

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7:00 PM
TUESDAY, JUNE 21, 2022**

COMMISSION MEMBERS PRESENT: Lisa Woods, Alan Woods, Adam Sarnoski, and Norm Davidson (Via ZOOM)

COMMISSION MEMBERS EXCUSED: Tom Maloney

COMMISSION MEMBERS ABSENT: None

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

AUDIENCE: None

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

FLAG SALUTE

APPROVAL OF MINUTES

A motion made by Commissioner Sarnoski to approve the minutes of the May 24, 2022 Planning Commission meeting; second made by Commissioner Davidson.

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

Opposed: None

Excused: None

Motion carried unanimously

APPROVAL OF FINDINGS OF FACT(S)

- 1. CENTRAL AVENUE INVESTMENTS, LLC**, request for a Comprehensive Plan Map Amendment from Community Commercial to High Density and Zone Map Change from (CC) Community Commercial to (R-3) Multifamily Residential on a 0.52 acre property. **PLANNING DEPARTMENT FILE NO. 22-S007.**

A motion was made by Commissioner Sarnoski to approve the Findings of Fact for Central Avenue Investments, LLC, request for request for a Comprehensive Plan Map Amendment from Community Commercial to High Density and Zone Map Change from (CC) Community Commercial to (R-3) Multifamily Residential on a 0.52 acre property. **PLANNING DEPARTMENT FILE NO. 22-S007.** Motion seconded by Commissioner A. Woods.

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

Opposed: None

Excused: None

Motion carried unanimously

QUASI-JUDICIAL HEARING(S)

1. **PREMIER HOME CONSTRUCTION, INC**, request for a 29-lot Subdivision, Class B Variance to Housing Density Standard and Class C Variance to road standards on an 8.13 acre property located on the south side of Fort McKay Road, inside the City of Sutherlin. The subject property is described as Tax Lot 1700 in Section 24A, T25S, R6W, W.M., and Property I.D. No. R46405. It is designated Low Density by Sutherlin Comprehensive Plan and zoned (R-1) Low density residential. A portion of the property contains identified wetlands. **PLANNING DEPARTMENT FILE NO. 22-S009.**

Chair L. Woods opened the hearing with reading of the disclosure (legal) statement; asked 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 L. Woods asked the Commission if there were any conflicts of interest or personal bias; L. Woods asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Hearing none, L. Woods asked for the Staff Report.

Jamie Chartier, City Planner, identified Mark Moffett, Senior Planner, Douglas County Planning, Michael Lane, Fire Chief, City of Sutherlin, Joshua Heacock, Douglas County Public Works (DCPW) and Aaron Swan, Public Works Director, City of Sutherlin and the applicant as having party status. Then proceeded to entered Staff Exhibits 1-9, along with the Staff Report into the record. Mrs. Chartier then proceed to summarize the Staff Report, with the recommendation of action alternative number 1.

APPLICANT'S TESTIMONY – No testimony present.

TESTIMONY IN FAVOR – No testimony in favor present.

TESTIMONY IN OPPOSITION – No testimony in opposition.

RECEIVE NEUTRAL – Mark (and Rena) Palomares, 674 Fort McKay Road, Sutherlin, stepped forward and stated they are not opposed to the development but do have a few questions. His first question and concern pertained to the storm water drainage, what are the requirements for storm drainage. His second question asked was in regards to the sewer main extension they installed to their property, if this development connects to it will there be any reimbursement of cost to them?

Mrs. Chartier clarified that the one of the conditions of approval is to require the property owner/developer to submit a stamped certification by a licensed engineer stating that the rate of storm water drainage during and after development will not increase as a result of the proposed development. This report, along with a stamped drainage memo must be submitted to the City and also Douglas County Public Works for review and approval. She went on to clarify the sewer main extension for this proposed development is required to come from approximately 800± feet to the east, the preliminary map did show it coming from the west but is incorrect.

APPLICANT'S REBUTAL – No testimony present.

Closed public portion of the hearing.

DISCUSSION - none

A motion by Commissioner Sarnoski to approve the 29-lot Subdivision, Class B Variance to housing density standards and Class C Variance to road standards per staff's recommendation of Action Alternative No. 1; Commissioner A. Woods seconds the motion.

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

Opposed: None

Excused: None

Motion carried unanimously

MONTHLY ACTIVITY REPORT –

Mrs. Chartier gave the commission an update on the stage cover for the Central Park Multi-Use Stage. Commissioner Sarnoski asked about the road improvement list that Public Works does. Kristi Gilbert, Community Development Supervisor, stated we are unsure of the most updated list but we can check with Public Works.

PUBLIC COMMENT – None

COMMISSION COMMENTS – None

ADJOURNMENT - With no further business the meeting was adjourned at 7:20 pm.

Respectfully submitted,

Jamie Chartier

Jamie Chartier, City Planner

APPROVED BY COMMISSION ON THE 19th DAY OF July, 2022.

Lisa Woods

Lisa Woods, Commission Chair