

**CITY OF SUTHERLIN  
PLANNING COMMISSION MEETING  
CIVIC AUDITORIUM – 7:00 PM  
TUESDAY, JUNE 20, 2023**

**COMMISSION MEMBERS PRESENT:** Michael Hogsett, John Banducci, Tom Maloney, Norm Davidson and Adam Sarnoski

**COMMISSION MEMBERS EXCUSED:** Alan Woods

**COMMISSION MEMBERS ABSENT:** None

**CITY STAFF:** Jamie Chartier, City Planner, Brandi Medeiros, Community Development Assistant and Kristi Gilbert, Community Development Director

Meeting called to order at 7:00 pm by Chair Davidson

**MEDIA PRESENT:** Scott Carroll, News Review

**AUDIENCE:** Vicki Holland, John Daye, Sheri Haury, Venita Ames, Trixy Diamond, Chester Quesnoy, Diana Quesnoy, Anita and Brent Hunsaker, Sheri Esterbrook, Nathan Miller, Marty and Coraleigh Hopkins, Kristine Godley, David Roell, Casie Roell, Jon Bean, Greg Demers, Dick Titus, Shane and Debbie Powell, Julie and Steve Minota

**FLAG SALUTE**

**APPROVAL OF MINUTES**

A motion made by Commissioner Sarnoski to approve the minutes of the May 16, 2023 Planning Commission meeting; second made by Commissioner Maloney.

In favor: Commissioners Banducci, Sarnoski, Hogsett, Maloney and Chair Davidson

Opposed: None

Excused: None

Motion carried unanimously

**QUASI-JUDICIAL PUBLIC HEARING(S)**

1. **FOREVER GREEN FOREST MANAGEMENT, LLC**, request for a Conditional Use Permit and Tree Falling Permit (greater than 5 acres) on a 76.87± acre property located on the north of E Sixth Avenue, inside the City of Sutherlin. The subject property is described as Tax Lot(s) 400, 700 & 800 in Section 16B and part of Tax Lot 100 in Section 17A, all in T25S, R5W, W.M., and Property I.D. No(s). R43275, R43355, R43379, (pt) R21376 and (pt) R131744. **PLANNING DEPARTMENT FILE NO. 23-S005.**

Chair Davidson opened the hearing, with reading of the disclosure (legal) statement; app 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

required by the Code. The Sutherlin Development Code specifies applicable criteria to be relied upon in making a decision.

Chair Davidson asked the Commission if there were any conflicts of interest or personal bias; Commissioner Hogsett declared he lives off Arch Street, but it won't impact his unbiased decision-making abilities. Chair Davidson asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Hearing none, Chair Davidson asked for the Staff Report.

**Jamie Chartier, City Planner**, identified Joshua Heacock, Douglas County Public Works, Brandan McGarr, Sutherlin Fire Department, Aaron Swan, Sutherlin Public Works, David Roell and Casandra Roell and Venita Ames, along with the applicant as having party status. Ms. Chartier asked if anyone in the audience would like to declare party status, the following people declared: Nathan Miller, Chester Quesnoy, Scott Haury, Trixy Diamond and Robert Chambers. Mr. Chartier then entered Staff Exhibits 1-9, along with the Staff Report into the record. Ms. Chartier then proceeded to summarize the Staff Report, with the recommendation of action alternative number 1 and listing the conditions of approval.

**APPLICANT'S TESTIMONY** - Greg Demers, representative for the property owner who is proposing the timber harvest, stated the intent after the timber is harvested will be to propose a development on the subject property. By harvesting the timber, this will open up the land (contours, topography, etc) to allow them to determine what development would best fit. Mr. Demers proceeded to go through the list of conditions noted in the staff report. Having no objection to condition number 1, stating he would work with the city to try and avoid the existing water line and will conform to condition number 2. Mr. Demers stated he does not understand why a Geotechnical Report (condition number 3) would be required for this application, typically that is done with development, same with condition number 4, storm drainage requirements should come later, the harvesting won't change the drainage. Mr. Demers went on to state he is ok with condition numbers 5, 6, 7, 8 would possibly need an extension due to fire season, ok with 9, 10, 11 he stated they would propose a locate to identify the existing waterline and then move to one side of the road to avoid. Mr. Demers thought condition number 12, obtaining an Overweight Truck Hauling Permit shouldn't be necessary since the trucks are not over 80,000 lbs.

**TESTIMONY IN FAVOR** - No testimony in favor.

**TESTIMONY IN OPPOSITION –**

**Chester Quesnoy, 745 E. Sixth Ave, Sutherlin**, stated they are already building roads and uprooting trees on his property. They are disrupting everything in the area and he objects to the proposed application saying it is not good.

**Scott Haury**, stated that he has concerns with drainage, he has a seasonal drainage creek on his property and they have already altered drainage by pushing in roads. Mr. Haury objects!

**Trixy Diamond, 350 Arch Avenue, Sutherlin**, stated she is a forester and specializes in forestry. Ms. Diamond has concerns with dust abatement, asked what mitigation measures will be in place. Ask the commissioners to drive Arch Avenue, there are blind corners and cannot see. Some of the neighbor's trees and mailboxes going to be cut/moved so there is visibility on the haul route? Arch to Sixth to State is already tight. Ms. Diamond went to state the water flow is ridiculous, the water flow will change when he removes trees and Mr. Demers doesn't get that. She hopes the

Planning Commissioners do. She hopes that the timber harvesters don't mess with the water line, she looked towards the commissioners and stated, make sure you put in mitigation measures.

