



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

February 01, 2024, 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 971-203-2871, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 212 001 640 706

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:32 PM.

Roll Call of Commissioners

PRESENT

Eva Journey
Henry Wolthuis
Laura Wood
Nancy White

ABSENT

Jeff Parker
Jamie Melcher

STAFF

Blair Larsen, Community and Economic Development Director
Diane Golden, Associate Planner
Angela Clegg, Tourism & Economic Development Coordinator

GUEST SPEAKERS

Laura LaRoque, 63 E. Ash Street, Lebanon, OR 97355
Lyle Hutchens, 38747 Scrael Hill Road, Albany, OR 97322
Katie Vineyard, 4309A Long Street, Sweet Home OR 97386
Kay Thrash, 1118 47th Avenue, Sweet Home OR 97386
Joyce Gribbs, 4305 Long Street, Sweet Home, OR 97386
Cindy Hovater, 955 45th Avenue, Sweet Home, OR 97386

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:

A motion to approve the minutes was made by Wolthuis lead a motion to approve the minutes, seconded by Eva Journey.

Yea: 4

Absent: 2

Public Hearings

Application VR23-05

Commissioner Wolthuis read the application summary and asked if there was any ex parte, conflicts of interest, or personal bias, and there were none.

Tourism & Economic Development Coordinator Clegg gave the staff report.

Applicant Testimony: Laura LaRoque, 63 E. Ash Street, Lebanon, OR 97355 spoke on behalf of the applicant. The applicant is also requesting a property line adjustment PLA23-05. It is pending the decision of the Planning Commission on the variance application.

Commissioner Journey clarified the application with LaRoque confirming the access easement for the applicant.

Testimony in favor: None

Testimony in opposition: None

Neutral Testimony: None

The public hearing was closed at 6:53 PM.

Commission discussion: Commissioner Wood asked the staff how two houses on one lot exists. Coordinator Clegg explained that the lot was created before the code was put into place and therefore the property line adjustment would be an attempt to bring the lot more into conformance with current code.

Commissioner Wood argued that the lot line would bring the application into as conformance with current city codes as possible.

Commissioner Journey agreed.

Commissioner White agreed.

Commissioner Wood made a motion to approve VR23-05, seconded by Commissioner Journey.

Yea: 4

Nay: 0

Absent: 2

Application SD23-01

The public hearing was opened at 6:58 PM.

Commissioner Wolthuis read the application summary. Commissioner Wolthuis asked if there were any ex parte, conflicts of interest, or personal bias, and there were none.

Coordinator Clegg gave the staff report.

Applicant Testimony: Lyle Hutchens 38747 Scrael Hill Road, Albany, OR 97322 testified on behalf of the application.

Commissioner Journey spoke to question the possibility for open spaces like parks. agreed and recognized the concern for playground areas, stating he is open to parks in appropriate places.

CEDD director Larsen reviewed the procedure for System Development Charges for parks, stating that the money from development would go towards the development of a park. Director Larsen also stated that the value of the land or work in development could be credited off if a park was developed. Commissioner Journey stated that there was no property allotted for a park and so the city would then be responsible in finding a location for the park. Director Larsen pointed out that there is quite a bit of vacant land in the applicant's area of town, and Commissioner Journey stated that it was all hypothetical since it was not in the conditions of approval.

Commissioner Wood requested to confirm that the larger lots on Phase 4 was due to terrain. Hutchens confirmed. Hutchens explained that all of the lots were planned for single family residences in mind.

Commissioner Wolthuis inquired about the property to the east. CEDD Larsen explained that the property to the east is not in the city's jurisdiction. Director Larsen explained that it is outside of city limits and the only way to enter the city is through an Urban Growth Boundary expansion, which is typically very difficult. Commissioner Wolthuis inquired about the streets in Phase 3 and Phase 4 ending in temporary hammerheads and cul de sacs. Director Larsen explained that the stubbed ends of the streets to the east side of town in Phase 4 are against a large hill. Hutchens agreed that the idea was terrain driven.

Commissioner Wolthuis inquired about the time frame for the traffic impact study. Hutchens explained the first preliminary plat review and the first phase for public improvements.

Commissioner Journey asked about the wetland delineation survey. Hutchens answered that within the first 24-36 months of approval from DSL. Coordinator Clegg answered that the delineation has already been done. Director Larsen stated that the applicant would have to still have to go through DSL for the appropriate permits.

Commissioner Wolthuis inquired about the traffic incurred. Hutchens stated that 43rd Avenue would be treated like a collector street. Director Larsen stated that fewer streets that collect to 43rd Avenue would help curb the speeding that would incur. Director Larsen stated that the traffic impact study would help inform what improvements would be needed for 43rd Avenue. Hutchens stated that there was anticipation for right of way improvements with the subdivision.

Meeting resumed at 7:58 PM.

Commissioner Journey asked Hutchens if there were any plans for the planting strips. Hutchens responded that there will be plans for street trees and ground cover. Hutchens stated that, to curb water costs, there are drought-resistant plants available.

Testimony in favor: None

Testimony in opposition: 4

Katie Vineyard spoke against the application with hammerhead, street width, wetland and water pollution concerns.

Kay Thrash spoke against the application with concerns of water runoff, road width and the small lot sizes.

Joyce Gribbs spoke against the application with concerns with the water.

Cindy Hovater spoke against the application with concerns about water.

Neutral testimony: None

The public hearing was closed at 8:25 PM.

The public hearing was opened up at 8:26 PM.

Commissioner Wolthuis invited Hutchens an opportunity to rebut the opposition. Hutchens addressed the concerns with road widths, stating that it is in accordance to development code standards. Hutchens remarked that for storm drainage would be in accordance to

Oregon drainage law and rain gardens will be proposed, as well as drainage capabilities for stormwater tracts.

Commissioner Wood asked who the responsible party would be for maintaining the rain gardens and stormwater tracts. Hutchens responded stating that there will be a Homeowner's Association to be responsible for the stormwater facilities.

Hutchens addressed that the traffic study will look at 43th, 45th and 47th Avenue and anticipating required improvements to the streets, specifically at Long Street.

Director Larsen inquired about the hammerhead at the northeast end of Street A. Hutchens answered that it was at the anticipation of connecting to 47th Avenue, stating the same logic applied to Street C.

Wolthuis closed the public hearing at 8:31 PM.

Commissioner Wood addressed the concerns about the wetland report and standing water from the opposition testimony.

Commissioner Journey addressed concerns about the HOA being responsible for the drainage and the lack of open space in the plan.

Commissioner White spoke in favor for the development, addressing that it filled all the requirements of the Urban Growth Boundary.

Commissioner Wolthuis asked CEDD director to continue after the traffic study was done. CEDD Director Larsen stated that the traffic impact study will be lengthy and likely not allow the application to be approved within the 120-day limitation.

Commissioner Wood addressed the fill permit and the plans for the drainage retentions. Director Larsen responded that the detention basins were required because of that and that the City defers to the state regulations for any additional regulations.

Commissioner White asked Director Larsen the process with approving the plan. Director Larsen stated that the development through each phase would help the applicant moving forward and therefore help fund the permits and redesigning which process DSL would require.

Commissioner Wolthuis addressed the drainage going onto neighboring properties. CEDD director Larsen addressed that the system development charges are what will aid in development improvement.

CEDD director Larsen stated that schools have been notified of the subdivision application, and so would be aware of the approval of the application as well, emphasizing that development encourages extra funding for the schools.

Commissioner Wood stated that she wished for a subdivision to be planned more for a community, with open spaces to enjoy.

Commissioner Journey addressed the concerns about storm drainage and lack of open spaces. Commissioner Journey addressed the concerns about the hammerheads in the development.

Commissioner Wolthuis stated that more time was needed to study the application.

Commissioner Journey stated that she would need more information from the applicant and options for modifying the application. Commissioner agreed.

Commissioner Wolthuis opened the public hearing at 9:02 PM for Hutchens to continue the meeting on March 7, 2024. Hutchens stated that a March 7 meeting would be available to reconvene.

Commissioner Wolthuis closed the hearing at 9:04 PM.

Commissioner White motioned to move the public hearing to March 7. Commissioner Wood seconded.

Staff Updates: None

Round Table Discussions (Committee comments about topics not listed on the agenda)
None.

Adjournment

The meeting was adjourned at 9:05 PM.

Henry Wolthuis, Vice Chairperson
Sweet Home Planning Commission

Respectfully submitted by Diane Golden, Associate Planner