

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7:00 PM
TUESDAY, JANUARY 21, 2020**

COMMISSION MEMBERS PRESENT: William Lee, Richard Price, Adam Sarnoski, Collin Frazier, Elainna Swanson and Norm Davidson

COMMISSION MEMBERS EXCUSED:

COMMISSION MEMBERS ABSENT: Sam Robinison

CITY STAFF: Kristi Gilbert, Community Development Supervisor and Brian Elliott, Community Development Director

AUDIENCE: David Thomas, Steven Montpas, Briann Mantpas, Mike Carlson, Dave Duncan, Walt and Carol Lindner, Luke Van Acker, Tami Normand, Sharon Meyer, Deon Meyer, Steve and Christy Simmons and Nicholas Allison

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

APPROVAL OF MINUTES

A motion made by Commissioner Price to approve the minutes of the December 17, 2019 Planning Commission meeting; second made by Commissioner Frazier.

In favor: Commissioners Sarnoski, Frazier, Swanson, Price, Davidson and Chair Lee

Opposed: None

Excused: None

Motion carried unanimously

QUASI-JUDICIAL PUBLIC HEARING(s)

- 1. NICK ALLISON**, request for a Comprehensive Plan Map Amendment from Medium Density to High Density, Zone Map Change from (R-2) Medium Density Residential to (R-3) Multi-family Residential, along with a 20-Lot Subdivision on a 1.71 acre property. **PLANNING DEPARTMENT FILE NO. 19-S016**

Chair Lee opened the hearing, with the disclosure (legal) 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 criteria to be relied upon in making a decision.

Chair Lee asked the Commission if there were any conflicts of interest or personal bias; Lee asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Hearing none, Lee asked for the Staff Report.

Kristi Gilbert, Community Development Supervisor, entered Staff Exhibits 1-11, along with the Staff Report into the record. She then identified there were four (4) written comments received as of the mailing of the Staff Report and proceeded to summarize the Staff Report, with the recommendation of option number 1

APPLICANT'S TESTIMONY

Nick Allison, applicant, concurred with the Staff Report submitted and explained the requested change is to accommodate similar amount of units, but with the zone change to R-3 would allow a slightly reduced setback in the rear and side. With clarification from Commissioners, Mr. Allison states they will be meeting and exceeding the requirement. Homes to be built are approximately 1,500 – 1,700 square feet in size. Also proposing to fence the perimeter of the property.

TESTIMONY IN FAVOR

No testimony in favor.

TESTIMONY IN OPPOSITION

Dave Thomas, 1448 Duke Avenue, Sutherlin, stepped forward asking if the City of Sutherlin has a shortage of high density residential? And if so, does this alleviate or improve that. Commissioner Sarnoski responded that yes there is, plus a lot of vacant land within the City is on hillsides with the Residential Hillside (RH) zone. Mr. Thomas then asked if the zone was changed and this proposal was not constructed, could it turn into a trailer park. Mrs. Gilbert responded that the city has already authorized the construction of one (1) structure with the current zoning and the subject property being one (1) tax lot (unit of land), the applications submitted would allow the developer/property owner to be able to build an additional unit, this does not authorize a manufactured home park and the development code (Sutherlin Development Code) does address Mr. Thomas's concerns.

Steve Montpas, 1440 Duke Ave, Sutherlin, had questions or wanting clarification regarding the zoning more specifically to meet easements from property lines. Also had the same concerns as Tom Hammerschmith (written comments), if more than a fence for screening could be required. Mr. Montpas also has concerns with the increase traffic and parking per dwelling. Commissioner Price talked about the fence requirements and limitations that are permitted in the Sutherlin Development Code.

RECEIVE NEUTRAL

No neutral testimony present.

APPLICANT'S REBUTTAL

Mr. Allison, stated that their proposal does have adequate parking, each dwelling unit will have a garage, with a full-size driveway, along with street parking and designated parking spaces within the development. He also clarified that they will be fencing the border of the subject property.

