



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

May 19, 2022, 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#

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
Jeffrey Parker
Eva Journey
Laura Wood
Greg Stephens

ABSENT

David Lowman

STAFF

Staff Engineer, Joe Graybill
Community and Economic Development Director Blair Larsen
Associate Planner, Angela Clegg

GUESTS

Trish Rice, City of Sweet Home Public Works Dept., 1400 24th Avenue, Sweet Home, OR 97386
Lyle Hutchins, 806 NW Buchanan Ave #102, Corvallis, OR 97330
Marilyn Nicholson, 1197 43rd Avenue, Sweet Home, OR 97386
Katie Vineyard, 4309 A Long Street, Sweet Home, OR 97386
Peggy Austin, 1121 45th Avenue, Sweet Home, OR 97386
Rick and Kay Clark, 890 Siuslaw Place, Harrisburg, OR 97446
Debbie Adams, 1101 45th Avenue, Sweet Home, OR 97386
Joyce Crebs, 4305 Long Street, 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) April 21, 2022 Planning Commission Meeting Minutes
Motion to approve the minutes made by Stephens, seconded by Melcher.
Yea: 6
Nay: 0
Absent: 1
- b) May 5, 2022 Planning Commission Meeting Minutes
Motion to approve the minutes made by Stephens, seconded by Melcher.
Yea: 6
Nay: 0
Absent: 1

Public Hearings:

- a) Application VR22-01 Staff Report
The Public Hearing Opened at 6:34PM.
Commissioner Parker asked of the Committee if there were any Ex Parte, Conflicts of Interest or Personal Bias, there was none.
Staff Report: Associate Planner Angela Clegg gave the staff report and stated that the applicant is seeking a variance to the limits on building height, fence height, and the use of barbed wire in the Residential Low Density (R-1) Zone.
Applicants Testimony: Trish Rice, Sweet Home Public Works Engineering Department, testified on behalf of the application and explained the reasons for the requested variance. There were no questions.
Commissioner Journey asked if there were any state mandated security guidelines for similar sites or if it was up to local jurisdictions for security measures? Rice stated it is her understanding that it is up to the local jurisdictions.
Testimony in Favor: none
Testimony in Opposition: none
Neutral Testimony: none
The Public Hearing was closed at 6:44 PM
Motion to approve application made by Journey, Seconded by Wolthuis.
Yea: 6
Nay: 0
Absent: 1
- b) Application VR22-02 Staff Report
The Public Hearing Opened at 6:48 PM.
Commissioner Parker asked of the Committee if there were any Ex Parte, Conflicts of Interest or Personal Bias, there was none.
Staff Report: Associate Planner Angela Clegg gave the staff report and stated that the applicant is seeking a variance to allow for a depth ratio that exceeds 2.5 times the width of the Proposed Partition P22-05, a frontage of less than 25 feet and setback requirements less than R-1 standards.
Applicants Testimony: Lyle Hutchins, MCH Project Strategies, LLC, testified on behalf of the application and explained the reasons for the variance request.
Testimony in Favor: none
Testimony in Opposition: none
Neutral Testimony: none

The Public Hearing was closed at 7:59 PM

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

Yea: 6

Nay: 0

Absent: 1

c) Application SD22-02 Staff Report

The Public Hearing Opened at 6:48 PM.

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

Staff Report: Associate Planner Angela Clegg gave the staff report and stated that the applicant is requesting to subdivide an approximately 193,625 square foot property into 18 lots. The subject property is to the west of 45th Avenue and is identified by 1070 45th Avenue and Linn County Tax Assessor's Map No. 13S01E33AC Tax Lot 2600. Lots would range in size from 8,000 square feet to 11,697 square feet. All lots would be eligible to be developed with single, family dwellings [SHMC 17.24.020.A]. The subject property is in the Residential Low Density (R-1) Zone.

Commissioner Melcher asked of staff the width of the recently paved 45th Avenue. Joe Graybill, Staff Engineer stated that it is a rural street with no sidewalk and gutter. Graybill explained the road upgrade process. Melcher asked if there were ditches on the sides of the road, Graybill stated that there was. Melcher asked if the paved area allows for two cars to pass. Graybill stated that the minimum is 8 feet, however 45th Avenue was a preexisting width left over from the annexation. Blair Larsen, CEDD Director, stated that the actual right-of-way is 50 feet, however the travel surface is approximately 20-25 feet at the proposed subdivision location.

Commissioner Parker asked Graybill if there was a moratorium on cutting the new asphalt. Graybill stated that there wasn't, but it will need to be repaired well if cut into. Parker asked what the actual hard surface width of the new road is. Graybill stated that he did not know because the project is a part of the Public Works Department. Parker asked about sidewalk, curb and gutter requirements. Graybill explained the requirements.

