



**City of Sutherlin  
Planning Commission Meeting  
Tuesday, June 21, 2016  
7:00 p.m. – Sutherlin Civic Auditorium**

**Agenda**

**Pledge of Allegiance**

**Introduction of Media**

**Approval of Minutes**

May 17, 2016 - Regular Meeting

**Public Hearings**

16-S005 Taco Bell – Variance to Sign Requirements

**Monthly Activity Report(s)**

**Public Comment**

**Commission Comments**

**Adjournment**

**CITY OF SUTHERLIN  
PLANNING COMMISSION MEETING  
CIVIC AUDITORIUM – 7PM  
TUESDAY, MAY 17, 2016**

**COMMISSION MEMBERS PRESENT:** Mike Flick, Patricia Klassen, William Lee, John Lusby, Adam Sarnoski, Michelle Sumner and Floyd Van Sickle

**COMMISSION MEMBERS EXCUSED:** None

**COMMISSION MEMBERS ABSENT:** None

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

**AUDIENCE:** Mark Garrett, Mike Sulfridge, RosaLee Sulfridge, Jeff Sulfridge, Margaret Stowe, Travis Tomilson, Gordon Avery, Pat & Barbara Fenton and John Klassen

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 February 16, 2016 Planning Commission meeting; second made by Commissioner Lee.

In favor: Commissioners Klassen, Lee, Sarnoski, Sumner, Van Sickle and Chair Lusby

Opposed: None

Motion carried unanimously

Commissioner Flick joined the meeting.

**PUBLIC HEARINGS**

1. **MARGARET STOWE, ET AL**, request for Comprehensive Plan Map Amendment from Heavy Industrial to Light Industrial and Zone Map Change from (M-2) Heavy Industrial to (M-1) Light Industrial on a 19.59 acre property located at the intersection of Fort McKay Road (County Road No. 9) and State Highway 138W (W. Central Avenue), west of Exit 136 and inside the City of Sutherlin. The subject property is described as Tax Lot 400 in Section 19B, T25S, R5W, W.M., and Tax Lots 100, 200 & 300 in Section 24A, of T25S, R6W, W.M.; Property I.D. Nos. R46440, R46447, R46496 & R46468. A portion of the subject property contains identified wetlands. PLANNING DEPARTMENT FILE NO. 16-S002.

Chair Lusby 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 required by the Code. The Sutherlin Development 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, Lusby asked for the Staff Report.

**Lisa Hawley, City Planner**, entered Staff Exhibits 1-14, including the Staff Report. She then identified the parties in the matter and summarized the Staff Report into the record.

## **APPLICANT'S TESTIMONY**

**Margaret "Maggie" Stowe, 1757 E Fourth Avenue, Sutherlin**, stepped forward and gave a brief history of the subject properties and explained why the owners of the two properties went together to request the application, feeling the light industrial zoning was more marketable and suitable for the area.

## **TESTIMONY IN FAVOR**

There was no testimony in favor.

## **TESTIMONY IN OPPOSITION**

**Mike Sulfridge, P.O. Box 3695, Central Point, OR 97502**, stepped forward and indicated that he was speaking on behalf of himself and his mother, Rosa Lee Sulfridge, both of whom own properties adjacent to the west side of the subject property. He submitted two revised letters of remonstrance, which were entered into the record. Mr. Sulfridge expressed concern about the resulting zone change negatively affecting their adjacent property, which is zoned County M-3 (Heavy Industrial). He questioned if their property was to be annexed into the City, would they be able to continue their existing business under the new City zoning. The Sulfridges were also concerned about surface drainage adversely impacting their property.

## **APPLICANT'S REBUTTAL**

**Pat Fenton, 686 Leeper Road, Sutherlin**, stepped forward on behalf of the applicant and asked how soon would Mr. Sulfridge be ready to be annexed into the City, as he may want to ensure that his property is rezoned to the City industrial zoning that most suits his current development. Mr. Fenton also commented that he felt the proposed zone change of the subject 19.59 acre property would add, rather than detract, from Mr. Sulfridge's business.

With no further testimony, Chair Lusby closed the public portion of the hearing and commenced discussion on the application. Discussion ensued regarding the permitted uses within the M-1 and M-2 zones.

A motion was made by Commissioner Klassen and seconded by Commissioner Sumner to approve the requested Comprehensive Plan Map Amendment from Heavy Industrial to Light Industrial and Zoning Map Amendment from Heavy Industrial (M-2) to Light Industrial ((M-1) on the subject 19.59 acre property and forward the recommendation to City Council.

In favor: Commissioners Flick, Klassen, Lee, Sarnoski, Sumner, Van Sickle and Chair Lusby

Opposed: None

Motion carried unanimously

2. **HUMMELT DEVELOPMENT COMPANY**, request for a Comprehensive Plan Map Amendment from Light Industrial to Commercial Business District and Zone Map Change from (M-1) Light Industrial to (C-1) Downtown Commercial on a 0.46 acre portion of a total 0.92 acre site located north of East Central Avenue at the intersection of N. Calapooia Street and W. First Avenue inside the City of Sutherlin. The subject 0.46 acre portion is described as Tax Lots 5900 & 6000 in Section 17DC, T25S, R5W, W.M.; Property I.D. Nos. R56030 & R56023. Planning Department File No. 16-S003.

Chair Lusby 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 required by the Code. The Sutherlin Development 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, Lusby asked for the Staff Report.

**Lisa Hawley, City Planner**, entered Staff Exhibits 1-12, including the Staff Report. She then identified the parties in the matter and summarized the Staff Report into the record.

### **APPLICANT'S TESTIMONY**

**Mark Garrett, Applicant's Representative, 12975 Tiller Trail Hwy, Days Creek, OR**, stepped forward and presented information on the proposal and answered questions from the Planning Commission.

The Planning Commission asked clarifying questions of staff and the applicant. Mr. Garrett mentioned how the applicant has fully coordinated with the City and ODOT on the proposal. He stated that the specific designs for the proposed Rite Aid facility are not part of the applicable criteria for the Plan Amendment and Zone Change, although the applicant has been working with the City to ensure the site is suitable for the new development.

### **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.

Discussion ensued regarding the difference in uses between the M-1 and C-1 zones.

A motion was made by Commissioner Flick and seconded by Commissioner Klassen to approve the requested Comprehensive Plan Map Amendment from Light Industrial to Commercial Business District and Zoning Map Amendment from Light Industrial (M-1) to Downtown Commercial (C-1) on the 0.46 acre property and forward the recommendation to City Council.

