



Planning Commission Meeting

PLANNING COMMISSION MINUTES

October 29, 2007

CALL TO ORDER: Randy Cranston, President, called the Sublimity Planning Commission meeting to order at 7:02PM. Other members present: Jim Crowther, Jim Kaufman, Fred Dobler, Melvin Tufteckog, Wayne Stedronsky and Paul Denman. Others present: Carrie Corcoran, City Recorder; Alan Frost, Public Works Director; Bob Brundage, City Councilor and Suzanne Dufner, Planner with the Council of Governments. There were 13 audience members present. A quorum was established and the pledge of allegiance was said.

Public Hearing – A conditional use permit to allow a police office to locate within an existing commercial building.

President Randy Cranston opened the public hearing. He then asked for any disclosures from the members of the Planning Commission.

Jim Crowther disclosed that he had a brief discussion with Gary Rychard about the sub-station.

Randy Cranston disclosed that he had brought the topic of the sub-station up at the City Council meeting and had discussed his concerns for the need or urgency to the council members. He then asked the audience if anyone opposed him chairing the meeting due to his disclosures; no opposition was noted.

Suzanne Dufner reported that the revised development code requires that the signage posting on the property noting the public hearing is to be displayed 10 business days prior to the hearing. The posting for this hearing was only posted 7 days prior; Suzanne then asked if there were any objections from members of the audience for proceeding with the hearing. No one in the audience gave any objections. She then presented the staff report to the members of the Planning Commission.

Don Eubank, Chief of Police for Stayton/Sublimity Police Department, 819 N Birch Ave in Stayton, stated that the location meets all of the requirements and the only thing that would alter the look of the building would be a shingle that will hang down and read "Stayton/Sublimity Police Department".

Wayne Stedronsky stated that he understood that the sub-station was to be on a trial basis and wanted more clarification on that.

Don Eubank stated that he had presented the idea of the sub-station to both the Stayton and Sublimity city council's and that after his presentation to Sublimity, a council member "ran with the idea" and spearheaded the project and moved forward with receiving donations to fund the project. He informed that Planning Commission that 7 members of the community have already volunteered to assist in the office as well. The plan is to get the sub-station up and running and then review it in April or May to see if this is a necessity in the city. Don also stated that Sublimity is growing and that Police services need to be able to grow with the city as well.

Gary Rychard, 555 NE Berry St, stated that he is the council member that "ran" with the sub-station idea and that he felt that the idea was a positive for the city. He informed the Planning Commission that all funds had been received through fundraising efforts.

Wayne Stedronsky asked if the idea had been brought before the council for budget approval for the next fiscal year and Gary informed him that the idea had not been brought before the council for budgeting purposes until they could determine whether or not there was a desire for it after everything was up and running.

Sylvia Zook, 510 SW 9th St, stated that she felt that the community would feel like they finally have their own police department if the sub-station was placed in town. She stated that she felt having the sub-station would contribute to the continuation of residents living in a safe community and that the location of the substation would assist in the police department's visibility in the community. She informed the Planning Commission that she, herself, would make time to volunteer in the sub-station with the other members of the community.

Guy Barth, 13207 Triumph Rd, Owner of Ditter's Square, stated that he was in favor of the sub-station and asked that the lot used for parking be paved to make citizens more aware of the parking availability. Randy Cranston stated that the City cannot require an applicant to pave their parking lot; Guy then suggested painting the gravel for more parking definition.

Catherine Hemshorn, 642 N 10th Ave, Stayton, owner of the potential sub-station location, stated that she has started to work on address the parking and will be putting in railroad ties that will be painted yellow and she will eventually have new gravel placed in the parking lot.

Guy Barth asked again about the designated parking and Catherine stated that there is sufficient room to back up without entering into traffic.

Randy Cranston suggested that as a condition of approval, a parking layout could be provided to show the amount of spaces and their locations as well as the turn around layout. Catherine Hemshorn stated that she was okay with that and would provide it to the city as soon as possible.

