

# *City of Sublimity*

## **PLANNING COMMISSION**

**March 26, 2007**

**CALL TO ORDER:** Randy Cranston, President, called the Sublimity Planning Commission meeting to order at 7:02PM. Other members present: Jim Cauffman, Jim Crowther and Fred Dobler. Others present: Carrie Adams, City Recorder; Bob Brundage; City Councilor; Jason Devine, Public Works Director; and Suzanne Dufner, Planner with the Council of Governments. Absent: Paul Denman and Alan Frost.

**Bob Brundage swore in Wayne Stedronsky as a new Planning Commission member.**

**Public Hearing - Variance 07-01** - A variance to the maximum accessory structure size of 1,000 square feet. The proposed accessory structure would be approximately 2,300 square feet in size or less. The structure would be located at 229 SW Johnson Street.

Randy Cranston, Planning Commission President, opened the public hearing for Variance 07-01.

Suzanne Dufner discussed that the variance that came before the Planning Commission last month had been continued due to revisions needing to be made and presented those changes.

Randy Cranston asked if anyone would like to speak in favor of the applicant; no one spoke in favor of. He then asked if anyone would like to speak in opposition to the applicant; no one spoke in opposition. Randy then asked if anyone had any general testimony they would like to give; there was no testimony given. He then closed the public hearing.

Jim Cauffman made a motion to approve Variance application 07-01 under the revised staff report with a square footage maximum of 2,300 square feet for an accessory structure; Jim Crowther seconded the motion; unanimously approved.

**Public Hearing - Legislative Amendment 07-01** - A public hearing to consider adoption of the revised Sublimity Zoning and Development Code in its entirety.

Randy Cranston opened the public hearing for Legislative Amendment 07-01. He then read the legislative hearing announcement.

Suzanne Dufner then presented the staff report.

Randy Cranston asked if there was anyone that would like to speak in favor of Legislative Amendment 07-01; no one spoke in favor of. He then asked if anyone would like to speak in opposition of the amendment:

Dolores Morris, 227 E Main St, asked for clarification on the notice that she received and the summary that was available. Suzanne Dufner addressed the question and gave more explanation on the summary.

Corby Minnick, 419 SW Johnson, stated that the new lot requirements made it too restrictive to construct a 1 story house on the lots within the city limits.

Guy Barth, 13207 Triumph Rd, said that he would like to see the city adopt "book" width requirements so that the lots don't wind up getting too narrow.

Sylvia Zook, a Sublimity resident, stated that she is against RV's and trailers being allowed in a front yard.

Loyst Streeter, 269 N Center St, asked about the lot size requirements for R-1 and R-2 zones.

Randy Cranston discussed the R-2 15% requirement for affordable housing for multifamily.

Corky Justis, 109 SE Church St, asked who sets the standards for what is deemed affordable for multifamily.

Randy Cranston then asked if there was any general testimony that anyone would like to give.

Rick Budtke, 100 SW Sublimity, Blvd, stated that he would like to see the image for the entrance to Sublimity protected. He asked that certain restrictions be imposed to ensure that our entrance to the city would not allow certain types of businesses that may not preserve a positive pastoral beauty.

Bernard Reisterer, 620 W Main St, stated that he would like to keep the flexibility on the industrial property.

Eric Nichols, 615 SW 9<sup>th</sup> St, stated that he would like to keep the gateway to the city appealing.

The question was asked whether or not the city would have any plans to restrict the types of properties that would be allowed. Suzanne Dufner responded that you are not allowed to restrict the property design at this time; you can only place restrictions on the look of the structure.

President Randy Cranston called a recess from 8:35 to 8:45.

Rachel & Becky Kerr, Sublimity Mobile Village, 340 Crest St, stated that the new setbacks would put their park out of business due to the new standards that would apply to their park and stated that in order to continue their business they would need the requirements to remain as they are. Suzanne Dufner stated that she would get in contact with Becky and Rachel to inform them how exactly the new design standards would affect their property.

Karla Krieg, 1125 South Center St, stated that she would also like to see the standards for the mobile home park remain the same.

Duane Bradley, 248 N Center St asked for clarification of a Planned Unit Development and Randy Cranston explained what a PUD was.

Ralph Lulay, 385 NE Starr St, spoke in favor of keeping the mobile home park requirements the same as well.

Dolores Morris, 227 E Main St, asked if the Development Code changes addressed the parks at all. Both Randy Cranston and Suzanne Dufner stated that they did not.

Rachel Kerr, 340 Crest St, asked if there were any restrictions on adult entertainment facilities and Randy Cranston responded that if it is allowed in the State of Oregon, we cannot restrict it from the city.

Randy Cranston then closed the public hearing.

Wayne Stedronsky made a motion to recommend that the City of Sublimity City Council adopt the revised development code as presented by the Planning Commission. Fred Dobler seconded the motion; unanimously approved.

**Minutes: Wayne Stedronsky made a motion to approve the Minutes for the March 26, 2007 meeting; Fred Dobler seconded the motion; unanimously approved.**

**Meeting was adjourned: 9:24PM.**