



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

September 02, 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.

Meeting Information

The City of Sweet Home is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. There will be opportunity for public input via the live stream. To view the meeting live, online visit <http://live.sweethomeor.gov>. If you don't have access to the internet, you can call in to 541-367-5128, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 379 062 887#

The Planning Commission will hold a meeting at 6:30 p.m. in the City Council Chambers at City Hall, 3225 Main Street. Individuals attending public meetings in person will be required to maintain appropriate social distancing, (6-ft.) and be free of symptoms related to COVID-19. The City of Sweet Home is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. To view the meeting online visit live.sweethomeor.gov. If you don't have access to the internet, you can call in to +1 971-203-2871 and you'll be asked to choose option #1 to be logged in to the call. Meeting ID: 379 062 887#. This video stream and call-in options meet the requirements for Oregon public meeting law.

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:31 PM

Roll Call of Commissioners

PRESENT

Greg Stephens
Greg Korn (video)
Eva Jurney (video)
Henry Wolthuis
Jeffrey Parker

ABESENT

Jamie Melcher
David Lowman

STAFF

Associate Planner Angela Clegg
Staff Engineer Joe Graybill

GUESTS

Hayden Wooten, Reece and Associates, 321 1st Ave East, Suite 3A, Albany, OR 97321

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.

None

Meeting Minutes: August 19, 2021

a) 2021-08-19 Planning Commission Meeting Minutes

Motion to approve the minutes made by Wolthuis, Seconded by Stephens.
Roll Call voting yea: Stephens, Korn, Jurney Wolthuis, Parker

The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the City Manager's Office at 541-367-8969.

Public Hearings

Application ZMA21-03: The applicant is proposing to change the Zoning Map in an area consisting of approximately 62,291 square feet (1.43 acres) located in Sweet Home, OR 97386 (13S01E33A Tax Lot 600). The Sweet Home Zoning Map is proposed to change from the Low Density Residential (R-1) Zone to the Medium Density Residential Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application. Application ZMA21-03 is being filed simultaneously with Application SD21-02. Application SD21-02 is pending the approval of Application ZMA21-03.

Application SD21-02: The applicant is requesting to subdivide an approximately 1.42-acre property into eight lots ranging from approximately 5,277 square feet to approximately 7,928 square feet. The proposed subdivision's average lot size is approximately 6,270 square feet. With the pending approval of Zone Map Amendment Application ZMA21-03, the Proposed Subdivision would be in the Medium Density Residential Zone. Application SD21-02 is pending the approval of Application ZMA21-03. Application ZMA21-03 is being filed simultaneously with Application SD21-02.

a) ZMA21-03 Staff Report

The Public Hearing was opened at 6:35 PM.

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

Staff Report: Associate Planner Angela Clegg gave the staff report and stated the applicant is proposing to change the Zoning Map in an area consisting of approximately 62,291 square feet (1.43 acres) located in Sweet Home, OR 97386 (13S01E33A Tax Lot 600). The Sweet Home Zoning Map is proposed to change from the Low Density Residential (R-1) Zone to the Medium Density Residential Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application. Application ZMA21-03 is being filed simultaneously with Application SD21-02. Application SD21-02 is pending the approval of Application ZMA21-03.

Applicant's Testimony: Hayden Wooten with Reece and Associates, representing the applicant explained the zone change and explained the zone change is consistent with the City's long term plan.

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 6:43 PM

Motion to approve the application made by Wolthuis, Seconded by Journey.

Roll Call Voting Yea: Stephens, Korn, Journey, Wolthuis, Parker

b) SD21-02 Staff Report

The Public Hearing was opened at 6:46 PM.

Commissioner Parker asked of the Committee if there were any Exparte, Conflicts of Interest or Personal Bias, Wolthuis states that he drove by the property.

Staff Report: Associate Planner Angela Clegg gave the staff report and stated that the applicant is requesting to subdivide an approximately 1.42-acre property into eight lots ranging from approximately 5,277 square feet to approximately 7,928 square feet. The proposed subdivision's average lot size is approximately 6,270 square feet. With the pending approval of Zone Map Amendment Application ZMA21-03, the Proposed Subdivision would be in the Medium Density Residential Zone. Application SD21-02 is

pending the approval of Application ZMA21-03. Application ZMA21-03 is being filed simultaneously with Application SD21-02.

Applicant's Testimony: Hayden Wooten of Reece and Associates, representing the applicant explained the subdivision proposal and explained that the lots conform to the applicable municipal code standards.

Commissioner Wolthuis had questions about the property layout, the metal building and the road connectivity. Hayden Wooten explained the previous property line adjustment. Commissioner Journey clarified the property layout with staff and the applicant.

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 7:04 PM

Commissioner Journey asked staff if there is anything about the application that needs to be emphasized. Associate Planner Clegg stated that there wasn't. There was further discussion by Commissioner Parker regarding the road connectivity and adding continuity to the area. Commissioner Wolthuis asked if 45th Avenue will connect. Staff Engineer Graybill stated that it will not connect at this time.

Motion to approve the application made by Wolthuis, Seconded by Korn.

Roll Call Voting Yea: Stephens, Korn, Journey, Wolthuis, Parker

Staff Updates on Planning Projects:

Associate Planner Clegg gave an updates on Land Use actions and the Harvest Festival. Clegg Stated that Application ZMA21-02 was approved by the City Council.

Adjournment

The meeting was adjourned at 7:14 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.