



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

January 19, 2023, 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: 379 062 887#

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## Call to Order and Pledge of Allegiance

The meeting was called to order at 6:31 PM.

## Roll Call of Commissioners

### PRESENT

Jamie Melcher  
Henry Wolthuis  
Jeff Parker  
Eva Journey  
Todd Branson  
Laura Wood

### ABSENT

David Lowman

### STAFF

Angela Clegg  
Blair Larsen  
Ryan Wade  
Joe Graybill

### GUESTS

Joshua Victor, 44004 Wiley Creek Drive, Sweet Home, OR 97386  
Lonnie Victor, 44023 Wiley Creek Drive, Sweet Home, OR 97386  
Bill Ruby, 28322 Kingsbury Road, Sweet Home, OR 97386

## Public Comment.

Joshua Victor asked the Planning Commission to consider removing the carport requirements from the Sweet Home Municipal Code. He discussed his reasons with the Commissioners. Victor supplied written comments and photos for the record.

Parker discussed the code and informed Victor that the Commission will discuss the code. Wolthuis asked to put the topic on the February agenda for discussion. Melcher asked if it would require a code amendment and if it complies for a variance. Clegg verified that it would require a code amendment and that it would not qualify for a variance. Wood asked Victor of his knowledge of the code and why should the Commission make an exception. Victor explained that he is looking for a

change for all of Sweet Home, not just himself. Wood asked staff about the process for a code change. Clegg explained the text amendment process and explained that any past or current building permits will be required to comply with the code that it was approved under and could not apply any future code changes.

### **Meeting Minutes:**

a) January 5, 2023 Meeting Minutes

Jurney asked staff to have Branson's approval vote removed since he was not a Commissioner at the December meeting.

A motion to approve the meeting minutes with corrections was made by Melcher, seconded by Jurney.

Yea: 7

Nay: 0

Absent: 1

### **Public Hearings**

a) Application VC22-01 Staff Report

The public hearing was opened at 6:44 PM.

Commissioner Parker asked of the Committee if there were any ex parte, conflicts of interest or personal bias, there was none.

Associate Planner Clegg read the staff report. The Commission and staff discussed the existing easement that is being used to access the properties and the standards that will apply moving forward. They discussed the topography, and the difficulty and cost to build Redwood Street.

The applicant, Bill Ruby of 28322 Kingsbury Road, Sweet Home, OR 97386, testified on behalf of the application. The Commission and the applicant discussed a maintenance agreement between property owners and utility connections .

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

The public hearing was closed at 6:58 PM.

The Planning Commissioners and staff discussed the application and street code compliance with existing and future landowners.

A motion to approve the Vacation of Redwood Street and recommend it to City Council was made by Jurney, seconded by Melcher.

Yea: 6

Nay: 0

Absent: 1

### **Staff Updates:**

Ryan Wade, the new Engineering Technician II was introduced to the Commission.

Clegg and Larsen gave updates on planning activities in the City.

Larsen asked for a volunteer from the Planning Commission for the Transportation System Plan Committee. Melcher and Jurney expressed interest. The Committee and staff discussed the time commitments. It was decided that Melcher and Jurney will share the position.

### **Round Table Discussions** (Committee comments about topics not listed on the agenda)

The Commissioners reelected Jeff Parker as Chairman and Henry Wolthuis as Vice-Chairman.

Yea: 6

Nay: 0

Absent: 1

**Adjournment**

The meeting was adjourned at 7:31 PM.

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Jeffrey Parker Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner