

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7:00 PM
TUESDAY, NOVEMBER 21, 2023**

COMMISSION MEMBERS PRESENT: Michael Hogsett, John Banducci, Tom Schaub, Tom Maloney, Adam Sarnoski and Norman Davidson

COMMISSION MEMBERS EXCUSED: Alan Woods

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Jamie Fugate, City Planner and Brandi Medeiros, Community Development Assistant

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

MEDIA PRESENT: None

AUDIENCE: Dian and Larry Cox, Jim and Mary Dennis and Brent and Anita Hunsaker

VIA ZOOM: None

FLAG SALUTE

APPROVAL OF MINUTES

A motion made by Commissioner Banducci to approve the minutes of the October 17, 2023 Planning Commission meeting; second made by Commissioner Hogsett.

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

Opposed: None

Excused: None

Motion carried unanimously

APPROVAL OF FINDINGS OF FACT(S)

1. **SAM ROBINSON, ET/AL**, request for a Comprehensive Plan Map Amendment from Low Density Hillside to Medium Density and Zone Map Change from (RH) Residential Hillside to (R-2) Medium Density Residential on a 3.81 acre property located on the east side of Fir Grove Lane and inside the City of Sutherlin. The subject property is described as Tax Lot(s) 201, 300 and 400 in Section 19C, T25S, R5W, W.M., and Property I.D. Nos. R46993, R47000 and R47007. **PLANNING DEPARTMENT FILE NO. 23-S010.**

A motion was made by Commissioner Schaub to approve the Finding of Facts and Decision for a Comprehensive Plan Map Amendment and Zone Map Change on a 3.81

acre subject properties. **PLANNING DEPARTMENT FILE NO. 23-S010.** Motion seconded by Commissioner Maloney.

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

Opposed: None

Excused: None

Motion carried unanimously

2. **GOODFELLAS OF SUTHERLIN**, request for a Subdivision to be developed in three phases that total 91 lots on a 22.00± acre portion of the 193.11 acre subject property. The subject property is located north of Scardi Blvd in the City of Sutherlin. The subject property is described as Tax Lot 1500 in Section 7, and Tax Lot(s) 100 and 203 in Section 18, all in T25S, R5W, W.M; Property ID Nos. R20392; R21680 and R138405. It is designated Low Density and Low Density Hillside by the Sutherlin Comprehensive Plan and zoned (R-1) Low Density Residential and (RH) Residential Hillside. **PLANNING DEPARTMENT FILE NO. 23-S009.**

Commissioner Schaub addressed the commissioners with the need of a road to Stearns Lane, referencing item #10 (Staff Report) requiring the applicant to construct an emergency access road. Commissioner Schaub asked the commission to amend item #10, that after 10 homes are constructed they require a road be constructed from Pebble Creek out to Stearns Lane. Commissioner Schaub stated that in Paradise, California fire and the lack of roads to get out of town. Commissioner Schaub suggests and recommends the Planning Commission to require a permanent road and would like the staff report amended. **Jamie Fugate, City Planner**, responded to the commission that the public hearing was held and is closed, so they cannot amend a condition. Commissioner Schaub stated the commission has danced around requiring a road for years. Mrs. Fugate explained the fire and applicable approval criteria that the decision is required to address. An EMS road is listed as a condition of approval and for the developer to put in a permanent road through vacant (industrial) land that is being nationally advertised, with the anticipation of development the permanent road would then need to be relocated.

A motion was made by Commissioner Banducci to approve the Finding of Facts and Decision for a Subdivision to be developed in three phases that total 91 lots on a 22.00± acre portion of the 193.11 acre subject property. **PLANNING DEPARTMENT FILE NO. 23-S009** Motion seconded by Commissioner Sarnoski.

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

Opposed: None

Abstained: Schaub (ex parte contact)

Motion carried unanimously

MONTHLY ACTIVITY REPORT – Commissioner Sarnoski asked if Waite Street is going to be improved or a crosswalk installed. **Jamie Fugate, City Planner** responded that currently the engineering for Waite Street improvements is being done to make the Safe Routes to School grant application stronger. The engineering component has been the missing piece to the previous applications submitted for the grant. No other questions/comments were stated.

PUBLIC COMMENT – No public comments.

COMMISSION COMMENTS – No commissioner comments.

ADJOURNMENT - With no further business the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Jamie Fugate

Jamie Fugate, City Planner

APPROVED BY COMMISSION ON THE 16th DAY OF January, 2024.

John Banducci

John Banducci, Commission Chair