In favor: Commissioners Flick, Klassen, Lee, Sarnoski, Sumner, Van Sickle and Chair Lusby  
Opposed: None



Motion carried unanimously

## **MONTHLY ACTIVITY REPORT**

**Kristi Gilbert, Community Development Specialist**, provided a report on behalf of Director Luther in an effort to keep the Planning Commission apprised of recent land use and other relevant activities. (See Attached).

## **PUBLIC COMMENT**

**John Klassen**, expressed concerns with the high curbs and sidewalks at the two major intersections of downtown, Central and Calapooia as well as Central and State St.

## **COMMISSION COMMENTS**

Commissioner Van Sickle inquired about downtown businesses having the ability to sell their merchandise on the sidewalk, which creates a public hazard for people walking downtown. Gilbert indicated the only ordinance which the City has in place applies only to sidewalk vendors and not the stores. Commissioner Klassen stated that SDDI was working on a proposal for the City Council to implement regulations as to the quantity of merchandise a store owner places on the sidewalk. This would help clean up downtown as well as allow pedestrians to maneuver safely along the sidewalks, including those who need ADA assistance.

**ADJOURNMENT** - With no further business the meeting was adjourned at 8:22 pm.

Respectfully submitted,

\_\_\_\_\_  
Kristi Gilbert

**APPROVED BY COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

\_\_\_\_\_  
John Lusby, Commission Chair



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## City of Sutherlin

Date: May 11, 2016  
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**

Slurry Seal bid opening is scheduled for May 19<sup>th</sup>.

### **UTILITIES**

**Wastewater Treatment Plant Improvements** – Dyer provided Council with a power point presentation at their September 28<sup>th</sup> meeting. Financing has been secured. 30% Pre-design has been submitted to DEQ by Dyer Partnership. Review completed and comments due back in February. RFQ has been advertised for Value Engineering. The aluminum outbuildings have been taken down.

**N. Comstock Water Line** – This project will replace the waterline along N. Comstock with a new 12" line prior to the street reconstruction. Bid was awarded to Knife River and project should be completed this summer.

### **PARKS**

**OPRD Grant** – grant submitted to restore the entire play area at Central Park. New ground cover, new play equipment, and a splash pad. Grant application was reviewed and City staff will be making a presentation in Salem the first week in June.

**OPRD Grant** – grant submitted this week to fund a master plan for Fords Pond Recreation Area.

### **LAND USE ACTIVITY**

#### **Building Worksheets approved –**

- 756 Magnolia - Deck
- 535 S. State Street - Addition
- 716 Sandpiper – Single Family Dwelling
- 1978 Kapela Court – Single Family Dwelling
- 1212 S. Comstock – Deicer container (ODOT)
- 631 W. First – Fence
- 1358 W. Central – Temporary Food Vendor (Me Gusto Es)
- 113 E. Central – Interior Remodel
- 716 Sandpiper – Single Family Dwelling
- 416 Glen Ave – Addition
- 160 Sunset – Demolition

- 895 Valley Vista – Single Family Dwelling
- 327 S. Calapooia Additional Shop Building

### **Commercial changes**

- 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. They are placing the first units now 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.

### **Active Land Use Application status**

**SUB 13-01: Brooks Village** (Avery) subdivision: 151 Pear Lane **Extension awarded**

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

**BLA 16-S004** – City of Sutherlin - Everett Street (**approved subject to conditions**)

**PAR 16-S001** – Avery - E. Fourth Avenue (**approved subject to conditions**)

### **Right of Way Applications**

Rick Swanson – W. First

Charter – 183 E. First

Avista – 160 Sunset

Avista – 100 block of W. Second

Nall Communications (Charter) – 1078 S. Calapooia



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# City of Sutherlin

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June 14, 2016

## STAFF REPORT

TO: Sutherlin Planning Commission

FROM: Lisa Hawley, Community Services Planner

RE: **WEBER PROPERTIES LP**, request for a Variance to C-3 Sign Height Standards for an internally illuminated freeway sign for Taco Bell restaurant on a 0.57 acre parcel located west of Exit 136 on the north side of W. Central Avenue, on W. Clover Leaf Loop, just east of its intersection with Dakota Street in the City of Sutherlin. The subject property is described as Tax Lot 317 in Section 19B, T25S, R5W, W.M.; Property I.D. No. R130445; and is addressed as 112 W. Clover Leaf Loop. The property is designated Commercial Community by the Sutherlin Comprehensive Plan and zoned (C-3) Community Commercial by the Sutherlin Development Code. **PLANNING DEPARTMENT FILE NO. 16-S005.**

## INTRODUCTION

The applicant, Weber Properties LP, is requesting a Variance to the C-3 Sign Height Standards for a double-side internally illuminated freeway sign for a new Taco Bell Restaurant on a 0.57 acre property located on W. Clover Leaf Loop. The subject property is current vacant and undeveloped, and is described as Tax Lot 317 in Section 19B, T25S, R5W, W.M.; Property ID Nos. R130445. The subject property, as well as the immediately surrounding properties, are all designated Community Commercial by the Comprehensive Plan and zoned Community Commercial (C-3) by the Sutherlin Development Code.

The applicant is seeking a variance from the size limitation of 150 square feet and the structure height limitation of 20 feet for a ground sign in the C-3 zone. As proposed, the applicant is requesting to locate a 65 foot freeway sign in the southeast portion of the property, with a size dimension of 229± square feet. It will be located approximately 12 feet from the northern right-of-way for W. Central Avenue.

During the public hearing on June 21, 2016, the Planning Commission will accept public testimony and make a decision on the application after the public hearing. This application is being processed as a Type III procedure for a Class C Variance, subject to the applicable criteria of Sections 3.7 [Sign Standards] and 5.2.130 [Class C Variances] 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 Variance application was filed with the City on May 6, 2016, and was deemed complete on May 18, 2016.
2. Notice of a Public Hearing on the Variance 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 May 27, 2016.
  - a. At the time of the mailing of this staff report, no written comments or remonstrances have been received.
3. Present Situation: The subject property is currently undeveloped. The planned development for the site is a new Taco Bell Restaurant, which will replace the existing Taco Bell located immediately to the east. The applicant is requesting the variance to permit a freeway sign in conjunction with the business.
4. Plan Designation: Community Commercial (CC).
5. Zone Designation: Community Commercial (C-3).
6. Public Water: The subject property has access to public water from the City of Sutherlin.
7. Sanitary Sewer: The subject property has access to sanitary sewer from the City of Sutherlin.
8. Transportation System: The subject 0.57 acre property is located on W. Clover Leaf Loop, just east of its intersection with Dakota Street in the City. Clover Leaf Loop is designated as a local street under the City's Transportation System Plan, and is under City jurisdiction.
9. Transportation Connectivity: The subject property abuts W. Central Avenue, but it accessed via Clover Leaf Loop, an existing local City street.
10. Pedestrian & Bicycle Access: Clover Leaf Loop is not a designated bicycle path, but is a pedestrian way under the Transportation System Plan.
11. 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 Variance.

