

**CITY OF SUTHERLIN
PLANNING COMMISSION MEETING
CIVIC AUDITORIUM – 7PM
TUESDAY, JANUARY 20, 2015**

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

COMMISSION MEMBERS EXCUSED: Michelle Sumner and Karlene Clark

COMMISSION MEMBERS ABSENT: None

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

AUDIENCE: Sam and Gladys Robinson, Wayne Jr. and Jane O'Banion, Denny and Pam Cameron, Frank and Bertha Egbert

Meeting called to order at 7:00 pm by Chair Lusby.

FLAG SALUTE

WELCOME AND INTRODUCTIONS

Chair Lusby welcomed Patricia Klassen and Karlene Clark to the Planning Commission. Commissioner Clark has been out of town since her appointment; therefore, was unable to attend the meeting.

INTRODUCTION OF MEDIA: None

ELECTION OF PLANNING COMMISSION CHAIR

A motion made by Commissioner Van Sickle to retain John Lusby as Chair; second made by Commissioner Flick.

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

Opposed: None

Motion carried unanimously.

APPROVAL OF MINUTES

A motion made by Commissioner Van Sickle to approve the minutes of the December 16, 2014 Planning Commission meeting; second made by Commissioner Flick.

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

Opposed: None

Motion carried unanimously.

PUBLIC HEARING – ANNEXATION/ZONE CHANGE

Chair Lusby opened the hearing, at 7:05 p.m., 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. Hearing none, Lusby asked for the Staff Report.

Carole Connell, City Planner, identified the materials in the packet, including the Staff Report. She then gave the Staff Report. Connell indicated that she would be verifying that Duke Road is included in the legal description.

APPLICANT'S TESTIMONY

Sam Robinson, 2682 Spring Ln, Sutherlin, stepped forward and thanked the Commission and Staff for all their help. He indicated that Duke Road is only 50 feet wide and most of the property owners along Duke Road have agreed to donate five feet on each side of the road to bring the road to the 60 foot wide road standards through this process.

CONCERNED TESTIMONY

Wayne Jr. O'Banion, 335 Plat M Road, Sutherlin, stepped forward and asked questions regarding the Low Density Residential zoning. He expressed his concern regarding future development of the properties being opposed to a trucking company or such business being allowed to open next door.

TESTIMONY IN OPPOSITION

There was no testimony in opposition.

With no further testimony, Chair Lusby closed the public portion of the hearing at 7:28 p.m.

Discussion ensued proposing an additional condition to the Staff recommended approval, requiring property owners to donate five feet on each side of Duke Road at the time of annexation. Those properties that are not included in the proposed application, would then be required to donate five feet at the time their property was annexed.

A motion made by Commissioner Sarnoski to approved the proposed Annexation and Zone Change subject to the Staff recommended conditions and an additional condition, stating the subject property owners shall dedicate five (5) feet of property frontage to Duke Road right-of-way in order to obtain a 60-foot wide street right-of-way; seconded by Commissioner Klassen.

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

Opposed: None

Motion carried unanimously.

SCHEDULE WORKSHOP

Director Luther informed the Commission that the City Manager would like to hold a workshop to discuss the Employment Opportunity Analysis (EOA) and the next steps as they pertain to economic development, possibly as part of the next scheduled Planning Commission meeting on February 17, 2015 or maybe a separate meeting day and/or time. The Commission gave consensus to hold the workshop on February 17, 2015 at 7:00 p.m. Luther indicated that the meeting would be held in the meeting room of the Community Center.

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 – Denny Cameron inquired what would determine the width of Duke Road. Carole replied that the City's Transportation System Plan would depict the road width.

COMMISSION COMMENTS –

Commissioner Van Sickle expressed concerns regarding S. Comstock. He noted that there was standing water in the road and if it froze during the bad weather it would cause problems. He also noted continued drainage concerns.

ADJOURNMENT

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

Respectfully submitted,

Kristi Gilbert

Kristi Gilbert

APPROVED BY COMMISSION ON THE 17th DAY OF February, 2015

John Lusby

John Lusby, Commission Chair