Applicants Testimony: Lyle Hutchins, MCH Project Strategies, LLC, testified on behalf of the application and discussed the proposed subdivision.

Commissioner Parker asked Hutchins about on-street parking. Hutchins stated that the street width is wide enough to allow for on-street parking between driveways.

Commissioner Melcher asked Hutchins about the location of the driveways abutting the flaglots. Hutchins stated that they anticipate a shared driveway approach for the flag poles and will design the driveway approaches for the remaining lots when the building plans are submitted.

Commissioner Journey asked Hutchins if they considered a layout that didn't involve flag lots. Hutchins stated that they did, however the street structure would have made for more public infrastructure maintenance and a loss of 2 lots for the applicants. There was a discussion about whether there is a burden on the City to maintain additional roads.

There was further discussion regarding on-street parking with Commissioners Parker and Stephens.

CEDD Director Larsen discussed the unique nature of the joint ownership lot 3700 and the need to combine the lots for additional lot square footage.

Commissioner Parker discussed the buildable lot sizes of the flag lots with Hutchins.

There was discussion about future HOA and CCRs for the subdivision.

Commissioner Parker asked Hutchins about the detention area. Hutchins stated that it will be an open swale. Hutchins stated that the house rain drains will be piped to the street and then to the ditches at 45th Avenue.

Testimony in Favor: None

Testimony in Opposition:

Marilyn Nicholson stated that she is not opposed to the development but wants information regarding how flag lots are a hardship and qualify for a variance approval, and why would the Planning Commission and permitting agencies approve an application that includes conditions that should be avoided, such as flag lots. Associate Planner Clegg informed the Planning Commissioners that the Variance application is not for the flag lots, it is only for the Tax Lot 3700 Partition.

Peggy Austin stated that she is concerned about the traffic flow down 45th Avenue and into the proposed subdivision. Austin stated that the recent road improvements narrowed the drivable surface of the street. Austin is concerned about the water run-off and safety of an open ditch system. Commissioner Parker informed Austin that the storm water run-off will be reviewed and permitted through the building permit process. Commissioner Melcher asked if the new paving on 45th Avenue is the same width as before. Austin stated that the road seems narrower and there is no shoulder for pulling off.

Katie Vineyard Stated that she is concerned about the open swale storm water run-off safety and overflow of the ditches. Vineyard stated that she currently has standing water on her property, and she is concerned it will get worse with the development.

Debbie Adams is concerned about the storm drains, flooding and traffic flow down the narrow 45th Avenue.

Joyce Crebs is concerned about the drainage and flooding. Commissioner Parker reminded the audience that the storm water design will be determined during the building permit process. CEDD Director Larsen stated that building code must be followed during the development process and all water must be contained on the subject property. Crebs asked how that will be enforced and Larsen stated that they must follow the building code to get permit approval.

Neutral Testimony: None

Rebuttal:

Lyle Hutchins stated that engineering designs will include storm water calculations and will include a metering device to control flow. Hutchins stated that they surveyed 45th Avenue before the overlay and it was approximately 17 feet wide. There was continued discussion about the metering device to control water flow. Commissioner Stephens asked if the area was going to be fenced. Hutchins stated that they could ask that of the applicants as they begin to design the development. Commissioner Journey asked if they considered alternate transportation connections. Hutchins stated that they did, and the fire department approved of the cul-de-sac and street arrangement of the proposed subdivision. Commissioner Parker asked Hutchins if he would be opposed to continuing the hearing to look at different designs. Melcher asked about the line up of Kalmia Street and the new proposed street not lining up. Parker and Larsen stated that the property owner to the south was not in favor of extending Kalmia Street in front of their property and asking for a through street would require asking property owners to give up property to extend the road to 43rd.

The Public Hearing was closed at 7:59 PM

Clegg asked the Commissioners to clarify that all the opposition was for the Subdivision proposal and not the Variance application. The Commissioners agreed.

The Commissioners discussed access, traffic flow, street width, on-street parking, street improvements on 45th, and flag lots with staff. The Commissioners stated that they would like to continue the public hearing to see other subdivision design options.

Motion to continue the Public Hearing to June 16, 2022 made by Melcher, Seconded by Wood.

Yea: 6

Nay: 0

Absent: 1

Draft Code Review:

- a) Article III
Not reviewed
- b) Article IV
Not reviewed

Staff Updates on Planning Projects:

Larsen gave a brief update

Adjournment

Meeting was adjourned at 8:18 PM

Jeffrey Parker Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner