

**CITY OF SUTHERLIN  
PLANNING COMMISSION MEETING  
CIVIC AUDITORIUM – 7PM  
TUESDAY, DECEMBER 18, 2018**

**COMMISSION MEMBERS PRESENT:** John Lusby, William Lee, Richard Price, Sam Robinson, Collin Frazier and Adam Sarnoski

**COMMISSION MEMBERS EXCUSED:** Elaine Swanson

**COMMISSION MEMBERS ABSENT:** None

**CITY STAFF:** Jamie Chartier, City Planner, Brian Elliott, Community Development Director and Kristi Gilbert, Community Development Specialist

**AUDIENCE:** Gladys Robinson, Robert Moczowski and Chris Owens

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

**FLAG SALUTE**

**INTRODUCTION OF MEDIA:** None

**SPECIAL PRESENTATION:** Brian Elliott presented Chair Lusby with a certificate for his role and dedication on the Planning Commission.

**APPROVAL OF MINUTES**

A motion made by Commissioner Robinson to approve the minutes of the November 20, 2018 Planning Commission meeting; second made by Commissioner Price.

In favor: Commissioners Price, Sarnoski, Frazier, Robinson and Chair Lusby

Opposed: None

Motion carried unanimously

**APPROVAL OF FINDINGS OF FACT**

WESTSIDE CENTER LLC, request for a Planned Unit Development (PUD) to be developed in two phases that total 22-zero lot line duplex lots, along with open space on a 18.92 acre parcel. **PLANNING DEPARTMENT FILE NO. 18-S017.**

A motion was made by Commissioner Price to approve the Findings of Fact for the WESTSIDE CENTER LLC, request for a Planned Unit Development to be developed in two phases that total 22-zero lot line duplex lots, along with open space on a 18.92 acre parcel (File No. 18-S017) presented at the November 20, 2018 Planning Commission meeting; motion seconded by Commissioner Lee.

In favor: Commissioners Robinson, Price, Frazier, Sarnoski and Chair Lusby

Opposed: None

Motion carried unanimously

**QUASI-JUDICIAL PUBLIC HEARING**

1. **CHRISTOPHER OWENS**, request for a Conditional Use Permit to reauthorize a Church within an existing building on property located on the west side of Hawthorne Street in the City of Sutherlin. Churches and Places of Worship are conditionally permitted use in the R-1 zone. The subject 6.35 acre property is described as Tax Lot 200 in Section 19AD, T25S, R5W, W.M.; Property ID No. R50794; and is addressed as 450 Hawthorne Street. It is designated Light Industrial and Low Density by the Sutherlin Comprehensive Plan and zoned (M-1) Light Industrial and (R-1) Low Density Residential. **PLANNING DEPARTMENT FILE NO. 18-S025.**

Chair Lusby 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 Lusby asked the Commission if there were any conflicts of interest or personal bias; hearing none, Lusby 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.

**Jamie Chartier, City Planner**, entered Staff Exhibits 1-11, entering the Staff Report into the record. She then identified the parties in the matter, noting that Oregon Department of Transportation was the only written comment received as of the mailing of the Staff Report, indicating they had no comment. Mrs. Chartier summarized the Staff Report into the record, with the recommendation of action alternative number 1.

### **APPLICANT'S TESTIMONY**

**Christopher Owens** indicated that he did not have any testimony to add.

### **TESTIMONY IN FAVOR**

No testimony in favor.

### **TESTIMONY IN OPPOSITION**

**Robert Moczowski, 371 Hawthorne Street, Sutherlin**, stepped forward and stated that he was an adjacent property owner and is happy to see that the building will no longer be vacant. He however expressed his concerns with the existing foot traffic that exists with the already growing businesses in the neighborhood over the years. Also street improvements have not been done (no sidewalks, curbs, gutters and open culverts), concerns with parking on Hawthorne Street and the speed limit at 20 MPH with kids playing needs to be addressed.

### **APPLICANT'S REBUTTAL**

Christopher Owens stated that he has owned the property for three (3) months now and hopes that reopening the church that the unwanted traffic in the area would be alleviated.

Mrs. Chartier clarified that a recently approved Land Partition on an adjacent property located on Duke Avenue are required to do some road improvements prior to recording of the partition plat.

With no further testimony, Chair Lusby closed the public hearing portion for this application. The Planning Commissioner's discussed the road standards.

Commissioner Price motioned to approve the Conditional Use Permit (CUP) application per staff's recommendation of Action Alternative No. 1; Commissioner Frazier seconds the motion.

In favor: Commissioners Lee, Robinson, Price, Frazier, Sarnoski and Chair Lusby

Opposed: None

Motion carried unanimously.

## **MONTHLY ACTIVITY REPORT**

**Jamie Chartier, City Planner**, asked the Commissioners if they had any questions with the Activity Report that was given to them in their packets. Commissioner Price asked about the status of Tractor Supply Co., Mrs. Chartier replied that the City has not heard a current update, but believes they are still moving forward with coming to town. There were no other comments.

**PUBLIC COMMENT** - None

**COMMISSION COMMENTS** - None

**ADJOURNMENT** - With no further business the meeting was adjourned at 7:30 pm.

Respectfully submitted,

*Jamie Chartier*

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Jamie Chartier, City Planner

**APPROVED BY COMMISSION ON THE 15th DAY OF January, 2019.**

*William Lee*

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William Lee, Commission Chair