



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

January 4, 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 6:32 PM

Roll Call of Commissioners

Chairman Parker:	Present
Commissioner Wolthuis:	Present
Commissioner Stephens:	Present
Commissioner Journey:	Present
Commissioner Korn:	Present

Staff:

Blair Larsen, CEDD Director; Angela Clegg, Associate Planner; Joe Graybill, Staff Engineer

Visitors:

Steve Kay, PO Box 1920, Silverton, OR 97381

Public Comments None

Meeting Minutes: December 7, 2020

Commissioners Comments: Correction on Page 3

Commissioner Journey moved to approve the December 2020 meeting minutes with corrections.

Commissioner Wolthuis seconded the motion to approve the meeting minutes with corrections.

Question was called by roll call vote:

Chairman Parker:	Aye
Commissioner Wolthuis:	Aye
Commissioner Stephens:	Aye
Commissioner Journey:	Aye
Commissioner Korn:	Aye

Motion Passed (5) Ayes to (0) Nays, (0) Absent,

Public Hearings

Continuation of Application PD20-02: The applicant is requesting a Planned Development Overlay Zone on an approximately 87,962 square foot (1.96-acre) property. Access to the subject

property from 9th Avenue will be through a proposed access easement across Tax Lot 303, which is also owned by the applicant. The applicant is proposing to develop 7 single-family lots on the subject property (see the attached site plans). Through the planned development process, the applicant is proposing to modify the minimum lot size, minimum lot width, front setback, and street yard setback standards shown on the attached site plans. A Planned Development zone is an overlay zone that can be applied in conjunction with any other zone designation. Although this overlay designation permits modifications to the site development standards of the underlying zone standards, it does not permit changes in uses specified by the underlying zone [SHMC 17.48.020]. As proposed, Tract 'A' will protect environmentally sensitive areas of the site and provide common open space amenities for the planned development. The subject property is in the Highway Commercial (C-1) Zone. Application PD20-02 is pending the approval of Application ZMA20-04 amending the zoning designation from Highway Commercial (C-1) zone to the Comprehensive Plan Map designation of Residential High Density (R-2) zone. Application ZMA20-04 was filed simultaneously.

Personal Bias: none
Conflict of Interest: none
Exparte Information: none

Comments/Discussion:

Associate Planner Clegg read a summary of the staff report.

PUBLIC HEARING OPENED AT 6:48 PM

Applicant Testimony:

Steve Kay, PO Box 1920, Silverton, OR 97381, testified on behalf of the owner and application and gave a brief summary to the Commissioners. Mr. Kay stated that the owner is supportive of the conditions of approval. Mr. Kay explained to the Commissioners that the properties will be maintained by HOA.

Testimony in Favor: none
Testimony in Opposition: none
Neutral Testimony: none
Rebuttal: None

Commissioners Questions:

Chairman Parker asked Mr. Kay about property ownership. Mr. Kay explained that each property will be individually owned.

Commissioner Journey asked about the quality of living for the residents and the surrounding properties. Mr. Kay stated that the properties will be buffered from the surrounding properties. There are no plans to create a trail or access the western portion of the site. Mr. Kay feels owner would be willing to work with neighbors to discuss their concerns

Commissioner Stephens asked if the sidewalk was included in the driveway measurement? Mr. Kay stated that it wasn't. There is a 20-foot by 20-foot driveway past the 5-foot sidewalk. Stephens asked about the type of structures being included. Mr. Kay stated that they haven't chosen the exact structure design.

Commissioner Wolthuis asked about building techniques being used in the 100-year flood plain. Mr. Kay stated that they would follow the State criteria and will include the details in the building permit process.

Commissioner Stephens asked if there would be bike paths. Mr. Kay stated that did not propose a bike lane because there will only be seven homes and the private street dead ends. The owner wants to stay away from riparian area so there are no paths proposed in open area.

Chairman Parker discussed the applicant working with the VFW to separate the properties from their park.

PUBLIC HEARING CLOSED AT 7:07 PM

Commissioners Discussion:

Commissioner Journey has no additional comments regarding the application. Journey discussed the development as a potential living area for smaller families. It is different but has value for the town and gives the community an alternate from the traditional single-family home site. These might appeal to those who don't want a lot of property to take care of.

Commissioner Wolthuis concerned about changes to criteria allowed in the Planned Development.

Chairman Parker discussed the zone change to Comprehensive Plan. Parker discussed the variety of smaller sites is an opportunity for Sweet Home.

CEDD Director Larsen discussed the R-2 criteria and the owner proposing single family homes in comparison to an apartment complex. He said they could have proposed an apartment but didn't. The application adds to the diversity of housing in Sweet Home.

Commissioner Journey moved to approve application PD20-02 and thereby permit the Planned Development, adopting the findings of fact listed in Attachment A of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.

Commissioner Korn seconded the motion to approve with conditions.

Question was called by roll call vote:

Chairman Parker:	Aye
Commissioner Wolthuis:	Aye
Commissioner Stephens:	Aye
Commissioner Journey:	Aye
Commissioner Korn:	Aye

Motion Passed (5) Ayes to (0) Nays, (0) Absent

Staff Updates on Planning Projects:

Code Revision Update

CEDD Director Larsen gave an update

Miscellaneous CEDD

CEDD Director Larsen gave an update to the Commissioners regarding the transportation grant received by the City.

CEDD Director Larsen discussed the upcoming System Development Charge (SDC) methodology and changes. Larsen invited the Commissioners to participate in the February 9, 2021 public hearing.

Pending Applications

Associate Planner Clegg gave an update on all pending applications.

Planning Commissioner Comments:

The Commissioners discussed the Comprehensive Plan. The Commissioners are concerned it is out of date and doesn't reflect the current needs of the City. The Commissioners asked to have the Comprehensive Plan update be a priority in the budget discussions.

CEDD Director Larsen will bring the topic to City Council.

Adjournment 7:50