

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, MAY 17, 2016**

COMMISSION MEMBERS PRESENT: Mike Flick, Patricia Klassen, William Lee, John Lusby, Adam Sarnoski, Michelle Sumner and Floyd Van Sickle

COMMISSION MEMBERS EXCUSED: None

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Kristi Gilbert, Community Development Specialist and Lisa Hawley, City Planner

AUDIENCE: Mark Garrett, Mike Sulfridge, RosaLee Sulfridge, Jeff Sulfridge, Margaret Stowe, Travis Tomilson, Gordon Avery, Pat & Barbara Fenton and John Klassen

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

FLAG SALUTE

INTRODUCTION OF MEDIA: None

APPROVAL OF MINUTES

A motion made by Commissioner Sumner to approve the minutes of the February 16, 2016 Planning Commission meeting; second made by Commissioner Lee.

In favor: Commissioners Klassen, Lee, Sarnoski, Sumner, Van Sickle and Chair Lusby

Opposed: None

Motion carried unanimously

Commissioner Flick joined the meeting.

PUBLIC HEARINGS

1. **MARGARET STOWE, ET AL**, request for Comprehensive Plan Map Amendment from Heavy Industrial to Light Industrial and Zone Map Change from (M-2) Heavy Industrial to (M-1) Light Industrial on a 19.59 acre property located at the intersection of Fort McKay Road (County Road No. 9) and State Highway 138W (W. Central Avenue), west of Exit 136 and inside the City of Sutherlin. The subject property is described as Tax Lot 400 in Section 19B, T25S, R5W, W.M., and Tax Lots 100, 200 & 300 in Section 24A, of T25S, R6W, W.M.; Property I.D. Nos. R46440, R46447, R46496 & R46468. A portion of the subject property contains identified wetlands. PLANNING DEPARTMENT FILE NO. 16-S002.

Chair Lusby opened the hearing, with the disclosure 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 materials to be relied upon in making a decision.

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

Lisa Hawley, City Planner, entered Staff Exhibits 1-14, including the Staff Report. She then identified the parties in the matter and summarized the Staff Report into the record.

APPLICANT'S TESTIMONY

Margaret "Maggie" Stowe, 1757 E Fourth Avenue, Sutherlin, stepped forward and gave a brief history of the subject properties and explained why the owners of the two properties went together to request the application, feeling the light industrial zoning was more marketable and suitable for the area.

TESTIMONY IN FAVOR

There was no testimony in favor.

TESTIMONY IN OPPOSITION

Mike Sulfridge, P.O. Box 3695, Central Point, OR 97502, stepped forward and indicated that he was speaking on behalf of himself and his mother, Rosa Lee Sulfridge, both of whom own properties adjacent to the west side of the subject property. He submitted two revised letters of remonstrance, which were entered into the record. Mr. Sulfridge expressed concern about the resulting zone change negatively affecting their adjacent property, which is zoned County M-3 (Heavy Industrial). He questioned if their property was to be annexed into the City, would they be able to continue their existing business under the new City zoning. The Sulfridges were also concerned about surface drainage adversely impacting their property.

APPLICANT'S REBUTTAL

Pat Fenton, 686 Leeper Road, Sutherlin, stepped forward on behalf of the applicant and asked how soon would Mr. Sulfridge be ready to be annexed into the City, as he may want to ensure that his property is rezoned to the City industrial zoning that most suits his current development. Mr. Fenton also commented that he felt the proposed zone change of the subject 19.59 acre property would add, rather than detract, from Mr. Sulfridge's business.

With no further testimony, Chair Lusby closed the public portion of the hearing and commenced discussion on the application. Discussion ensued regarding the permitted uses within the M-1 and M-2 zones.

A motion was made by Commissioner Klassen and seconded by Commissioner Sumner to approve the requested Comprehensive Plan Map Amendment from Heavy Industrial to Light Industrial and Zoning Map Amendment from Heavy Industrial (M-2) to Light Industrial ((M-1) on the subject 19.59 acre property and forward the recommendation to City Council.

In favor: Commissioners Flick, Klassen, Lee, Sarnoski, Sumner, Van Sickle and Chair Lusby

Opposed: None

Motion carried unanimously

2. **HUMMELT DEVELOPMENT COMPANY**, request for a Comprehensive Plan Map Amendment from Light Industrial to Commercial Business District and Zone Map Change from (M-1) Light Industrial to (C-1) Downtown Commercial on a 0.46 acre portion of a total 0.92 acre site located north of East Central Avenue at the intersection of N. Calapooia Street and W. First Avenue inside the City of Sutherlin. The subject 0.46 acre portion is described as Tax Lots 5900 & 6000 in Section 17DC, T25S, R5W, W.M.; Property I.D. Nos. R56030 & R56023. Planning Department File No. 16-S003.

Chair Lusby opened the hearing, with the disclosure 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 materials to be relied upon in making a decision.

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

Lisa Hawley, City Planner, entered Staff Exhibits 1-12, including the Staff Report. She then identified the parties in the matter and summarized the Staff Report into the record.

APPLICANT'S TESTIMONY

Mark Garrett, Applicant's Representative, 12975 Tiller Trail Hwy, Days Creek, OR, stepped forward and presented information on the proposal and answered questions from the Planning Commission.

The Planning Commission asked clarifying questions of staff and the applicant. Mr. Garrett mentioned how the applicant has fully coordinated with the City and ODOT on the proposal. He stated that the specific designs for the proposed Rite Aid facility are not part of the applicable criteria for the Plan Amendment and Zone Change, although the applicant has been working with the City to ensure the site is suitable for the new development.

TESTIMONY IN FAVOR

There was no testimony in favor.

TESTIMONY IN OPPOSITION

There was no testimony in opposition.

With no further testimony, Chair Lusby closed the public portion of the hearing.

Discussion ensued regarding the difference in uses between the M-1 and C-1 zones.

A motion was made by Commissioner Flick and seconded by Commissioner Klassen to approve the requested Comprehensive Plan Map Amendment from Light Industrial to Commercial Business District and Zoning Map Amendment from Light Industrial (M-1) to Downtown Commercial (C-1) on the 0.46 acre property and forward the recommendation to City Council.

In favor: Commissioners Flick, Klassen, Lee, Sarnoski, Sumner, Van Sickle and Chair Lusby
Opposed: None

Motion carried unanimously

MONTHLY ACTIVITY REPORT

Kristi Gilbert, Community Development Specialist, provided a report on behalf of Director Luther in an effort to keep the Planning Commission apprised of recent land use and other relevant activities. (See Attached).

PUBLIC COMMENT

John Klassen, expressed concerns with the high curbs and sidewalks at the two major intersections of downtown, Central and Calapooia as well as Central and State St.

COMMISSION COMMENTS

Commissioner Van Sickle inquired about downtown businesses having the ability to sell their merchandise on the sidewalk, which creates a public hazard for people walking downtown. Gilbert indicated the only ordinance which the City has in place applies only to sidewalk vendors and not the stores. Commissioner Klassen stated that SDDI was working on a proposal for the City Council to implement regulations as to the quantity of merchandise a store owner places on the sidewalk. This would help clean up downtown as well as allow pedestrians to maneuver safely along the sidewalks, including those who need ADA assistance.

ADJOURNMENT - With no further business the meeting was adjourned at 8:22 pm.

Respectfully submitted,

Kristi Gilbert

Kristi Gilbert

APPROVED BY COMMISSION ON THE 21st **DAY OF** June, 2016.

John Lusby

John Lusby, Commission Chair