

**CITY OF SUTHERLIN  
PLANNING COMMISSION MEETING  
CIVIC AUDITORIUM – 7PM  
TUESDAY, JANUARY 21, 2014**

**Commission Members:**

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

**Excused:** Bertha Egbert and Rita Jost

**City Staff:** City Planner, Carole Connell (via speaker phone)  
Community Development Director, Vicki Luther  
Community Development Technician, Billie Wright

**Audience:** Karen Meier

Meeting called to order at 7:07 pm by Chair Lusby.

**Flag Salute**

**Introduction of Media** – None present.

- **Approval of Minutes**

**MOTION** made by Commissioner Meier to approve the minutes of the August 20, 2013 Planning Commission meeting; second made by Commissioner Sumner.

In favor: Commissioners Meier, Sarnoski, Flick, Sumner, and Chair Lusby

Opposed: None

Motion carried unanimously.

- **Discussion – Planned Unit Development (PUD) report**

City Planner, Connell, on speaker phone to answer any questions.

Commissioner Meier is not in favor of a PUD. He feels everything is already in place with zoning and ordinances concerning street construction. It is just adding another layer of bureaucracy.

Commissioner Sumner asked, as of now, is mixed single/multi-family dwellings and open space designated areas allowed without having a PUD?

- It depends on the zoning district. Residential zones, R-2 and R-3 allow single and 3 or 4 dwelling multi-family, while R-1 and RH (residential hillside) does not. The chance of having a commercial or industrial PUD is slim. Even if you don't have as much flexibility in a standard zoning as in a PUD, if there is a large wetland on the site you may not be able to build anyway. You can't do the same things under the zoning regulations as you can in a PUD.

Sumner feels the way building is going pretty slowly today, do we want to totally eliminate some of this flexibility if we give up PUD's? Especially since adding the (language) to the PUD section to keep up the streets and utilities with City standards.

- It still says in the PUD criteria if a project wants to maintain their own streets they can ask for that, but the streets must still be built to City standards.

Meier reports there is a problem up at Knolls (PUD) with the streets not meeting City standards.

Connell added there are complaints about maintenance for potholes; there are no streetlights (no interior sidewalks). This is a problem with PUD's. It doesn't seem like the standards were properly enforced.

Director Luther added the Development Code has been amended since the Knolls PUD was built.

Commissioner Lusby asks, in a residential hillside zone, how would a subdivision work on a hillside to meet its standards where a PUD would offer flexibility. All we have left for residential is hillside, still inside city limits, except an area going west; is that reason enough to keep PUD's?

- He is correct; the Code shows the RH zone depends on a PUD.

Lusby suggested eliminating a PUD on everything flat because we have a subdivision ordinance. Have a PUD for hillside development or else single houses will be built on long driveways one at a time.

Commissioner Flick asked why Council wants the Planning Commission to reconsider the value of PUD's.

- Luther explained there are a couple of councilors who feel we do not need PUD's. They want the commission to look at it again and make a recommendation whether they are needed or not.

Lusby commented another advantage of a PUD is the multiple zones.

Sumner feels it is a disservice to the community to take away the option of a PUD; it can discourage builders, limiting what they can do.

Connell feels the RH zone is enough reason to keep PUD's.

Lusby suggested part of the conditions to a PUD being built on a residential hillside would be to address storm water run-off; it runs downstream on the people who will be affected. Without PUD's individual houses being built will have no infrastructure to take care of that.

A consensus by Commission was to keep PUD's, with new language added and resubmit to Council.

- **Community Development Director's Report**

Director Luther will send the commissioners the Fairway Ridge Subdivision plan to see the conditions and other aspects of this project.

Luther asked the commission how they felt about not meeting every month since there hasn't been as many applications requiring commission decision. Workshops can be scheduled to go over subjects of concern.

It was suggested to meet once a quarter.

Luther addressed the subject of attendance. City Code concerning an appointed position on a City board, committee or commission becoming vacant (1) having been absent from 25% or more of the meetings (whether or not notice is given) (2) having been absent from two consecutive meetings (3) having been absent from two meetings in a calendar year without having provided advance notice.

Karen Meier read (somewhere) the commission must meet once a month. Luther will look into it.

- **Public Comment** - None

- **Commission Comment**

Anyone having a suggestion for workshop meetings should contact Luther by phone or email.

Commissioner Meier requested PC meeting materials be emailed only; no longer delivered in binders. Everyone agreed. Hard copies will be provided at the meeting.

- **Adjournment**

With no further business the meeting was adjourned at 7:50 pm.

Respectfully submitted,

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Billie Wright  
Community Development Technician

***APPROVED BY COMMISSION ON THE 18th DAY OF MARCH 2014***

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John Lusby, Commission Chair