## **APPLICABLE CRITERIA & FINDINGS**

The proposed Variance is considered a Type III procedure for a Class C Variance, subject to the applicable criteria of Sutherlin Development Code, including Sections 3.7 [Sign Standards] and 5.2.130 [Class C Variances].

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:

### **SIGN STANDARDS (SECTION 3.7)**

1. Section 3.7 of the Sutherlin Development Code establishes standards for signs in the City, including standards for permitting signs in the different zoning districts.
  - a. The applicant proposes a ground sign in the C-3 zone to be used in conjunction with their business, which will be located on the west side of the freeway. The existing Taco Bell restaurant on W. Central Avenue is being relocated from its existing site, which is closer to the freeway, to this location on Clover Leaf Loop.
  - b. The proposed sign is subject to the standards of Section 3.7.260 for Signs in the C-3 zone since the subject 0.57 acre property does not have interstate frontage, and is located more than one (1) block from I-5. Section 3.7.260 states for ground signs that each parcel of land is permitted one (1) ground sign per street frontage, subject to a maximum height of twenty (20) feet, maximum square footage of 150 feet per sign; and minimum setback where the sign shall not project into the public right-of-way.

**FINDING:** The applicant is requesting a variance to increase the sign height to 65 feet and the square footage to 229± square feet. The proposed sign will not project into the public right-of-way for W. Central Avenue.

### **VARIANCE CRITERIA (CLASS C VARIANCE)**

2. The requested variance is subject to the applicable criteria of Section 5.2.130 of the Sutherlin Development Code for a Class C Variance. The purpose of Section 5.2 (Variances) is to provide flexibility to development standards, in recognition of the complexity and wide variation of site development opportunities and constraints. The variance procedures are intended to provide flexibility while ensuring that the purpose of each development standard is met.
3. Class C Variances (Section 5.2.130) may be granted if the applicant shows that, owing to special and unusual circumstances related to a specific property, the literal application of the standards of the applicable land use district would create hardship to development which is peculiar to the lot size or shape, topography, wetland and floodplain, or other similar circumstances related to the property over which the applicant has no control, and which is not applicable to other properties in the vicinity (e.g., the same land use district); except that no variances to "permitted uses" shall be granted.
4. Pursuant to Section 5.2.130.1, the applicant has provided the following narrative as part of their request:

*The applicant is seeking a Class C variance from the sign height limitation of 20 feet and the sign size limitation of 150 square feet for the C-3 zone per Section 3.7.260 in order to install a double-sided, 229 square-foot, 65 foot tall Taco Bell freeway sign on the applicants' property located at 112 Clover Leaf Loop, Sutherlin, OR 97479.*

*The applicant is constructing a new Taco Bell restaurant just a few hundred feet west of the existing Taco Bell on Central Ave adjacent to Interstate-5. The new Taco Bell will replace the existing. The existing Taco Bell has a freeway sign that is approximately 65 feet tall and 206 sq. ft. The variance would allow the restaurant to continue to enjoy the same benefits of having a freeway sign as it currently enjoys.*

*Section 3.7.270.A already makes provision for a freeway sign area of 250 sq. ft., so the sign area of the proposed freeway sign should not be a problem.*

*Also, approval of the variance will allow Taco Bell to continue to enjoy the same rights which have been granted to many other businesses that are located in the freeway oriented business area such as McDonald's, Umpqua Regency Inn, Dutch Bros., Chevron, Burger King, Sutherlin Inn , Dairy Queen, Blakely's Towing, and Shell station, all of which have large freeway signs. The City has previously recognized the inadequacy of the 150 square-foot size and 20-foot height limits for freeway-oriented businesses at this location and has allowed larger signs at the I-5/Central Ave. interchange.*

*The applicant has a particular need for visibility to I-5 traffic as it is a major intent to draw I-5 traffic to the restaurant. Also, the topography of the site creates an unusual circumstance that supports the approval of a freeway-oriented pole sign on the subject property. Under the City's current development code, such a pole sign would not be allowed in the C-3 zone without a variance.*

*Finally, this exact variance has already been approved for the adjacent restaurant property just west (that is, farther from I-5) of the subject property per City of Sutherlin file number VAR-2006-12-15 (this variance was for the freeway sign for Subway).*

5. Pursuant to Section 5.2.130.2, the City shall approve, approve with conditions, or deny an application for a variance based on finding that all of the following criteria are satisfied:
  - a. *The proposed variance will not be material detrimental to the purposes of this code, to any other applicable policies and standards, and to other properties in the same land use district or vicinity;*
  - i. To address this criterion, the applicant states:

*The signage being proposed is similar in its intended use and is not expected to interfere with the visibility of any surrounding businesses, all of which are located in the C-3 zone and many of which have similar sized freeway signs.*



*Some of the businesses currently enjoying signage of similar height and size are:*

*McDonald's - 65' Overall height. Approx. 20'x 20' (400 sq. ft.)*

*Umpqua Regency Inn-65' overall height. Approx. 16'x20' (320 sq. ft.)* \*(Currently Best Western)

*Dutch Bros. - 65' overall height. 18' x 10' + 1 '6" x 10' (195 sq. ft.)*

*Chevron - 100' overall height. Approx. 20' x 20' (400 sq. ft.)*

*Burger King - 60' overall height. Approx. 16' x 16' (256 sq. ft.)*

*Sutherlin Inn - 65' overall height. Approx. 16' x 20' (320 sq. ft.)* \*(Currently Guesthouse Inn)

*Dairy Queen - 65' overall height. Approx. 12' x 20' & 4'x 32' (368 sq. ft.)*

*Blakely's Towing - 65' overall height. Approx. 10' x 20' (200 sq. ft.)*

*Shell station - 50' overall height. Approx. 12' x 12' (144 sq. ft.)*

*The proposed variance is compatible with Sutherlin's Comprehensive Plan. It would not be materially detrimental to any properties in the zone or vicinity, or to the purpose of the Zoning Ordinance.*

