



Planning Commission Meeting

PLANNING COMMISSION June 25, 2007

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

Public Hearing – Site Development Review 07-2, Variance 07-04, 07-05 and 07-06 – site development review to construct a new medical clinic approximately 4,270 square feet in size with related parking and landscaping. The proposal includes three (3) variance requests to allow development on a property that is larger than 10,000 square feet in size; to allow a building that is larger than 3,000 square feet in size; and to decrease the amount of window coverage from 60 percent to approximately 42 percent.

President Randy Cranston opened the public hearing. He then asked for any disclosures from the members of the planning commission. He then disclosed that he had received a phone call from Jerry About and they had discussed the Center Street corridor and that Jerry had inquired about the 60% of widow coverage.

Suzanne Dufner, City Planner, then presented the staff report.

Terry Fletchall, 1401 N 10th Ave, CEO of Santiam Hospital, stated that the hospital would like for the planning commission to consider the application in a positive light as they strive to meet the needs of the community.

Randy Cranston asked if the hospital was taxable as it is not for profit. Terry stated that they are an extension of the hospital and that at this time it will be exempt from taxing.

Tim Arbuckle, 363 State St, Salem, gave a brief presentation explaining what the "look" of the hospital layout and landscaping would be. Randy asked about the signage and Tim stated that the possible location of the signs would be on the corner of Church and Center St.

Jim Caufman asked how many employees were expected to work at the Clinic and was told that 6-8 employees at this time.

Jeff Tross, 1720 Liberty St SE, Planner for the applicant, recapped and discussed the variances in the application.

Randy Cranston asked if there was anyone in the audience that 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 of the applicant; no one spoke in opposition. It was then asked for any general comment: Nina Dufree, 231 NE Clay St, asked where Clay street was compared to where the building was proposed. Wayne Stedronsky asked when the proposed start date was if the application was approved and Terry Fletchall stated that the hopeful start date for the new physicians was October.

Diane Welter, 229 S Center, asked the applicant's if they were aware of the open well on the property and it was stated that they are in fact aware of the well being open and would ensure that it was properly covered and protected. Terry Fletchall stated that the hospital would also like to recognize the 1st Sublimity Mayor, Mr. Kintz in the building as well due to his contribution.

Randy Cranston then closed the public hearing.

The hearing was then re-opened to discuss a raised concern about the lot being taxable. A discussion followed and the public hearing was again closed by President Cranston.

The hearing was again re-opened and discussions occurred concerning driveway access and drawings being to scale, Randy again closed the public hearing.

A recess occurred from 8:10 to 8:16.

Jim Cauffman made a motion to approve the development of a new medical clinic approximately 4,270 square feet in size with related parking and landscaping located in the City's Commercial-General © District based on the Findings in the Staff Report and subject to the conditions of development listed in Section Ten (X).; Wayne Stedronsky seconded the motion; unanimously approved.

Suzanne Dufner mentioned that the meeting on July 30th will be a training session.

Minutes: Jim Cauffman made a motion to approve the Minutes for the June 4, 2007 meeting; Jim Crowther seconded the motion; unanimously approved.

Meeting was adjourned: 8:23PM.