and the construction of a 24' x 36' accessory building. The existing buildings are located on the west side of Umatilla Street on the corner of E First Avenue and E Second Avenue in the City of Sutherlin. A Church and places of worship (and accessory uses) are a conditionally permitted use in the R-2 (Medium Density Residential) zone.

The proposed use will utilize all the existing buildings on the subject property located at 358, 364 and 376 E. Second Avenue and 251 Umatilla Street. The subject property is described as Tax Lot(s) 100, 200 and 2700 in Section 17DD, T25S, R5W, W.M.; Property I.D. No's R55568, R55561 and R55575. The property is designated Medium Density by the Sutherlin Comprehensive Plan and zoned R-2 by the Sutherlin Development Code. The surrounding properties to the east, west and north are a zone (R-2 or R-3), properties to the south are zoned R-2.

During the public hearing, the Planning Commission will accept public testimony and make a decision on the application after the hearing. This application is being processed as a Type III procedure for a Conditional Use Permit, subject to the applicable criteria of Section 2.2 [R-2 zone] and Section 4.5 [Conditional Use Permits] of the Sutherlin Development Code. As part of the hearing, the Planning Commission will review the applicant's request for compliance with the applicable criteria and render a decision on the matter.

PROCEDURAL FINDINGS OF FACT

1. The requested application was filed with the City on April 4, 2021, and deemed complete on April 13, 2021.
2. Notice of a Public Hearing on the Conditional Use Permit application before the Planning Commission was given in accordance with Section 4.2.140.C as a Type III procedure. Notice was sent to affected property owners of record within 100 feet of the subject property, service providers, and governmental agencies on April 23, 2021.
 - a. Micah Horowitz, ODOT Development Review Planner, commented that they do not have comments on this proposal.
 - b. At the time of the mailing of this staff report, no other written comments or remonstrances have been received.
3. Present Situation: The subject property is developed with multiple existing buildings (Sanctuary(s) and Fellowship Hall), and parking lot. The proposed 24' x 36' accessory building will be located at 251 N Umatilla Street.
4. Plan Designation: Medium Density (RM).
5. Zone Designation: (R-2) Medium Density Residential.
6. Public Water: The subject property has existing public water from the City of Sutherlin.
7. Sanitary Sewer: The subject property has existing sanitary sewer from the City of Sutherlin.

8. Transportation System: The subject properties front onto E. First Avenue and E. Second Avenue with its intersection with Umatilla Street in Sutherlin; there is an existing alley located between the subject properties. E. First Avenue and E. Second Avenue are designated Local Street where it borders the subject property, while Umatilla Street is designated as a Minor Collector.
9. Transportation Connectivity: Connectivity is provided in the surrounding area.
10. Overlay: The subject property is not located within the 100 year flood plain or subject to any other overlays.

FINDING: The procedural findings noted above are adequate to support the Planning Commission's decision on the request Conditional Use Permit.

APPLICABLE CRITERIA & FINDINGS

The proposed Conditional Use Permit is considered a Type III procedure, subject to the applicable criteria of Sutherlin Development Code, including Section 2.2 [R-2 zone] and Section 4.5 [Conditional Use Permits].

Based upon the application materials and information submitted by the applicant and other evidence provided, staff presents the following findings to address the applicable criteria:

DEVELOPMENT STANDARDS (SECTION 2.2, R-2 ZONE)

1. The subject property is designated Medium Density by the Sutherlin Comprehensive Plan and zoned (R-2) Medium Density Residential by the Sutherlin Development Code. Churches and places of worship, together with their accessory uses, are conditionally permitted uses in the R-2 zone.
 - a. Table 2.2.130 provides the following development standards for the R-2 zone:
 - i. Minimum zone size: 6,000 sq ft
 - ii. Maximum building height: 35 feet (primary structure) and 20 feet (accessory structure)
 - iii. Yard Setbacks: Front – 15 feet (house) and 20 feet (garage entrance); Side – 5 feet (one story); Street Side – 10 feet (one story) & Rear – 10 feet
 - iv. Lot Size & Dimensions: 40 feet at frontage for a standard lot
 - v. Lot Coverage: 60% maximum

FINDING: As indicated in the application, the applicant proposes to construct an 864 sq ft accessory building to be used for storage for the church and its accessory uses. No additional development is proposed with this application.

