

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, NOVEMBER 20, 2018**

COMMISSION MEMBERS PRESENT: John Lusby, William Lee, Richard Price, Sam Robinson, Collin Frazier, Adam Sarnoski and Elainna Swanson

COMMISSION MEMBERS EXCUSED: None

COMMISSION MEMBERS ABSENT: None

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

AUDIENCE: Peggy Frazier, Gladys Robinson, Tristian Bounds, Jim Leininger, Jeanne Hefner, Dan and Rhonda Dry, Trixy and Dave Moser, John Muck, Charles Pikas, Julia Allen, Jack Allen, Ralph Klein and Jennifer Green

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 Price to approve the minutes of the October 16, 2018 Planning Commission meeting; second made by Commissioner Robinson.

In favor: Commissioners Price, Sarnoski, Frazier, Robinson, Swanson and Chair Lusby
Opposed: None

Motion carried unanimously with Commissioner Lee abstaining

APPROVAL OF FINDINGS OF FACT

STEPHANIE WANSLEY, petition to vacate the entire Ault Court right-of-way (approximately 50 feet wide, 240± feet in length). **PLANNING DEPARTMENT FILE NO. 18-S015.**

A motion was made by Commissioner Price to approve the Findings of Fact for the Stephanie Wansley, petitioned the City of Sutherlin to vacate the entire Ault Court right-of-way (File No. 18-S015) presented at the October 16, 2018 Planning Commission meeting; motion seconded by Commissioner Frazier.

In favor: Commissioners Robinson, Price, Frazier, Sarnoski, Swanson and Chair Lusby
Opposed: None

Motion carried unanimously with Commissioner Lee abstaining

QUASI-JUDICIAL PUBLIC HEARING

1. **WESTSIDE CENTER, INC**, request for a Planned Unit Development (PUD) to be developed in two phases that total 22-zero lot line duplex lots, along with open space on an 18.92 acre parcel, which is located on the north side of Arch Avenue in the City of Sutherlin. The subject property is described as Tax Lot 200 in Section 17AC and Tax Lot 1200 in Section 17AD both in T25S, R5W, W.M.; Property I.D. No(s). R43891 and R43875. The property is designated Low Density Hillside by the Sutherlin Comprehensive Plan and zoned (RH) Residential Hillside. **PLANNING DEPARTMENT FILE NO. 18-S017.**

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 criteria to be relied upon in making a decision.

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

Jamie Chartier, City Planner, entered Staff Exhibits 1-12, entering the Staff Report into the record. She then identified the parties in the matter, noting that Oregon Department of Transportation was the only written comment received as of the mailing of the Staff Report, indicating they had no comment. Mrs. Chartier summarized the Staff Report into the record, with the recommendation of action alternative number 1.

APPLICANT'S TESTIMONY

Tristian Bounds, Applicant's Representative for Westside Center, LLC, indicated that he did not have any testimony to add.

TESTIMONY IN FAVOR

Tristian Bounds, Applicant's Representative for Westside Center, LLC, 1790 W. Hill Terrace, Roseburg, stepped forward and explained that the development was privately funded. He added that the proposed houses would be affordable housing units consisting of approximately 1200 – 1300 sq. ft. per unit, zero lot line duplexes. Discussion ensued regarding the size and style of homes.

Phil Washburn, Property Owner/Developer, 845 Becker Rd, Roseburg, stated that he was available to answer any questions.

TESTIMONY IN OPPOSITION

Julie Allen, 734 Magnolia Street, Sutherlin, stepped forward and stated that she was an adjacent property owner. She expressed her concerns with the proposed lot size. The proposed lots are smaller and if the buildout is sixty (60) lots, the fire danger will be greater in a condensed area. She then asked about the road improvements that will be required.

John Muck, 733 Magnolia Street, Sutherlin, stepped forward and stated he was an adjacent property. He stated his concerns regarding how narrow and steep the road is and that there was no room for widening.

Jim Leininger, 150 Arch Ave, Sutherlin, stepped forward and stated he was an adjacent property owner and had concerns that the road was not wide enough for two (2) cars to pass, and the amount of traffic on one (1) lane would be dangerous. He then asked if the entrance would be closed to the water tank.

