

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, APRIL 21, 2015**

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

COMMISSION MEMBERS EXCUSED: None

COMMISSION MEMBERS ABSENT: None

CITY STAFF: Vicki Luther, Community Development Director, Kristi Gilbert, Community Development Specialist and Carole Connell, City Planner

AUDIENCE:

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 March 17, 2015 Planning Commission meeting and April 6, 2015 Special Planning Commission meeting; second made by Commissioner Klassen.

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

Opposed: None

Motion carried unanimously.

PUBLIC HEARINGS

Chair Lusby opened the hearings with the disclosure statement; all persons testifying shall be deemed parties to the appeal 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 City Zoning 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. Commissioner Klassen declared that she sits on the Board for the Knolls Estates Home Owners Association and that she will not vote on the Guido hearing.

HABITAT FOR HUMANITY - PLAN AMENDMENT AND ZONE CHANGE – 2015-04-PA-ZC

Chair Lusby called for the Staff Report. Carole Connell, City Planner, identified the materials in the packet, including the Staff Report. She then gave the Staff Report.

APPLICANT'S TESTIMONY

Mark Garrett, Applicant's Representative, stepped forward and indicated that Staff did a great job with their Staff Report and findings. He clarified that the applicants currently have two lots of record, where the existing dwelling is and that they would like to adjust the boundary lines following this application

process. This would give them an opportunity for two single family dwellings for their housing opportunities.

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 at 7:20 p.m.

Discussion ensued regarding the consensus of the Commission indicating that it was a good idea for the Plan Amendment and Zone Change to allow the current residential use on the subject properties and to continue along with the replacement of the dilapidated house and additional housing opportunities.

A motion made by Commissioner Van Sickle to recommend approval to the City Council of the proposed Plan Amendment and Zone Change; seconded by Commissioner Sarnoski.

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

Opposed: None

Motion carried unanimously.

FAIRWAY ESTATES – VARIANCE TO SETBACKS – 2015-01-VAR

Chair Lusby opened the public hearing and called for the Staff Report.

Carole Connell identified the materials in the packet, including the Staff Report. She then gave the Staff Report.

APPLICANT'S TESTIMONY

Steve Lovemark, i.e. Engineering, Applicant's Representative, 809 S.E. Pine, Roseburg, stepped forward and entered Applicant's Exhibit No. 1, Photo of subject property and Applicant's Exhibit No. 2, Page 6 of the original PUD approval. Lovemark stated that most of the PUD has been built on by Ross Development, who was the original developer. He builds a home and then sells it before he builds another one. The developer has invested everything into the development and is the one who has everything to lose. Mr. Lovemark then went through his exhibits with great detail. He noted that the existing lots are not set up to play baseball in the backyards, they are designed with good size houses that are affordable with low maintenance. The open space maintains the park like atmosphere to play ball.

Lovemark discussed the 20' setback requirement for the garage stating that the setback creates an additional parking spot. He noted that there is no sidewalk in the PUD, that a vehicle would be impeding, therefore the 20' setback is not necessary. He indicated that the subject properties are not within a standard subdivision and that the proposed request falls within the PUD requirements.

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 at 8:08 p.m.

A motion made by Commission Van Sickle to deny the front yard Variance request for the garage and approve the rear yard setback Variance; second made by Commissioner Sarnoski.

Discussion ensued. Commissioner Sumner suggested flexibility in either the front yard or the back yard, but not both at the same time. Commissioner Klassen expressed the importance of a 20' driveway. Commissioner Flick stated that by granting a 5' Variance to the rear, they would already be gaining an additional 5'. Chair Lusby clarified that the code stated that you could vary the setbacks in a PUD "except" the garage setback. Connell confirmed what the code stated.

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

Opposed: None

Motion carried unanimously.

GUIDO – VARIANCE TO LOT COVERAGE – 2015-03-VAR

Chair Lusby called for the Staff Report. Carole Connell, identified the materials in the matter, including the Staff Report. She then gave the Staff Report. Connell stated that she did a site visit and concurred with the Applicant's statement that several homes and their impervious surface, in the area, exceeded the 35% lot coverage.

APPLICANT'S TESTIMONY

Brant Guido, 308 Clearview Drive, Roseburg, stepped forward and stated that he has intentions of building a desirable house with amenities that would add to the neighborhood. Mr. Guido identified several other houses that were in excess of the 35% lot coverage in the same area; therefore, asking why there is a hardship on his property when there was not any imposed on the other properties.

Mr. Guido stated that his uncle bought the lot ten years ago and has given him the opportunity to build a spec home to put in the Home Show. He requests the Commission approve his application for a variance as the precedence has already been set in the neighborhood.

TESTIMONY IN FAVOR

Patrick Guido, stepped forward and stated that he is the uncle that bought the lot ten years ago and that he was in favor of the proposed variance.

TESTIMONY IN OPPOSITION

There was no testimony in opposition.

With no further testimony, Chair Lusby closed the public portion of the hearing at 8:30 p.m.

Commissioner Klassen stated houses that were built exceeding the 35% lot coverage were built under a different Community Development Director and that past wrong doings don't make it right. She then stated the Home Owners Association is terrified that they will get this problem over and over.

Commissioner Sarnoski stated that it would be a case by case basis. Chair Lusby concurred with Commissioner Sarnoski.

A motion made by Commission Sumner to approve the Variance request to the lot coverage requirement; second made by Commissioner Van Sickle.

In favor: Commissioners Flick, Sarnoski, Van Sickle, Sumner and Chair Lusby
Opposed: None
Abstained: Commissioner Klassen
Motion carried 5 in favor, none opposed, with Commissioner Klassen abstaining.

STAFF REPORTS

Luther provided a report in an effort to keep the Planning Commission apprised of recent land use and other relevant activities. (See Attached).

PUBLIC COMMENT – None.

COMMISSION COMMENTS – None.

ADJOURNMENT

With no further business the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Kristi Gilbert

Kristi Gilbert

APPROVED BY COMMISSION ON THE 19th **DAY OF** May, **2015**

John Lusby

John Lusby, Commission Chair