\*Current Business Names

**FINDING:** The signage being proposed is similar in its intended use and is not expected to interfere with the visibility of any surrounding businesses, all of which are located in the C-3 zone and many of which in this interchange area have similar-sized freeway signs that exceed the height and size limitations of the zone. The subject property does not have frontage onto the freeway, which further limits visibility from the freeway. Permitting the applicant to have signage of adequate size to be visible and read by I-5 traffic at this location will be consistent with the purposes of the Sutherlin Comprehensive Plan and its Development Code, and will not be materially detrimental to any property in the zone or vicinity.

b. *A hardship to development exists which is peculiar to the lot size or shape, topography, wetland and floodplain, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity (e.g., the same land use district);*

i. To address this criterion, the applicant states:

*The new Taco Bell will depend heavily upon freeway traffic to support its business. Having a sign that is of adequate size and height to be visible from Interstate 5 will be paramount to the success of this development and its ability to pull traffic from the freeway to Sutherlin vs. other communities to the north or south. Also, the existing Taco Bell restaurant is heavily dependent on freeway traffic for business and benefits greatly from its existing 65 foot tall 260 sq. ft. sign.*

*Additionally, the new property has unique topographic conditions in that it is approximately 50 feet lower than the elevation of Interstate 5 as it crosses Central. The dramatic decrease in grade provides additional justification for approval of the 65' overall height being requested.*

*As has been recognized by the City of Sutherlin, the 20 foot high sign limitation is inadequate for businesses that depend upon I-5 Freeway traffic. The City*

*has also recognized that the 150 square foot surface area limitation is similarly inadequate. The majority of the surrounding business have applied for and received variances for signs of similar height and size*

**FINDING:** The subject property is located immediately west of Interstate 5, from which the applicant intends to attract customers for the Taco Bell restaurant. The need for the ground pole sign is partly due to the topography near the interchange area, which is significantly lower in elevation than the approaching I-5 traffic. The applicant's need for visibility to I-5 traffic and the topography of the site, as well as the other similar-size freeway signs in the interchange area, are circumstances which create a general hardship to development related to the property over which the applicant has no control.

c. *The use proposed will be the same as permitted under this title and city standards will be maintained to the greatest extent possible while permitting reasonable economic use of the land;*

i. To address this criterion, the applicant states:

*The subject property is zoned C-3, the same as other properties in the vicinity. The signage being proposed under this variance would be targeting local and freeway traffic, is minimally visible from adjacent properties, and is similar to many freeway signs that exist in the area. The surrounding properties are zoned C-3 and require the same type of exposure that is being requested by the applicant. The sign must be of adequate size and height to be read at freeway speeds and allow ample reaction time for vehicles to safely exit.*

*The proposed variance reasonably holds to the city standards as much as possible, is not detrimental to the Zoning Ordinance, and is a reasonably economic use of the land.*

**FINDING:** The applicant is requesting a variance to allow greater visibility from the freeway for their new restaurant. No variance to the permitted uses in the C-3 zone is requested. City standards with the proposed sign will be maintained to the greatest extent possible while permitting the applicant to make reasonable economic use of the land.

d. *Existing physical and natural systems, such as but not limited to traffic, drainage, natural resources, and parks will not be adversely affected any more than would occur if the development occurred as specified by the subject code standard;*

i. To address this criterion, the applicant states:

*Approval of the proposed variance will allow Taco Bell to install a sign that is of adequate size and height for drive-in oriented businesses along a high speed large distance freeway type environment. Numerous sign installations around the Central Avenue/I-5 interchange have been applied for and been granted variances for much larger and taller signage that is currently allowed in the C-3 zone. Approval of the variance will allow Taco Bell to continue to enjoy the same rights which have been granted to many other businesses that are located in the freeway oriented business area*

*The proposed variance will allow a double-sided, 229 square-foot Taco Bell freeway sign to be installed on the applicants' property. Adequate signage is important for traveler-oriented businesses located along I-5, because drivers traveling at freeway speeds can find it difficult to recognize small signs for these types of businesses. In addition, the topography of the interchange area is such that adjacent businesses are at a lower elevation than approaching freeway traffic, making it difficult for freeway travelers to see signs that are limited to the 20-foot sign height of the C-3 zone.*

*Consequently, sign installations surrounding the Central Avenue/I-5 interchange have been granted variances for significantly larger and taller signs than are currently allowed in the C-3 zone*

**FINDING:** The proposed sign will be similar to the 65 foot sign already existing for the current Taco Bell on W. Central Ave. It is also similar in height and size as other freeways signs in the immediate area around the interchange. The proposed sign will be located in the southeast portion of the subject property, approximately 12 feet from the right-of-way for W. Central Ave. The variance in the height and size of the sign will not adversely affect traffic along the road, nor adversely impact drainage, natural resources or parks any more than would occur if the proposed sign was installed as specified in the development code.

- e. The hardship is not self-imposed; and
- i. To address this criterion, the applicant states:

*The need for a variance is not a self-imposed hardship but rather a result of the demand by commuting consumers for freeway-accessible, convenient, drive-in facilities, which the I-5 freeway provides. The visibility of the sign is key to the success for a consumer-oriented business in a freeway environment.*

*The topographical conditions were pre-existing and beyond the control of the owner. The City of Sutherlin has long acknowledged that the current sign standards for the C-3 zone are inadequate in both overall height and square footage allowed, and consequently has granted similar variance requests.*

*The need for the variance is a result of the freeway-oriented nature of the business and its resulting special need for visibility to I-5 traffic. Rather, the current code limit of 150 square feet of total signage for freeway-oriented businesses along I-5 creates a practical difficulty for such businesses, compared to other cities with I-5 frontage.*

*The need for the variance is not the result of a practical difficulty created by the actions of the applicant.*

**FINDINGS:** As mentioned by the applicant, the need for the variance is not a self-imposed hardship but rather a result of the demand by commuting consumers for freeway accessible, convenient, drive-in facility, which the proximity to the freeway provides. The visibility from the freeway is a vital part of success of the applicant's business. The topographic conditions and the lower elevation from the freeway are also preexisting and beyond the control of the applicant.

In 2008, the City of Sutherlin adopted revised standards to their sign code. As part of those provisions, new standards were adopted for C-3 zoned properties adjacent to the freeway or within one block of the freeway, which increased the permitted maximum height and size of signs for such properties.

