

**ADJOURNMENT** - With no further business the meeting was adjourned at 7:04 pm.

Respectfully submitted,

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Jamie Chartier, City Planner

**APPROVED BY COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

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William Lee, Commission Chair

DRAFT



# City of Sutherlin

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January 14, 2020

## **STAFF REPORT**

TO: Sutherlin Planning Commission

FROM: Jamie Chartier, City Planner

RE: **NICK ALLISON**, request for a Comprehensive Plan Map Amendment from Medium Density to High Density and Zone Map Change from (R-2) Medium Density Residential to (R-3) High Density Residential together with a 20-Lot Subdivision on a 1.71 acre property located on the west side of S. Comstock Road and inside the City of Sutherlin. The subject property is described as Tax Lot 5800 in Section 19AC, T25S, R5W, W.M.; Property I.D. No. R22360. **PLANNING DEPARTMENT FILE NO. 19-S016.**

## **INTRODUCTION**

The applicant, Nick Allison, is requesting a Comprehensive Plan Map Amendment from Medium Density to High Density, Zone Map Change from (R-2) Medium Density Residential to (R-3) High Density Residential together with a 20-Lot Subdivision on a 1.71 acre property.

The subject property is located on the west side of S. Comstock Road and inside the city limits. The subject property is described as Tax Lot 5800 in Section 19AC, T25S, R5W, W.M., Property I.D. No. R22360. There are no structures currently located on the property.

The subject property is designated Medium Density by the Sutherlin Comprehensive Plan and is zoned (R-2) Medium Density Residential by the Sutherlin Development Code. It is located in an area of residential properties. To the west and south is an existing Mobile Home Park, the remaining adjacent properties are developed with single family residences zoned (R-2) Medium Density Residential.

During the public hearing on January 21, 2020, the Planning Commission will accept public testimony and make a decision on the application after the public hearing. As part of the hearing, the Planning Commission will review the applicant's request for compliance with the Statewide Planning Goals and the general goals and policies of the Sutherlin Comprehensive Plan and the applicable criteria of the Sutherlin Development Code and adopt Findings of Fact.

After the public hearing, the Planning Commission must make a written recommendation and forward it to the City Council in the form of a Findings of Fact and Decision document, which justifies its decision and recommendation. The Council will consider the Commission's recommendation, hold a public hearing, and make a decision to grant, amend or deny the request.

## PROCEDURAL FINDINGS OF FACT

1. The Comprehensive Plan Map Amendment and Zone Map Change applications were filed with the City on November 19, 2019, and were deemed complete on December 5, 2019.
2. DLCDC Notice of Proposed Amendment was submitted electronically on December 12, 2019, which was at least 35 days prior to the first evidentiary public hearing on January 21, 2020.
3. Pursuant to Sections 4.2.150.D.4 and 4.2.140.C, notice of the public hearing was given by publication in the News Review on January 7, 2020, which was at least fourteen (14) days prior to the date of the public hearing.
4. Notice of a Public Hearing on an application for the Comprehensive Plan Map Amendment and Zone Map Change before the Planning Commission was given in accordance with Section Sections 4.2.150.D.4 and 4.2.140.C. Notice was sent to affected property owners of record within 100 feet of the subject property, service providers, and governmental agencies on December 12, 2019 and a corrected notice mailed on December 31, 2019.
  - a. Micah Horowitz, Senior Transportation Planner, ODOT Region 3, via email dated December 24, 2019, replied that ODOT reviewed the proposal and does not have concerns at this time.
  - b. Aaron Swan, Public Works Director commented on the request as follows:  
*The City of Sutherlin Public Works Operations and Public Works Utilities have reviewed the proposed request. A water, sanitary sewer, storm water and street plan are needed.*

*For the application purposes, the subject properties can be served by City Water and Sewer.*

*Proposed street as follows:*

- *Two (2) 11 ft travel lanes*
- *Two (2) 6 ft sidewalks*
- *Two (2) 6" curbs*
- *Minimum of 12" aggregate base*

*City water as follows:*

- *minimum of an 8" water main line (to city standards)*
- *City standards for required materials and specifications*
- *Fire Hydrant as required*
- *Existing water main line will require the property owner/developer to bore under S. Comstock Road*

*City sewer services as follows:*

- *8" sewer main line w/laterals (to city standards)*
- *2 manholes*

*City Storm Water as follows:*

- *Gutters, downspouts routed to underground storm system, drainage plan must be approved by City Staff prior to construction*

- c. Brandan McGarr, Battalion Chief had concerns and questions with the request; the questions are:
1. *What's the overall length of the new street?*
  2. *Where is the fire hydrant going to be located? I don't see it on the map now that I know what the emblem is.*
  3. *What is the width of the street?*
  4. *What is the width and length of the hammerhead?*

*Adam Heberly, Engineer and Representative answered these questions as followed:*

1. *Approximately 385'*
2. *At the end of road at hammer head. This could be moved mid-way along the road if that is preferred.*
3. *34' (width of street)*
4. *Will comply with Oregon Fire Code appendix D (see attached map)*

Brandan responded that everything looks good with the exception of the hydrant. Although it meets code to have the hydrant at the hammer head, it does not make sense for operations.... Fire would request the hydrant be moved down the road towards Comstock and recommends the installation of the hydrant to be on the divider for phase 1 and phase 2.

- d. Thomas Hammerschmith, adjacent neighbor commented as follows:

*My concerns regarding the privacy factor that a 2-story dwellings take away from the owners of property adjacent to subject property. I would like to see tall (10' plus) arborvitae planted in the back of all lots adjacent to all property owners in order to retain our privacy. The other option would be to change the house plans to single story dwelling.*

- The neighbors' concerns are duly noted. With regard to the two (2) story dwelling structure, multi-story structures are permitted in the current R-2 and proposed R-3 zone require the same rear setback to property lines, and the City cannot restrict the type of dwelling constructed or placed on the property. Compliance with the Sutherlin Development Code, Section 2.2.110 (permitted uses) and Section 2.2.120 (development standards) is required. The application has further stated that the developer will keep existing landscaping on the property to provide screening.
- e. At the time of the mailing of this staff report, no other written comments or remonstrances have been received.

5. Present Situation: The subject property is currently vacant and undeveloped.
6. Plan Designation: Medium Density. The applicant is requesting a plan map amendment to High Density plan designation.
7. Zone Designation: Medium Density Residential (R-2). The applicant is requesting a zone map amendment to the High Density Residential (R-3) zoning designation.
8. Public Water: The subject property has access to public water from the City of Sutherlin within the right-of-way of S. Comstock Road. Development of the proposed Subdivision will require a minimum 8" main line extension on the subject property to accommodate future development of the site.