



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

May 17, 2021, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Call to Order and Pledge of Allegiance

Roll Call of Commissioners

Public Comment. This is an opportunity for members of the public to address the Planning Commission on topics that are not listed on the agenda.

Public Hearings

Application LA21-01: This legislative amendment, LA 21-01, consists of text amendments to Chapters 17.24, Residential Low-Density Zone; 17.28, Residential High-Density Zone; and 17.30, Medium Density Residential Zone, of the Sweet Home Municipal Code (SHMC). The proposed text amendments were identified by City Staff, based on feedback from the Planning Commission and City Council, as a method for improving the quality of housing within the City. This proposal includes amendments to following sections of the SHMC 17.24: 17.24.090 Homes on individual lots. SHMC 17.28: 17.28.090 Homes on individual lots. SHMC 17.30: 17.30.090 Standards for homes on individual lots.

a) LA21-01 Staff Report and Ordinance

At 6:38 PM Chairman Parker read the Staff Report Summary.

Staff Report: Community and Economic Director Blair Larsen read the alternative options per the feedback given at the May 3, 2021 Planning Commission meeting. Larsen reminded the Committee that this is a continuation of the Public Hearing for application LA21-01. Larsen read the updated staff report and passed on information regarding the ability to require porch covers.

Commissioner Journey stated that she did not approve of Option B after CEDD Director Larsen read his findings.

The Public Hearing was opened at 6:46 PM

Commissioner Parker asked the Committee if there were any Exparte, Conflicts of Interest or Personal Bias, there was none.

Testimony in Favor: none

Testimony in Opposition: none

Neutral Testimony: none

The Public Hearing was closed at 6:47 PM

Motion to approve the application made by Journey, Seconded by Stephens
Roll Call voting yea: Journey, Stephens, Parker, Melcher, Korn

Article I:

Staff and Commissioners continued their review of the Draft Sweet Home Municipal Code.

Meeting Times:

Community and Economic Development Director introduced the topic of changing the Planning Commission meeting days to the first and third Thursdays of each month. Associate planner Angela Clegg would create new schedules and send them out to the Commissioners.

Motion to approve changing the meetings times made by Melcher, seconded by Journey.
Roll Call Voting Yea: Journey, Stephens, Parker, Melcher, Korn

Adjournment

The meeting adjourned at 8:26 PM

Persons interested in commenting on these issues should submit testimony in writing to the Community and Economic Development Department Office located in City Hall prior to the hearing or attend the meeting and give testimony verbally. Persons who wish to testify will be given the opportunity to do so by the Chair of the Commission at the Planning Commission meeting. Such testimony should address the zoning ordinance criteria which are applicable to the request. The Sweet Home Planning Commission welcomes your interest in these agenda items. Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the meeting; however, the Commission may consider additional subjects as well. This meeting is open to the public and interested citizens are invited to attend

The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 3225 Main Street, Sweet Home, Oregon 97386; Phone: (541) 367-8113.