Ralph Klein, 345 E. Sixth Ave, Sutherlin, stepped forward and stated he was an adjacent property owner. He stated that he had concerns with the increase in traffic, the amount of impervious surface and water runoff that would be created, noting he resides downhill from the proposed development. Mr. Klein stated that Arch Avenue was not wide enough to accommodate the increase in traffic. He also expressed concerns with the size of the waterline and sewer lines within the road. He stated he has existing access to his property via Arch Avenue and Sixth Avenue and wanted to confirm that he will he still retain both accesses to his property.

Charles Pikas, 855 Magnolia, Sutherlin, stepped forward and stated he was an adjacent property owner. He then noted that Arch Avenue is a one (1) lane street, inquiring what the developers are proposing in order to tie Arch Avenue into Magnolia, which is also a not such a great road. Mr. Pikas also stated that the subject property is a forested area, not meant for houses.

Trixy Moser, 350 Arch Avenue, Sutherlin, stepped forward and stated she was an adjacent property owner and had questions regarding the culvert on the property (that runs into the Murphy's property). She discussed the change of water direction, drainage, and the huge difference a development at a greater density, with narrow roads and utilities would have.

Dan Ory, 259 E Sixth Ave, Sutherlin, stepped forward and stated he was an adjacent property owner with concerns regarding the removal of trees, causing the dirt to come down onto his property (into his home). He indicated that he currently has issues, and this development would increase that. His house is built into hillside with sandstone.

Deborah Muck, 733 Magnolia, Sutherlin, stepped forward and stated that she is an adjacent property owner and had questions concerning the legal publishing's and mailings of the application. She then asked if they (the adjacent property owners) would incur any of the cost of widening the road.

Dave Moser, 350 Arch Avenue, Sutherlin, stepped forward and stated he was an adjacent property owner and had concerns with the existing infrastructure in place and with the increase in traffic and the water run-off that would be created, there will be issues.

Rhonda Ory, 259 E. Sixth Avenue, Sutherlin, stepped forward and stated that she is an adjacent property and that traveling from N. State Street, onto E. Sixth Avenue the road is full of pot holes. With the proposed development, E. Sixth Avenue needed widening and improved.

Jim Leininger, stated that cars drive fast in the area and cause bad car crashes at the bottom of Sixth Avenue and Arch Avenue. With the increased traffic, the issue will just get worse.

Chair Lusby asks for procedural clarifications. Mrs. Chartier provided information about the zoning requirements on the property that allow for this type of application to be applied for, the Sutherlin Development (SDC) requirements for legal notice mailings and publications.

Brian Elliott, Community Development Director, clarified the existing Arch Avenue right-of-way is 40'; the current road is not built to its full right-of-way width. Mr. Elliott described the existing utilities and their locations on Arch Avenue. The sewer will be connecting to a manhole, drainage will go into a catch basin, existing water meters that need to be relocated would also take place. He then addressed the intersection of Magnolia Street and E. Sixth Avenue, stating the developers would be responsible for the road improvements as stated in the Staff Report (sidewalks, curbs, gutters, roads, etc.) beyond that scope of work would be up to individual property owners. The existing power poles could potentially be relocated if they are found (after engineering/surveying) to be in the way.

APPLICANT'S REBUTTAL

Mr. Bounds stated that the development plans were environmentally friendly, and that each part of development would be engineered (the road, infrastructure, etc). He stated that they will address the storm water and discharge rates that the impervious surface would create and collect. With the existing steep slope, they will consider the road design.

With no further testimony, Chair Lusby closed the public hearing portion for this application. The Planning Commissioner's deliberated, Commissioner Robinson had questions regarding the school buses and runoff; Commissioner Swanson stated the Staff Report is overwhelming to read its entirety and the conditions that will be in place will help make this a good development.

Commissioner Price motioned to approve the Planned Unit Development (PUD) application per staff's recommendation of Action Alternative No. 1; Commissioner Swanson seconds the motion.

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

Opposed: None

Motion carried unanimously.

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. There were no comments or questions.

PUBLIC COMMENT - None

COMMISSION COMMENTS - None

ADJOURNMENT - With no further business the meeting was adjourned at 8.05 pm.

Respectfully submitted,

Jamie Chartier

Jamie Chartier, City Planner

APPROVED BY COMMISSION ON THE 18th DAY OF December, 2018.

John Lusby

John Lusby, Commission Chair