



Planning Commission Meeting

March 5, 2018

CALL TO ORDER: Randy Cranston called the Sublimity Planning Commission meeting to order at 7:01 PM. Other members present: Wayne Stedronsky, Dolores Morris, Ron Etzel, and Joe Wolf. Staff present: Alan Frost, Public Works Director; Myrna Harding, Finance Director; Katie Scott, City Recorder; Lisa Brosnan, COG Planner; Steve Ward, City Engineer; and Rebekah Dohrman, Attorney. The Pledge of allegiance was said. There were 15 people in the audience. The meeting was held at Sublimity Fire Station.

PUBLIC HEARING: SUBDIVISION 2017-02/VARIANCE 2017-03/VARIANCE 2017-04 – A subdivision of approximately 35.67-acre site to create 91 lots (90 lots for single family homes on the east side of the subject site (R-1 zoned) and one lot for a 129-unit apartments complex on the west side of the subject site (R-2 zone). Minor Variance to Section 2.208.04(B) to allow for block lengths in excess of maximum allowed block length of 1600 feet. Major Variance to Section 2.208.03(E) to allow for two flag lots.

Randy Cranston opened the public hearing and asked for no interruptions from the public as this hearing is a deliberation among the Planning Commission. Randy asked for any conflict of interest/bias/ex parte contact from the planning commission members. Joe Wolf stated that he had received a phone call from a resident and directed him to ask all questions to the staff. Wayne stated that Dolores presented a map to him and asked a question. Dolores stated that she had designed potential amendments to a map and asked Wayne for his opinion. Randy stated that a resident asked him a question and he directed him to the City's code; he was also contacted by the Stayton Police Chief regarding citizen comments of the previous meeting. Rebekah Dohrman stated that a public comment was received during the initial seven day written comment period that was not received by the City Recorder and therefore not posted on the City website. All planning commission members and applicant have reviewed the comment and the applicant has no objection to the comment becoming part of the public record. The comment was regarding a Traffic Impact Analysis (TIA).

Lisa presented the staff report. The request for two flag lots has been removed.

Ron questioned how duplex lots would be located in a cul-de-sac. Randy informed that the placement of the duplexes in the cul-de-sac is just a recommendation from the applicant, and the planning commission is not required to allow or consider their placement. Duplexes are required to be located on corner lots or as permitted by the Planning Commission. Ron noted that parking is limited in cul-de-sacs.

Dolores presented a map to show the possible placements of the duplex lots. She would like to see a connecting street on Pine View for the safety of children crossing the street. She would also like to see less driveways coming off Berry Street as they are unsafe.

Discussion of a permanent structure to be placed along the housing units that do not have driveways onto Berry and Starr Streets with frontage on the cul-de-sac lots.

There was a discussion of speed on Marion County roads, speed bumps, and block lengths.

Dolores asked why Pine Street is curved, is it separating the single family from the multifamily zone? Steve answered that is curved because staff asked the applicant to line the streets up on the North and South side. If the street was not curved, this would create a gap between the single family and multifamily. Discussion of moving the street to meet the required block lengths followed.

Randy called for a recess.

Randy called the meeting back to order. The Commission is to come up with conditions of approval, remove the variance, and require that Pine View extend through. If Marion County does not approve the street extension, the application is denied, and the applicant must reapply. The conditions of approval were discussed. Randy included that the residences that have access by a street, other than Berry Street, would access from the local streets. The lots that access off of the cul-de-sacs will have a permanent wall that will be maintained by property owners, or the subdivision, but not the City.

Discussion of streets with City Engineer followed.

Randy stated that the three houses on Starr Street must have full improvements in front of them.

Discussion of placement of duplex lots and driveway placements followed. Any lot fronting Berry or Starr Streets may not be a duplex lot.

MOTION: Joe Wolf moved to deny the variances as proposed, and accept the subdivision with the conditions found in the staff report as amended by the Planning Commission; all duplex lots shall be on corner lots, excluding those on Berry Street and Starr Street; there shall be a connector from NE North Street to NE Pine View Drive; there shall be a physical wall barrier of masonry materials to be maintained by others of like construction to be installed prior to final plat on lots 79, 78, 77, 76, 75, and 74 or as its constituted a relationship to NE Starr Street and Berry Street and will be constructed to meet vision clearance standards by the City of Sublimity and Marion County jurisdiction; Pine Street shall be reconfigured to eliminate the block length variance; Existing home sites on NE Starr Street shall be improved to a full three quarter inch street improvement per City standards; and all lots will meet standards upon final configuration.

Development Code Update:

Planning Commission Meeting Minutes: February 5, 2018

MOTION: Joe Wolf moved to approve the minutes of the January 11th meeting as drafted. Seconded by Dolores Morris. 5 ayes, unanimously approved.

ADJOURNMENT: Joe Wolf moved to adjourn the meeting. Meeting adjourned at 8:51 PM.