With the revised sign standards in 2008, the actual standards for signs in the C-3 zone outside of the freeway area were modified and the maximum height limitation was decreased from 35 feet to 20 feet, while the maximum size limitation was increased from 80 square feet to 150 square feet. The east property line of the subject property is located within 850± feet of the freeway. However, since the property does not have frontage onto the freeway or is not located within one block of the freeway, it is limited to the standards in the C-3 zone. These newer standards make it difficult for the business to utilize a similar-sized freeway sign as enjoyed by other properties in the immediate area. Staff finds the proposed variance is not the result of a self-imposed hardship.

f. The variance requested is the minimum variance, which would alleviate the hardship.

i. To address this criterion, the applicant states:

*The sign as designed is within the range of size and height as other signs that exist in the same zone that have applied for and received variance approval.*

*Of the existing freeway signs: two (2) are lower in overall height; one (1) is taller in overall height and seven (7) are of equal height. The average overall height is 66.5 feet.*

*Of the existing freeway signs: Three (3) are smaller in sign area; seven (7) are larger in total sign area. The average sign area is 286.3 square feet.*

*Additionally, a method known as MRSA (Minimum Required Sign Area) formula was used to check the reasonableness of the proposed size. The formula was developed in part by Dr. James Klaus and traffic researchers Hugh McGee and Douglas Mace to aid planners in determining the average allowable sizes for signs within various commercial zones based on traffic speeds, number of lanes and viewing distance.*

*The formula takes into account the following factors:*

- *Reaction Distance (consists of perception, intellection, emotion and volition)*
- *Optimal letter height*
- *Number of letters in the message*
- *Copy area*
- *Borders and margins*

*A check of the formula yields a MRSA of 469.88 square feet.*

*A = Reaction distance= 825 ft. @ 55 MPH (PIEV + BD + DD)*

*B = Optimal letter height = 20" (825 divided by 40 feet/inch acute visibility)*

*C = Number of letters in message = 30 (5 words x 6 letter Ave.)*

*Copy area =  $90.25 + 16.5 + 27.5 \times 30 = 4,027$  divided by 12 = 335.63 sq. ft.  
Borders and Margins = 40% of copy area = 134.25  
Minimum required sign area = 469.88  
The proposed sign is 229 square feet in area. Well below the 469.88 MRSA and 286.3 sq. ft. average.*

*The requested relaxation of the sign size standard for the C-3 zone will permit a double-sided, 229 square-foot, 65-foot tall, Taco Bell freeway sign to be installed on the applicants' property. The request is reasonably limited to allow the applicants to accommodate the suggested distance needed to make the sign legible. The request is also reasonably limited to ensure adequate visibility for this freeway-oriented business without resulting in signage that is overly large or obtrusive for the use and site.*

*The proposed variance is a reasonable relaxation of the sign size standard for the C-3 zone that would ensure adequate and reasonable visibility of the business to I-5 traffic.*

**FINDING:** A similar level of visibility to I-5 traffic is currently enjoyed by a number of other freeway-oriented businesses in the area, including some that do not front onto the freeway or are not located within one block of the freeway. The majority of these signs are between 60-65 feet in height, with the average size being 286± sq.ft. Approval of the proposed variance will allow the applicant to install a 65-foot, double-sided, 229 sq.ft freeway sign for Taco Bell on the subject property and allow the applicants to make reasonable economic use of the property.

## **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 Variance on the subject 0.57 acre property; or
2. **Approve with conditions** the requested Variance on the subject 0.57 acre property; or
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 Variance on the subject 0.57 acre property 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 variance to the C-3 sign standards to permit installation of a 65-foot, double-sided 229 square foot freeway for Taco Bell on the subject 0.57 acre property.

## **STAFF EXHIBITS**

1. Notice of Public Hearing with affidavit of mailing
2. Property Owners within 100 Feet
3. Staff Report with Responses Attached and affidavit of mailing
4. Variance application and attachments
5. Vicinity Map
6. Assessor Maps
7. Sutherlin Comprehensive Plan Map
8. City Zoning Map
9. Aerial Photograph
10. Situs Map

H:\City\_Assist\Casework\Sutherlin\2016 FILES\16-S005\16-S005\_Weber Prop\_VarianceSign\_PCstaff report.docx

# 229 Sq. Ft. I.D. Sign



**Everbrite**  
Identity Systems Division



# 229 Sq. Ft. I.D. Sign



Violet- Match Spraylat L8-7917



Yellow- Match Spraylat L8-7836



Magenta- Match Spraylat L8-7937

**229.2**

(ACTUAL  
SQUARE  
FOOTAGE)

## ELECTRICAL SPECIFICATIONS:

LAMPS: (11)400W H33-GL 400/DX Mercury Vapor (5-Top; 6-Bottom)

BALLASTS: (11)1010-247SC-TC Magnetek (5-Top; 6-Bottom)

LINELOAD: 41.8 Amp  
(4)15 Amp @ 120v circuit

MAXIMUM WIND LOAD: 50 psf

SERVICING: Walk-in access through service panels

WEIGHT: 4,415 lbs. (crated)



**(custom copy)**

Appendage faces can be ordered with custom copy



**Everbrite**  
Identity Systems Division



This Sign- **E00051B**

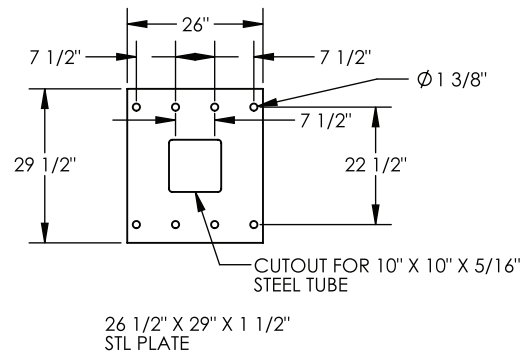
**PCN # 059063**

**UFPC # E91830007**

NOTE: THIS SIGN, DUE TO SIZE AND MANUFACTURING LIMITATIONS, HAS A MODIFICATION TO THE BELL LOGO GRAPHIC

## SERVICE ACCESS:

Access to sign is through 20" x 27" hinged access door located at bottom of sign next to mounting plate.



## SIGN SPECIFICATIONS

### Materials

- Cabinet: Extruded Aluminum
- Face: SG Polycarbonate vacuum Formed

### Accesses

- Remove face

### Area

- Squared: 190.9 Sq.Ft.
- Actual: 177.9 Sq.Ft.

