

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, MARCH 19, 2019**

COMMISSION MEMBERS PRESENT: William Lee, Richard Price, Sam Robinson, Collin Frazier, Elaine Swanson and Norman Davidson

COMMISSION MEMBERS EXCUSED:

COMMISSION MEMBERS ABSENT: Adam Sarnoski

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

AUDIENCE: Gladys Robinson

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

FLAG SALUTE

INTRODUCTION OF MEDIA: None

APPROVAL OF MINUTES

A motion made by Commissioner Price to approve the minutes of the January 15, 2019 Planning Commission meeting; second made by Commissioner Davidson.

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

Opposed: None

Motion carried unanimously, with Commissioner Swanson abstaining

DLCD CODE AUDIT

Kristi Gilbert, Community Development Specialist, gave the Commissioners a brief update and background on the DLCD Code Audit Project. The consulting firm's (3J Consulting and JET Planning) that were hired on behalf of DLCD is currently working on reviewing all of the cities codes, comprehensive plan, buildable lands inventory and any other documents that they see pertinent to the Sutherlin Development Code. The main objective for this code audit is to address the need for housing, more specifically multi-family housing need. The consulting firm will be at the next Planning Commission Meeting in March. At the next meeting they will go over a draft that will have suggested changes to the development code. Currently from you, the Planning Commission, they want to know any specific barriers you see with our current development code, any suggestions you may have or specific areas that need to be updated to help facilitate the need for housing. Mrs. Gilbert gave some ideas, for example changing the densities in some of our current zones, what is causing problems that limit housing developments, and other barriers we feel can be changed to help with the housing need.

The Planning Commissioner members had a list of code audit discussion questions in their packets. Discussion continued with Commission members and staff with ideas. Commissioner Robinson brought up looking at the Commercial zone on blocks off of Central Avenue, allowing them to change from commercial zone when a residence is already established. Mrs. Gilbert added to this that the city has commercial zoned properties in areas with pre-existing single family dwellings, these properties are hard to sell because are code does not allow for any changes, additions, or accessory buildings to be built unless the property owner/developer conforms to the current zoning regulations. **Jamie Chartier, City Planner**, the possibility of adding an application process for such properties and call it an Alternation of a Nonconforming Use, which would allow property owners/developers to apply for specific alterations if meeting the standards in place. A few ideas were discussed from Planning Commission Members regarding a possible overlay for a combination of commercial and/or residentially zoned property and also the thought of allowing Air, Bed and Breakfast vacation housing.

The Code Audit in the end will have reviewed the existing Sutherlin Development Code and regulations pertaining primarily to residential development. Mrs. Gilbert told the Planning Commission at the next scheduled meeting the consulting firms will have a draft code audit report for them to review. If before the March meeting if any members have any thoughts or ideas to let City Staff know.

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 Robinson inquired about the Transportation System Plan (TSP) code audit, and asked if they are looking at turning south onto Exit 136 onramp and onto Parkhill Lane. There were no further comments from the Commissioners regarding the activity report.

PUBLIC COMMENT - None

COMMISSION COMMENTS - None

ADJOURNMENT - With no further business the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Jamie Chartier

Jamie Chartier, City Planner

APPROVED BY COMMISSION ON THE 16th DAY OF April, 2019.

William Lee

William Lee, Commission Chair