DESIGN STANDARDS (CHAPTER 3)

2. The requested application requires review of the vehicle and bicycle parking standards in Section 3.4 of the Sutherlin Development Code.

3. Table Section 3.4.120.A outlines the required vehicle parking standards. Churches and similar places of worship require one space per every 100 square feet of combined sanctuary and school spaces (and accessory uses). Per Section 3.4.130, a minimum of two (2) bicycle parking spaces per use is required for all uses greater than ten (10) vehicle

FINDING: As stated above, a total of 86 parking spaces will need to be provided for the church facility, to meet the code requirements. In addition, two bicycle parking spaces are required.

CONDITIONAL USE PERMIT CRITERIA (SECTION 4.5)

4. The requested conditional use permit is subject to the applicable criteria of Section 4.5 of the Sutherlin Development Code. As indicated previously, Churches and places of worship, together with their accessory uses, are conditionally permitted uses in the R-2 zone.
 - a. The City's records are unclear of when the church facility was initially approved on the subject property. In 2001, the City Planning Commission reviewed and approved a conditional use permit to allow expansion of an existing church building located on 376 E Second Avenue (Tax Lot 100, R55568). This previous approval did not specifically address the church use on the property. The purpose of the current application is ensure compliance with the applicable criteria for the proposed site development, while authorizing the use (Church and it's accessory uses and structures).
5. Pursuant to Section 4.5.120, the applicant has provided the following narrative as part of their request, which states, in part:

Narrative documenting compliance:

The Father's House church will be in compliance with all existing & proposed restrictions & covenants.

Our current plan is for the construction of a 24 X 36 storage building to be located behind the building at 251 N. Umatilla Str., Sutherlin, OR. This building will replace the existing storage building currently located behind the sanctuary. We are in need of an area where we can organize the equipment and supplies we use on a regular if not weekly basis. The current storage room is entirely too small. The new building would be the size of a double car garage, and would have a single car door and a man door without any windows. It would have ten foot walls to allow for storage of large items such as sets and décor for our special projects.

In the future we would like to remove the old storage facility, and in its place construct a classroom building to house our children's church program. Currently we have to walk the children from the sanctuary building to the youth house for children's church. This happens rain or shine, and requires walking down the sidewalk on Umatilla St. and across the parking lot of the youth house. This also includes crossing the alley between 1st and 2nd streets. We hope to eliminate this problem by attaching a classroom facility to the west end of the fellowship hall. But, that is in the future.

Impact study:

The new construction project will have no effect on any public facilities or services. There will be no changes in the on the transportation system of Sutherlin. There will be no plumbing or water facilities in the building, and the pad will not change any of the drainage for the property or adjacent property. The facility will be used during daylight hours, and the noise impact will be minimal. There will be no real property dedicated to the city, and all set back requirements will be met. There are power lines running along the south side of the alleyway adjacent to the building sight, but the setbacks will easily accommodate the clearance necessary for these lines. There will be no impact on the minimum parking standards.

FINDINGS:

6. Section 4.5.130 of the SDC identifies the applicable criteria and standards for a conditional use permit: The planning commission City shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following:
7. Conditional Use Criteria (Section 4.5.130.A)
 - a. *The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;*
 - i. The applicant will utilize a portion of the subject property where an existing accessory building is located. The existing accessory building will be removed, allowing adequate space for the proposed structure. No physical changes or alterations to the existing church building(s) are proposed with this application. Based upon the combined size of the church facilities, 86 off-street parking spaces are required for the proposed use. The church will utilize the same parking areas currently available and also parking on the adjacent public streets. The amount of parking spaces provided will be consistent with the requirements of the Sutherlin Development Code. Furthermore, based upon the nature of the proposed use within the existing building, no negative impacts due to noise, exhaust/emissions, light, glare, erosion, odor, dust, visibility or safety are anticipated.
 - b. *The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval; and*
 - i. The subject property, including the area for the proposed accessory building, have been utilized as a church prior to 1993. No negative impacts are anticipated as part of this development, including to the adjacent residential properties along with the surrounding transportation system. The application states that church services are held on Wednesday's and Sunday's, along with a Counseling Service, Children's Church, Nursery, Youth Group and Women's Ministries, which will have minimal impact on the surrounding properties and their hours of business operations. If in the future the church expands to include additional church services, including other days of the

week, it is still anticipated to have minimal impact on the surrounding properties due to its size of structures and location. No mitigating conditions are necessary for the requested use.