**Robert Chambers, 739 E Sixth Avenue, Sutherlin**, came forward to speak and stated they have already begun running things, interrupting wildlife, roads built, trees cut. They don't need to disrupt everything to mark property lines. Mr. Chambers also stated that he already runs out of water and has it hauled in, the city cannot pump enough water and water pressure is already an issue.

**John Beam, 767 Terrace Ln, Sutherlin**, he would like to know the clear cutting/replanting process. Also stated that water is already an issue, he already runs out of water and has it hauled in. The city cannot pump enough water currently and water pressure has issues.

**RECEIVE NEUTRAL** - No neutral testimony.

### **APPLICANT'S REBUTTAL**

**Greg Demers**, representative for the property owner came back to the podium and stated that equipment work has not been done, except the opening of roads to access the property. They have surveyors up working on the property, a license surveyor should have contacted property owners. Mr. Demers went on to say that drainage, if cut trees would cause additional drainage, but would not reroute it. Mr. Demers says he understands the waterline and to not damage it. The future plan is to develop the property and states it is designated right for residential. Mr. Demers continued by saying it is supposed to be developed and all criteria would have to be met. Again, we have not cut any trees, surveyors have cut lines.

Closed public portion of the Hearing

**DISCUSSION** – none

A motion was made by Commissioner Sarnoski to recommend to continue the hearing to July 18, 2023 scheduled meeting at 7:00 p.m. in Civic Auditorium; Commissioner Maloney seconds the motion.

In favor: Commissioners Banducci, Sarnoski, Hogsett, Maloney and Chair Davidson

Opposed: None

Excused: None

Motion carried unanimously

### **RECREATIONAL VEHICLE (RV) DISCUSSION –**

**Jamie Chartier, City Planner**, summarized the staff report and provided summaries from the Open House and Survey that was provided within the commissioner's packet. Chair Davidson opened the discussion up for public comment.

**Sheri Esterbrook, 326 Hawthorne Street, Sutherlin**, stated she is opposed to allowing people to reside within an RV, properties begin looking trashy and if the city allows this it will just open up a can of worms. Mrs. Esterbrook spoke to some of her neighbors and they are also 100% opposed to this idea.

**Kristine Godley, 800 S. State Street #147 (SKP Park), Sutherlin,** lives in a residential trailer park, stated why is it ok for someone disabled to reside in an RV contradicts someone not financially stable. Problem stems from how to make distinction. Ms. Godley stated there are 89 homeless students in the school district. The problem with people, affordable housing and she hears both sides. Mrs. Godley attended the RV Open House.

**Brett Hunsaker, 1972 Ridgeview, Sutherlin,** strongly opposed, recently moved from an area that this didn't work. People started with converting garages into living spaces, then didn't have room to park their vehicles and they started parking on the streets. Then came the RV's, the treatment plans are affected, electrical volts are not adequate which will lead to fires. Mr. Hunsaker stated people will try to make a buck and rent out multiple RV's on private property. He added that RV's do not pay taxes, so in turn there is not adequate police, fire, etc. funding for additional employees, then everyone else will pay higher with bigger burden on citizens, the city would be fools to step down this path.

**John Daye, 1800 Ridgeview, Sutherlin,** adamantly against it, our property values would reduce – not just his, but the entire cities. Mr. Daye stated the city should build an RV Park for low income, not ok to just park RV's in a neighborhood.

**David Roell, 689 Sherwood, Sutherlin,** stated that RV style housing is not the answer and is not good for the community. Would not recommend this style and is opposed to allowing people to occupy an RV.

**Greg Demers, PO Box 876, Venita, OR,** we are in a housing shortage and we need to build more houses, that is what development is intended for.

**Vickie Holland, 2571 Parkway, Sutherlin,** Mrs. Holland stated she is currently dealing with an RV in behind her back yard for almost a year now. Kids are constantly running though the RV, which causes her dogs to bark, this is not what I signed up for. When a complaint is filed it should have been kept anonymous and it was not. Then the blame came from the adjacent neighbors. How it came about to not enforce this was ridiculous, Mrs. Holland does not agree with the "noncompliance" we are currently in.

**Sheri Esterbrook** came up to the podium to speak again that electrical hookups and sewer (dumping) would be an issue. An RV needs to move at least every two (2) weeks to dump sites.

**Kristine Goodfrey** came up to the podium to speak again to state that they have dumpsites (at SKP).

**DISSCUSSION** - With no further public comments the planning commission members discussed the options presented, what the public has stated.

A motion was made by Commissioner Sarnoski to recommend to City Council to move forward with Option Number 2 presented with a proposed Ordinance to amend the Sutherlin Municipal Code to prohibit the occupancy of an RV. Commissioner Maloney second the motion.

In favor: Commissioners Banducci, Sarnoski, Hogsett, Maloney and Chair Davidson

Opposed: None

Excused: None

Motion carried unanimously

**MONTHLY ACTIVITY REPORT** – No questions or comments.

**PUBLIC COMMENT** – None

**COMMISSION COMMENTS** – None

**ADJOURNMENT** - With no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

*Jamie Fugate*

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Jamie Fugate, City Planner

**APPROVED BY COMMISSION ON THE 1<sup>st</sup> DAY OF August, 2023.**

*Norman Davidson*

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Norman Davidson, Commission Chair