President Randy Cranston then asked if there was anyone in the audience that would like to speak in opposition of the sub-station's approval; no opposition stated from anyone in the audience. He then asked if anyone in the audience would like to make a general statement about the sub-station's approval:

Chief Eubank stated that he feels that there is plenty of parking and that all conditions of approval have been met.

Wayne Stedronsky asked if that sub-station would be manned 24 hours a day. Chief Eubank informed the Planning Commission that the hours would most likely be from 10AM – 4PM Monday thru Friday. Wayne then asked about the logo on the police cars and if they would now read "Stayton/Sublimity Police Department" to which Chief Eubank responded that a change like that would require council action.

The public comment portion was then closed.

Jim Kaufman made a motion to approve CUP-07-01 as presented with a modification that the property owner provides a plat showing adequate parking; Fred Dobler seconded the motion; unanimously approved.

A break occurred from 7:56PM to 8:05PM.

Public Hearing – A site development review to convert an existing single family dwelling to a commercial use and construct an addition approximately 816 square feet in size for an accessory dwelling unit. The proposal includes variance requests to: 1.) reduce the minimum driveway width from 22 to 20 feet; 2.) reduce the amount of required landscaping from 900 square feet to 720 square feet; and 3.) reduce the front yard setback from ten (10) feet to eight (8) feet.

President Randy Cranston opened the public hearing. He then asked for any disclosures from the members of the Planning Commission; no disclosures were noted.

Suzanne Dufner reported that the revised development code requires that the signage posting on the property noting the public hearing be displayed 10 business days prior to the hearing. The posting for this hearing was only posted 7 days prior to the hearing; Suzanne then asked if there were any objections from members of the audience for proceeding with the hearing. No one in the audience gave any objections. She then presented the staff report to the members of the Planning Commission.

Randy Cranston stated that he would like it noted that if the application was approved, the residential portion of the building could not be used for any commercial use.

Jim Crowther stated that a prior applicant in Ditter's had to have a 100ft visual on the north and south side. Suzanne Dufner stated that the Engineer for Marion County had reviewed the plans that they had not stated any objection to driveway visibility.

Carol Leming, 111 South Center (applicant) stated that a restaurant or food establishment would not be a business that would be brought in and that she would also have a 6ft. fence around the property.

Larry Stayton, Rolling Hills Construction (contractor for the application), stated that the construction to this property would add to the appeal of Center Street.

Donald Pitt, Don Pitt Engineering (Engineer for the applicant), stated that he would put a retaining wall to maintain the water flow to be contained within the property. He then presented proposed changes as outlined in the application.

A discussion occurred concerning storm drainage on the property.

A break occurred from 9:06PM to 9:12PM

Donald Pitt stated that that the applicant would match the existing fence heights of the surrounding properties.

President 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 of the applicant:

Mike Beaver, 117 South Center St, stated that he would like to have more time to review the submitted plans. Randy Cranston informed him that the staff report has been available at City Hall for at least 7 days prior to the hearing as stated in the notice to the property owners.

Guy Barth, 13207 Triumph Rd, Owner of Ditter's Square, stated that he was opposed to the project as he felt that it should meet current setbacks on the property.

President Cranston then closed the public portion of the hearing. He then asked that the applicant present exact fence requirements.

The applicant was then asked about proper storm drainage and it was suggested that a potential property easement could be placed to the west for storm drainage and that the applicant should contact the property owner to the west.

Jim Crowther suggested postponing the hearing for 30 days to contact the property owner to the west who would be affected by an easement.

Jim Kaufman made a motion to postpone the hearing until the November Planning Commission meeting; Jim Crowther seconded the motion; unanimously approved.

Jim Cauffman moved to approve the Minutes for the for the August 27, 2007 meeting with the modification that Fred Dobler be added to the members that were present at the meeting; Fred Dobler seconded the motion; unanimously approved.

Meeting was adjourned: 9:31PM.