c. Public facilities have adequate capacity to serve the proposal or will be made adequate by the applicant.

i. The subject property is currently served by existing public utilities, including public water and sanitary sewer. No physical changes or alterations to the building are proposed, including any new extension of public services. No negative impacts from the proposed use are anticipated to the existing public facilities serving the subject property.

8. Site Plan Criteria (Section 4.5.130.B), which states the criteria for site plan review approval (Section 4.3.150) shall be met.

a. Based upon the criteria outlined in Section 4.3.150 [Site Plan Review Approval Criteria], the submitted application complies with the applicable provisions of the R-2 zoning district; and the applicable design standards of Chapter 3, including vehicle and bicycle parking and landscaping. The existing church facility is not considered a non-conforming use or development on the property. A condition of approval from the previous 2001 Conditional Use Permit approval from the City will need to be completed with this CUP proposal. Finally, the proposed Conditional Use Permit is not part of a phased development.

9. Conditions of Approval (Section 4.5.130.C)

a. The city may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized.

b. If approved, the conditions of approval should require the applicant to:

i. Provide final documentation (i.e. final plans) for the proposed development demonstrating continued compliance with the landscaping, vehicle and bicycle parking standards of the Sutherlin Development Code (SDC).

ii. The applicant shall install a new crosswalk across Umatilla Street at the location specified in the Decision document in coordination with the School District, and as directed by the Sutherlin Public Works Department. The crosswalk shall meet applicable City standards and include a wheelchair ramp. The applicant shall also install north and southbound Pedestrian Crossing signs.

iii. Obtain the necessary Planning Clearance Worksheet approval from the Community Development Department, once the above conditions have been met authorizing the Accessory Building.

ACTION ALTERNATIVES

Based on the applicant's findings, the city staff report and the testimony and evidence provided during the public hearing, the Planning Commission can close the public hearing and move to either:

1. **APPROVE** the requested Conditional Use Permit on the subject property addressed as 258, 364 and 376 E. Second Avenue and 251 Umatilla Street, based upon the findings of the staff report and/or testimony brought forward through the public hearing process, which recognize the approval criteria can be met at this time, subject to the following conditions:
 - a) Provide final documentation (i.e. final plans) for the proposed development demonstrating continued compliance with the landscaping, vehicle and bicycle parking standards of the Sutherlin Development Code (SDC).
 - b) The applicant shall install a new crosswalk across Umatilla Street at the location specified in the Decision document in coordination with the School District, and as directed by the Sutherlin Public Works Department. The crosswalk shall meet applicable City standards and include a wheelchair ramp. The applicant shall also install north and southbound Pedestrian Crossing signs.
 - c) Obtain the necessary Planning Clearance Worksheet approval from the Community Development Department, once the above conditions have been met authorizing the Accessory Building.
2. **APPROVE** the requested Conditional Use Permit on the subject property addressed as 358, 364 and 376 E. Second Avenue and 251 Umatilla Street, with modifications and/or conditions of approval, based on Findings of Fact and/or testimony brought forward through the public hearing, which recognize the approval criteria can be met at this time.
3. **CONTINUE THE PUBLIC HEARING** to a specified date and time, or to close the public hearing and to leave the record open to a specified date and time for submittal of additional evidence and rebuttal; or
4. **DENY** the requested Conditional Use Permit on the subject property, based on Findings of Fact and/or testimony brought forward through the public hearing, on the grounds that the proposal does not satisfy the applicable approval criteria.

STAFF RECOMMENDATION

City Staff recommends that the Planning Commission select Action Alternative #1 and **APPROVE** the requested Conditional Use Permit, as outlined in the application, on the subject property addressed 358, 364 and 376 E. Second Avenue and 251 Umatilla Street.



