

**CITY OF SUTHERLIN  
PLANNING COMMISSION/CITY COUNCIL WORKSHOP  
SUTHERLIN COMMUNITY CENTER – 7:05 PM  
TUESDAY, APRIL 15, 2014**

**Commission Members:**

John Lusby, Michelle Sumner, Bertha Egbert, Mike Meier, Adam Sarnoski, Mike Flick, Floyd Van Sickle

**City Staff:**

City Planner, Carole Connell  
Community Development Director, Vicki Luther  
Community Development Technician, Billie Wright  
City Manager, Jerry Gillham

**Council Members Present:**

Todd McKnight, Frank Egbert, Karen Meier, Tom Boggs, Forrest Stone

**Mayor:**

Denny Cameron

**Audience:** None

Meeting called to order at 7:05 pm by Chair Lusby.

- **City Vision and Planning goals – setting priorities**

Planner Connell highlighted three of the common goals Planning Commission has with City Council:

1. Develop multi-use zoning along Central, Hwy 99 and I-5
2. Create a “downtown” sign ordinance
3. Establish a one-day a week “one-stop-shop” for developers

Due to a low number of land use application the Planning Commission has the time to work on these and other planning related goals. Timeline, budget, and personnel will need to be considered.

Mayor Cameron asked the Commission if they thought they are providing the function they were appointed to; are they doing everything they want to do. *Commissioner Meier felt the Commission should be presented with City projects such as Comstock, and other planning related projects such as subdivisions, before they are brought to Council. Commissioner Egbert felt monthly meetings are important to keep the Commission informed of City projects and their progress.*

City Manager Gillham reported the Planning Commission will be actively involved in the Economic Opportunity Analysis for the next ten months, and already serves in an advisory capacity for transportation projects.

Councilor Egbert reported Council has been getting updated activity reports from the Planning Commission.

- **Planned Unit Developments – Should the City retain and strengthen current PUD standards or delete PUD’s as a development option?**

Planner Connell reported the Planning Commission decided they continue to support the PUD option and recommends Council adopt the code amendments to strengthen compliance with public facility standards.

Mayor Cameron understood, from information given, the amended PUD language proposed by the Planning Commission was already in the Development Code; why the need for duplication? *The proposed language was meant to strengthen the requirement for PUD’s to meet City infrastructure standards. Chair Lusby reported there were some changes made; the PUD is used as another tool to allow development in certain areas. The terrain sometimes dictates how the hillside areas can be developed; a PUD will allow a sidewalk to be eliminated on one side of the street.*

If a PUD is so lenient, why have the Development Code? *For subdivisions to be built with extreme oversight that the code provides; street widths, sidewalks, etc. The PUD is very similar, such as the streets having to be built to standard; but the flexibility allows the developer to be creative.*

Commissioner Meier is not in favor of a PUD because of unintended consequences; there is a problem at Knolls Estates with the streets not meeting City standards.

Councilor Stone is not in favor of PUD's not requiring sidewalks.

Commissioner Sarnoski felt there can be stipulations put on a PUD. Not having a PUD as a tool can discourage developers. The City sets the criteria.

Mayor Cameron felt responsibility needs to be written into the rules so Staff isn't the responsible party.

Planner Connell reported planning and development approval of a PUD comes from all three bodies: City Staff, Planning Commission, and City Council.

CD Director Luther reported the current Development Code had not been adopted when the Knolls PUD was approved.

Councilor, Frank Egbert, questioned trusting the developers to keep promises made in PUD reviews. *Chair Lusby felt that can apply to subdivisions, or any type of building; the less experience the developers have with the City, the more stipulations can be added.*

Note: Commissioner Sarnoski left the meeting at 7:50 pm.

Councilor Boggs' only concern was to ensure all development within the City meets City Standards, which appears to already be written in the Code. As long as the City is protected.

Mayor Cameron felt PUD's are a selling point for new development.

City Manager Gillham explained the reason PUD's are less expensive as the lots can be smaller and the homes reconfigured to the nature of the landscape.

Councilor Stone expressed concern with mixed zoning, such as residential and commercial.

After more discussion, the consensus was, with the proposed reinforced standards for the PUD will be resubmitted to Council. PUD's will continue to be a development option.

- **Adjournment**

With no further business the meeting was adjourned at 8:07 pm.

Respectfully submitted,  
*Billie Wright*

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Billie Wright  
Community Development Technician

***APPROVED BY COMMISSION ON THE 13th DAY OF MAY 2014***

*John Lusby*

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John Lusby, Commission Chair

