



Planning Commission Meeting

August 31, 2009

CALL TO ORDER: President Randy Cranston called the Sublimity Planning Commission meeting to order at 7:00PM. Other members present; Fed Dobler, Gary Frank, Steve Janiszewski and Jim Crowther, 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 6 audience members. A quorum was established and the pledge of allegiance was said.

Zone Change 09-01 / Legislative Amendment 09-01 / Partition 09-03 & Partition 09-04

A request to convert two (2) existing duplex dwellings into single family attached townhomes. The request includes a zone change from R-1 (Low Density Residential) to R-2 (Medium Density Residential); and amendments to the Sublimity Development Code to establish minimum lot size and lot width standards for the single family attached townhomes located in the R-2 Zone District. The request also includes partition approval to divide two duplex lots into townhome lots approximately 4,265 and 4,279 square feet in size.

President Randy Cranston opened the public hearing and asked for any disclosures.

Randy and Gary Frank disclosed that they discussed how the subdivision was developed

Jim Crowther & Randy disclosed that they had a conversation to specify how many duplexes would be put on a lot.

Suzanne Dufner presented the staff report

Tony Kreitzberg – 1011 Commercial St Salem; Real Estate land use attorney for the applicant – stated that the applicant will not have a negative effect on the neighbors

Jim Crowther asked if these units were built as condos and was told yes.

A discussion occurred.

Randy Cranston asked for testimony in favor of, in opposition of or for a general statement.

Tim Schambel, 205 SE 7th St, asked what percentage of the condo to be owner occupied; stated that he would like to speak in opposition to the application because he would like to see the area promoting more home ownership as opposed to rental properties.

Tony Kreitzberg said that the goal was to promote home ownership but that the economy has changed their plans a bit.

Randy Cranston closed the public portion of the hearing

A discussion occurred and Randy re-opened the hearing.

Tony Kreitzberg said that the applicant wasn't trying to force small lots on the city and that the only thing they were trying to do was to change the owner occupancy requirements.

Randy then closed the public portion of the hearing.

A recess occurred from 8:07 to 8:15

The applicant requested to extend this application until the September 28th meeting in order to address some of the city's concerns.

MOTION: Jim Crowther made a motion to continue this hearing until the September PC meeting; Gary Frank seconded the motion; unanimously approved.

Randy closed the hearing.

Meeting Minutes

MOTION: Jim Crowther made a motion to approve the June 29th, 2009 meeting minutes; Fred Dobler seconded the motion; unanimously approved.

Meeting was adjourned: 8:17PM.