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City of Sutherlin

Date: May 11, 2021
 To: Planning Commission
 From: Community Development
 Re: Monthly Activity Report

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

COMMUNITY DEVELOPMENT

Ford's Pond

We are expecting for construction to be finished for Project 1 and Project 2A (Phase 1) by late spring early summer 2021.

The improvements will consist of: new asphalt parking area with a total of 39 spaces including four ADA spaces, curbs, gutters, storm water drainage, utilities (water, low pressure sewer and electrical), a new trail from parking area to perimeter trail, perimeter trail 0.8 miles (length will depend on bid amount), interpretative areas, signage, landscaping and seating.

Request for Proposal (RFP) for Project 1 (Phase 2) and Project 2A & 2B was advertisement on April 16th and 19th. This RFP is for Design and Construction management for construction of an ADA-accessible restrooms, 600 feet of connectivity sidewalk, two inclusive natural children's play area, three shaded picnic pavilions, site furnishings, security cameras and 0.9 miles of the perimeter path.

SCHEDULE FOR RFP EVENTS

RFP Advertised	April 16 and 19, 2021
Deadline for Additional Information Request	April 26, 2021, by 3:00 p.m. (PDT)
Site Visit with city staff and the Friends	April 27, 2021, 10 a.m. to 12 p.m. (PDT)
Response to Additional Information Requests	April 28, 2021, by 3:00 p.m. (PDT)
Proposal Package Due	April 30, 2021, by 1:00 p.m.(PDT)
Interviews Scheduled (subject to city's discretion)	April 30, 2021
Interviews (subject to city's discretion)	May 5-6, 2021
Contract Negotiation w/ Selected Consultant	May 7-10, 2021
Council Consideration of Contract	May 17, 2021
Award of Project	May 18, 2021
Start Design	May 18, 2021
Complete Design	July 23, 2021
Present Final Design to City Council	August 9, 2021
Bid process	August 2021
Council Consideration of Contract	September 13, 2021
Award Contract Notice to Proceed	September 14, 2021
Start Construction	September 30, 2021
Complete Inclusive Playground Area	November 30, 2021
Complete Construction	June 30, 2022
Consultant to Present Final Report to City Staff	July 11, 2022

Below is a list of grants that have been submitted in 2020 for additional improvements at Ford's Pond.

- RTPG due June 15, 2020 Pending Notice to Proceed- \$240,808; construction of 0.9 miles of the path.
- LGGP due April 8, 2020 - \$517,814; ADA Restrooms, sidewalks, two natural play areas and three shaded picnic pavilions.
- LWCF due April 13, 2020 **Pending Sub-Surface Archeologist Survey** and Notice to Proceed - \$205,775; construction of 0.9 miles path. On January 14, 2021 City of Sutherlin was notified that the National Park Service would be delaying their grant approval procedures. The delay is due to reduced funds from lottery dollars; do to the repercussions of COVIC-19.
- OSMB grant application was submitted on March 8, 2021 in the amount of \$383,500. If successful, this grant would be for a launch ramp with dock, gravel parking area and a vaulted toilet with concrete ADA parking.

Central Plaza Park

Construction is near completion. The fountain has been purchased and is being installed. The project is scheduled to be complete spring, 2021.

TRANSPORTATION

Sidewalk/ADA Ramps

This project is still on schedule to be completed by the end of June 2021.

Design is complete. On March 8, 2021 City Council Awarded the Construction Contract to Guido Construction in the amount of \$98,609.

Project: Extend sidewalk from Wildwood Lane to existing sidewalk, west of Grove Lane. Approximately 665' in length and will include two ADA ramps in this location and one ADA ramp replacement at Central Park.

Construction expected to be completed by June 30, 2021

UTILITIES

WWTP Improvement

- Contractor is currently working on the punch list; substantial completion is estimated end of April, 2021.

Schoon Mountain Storage Tank and Sixth Avenue & Oak Street Pump station improvements

- Substantial completion is complete. Construction contractor is currently working on a punch list.
- Sixth and Oak Pump station is on-line-no operational issues reported
- Schoon Mt. Storage Tank is on-line.

