

**CITY OF SUTHERLIN  
PLANNING COMMISSION MEETING  
CIVIC AUDITORIUM – 7:00 PM  
TUESDAY, FEBRUARY 18, 2020**

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

**COMMISSION MEMBERS EXCUSED:** Elainna Swanson

**COMMISSION MEMBERS ABSENT:**

**CITY STAFF:** Kristi Gilbert, Community Development Supervisor and Jamie Chartier, City Planner

**AUDIENCE:** Chad Mast

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

**APPROVAL OF MINUTES**

A motion made by Commissioner Robinson to approve the minutes of the January 21, 2020 Planning Commission meeting; second made by Commissioner Frazier.

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

Opposed: None

Excused: None

Motion carried unanimously

**APPROVAL OF FINDINGS OF FACT(S)**

1. **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) Multi-family Residential, along with a 20-Lot Subdivision on a 1.71 acre property. **PLANNING DEPARTMENT FILE NO. 19-S016**

A motion was made by Commissioner Price to approve the Findings of Fact for NICK ALLISON, request for a Comprehensive Plan Amendment from Medium Density to High Density, Zone Map Change from (R-2) Medium Density Residential to (R-3) Multi-family Residential on a 1.71 acre property (File No. 19-S016) presented at the January 21, 2020 Planning Commission meeting; motion seconded by Commissioner Davidson.

In favor: Commissioners Sarnoski, Price, Frazier, Davidson, Robinson 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**

A motion was made by Commissioner Price to approve the Findings of Fact for MID OREGON BUILDERS, request for a Major Modification 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 (File No. 19-S018) presented at the January 21, 2020 Planning Commission meeting; motion seconded by Commissioner Frazier.

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

Opposed: None

Motion carried unanimously

## **QUASI-JUDICIAL PUBLIC HEARING(s)**

- 1. BENJAMIN CLAPA**, request for a Zone Map Change from (M-1) Light Industrial to (MU) Mixed Use on a 13.07 acre property. **PLANNING DEPARTMENT FILE NO. 19-S015**

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; Commissioner Robinson declared he could potentially have ex parte conflict. 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.

**Jamie Chartier, City Planner**, entered Staff Exhibits 1-11, along with the Staff Report and stipulated to the record.

## **APPLICANT'S TESTIMONY**

**Chad Mast, representative for the applicant/titleholder**, concurred with the Staff Report submitted.

## **TESTIMONY IN FAVOR**

No testimony in favor.

## **TESTIMONY IN OPPOSITION**

No testimony in opposition.

## **RECEIVE NEUTRAL**

No neutral testimony present.

## **APPLICANT'S REBUTTAL**

No rebuttal was necessary.

With no further testimony, Chair Lee closed the public hearing portion for this application. Commissioner Robinson stated he is pleased to see this happening and will be good for the community.

A motion was made by Commissioner Robinson to approve of the Zone Map Change from (M-1) Light Industrial to (MU) Mixed Use per staff's recommendation of Action Alternative No. 1, with the condition of approval; Commissioner Davidson seconds the motion.

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

Opposed: None

Motion carried unanimously

**COMMISSION COMMENTS** – Commissioner Robinson asked about the construction at the Truss Company property. Staff stated they got a worksheet approval to replace the building damaged in last year's snow storm.

**ADJOURNMENT** - With no further business the meeting was adjourned at 7:15 pm.

Respectfully submitted,

*Jamie Chartier*

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Jamie Chartier, City Planner

**APPROVED BY COMMISSION ON THE 21<sup>st</sup> DAY OF April, 2020.**

*William Lee*

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William Lee, Commission Chair