With no further testimony, Chair Lee closed the public hearing portion for this application. Commissioner Davidson asked staff about the location of the fire hydrant on the proposed plan, Mrs. Gilbert responded that the fire department commented on the Staff Report and the fire hydrant will be located at the end of phase 1, beginning of phase 2.

A motion was made by Commissioner Price to recommend to the City Council approval of the proposed Plan Map Amendment, Zone Change and 20-Lot Subdivision applications per staff's recommendation of Action Alternative No. 1, with the 25 conditions of approval; Commissioner Davidson seconds the motion.

In favor: Commissioners Price, Frazier, Swanson, Sarnoski, Davidson and Chair Lee

Opposed: None

Motion carried unanimously

2. MID OREGON BUILDERS, request for a Major Amendment to Lot 68 of Fairway Estates at Umpqua Golf Resort PUD (PUD-2007-03-16) to the required exterior side (15' to 13'9") and front (15' to 11'8") setbacks.
PLANNING DEPARTMENT FILE NO. 19-S018

Chair Lee opened the hearing, with the disclosure (legal) 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 criteria to be relied upon in making a decision.

Chair Lee asked the Commission if there were any conflicts of interest or personal bias; Lee asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Hearing none, Lee asked for the Staff Report.

Kristi Gilbert, Community Development Supervisor, entered Staff Exhibits 1-11, along with the Staff Report into the record. She then identified there were no written comments received as of the mailing of the Staff Report. Mrs. Gilbert summarized the Staff Report, with the recommendation of action alternative number 1.

APPLICANT'S TESTIMONY

Dave Duncan, representative for the applicant and titleholder, concurred with the Staff Report submitted, but stated that the County (Building Department) standards did not meet the City standards during inspection. He also stated that new standards (procedures) have been put in place so this error does not occur in the future.

Commissioner Davidson asked if visibility was an issue and no vision clearance is an issue. He also asked if these setbacks are altered, does this mean the garage is not meeting the required setback? Mr. Duncan replied that it is still confirming to the required 20' setback. Mrs. Gilbert did explain the process that was in place and that the City has since implemented a new process with all builders to avoid having a situation like this occur in the future.

TESTIMONY IN FAVOR

No testimony in favor.

TESTIMONY IN OPPOSITION

No testimony in opposition.

RECEIVE NEUTRAL

Deon Meyer, 556 Wildcat Canyon Road, stated he is the chairman for this subdivision. He does not have any concerns with this proposal, but wanted to make sure this does not change the setback requirements on the additional vacant lots. Chair Lee stated that this application is specific to the property stated on the application.

Carol Lindner, 586 Wildcat Canyon Road, wanted to make sure a precedence is not set with this proposal. Chair Lee replied that it does not, this application is strictly for this property. Mrs. Gilbert clarified that other properties have gone through different types of Variance applications because of topography, that each unit of land is different and could possibly go through a process if allowed in the Sutherlin Development Code.

APPLICANT’S REBUTTAL

No rebuttal by the applicant.

With no further testimony, Chair Lee closed the public hearing portion for this application.

A motion was made by Commissioner Sarnoski to approve the Major Modification of Lot 68 of Fairway Estates at Umpqua Golf Resort PUD (PUD-2007-03-16) to the exterior and front setbacks per staff’s recommendation of Action Alternative No. 1; Commissioner Davidson seconds the motion.

In favor: Commissioners Price, Frazier, Swanson, Sarnoski, Davidson and Chair Lee

Opposed: None

Motion carried unanimously

COMMISSION COMMENTS – Commissioner Frazier asked about the pot hole on Central Avenue. Staff stated it will be fixed, along with the ADA ramps currently being corrected.

ADJOURNMENT - With no further business the meeting was adjourned at 7:53 pm.

Respectfully submitted,

Jamie Chartier

Jamie Chartier, City Planner

APPROVED BY COMMISSION ON THE 18th DAY OF February, 2020.

William Lee

William Lee, Commission Chair