### Weight (Est.)

- 3700 lbs.(Uncrated)
- 3900 lbs. (Crated)

### Wind Load

- 110 mph wind speed 3-second gust exposure c. 300 psf per foot of depth allowed lateral soil bearing pressure.

## ELECTRICAL SPECIFICATIONS

### Lighting

- White LED's

### Power Supply

- (7) PS0700-150w-100-277v-20

### Line Load

- \_\_\_ amps @120vac
- ( ) 20 amp circuit, 60Hz UL48 & NEC compliant

## COLOR SPECIFICATIONS

Interior: Paint white

Exterior: Paint violet

Graphic & Color Specifications

Color	PMS	3M
Yellow	109	VQ 4077
Violet	Violet C	VQ 4153
Magenta	Process Magenta	VQ 4154
White	White	3630-20



Everbrite LLC  
4949 S 110th Street, Greenfield, WI 53220  
Phone: 414-529-3500 • Fax: 414-529-7191  
Website: [www.everbrite.com](http://www.everbrite.com)

Part No: E006797B

Description:  
229 Sq. Ft. LED Pylon Sign w/ Breakfast

Project No: 332974

Date: 7/30/15

Drawn By: RB



These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.

# FOR YOUR INFORMATION

## LAND USE ACTIVITY WORKSHEETS

2016-22	555 S. STATE ST
2016-23	112 CLOVER LEAF LOOP
2016-24	1200 E CENTRAL #87
2016-25	482 WILDCAT CANYON
2016-27	985 FOREST HEIGHTS
2016-28	977 FOREST HEIGHTS
2016-29	124 W EVERETT
2016-30	224 N STATE




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


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

WORKSHEET NUMBER  <b>2016-22</b>	APPLICANT <b>DAVID SAWAYA 1000 E CENTRAL AVE #44 SUTHERLIN OR 97479 541-315-2120</b>	OWNER <b>DAVID SAWAYA 1000 E CENTRAL AVE #44 SUTHERLIN OR 97479 541-315-2120</b>
--	---	---

**SITE INFORMATION**

SITE ADDRESS <b>555 S. STATE ST</b>	PROPERTY ID NO. <b>R145140</b>	M-TL <b>25-05-20AC-01102</b>	SIZE (ACRES) <b>0.65</b>
IMPROVEMENT <b>CONSTRUCT 1576 SQ FT SFD W/ ATTACHED GARAGE ON PARCEL 3 OF PP 2016-0010</b>			
EXISTING STRUCTURES (NUMBER AND TYPE) <b>VACANT</b>		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt;50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE <b>EAST ON CENTRAL, RIGHT ON STATE, RIGHT ON FOREST HEIGHTS</b>			
As, for, or on behalf of, all property owners:  Applicant Signature:  Date: <b>5-13-16</b>			

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>R1</b>	OVERLAYS <b>None</b>			
<b>SETBACKS</b>				
FRONT GARAGE <b>20FT</b>	FRONT PROPERTY LINE <b>15FT</b>	REAR <b>10FT</b>	SIDE <b>5FT-1 STORY 10FT-2STORY</b>	EXT. SIDE <b>10FT-1STORY 15FT-2STORY</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>2</b>		
BUILDING HEIGHT <b>35FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>N/A</b>		
CONDITIONS OF APPROVAL:		REFER TO: <b>Douglas County</b>		
<b>CONSTRUCT 1576 SQ FT SFD W/ ATTACHED GARAGE ON PARCEL 3 OF PP 2016-0010; MUST MEET ZONE/SETBACK REQS.</b>				
APPROVED BY 	DATE <b>MAY 12, 2016</b>	EXPIRATION DATE <b>MAY 12, 2017</b>		
FEE <b>PUBLIC UTILITIES</b>	25.00 <b>CITY WATER YES</b>	RECEIPT # <b>CITY SEWER YES</b>	ACCESS PERMIT <b>NO</b>	



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

WORKSHEET NUMBER  <b>2016-23</b>	APPLICANT <b>WEBER PROPERTIES LP 840 CONGER STREET EUGENE OR 97402 541-687-8445 x 12</b>	OWNER <b>WEBER PROPERTIES LP 840 CONGER STREET EUGENE OR 97402 541-687-8445 x 12</b>
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**SITE INFORMATION**

SITE ADDRESS <b>112 CLOVER LEAF LOOP</b>	TAX ACCOUNT NUMBER <b>R130445</b>	M-TL <b>25-05-19B-00317</b>	SIZE (ACRES) <b>0.57</b>
IMPROVEMENT <b>CONSTRUCT A 2,134 SQ FT QUICK SERVICE RESTAURANT</b>			
EXISTING STRUCTURES (NUMBER AND TYPE) <b>VACANT</b>		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt; 50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE <b>WEST ON CENTRAL RIGHT ON DAKOTA, RIGHT ON CLOVER LEAF LOOP TO PROPERTY ON THE RIGHT</b>			
As, for, or on behalf of, all property owners:  Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>C-3</b>	OVERLAYS <b>None</b>			
<b>SETBACKS</b>				
FRONT GARAGE <b>N/A</b>	FRONT PROPERTY LINE <b>0 FT</b>	REAR <b>10FT</b>	SIDE <b>0 FT</b>	EXT. SIDE <b>N/A</b>
SIGN CODE <b>NOT PART OF THIS APPROVAL</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>1 - SPACE/100 SQ FT FLOOR AREA or 1-SPACE/ 4 SEATS, WHICHEVER IS LESS</b>		
BUILDING HEIGHT <b>35 FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>NA</b>		

CONDITIONS OF APPROVAL: **REFER TO: Douglas County**  
**CONSTRUCT A 2,134 SQ FT QUICK SERVICE RESTAURANT. MUST COMPLY WITH ATTACHED PLANS & LANDSCAPE PLAN PRIOR TO FINAL OCCUPANCY APPROVAL. APPROVAL IS SUBJECT TO IRRIGATION/BACKFLOW REQS. MINIMUM OF 14 PARKING SPACES REQUIRED. MUST COMPLY WITH ZONE/SETBACK REQS.**

APPROVED BY 	DATE <b>MAY 13, 2016</b>	EXPIRATION DATE <b>MAY 13, 2017</b>	
<b>PUBLIC UTILITIES</b>	CITY WATER <b>YES</b>	CITY SEWER <b>YES</b>	ACCESS PERMIT <b>YES</b>