Nonpareil Water Treatment Plant Improvement

No changes, still on schedule.

The Design Contract was awarded on January 27, 2020 to The Dyer Partnership Engineers & Planners, Inc. for Engineering Services and Construction Management. On February 24, 2021 @ 2:00pm bids were opened, Stettler Supply & Construction submitted the lowest bid in the amount of \$4,810,485 and has sufficient experience and qualifications to satisfactorily construct the project. On March 8, 2021 City Council Awarded the Construction Contract to Settler Supply Company in the amount of \$4,810,485. Construction started April 2021 and is expected to be completed in June of 2022.

Revised schedule

- ~~Start design February 2020~~
- ~~60% design meeting September 2, 2020~~
- ~~90% design meeting October 7, 2020~~
- ~~Present Final design to City Council January 11, 2021~~
- ~~Bid process and contract award February/March 2021~~
- ~~Council Consideration of Contract March/April 2021~~
- ~~Construction NTP April/May 2021~~
- Complete construction May/June 2022

LAND USE ACTIVITY

Building Worksheets

- 2021-01 -18 on previous Activity Report(s)
- 2021-19 – 407 Mardonna Way – addition to SFD
- 2021-20 – 648 Robert Lavern St – SFD
- 2021-21 – 1732 W Duke Rd – SFD
- 2021-22 – 1034 Forest Heights – replaces WS2018-121
- 2021-23 – 2292 Chi Chi Ln – replaces WS2019-09
- 2021-24 – 121 W Central Ave – interior remodel
- 2021-25 – 662 Brooks Loop – replaces WS2019-07
- 2021-26 – 664 Brooks Loop – replaces WS2019-08
- 2021-27 – 701 Slazenger Ct – SFD
- 2021-28 – 702 Divot Loop – replaces WS2018-133
- 2021-29 – 724 Divot Loop – replaces WS2018-129
- 2021-30 – 835 Forest Heights – replaces WS2018-121
- 2021-31 – 845 Forest Heights – replaces WS2018-110
- 2021-32 – 990 Forest Heights – replaces WS2019-38
- 2021-33 – 1836 Lakeview Dr – STEP System replacement
- 2021-34 – 950 N Comstock Rd – replacement dwelling
- 2021-35 – 1700 Scardi - SFD
- 2021-36 – 611 Brooks Loop – accessory bldg
- 2021-37 – 807 Medina Ave - SFD
- 2021-38 – 121 E Central Ave – Temporary Mobile Vendor
- 2021-39 – 946 S Calapooia - SFD
- 2021-40 – 942 S Calapooia - SFD
- 2021-41 – 870 S Calapooia St - SFD
- 2021-42 – 847 Medina Ave - SFD
- 2021-43 – 136 Miller St – Solar Panels

- 2021-44 – 1004 S Comstock - MH
- 2021-45 – 550 S State St, Sp 181 – Interior repair/remodel (MH)
- 2021-46 – 145 Myrtle St, Suite 101 - Sign
- 2021-47 – 1050 W Central Ave, Sp 58 - MH
- 2021-48 – 1050 W Central Ave, Sp 68 - MH
- 2021-49 – 1050 W Central Ave, Sp 60 - MH
- 2021-50 – 1016 Forest Heights - SFD
- 2021-51 – 1030 Forest Heights - SFD

Active Land Use Applications

- 21-S001 – 21-S005 on previous Activity Report(s)
- 21-S006 – Srikureja – LP
- 21-S007 – Martin – HOME OCC
- 21-S008 – The Father’s House – CUP
- 21-S009 – Roberson - LP

Right of Way Applications

- 21-01 – 21-03 on previous Activity Report(s)
- 21-04 – 522 N Comstock Rd – Avista Utilities
- 21-05 – 293 Willamette St – Pacific Power
- 21-06 – 846 E First Ave – Avista Utilities
- 21-07 – 164 Hawthorne – Avista Utilities
- 21-08 - 428 S State St – Gowins
- 21-09 – 548 St Johns St – Robinson Bro’s
- 21-10 – 1785 E Sixth Ave – Robinson Bro’s for Charter