

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, AUGUST 20, 2013**

Commission Members:

John Lusby, Rita Jost, Michelle Sumner, Bertha Egbert, Mike Meier, Adam Sarnoski,
Mike Flick

Absent: Adam Sarnoski

City Staff: City Planner, Carole Connell
Community Development Technician, Billie Wright

Audience: Kish Doyle, Gordon and Lisa Avery, Craig Avery, Steve Lovemark, and Bruce Cortes

Meeting called to order at 7pm by Chair Lusby.

Flag Salute

Introduction of Media – None present.

- **Approval of Minutes**

MOTION made by Commissioner Meier to approve the minutes of the June 18, 2013 Planning Commission meeting; second by Commissioner Sumner.

In favor: Commissioners Jost, Sumner, Egbert, Meier, Flick and Chair Lusby

Opposed: None

Motion carried unanimously.

- **Public Hearing – File No. SUB 13-01**

Consideration of a request by Gordon Avery for preliminary subdivision plan approval to construct an 11 lot subdivision including 9 single and 4 duplex dwelling units on the northwest corner of Central Avenue and Pear Lane

Chair Lusby opened the hearing with the disclosure statement; all persons testifying must provide name and mailing address to be notified of the decision, continuances, appeals, or other procedural actions required by the code. The City Zoning Code specifies applicable criteria to be relied upon in making a decision.

Lusby asked if there were any conflicts of interest or challenges of impartiality – *Commissioner Egbert disclosed she knew the Avery's through her real estate business, but shouldn't be cause for concern in making a decision; Commissioner Flick stated he knew the Avery's as friends.*

Planner Connell summarized the Staff Report, using a diagram and maps to insure the understanding of the proposed subdivision. One map showed a road network plan for the City's transportation system plan, which upgrades Central Avenue to an arterial standard; a future project. Another map of open space and trails showed the site with a future neighborhood park, and a map of wetlands and hydrology. These are some of the basis for conditions and analysis in the report.

Connell explained the ditch/drainage issue is in a permitting process by the Corps of Engineers and the Division of State Lands because of the endangered species act and the water quality.

Another issue is Central Avenue being upgraded to a wider street with a median turn lane, two lanes, a bike lane, parking, planter strips, and sidewalks; it should be 4 or 5 feet wider but at this stage it is not certain on which side of the street the right-of-way needs to be dedicated. If the subdivision is approved the next step of developing detailed construction plans will indicate this information.

Connell stated that this proposal meets the development standards for the R-3 zoning district. When they apply for a building permit, we'll look at the setbacks, the lot sizes and the height limits. Both the Wetland and the Open Space/Parks plans show the site and the need for subsequent permitting. A traffic study is not required because existing streets are in place and the site has been considered as developable land that can be accessed by existing street system. She explained the utilities are already there and just need to be hooked up to city standards.

The Tract A park area is currently owned by Gordon Avery and he has offered to dedicate it to the City. If accepted, the dedication can be presented to Council; the developer gets credit through the Parks SDC if the land is deeded to the City.

Connell went over the Conditions of Approval. If approved, this approval is valid for two years.

Avery introduced his son, Craig, who could answer construction questions, and his engineer, Steve Lovemark was available also.

Kish Doyle, who lives on the lot on the west side of the development and south side of the wetlands, had some questions:

- Will the nature of the park affect the wetlands? ***No, it will not. There could eventually be a passive type city park.***
- Will the lots be graded and sold to people to build on? ***No, it is expected that the Avery's will build the two story houses. There will be some grading of the lots.***
- What is the proposed use for the designated area east of her property along the fence line? ***The City has asked it to be dedicated to provide a pedestrian access from Tract A to Central Avenue; it is 15 feet wide.***

Lovemark, from i.e. Engineering, explained the future park dedication. The City already owns one lot in the subdivision which is part wetlands. He explained the drainage situation, Fire Department rules, and other issues using the displayed diagram.

- Commissioner Sumner asked the square footage of the houses. ***1,200 to 1,500 square feet.***
- Commissioner Meier asked where the run-off is when the wetlands fill up with water. ***Lovemark indicated the storm system and main storm line on the diagram.***

Chair Lusby closed the hearing.

Commissioner Egbert was pleased to have something happening in Sutherlin. Everyone agreed.

Chair Lusby asked if the approval is valid for two years, without renewals.

Connell reported an extension can be requested after the two years.

MOTION made by Commissioner Egbert to approve preliminary subdivision plan File No. SUB13-01 based on the Staff Report Findings, Conditions including modification of #17, 18, 19, and 21 "unless prohibited by CORPS/DSL"; second by Commissioner Meier.

In favor: Commissioners Jost, Egbert, Sumner, Meier, Flick, and Chair Lusby

Opposed: None

Motion carried unanimously.

- **City Planner Report**

Connell reported on the Clear Vision and PUD Code Amendments approved by the Commission and forwarded to Council. There are mixed feelings among the Council whether to enlarge the Clear Vision measurement standard from 15 feet to 20 feet because it would possibly be a burden on the property owners. They need more reasons for the proposal. Code Enforcement Officer, John Hebard measured from the property line; the Development Code shows it measured out to the curb. He has gotten one complaint in the last five years and said it doesn't seem to be a safety issue and may not make that much difference.

Commissioner Sumner asked if there was any statistics on the number of accidents occurred. *No*.

MOTION made by Commissioner Jost to withdraw the Clear Vision Code Amendment and keep the standard at 15 feet; second by Commissioner Egbert.

In favor: Commissioners Meier, Flick, Jost, Egbert, and Chair Lusby

Opposed: Commissioner Sumner

Motion carried.

- **Commission Comment** – None

- **Public Comment** - None

- **Adjournment**

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

Respectfully submitted,

Billie Wright
Community Development Technician

APPROVED BY COMMISSION ON THE 27th DAY OF JANUARY, 2014

John Lusby, Commission Chair