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

WORKSHEET NUMBER  <b>2016-24</b>	APPLICANT <b>ROBERT OTIS CONSTRUCTION 1407 UPPER CLEVELAND RAPIDS RD ROSEBURG OR 97471 541-430-7444</b>	OWNER <b>ELSIE BELDT 827 BLACK DIAMOND WAY STE A LODI CA 95242 541-643-1241</b>
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**SITE INFORMATION**

SITE ADDRESS <b>1200 E CENTRAL AVE SP#87</b>	TAX ACCOUNT NUMBER <b>R42771</b>	M-TL <b>25-05-16CD-00100</b>	SIZE (ACRES) <b>23.71</b>
IMPROVEMENT CONSTRUCT 10' X 14' ADDITION TO EXISTING MH IN SPACE 87 WITHIN EXISTING MH PARK			
EXISTING STRUCTURES (NUMBER AND TYPE) MH PARK		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt;50 FEET</b>	
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: <u>[REDACTED]</u> Date: <u>5-13-16</u>			

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>R2</b>	OVERLAYS <b>None</b>			
<b>SETBACKS</b>				
FRONT GARAGE <b>20FT</b>	FRONT PROPERTY LINE <b>15FT</b>	REAR <b>10FT</b>	SIDE <b>5FT</b>	EXT. SIDE <b>10FT</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>N/A</b>		
BUILDING HEIGHT <b>10FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>NA</b>		
CONDITIONS OF APPROVAL:		REFER TO:		
AUTHORIZED TO CONSTRUCT 10' X 14' ADDITION TO EXISTING MH IN SPACE 87 OF EXISTING MH PARK AT 1200 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 <u>[REDACTED]</u>	DATE <b>MAY 13, 2016</b>	EXPIRATION DATE <b>MAY 13, 2017</b>		
FEES		RECEIPT		
PUBLIC UTILITIES	CITY WATER <b>NO</b>	CITY SEWER <b>NO</b>	ACCESS PERMIT <b>NO</b>	



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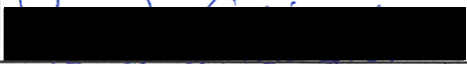
CITY OF SUTHERLIN  
PRE-APPLICATION WORKSHEET  
**CONSTRUCTION**

WORKSHEET NUMBER  <b>2016-25</b>	APPLICANT <b>SIMPLICITY HOMES</b> <b>2464 SW GLACIER PLACE</b> <b>REDMOND OR 97756</b> <b>541-228-0481</b>	OWNER <b>GOLF VIEW HOMES LLC</b> <b>3610 GOODPASTURE LOOP</b> <b>EUGENE OR 97402</b> <b>541-912-1883</b>
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**SITE INFORMATION**

SITE ADDRESS <b>482 WILDCAT CANYON RD</b>	TAX ACCOUNT NUMBER <b>R135163</b>	M-TL <b>25-05-18CD-5700</b>	SIZE (ACRES) <b>0.11</b>
IMPROVEMENT CONSTRUCT SFD W/ ATTACHED GARAGE ON LOT 46 OF FAIRWAY ESTATES PUD.			
EXISTING STRUCTURES (NUMBER AND TYPE) <b>VACANT</b>		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt;50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE <b>WEST ON CENTRAL, TURN RIGHT ON DAKOTA ST, RIGHT ON WILDCAT CANYON TO PROPERTY ON THE RIGHT.</b>			
As, for, or on behalf of, all property owners:  Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>R1</b>		OVERLAYS <b>None</b>		
<b>SETBACKS</b>				
FRONT GARAGE <b>20FT</b>	FRONT PROPERTY LINE <b>15FT</b>	REAR <b>10FT</b>	SIDE <b>5FT – 1 STORY</b> <b>10FT – 2 STORY</b>	EXT. SIDE <b>20FT</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>2 SPACES</b>		
BUILDING HEIGHT <b>35FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>NA</b>		
CONDITIONS OF APPROVAL:		REFER TO: <b>Douglas County</b>		
<b>CONSTRUCT 2,078 SQ FT SFD W/ ATTACHED GARAGE ON LOT 46 OF FAIRWAY ESTATES PUD. REAR SETBACK REDUCED TO 5FT PER P/D FILE 2015-01-VAR. MUST MEET ZONE/SETBACK REQS.</b>				
APPROVED BY 	DATE <b>JUNE 7, 2016</b>	EXPIRATION DATE <b>JUNE 7, 2017</b>		
PUBLIC UTILITIES	CITY WATER <b>YES</b>	CITY SEWER <b>YES</b>	ACCESS PERMIT <b>NO</b>	






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

WORKSHEET NUMBER  <b>2016-27</b>	APPLICANT <b>AVERY BUILDING LLC 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918</b>	OWNER <b>AVERY BUILDING LLC 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918</b>
--	--	--

**SITE INFORMATION**

SITE ADDRESS <b>985 FOREST HEIGHTS</b>	TAX ACCOUNT NUMBER R133623	M-TL <b>25-05-21BD-01000</b>	SIZE (ACRES) 0.19
IMPROVEMENT CONSTRUCT 1398 SQ FT SFD W/ ATTACHED GARAGE ON LOT 14 OF FOREST HEIGHTS SUBDIVISION			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt;50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON WAITE, RIGHT ON FOREST HEIGHTS.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: <u>6/7/16</u>	

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>R1</b>	OVERLAYS <b>None</b>			
<b>SETBACKS</b>				
FRONT GARAGE <b>20FT</b>	FRONT PROPERTY LINE <b>15FT</b>	REAR <b>10FT</b>	SIDE <b>5FT</b>	EXT. SIDE <b>20FT</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>N/A</b>		
BUILDING HEIGHT <b>35FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>NA</b>		
CONDITIONS OF APPROVAL:		REFER TO: <b>Douglas County</b>		
CONSTRUCT 1398 SQ FT SFD W/ ATTACHED GARAGE ON LOT 14 OF FOREST HEIGHTS SUBDIVISION. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE <b>JUNE 7, 2016</b>	EXPIRATION DATE <b>JUNE 7, 2017</b>		
PUBLIC UTILITIES	CITY WATER YES	CITY SEWER YES	ACCESS PERMIT NO	




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

WORKSHEET NUMBER  <b>2016-28</b>	APPLICANT AVERY BUILDING LLC 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918	OWNER AVERY BUILDING LLC 2614 NW LOMA VISTA DRIVE ROSEBURG OR 97471 541-784-5918
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**SITE INFORMATION**

