

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7:00 PM
TUESDAY, SEPTEMBER 21, 2021**

COMMISSION MEMBERS PRESENT: Richard Price, Gary Dagel, Lisa Woods, Alan Woods, Tom Maloney and Norm Davidson

COMMISSION MEMBERS EXCUSED:

COMMISSION MEMBERS ABSENT: Adam Sarnoski

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

AUDIENCE: Thomas McIntosh

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

FLAG SALUTE

WELCOME NEW PLANNING COMMISSION MEMBER – Tom Maloney. Commissioner Maloney gave a brief background.

APPROVAL OF MINUTES

A motion made by Commissioner Price to approve the minutes of the August 31, 2021 Planning Commission meeting; second made by Commissioner Dagel.

In favor: Commissioners Dagel, L. Woods, Price, Davidson, A. Woods and Chair Lee

Opposed: None

Excused: None

Motion carried unanimously, with Commissioner Maloney abstaining

APPROVAL OF FINDINGS OF FACT(S)

- 1. THOMAS McIntosh (representative for the property owners),** request for a Planned Unit Development (PUD) to be developed in two phases that total 53 lots, along with open space on a 9.85 acre parcel, which is located on the south side of Fort McKay Road in the City of Sutherlin. The subject property is described as Tax Lot 2000 in Section 24A in T25S, R6W, W.M.; Property I.D. No. R46139. The property is designated Low Density by the Sutherlin Comprehensive Plan and zoned (R-1) Low Density Residential. **PLANNING DEPARTMENT FILE NO. 21-S012.**

A motion was made by Commissioner Price to approve the Findings of Fact for Thomas McIntosh, request for a Planned Unit Development (PUD) to be developed in two phases that total 53 lots, along with open space on a 9.85 acre parcel (File No. 21-S012) presented

at the August 31, 2021 Planning Commission meeting; motion seconded by Commissioner Dagele.

In favor: Commissioners Dagele, L. Woods, Price, A. Woods and Chair Davidson

Opposed: None

Motion carried unanimously with Commissioner Maloney abstaining

QUASI-JUDICIAL PUBLIC HEARING(S)

- 1. CLARK PROPERTY MANAGEMENT, LLC**, request for a Comprehensive Plan Map Amendment from Community Commercial and Low Density to High Density and Zone Map Change from (CC) Community Commercial and (R-1) Low Density Residential to (R-3) Multifamily Residential on a 3.75 acre property located on the west side of Dakota Street and inside the City of Sutherlin. The subject property is described as Tax Lot 323 in Section 19B, T25S, R5W, W.M., and Property I.D. No. R148651. **PLANNING DEPARTMENT FILE NO. 21-S013.**

Chair Davidson 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 Davidson asked the Commission if there were any conflicts of interest or personal bias; Davidson asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Hearing none, Davidson asked for the Staff Report.

Jamie Chartier, City Planner, identified Fair Housing Council of Oregon (Jean Dahlquist) and the applicant as having party status. Then entered Staff Exhibits 1-12, along with the Staff Report into the record. Mrs. Chartier then proceeded to summarize the Staff Report, with the recommendation of action alternative number 1.

Mrs. Chartier also added that Jean Dahlquist with the Fair Housing Council of Oregon emailed asking if the staff report could be changed to include more specific information on the type of buildable land and housing needed, along with comparing the current zone to the proposed zone. In response to her request, the staff report was not able to be changed after the mailing of. To address the concerns, the proposed application to a high density comprehensive plan and zone designation would allow the property owner to developed the property at a multifamily level, were as it is today is not an option. Sutherlin (and most of Douglas County) are facing a housing shortage, this would help alleviate the lack of houses in the community and also Sutherlin has minimal multifamily residential zoned property that is buildable.

In anticipation of development in the area, Evergreen Family Medical and up to a 100-unit housing development. The City of Sutherlin hired a consulting firm to conduct a Traffic Impact Analysis (TIA). With the coordination with the Oregon Department of Transportation and the City of Sutherlin a TIA for the intersection of Dakota Street and State Highway 138W was completed and concluded that the studied intersections operate within the mobility standards with and without traffic. Also, the addition of development traffic does not substantially increase queuing conditions. At this time no additional traffic improvements to State Hwy 138W are needed.

APPLICANT'S TESTIMONY

Thomas McIntosh, representative/applicant for property owners, appreciates staffs work and concurs with the submitted Staff Report. Added that the applicants (property owners) submitted the applications to help facilitate housing development within the community and give supply to the shortage. His client feels that with the plan amendment and zone change to a higher density it would allow them to development the property with housing unit(s), which in turn would maximize an existing stagnate piece of property and have a positive impact in the community.

Commissioner L. Woods asked if the submitted Traffic Impact Analysis (TIA) accommodates for two (2) cars per dwelling. M. McIntosh explained how a TIA is done, the figures used to conclude that with going to a residential zone, less trips per day occur. Mrs. Chartier also added that once development of this property (or any within the city limits) is applied for, city staff reviews the proposal/application for compliance with the development standards from the Sutherlin Development Code. The development standards are required to be met in order to get approval from the City before applying for any necessary building permits. Also, within the Sutherlin Development Code are parking requirements, 1.5 parking spaces is required for multifamily dwelling units.

Commissioner A. Woods asked if additional access be available into the development, not just Dakota Street. Mr. McIntosh stated that more than likely there will be two (2) ingress/egresses into the development but solely from Dakota Street. Mrs. Chartier added that no new accesses are permitted onto State Hwy 138W per Oregon Department of Transportation (ODOT).

TESTIMONY IN FAVOR - No testimony in favor.

TESTIMONY IN OPPOSITION - No testimony in opposition.

RECEIVE NEUTRAL

No neutral testimony.

APPLICANT'S REBUTTAL

No rebuttal necessary, questions where answered throughout the hearing.

Chair Davidson closed the public portion of the hearing.

A motion was made by Commissioner Price to recommend to the City Council approval of the proposed Comprehensive Plan Map Amendment and Zone Change applications per staff's recommendation of Action Alternative No. 1; Commissioner L. Woods seconds the motion.

In favor: Commissioners Dagele, L. Woods, A. Woods, Price, Maloney and Chair Davidson

Opposed: None

Excused: None

Motion carried unanimously

MONTHLY ACTIVITY REPORT - Jamie Chartier, City Planner, informed the new commission member what the activity report is and asked the commission if they had a chance to review the

activity report and if they had any questions. Commissioner Price asked about a potential development north of Scardi Blvd. City staff replied that they are unaware of any new development, besides already approved (and partially developed) Fairway Ridge Subdivision. Commissioner Price also asked about a vacant house on W. Central Avenue that is commercial zoned property, where there is work to the structure being conducted. City Staff is also unaware of what work is being done and at this time no planning approval has been applied for.

PUBLIC COMMENT – None

COMMISSION COMMENTS – None

ADJOURNMENT - With no further business the meeting was adjourned at 7:35 pm.

Respectfully submitted,

Jamie Chartier

Jamie Chartier, City Planner

APPROVED BY COMMISSION ON THE 19th DAY OF October, 2021.

Norman Davidson

Norman Davidson, Commission Chair