SITE ADDRESS <b>977 FOREST HEIGHTS</b>	TAX ACCOUNT NUMBER R133622	M-TL <b>25-05-21BD-00900</b>	SIZE (ACRES) 0.23
IMPROVEMENT CONSTRUCT 1438 SQ FT SFD W/ ATTACHED GARAGE ON LOT 13 OF FOREST HEIGHTS SUBDIVISION			
EXISTING STRUCTURES (NUMBER AND TYPE) VACANT		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt;50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE EAST ON CENTRAL, RIGHT ON WAITE, RIGHT ON FOREST HEIGHTS.			
As, for, or on behalf of, all property owners:			
Applicant Signature: 		Date: <u>6/7/16</u>	

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>R1</b>		OVERLAYS <b>None</b>		
<b>SETBACKS</b>				
FRONT GARAGE <b>20FT</b>	FRONT PROPERTY LINE <b>15FT</b>	REAR <b>10FT</b>	SIDE <b>5FT</b>	EXT. SIDE <b>20FT</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>N/A</b>		
BUILDING HEIGHT <b>35FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>NA</b>		
CONDITIONS OF APPROVAL:		REFER TO: <b>Douglas County</b>		
CONSTRUCT 1438 SQ FT SFD W/ ATTACHED GARAGE ON LOT 13 OF FOREST HEIGHTS SUBDIVISION. MUST MEET ZONE/SETBACK REQS.				
APPROVED BY 	DATE <b>JUNE 7, 2016</b>	EXPIRATION DATE <b>JUNE 7, 2017</b>		
PUBLIC UTILITIES	CITY WATER <b>YES</b>	CITY SEWER <b>YES</b>	ACCESS PERMIT <b>NO</b>	




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

WORKSHEET NUMBER  <b>2016-29</b>	APPLICANT <b>ELLIS CONTRACTING 1095 MELQUA RD ROSEBURG OR 97471 970-231-4762</b>	OWNER <b>HOLLY HUTCHINGS 124 W EVERETT SUTHERLIN OR 97479 541-430-8507</b>
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**SITE INFORMATION**

SITE ADDRESS <b>124 W EVERETT</b>	TAX ACCOUNT NUMBER <b>R56954</b>	M-TL <b>25-05-17DC-12400</b>	SIZE (ACRES) <b>0.19</b>
IMPROVEMENT <b>REPLACE EXISTING DELAPIDATED CARPORT TO THE SAME FOOTPRINT &amp; LOCATION</b>			
EXISTING STRUCTURES (NUMBER AND TYPE) <b>SFD, CARPORT</b>		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt;50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE <b>CALAPOOIA TO EVERETT TO 124 W EVERETT</b>			
As, for, or on behalf of, all property owners:  Applicant Signature:  Date: <b>6-7-16</b>			

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>C1</b>	OVERLAYS <b>None</b>		
<b>SETBACKS</b>			
FRONT GARAGE <b>20FT</b>	FRONT PROPERTY LINE <b>15FT</b>	REAR <b>10FT</b>	SIDE 3FT - EXISTING EXT. SIDE <b>N/A</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>N/A</b>	
BUILDING HEIGHT <b>N/A</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>NA</b>	
CONDITIONS OF APPROVAL:		REFER TO: <b>None</b>	
<b>REPLACE EXISTING DELAPIDATED CARPORT TO THE SAME FOOTPRINT AND LOCATION. NO INCREASE IN THE NONCONFORMITY OF THE EXISTING CARPORT (I.E. SIZE/FOOTPRINT, LOCATION, ETC) PER SECTION 5.3 OF THE SUTHERLIN DEVELOPMENT CODE. NO ADDITIONAL STRUCTURES OR EXPANDED FOOTPRINT IS PERMITTED.</b>			
APPROVED BY 	DATE <b>JUNE 7, 2016</b>	EXPIRATION DATE <b>JUNE 7, 2017</b>	
FEEES <b>PUBLIC UTILITES</b>	<b>0.00</b> CITY WATER <b>NO</b>	RECEIPT # CITY SEWER <b>NO</b>	ACCESS PERMIT <b>NO</b>



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

WORKSHEET NUMBER  <b>2016-30</b>	APPLICANT <b>ES &amp; A SIGN &amp; AWNING 89975 PRAIRIE RD EUGENE OR 97402 541-868-2385</b>	OWNER <b>LINDEEN BROWN 224 N. STATE ST SUTHERLIN OR 97479 541-459-7730</b>
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**SITE INFORMATION**

SITE ADDRESS <b>224 N. STATE ST</b>	TAX ACCOUNT NUMBER <b>R55365</b>	M-TL <b>25-05-17DC-3900</b>	SIZE (ACRES) <b>0.11</b>
IMPROVEMENT <b>REPLACING 2 NON-ILLUMINATED AWNINGS</b>			
EXISTING STRUCTURES (NUMBER AND TYPE) <b>RETAIL STORE</b>		DISTANCE OF BUILDING SITE FROM SURFACE WATER <b>&gt; 50 FEET</b>	
DIRECTIONS FROM CENTRAL AVENUE <b>CENTRAL TO 224 N. STATE</b>			
As, for, or on behalf of, all property owners:  Applicant Signature: <u>SEE ATTACHED</u> Date: _____			

**PLANNING DEPARTMENT INFORMATION**

ZONING <b>C1</b>	OVERLAYS <b>None</b>			
<b>SETBACKS</b>				
FRONT GARAGE <b>0FT</b>	FRONT PROPERTY LINE <b>0FT</b>	REAR <b>0FT</b>	SIDE <b>0FT</b>	EXT. SIDE <b>0FT</b>
SIGN CODE <b>N/A</b>	SPECIAL SETBACK <b>N/A</b>	PARKING SPACES REQUIRED <b>N/A</b>		
BUILDING HEIGHT <b>50FT</b>	FLOOD PLAIN <b>NO</b>	FLOOR HEIGHT ABOVE GRADE <b>N/A</b>		
CONDITIONS OF APPROVAL: <b>REFER TO: Douglas County</b>  <b>REPLACE 2 NON-ILLUMINATED AWNINGS FOR STATE FARM INSURANCE.</b>				
APPROVED BY 	DATE <b>JUNE 7, 2016</b>	EXPIRATION DATE <b>JUNE 7, 2017</b>		
PUBLIC UTILITIES	CITY WATER <b>NO</b>	CITY SEWER <b>NO</b>	ACCESS PERMIT <b>NO</b>	