



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

October 07, 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: 947 077 522#

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:33 PM

Roll Call of Commissioners

PRESENT

Jamie Melcher
Henry Wolthuis
Jeffrey Parker
Eva Journey
David Lowman

ABSENT

Greg Korn
Greg Stephens

STAFF

Community and Economic Director Blair Larsen

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.

Meeting Minutes:

September 2, 2021

September 16, 2021

a) September 2, 2021 Meeting Minutes

Motion to approve the minutes made by Lowman, Seconded by Melcher.

Roll Call Voting Yea: Journey, Melcher, Parker, Lowman

Abstain: Wolthuis

Absent: Korn, Stephens

b) September 16, 2021 Meeting Minutes

Motion to approve the minutes made by Lowman, Seconded by Melcher.

Roll Call Voting Yea: Melcher, Wolthuis, Parker, Lowman

Abstain: Journey

Absent: Korn, Stephens

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 CU21-11: The applicant is requesting a conditional use permit to allow for an access easement for Proposed Parcel 3 of pending Partition P21-14. Per SHMC 16.12.030 (F), Access easements. Where no other practical access to lots or parcels exists, the city may allow an access easement for actual access to lots or parcels. Approval of an easement that is a joint use driveway may be approved pursuant to the standards listed in 17.08.100(C)(6). The subject property is in the Industrial (M) Zone. Conditional Use Application CU21-11 is pending the approval of Partition Application P21-14. Application P21-14 is being filed simultaneously with Application CU21-11.

a) CU21-11 Staff Report

The Public Hearing was opened at 6:40 PM

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

Staff Report: Community and Economic Development Director Blair Larsen gave a summary of the Staff Report.

Applicant's Testimony: Community and Economic Development Director Blair Larsen stated that 24th Avenue was identified as a preferred route to the County property and the old Knife River property. 24th Avenue needs to be widened in order to accommodate traffic to those properties. To widen it the City must do a land swap with the neighboring business. The neighboring business requested a partition, not a property line adjustment, which caused a need for an easement.

Commissioner Parker asked Larsen if 24th Avenue would become a signaled intersection. Larsen stated that he did not know, it would depend on the use and ODOT.

Commissioner Lowman asked Larsen if any other neighbors had issues with the application. Larsen stated that there were no comments submitted from the surrounding properties and he did not see any issues.

Testimony in favor: None

Testimony in opposition: None

Neutral Testimony: None

The Public Hearing was closed at 6:48 PM

Discussion: Commission Parker was in favor of the application. Commissioners Wolthuis and Melcher agreed with Parker.

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

Roll Call Voting Yea: Melcher, Wolthuis, Parker, Journey, Lowman

Absent: Korn, Stephens

Staff Updates on Planning Projects:

Larsen told the Committee that the 24th Avenue rail crossing has been approved by ODOT.

Larsen gave an update on the Mill Property.

Larsen told the Committee that the City received grant funding for a housing needs analysis. Larsen will be putting in for a Grant to the Comprehensive Plan update.

Staff and the Committee continued with the 2020 Draft Code Review

Adjournment

The meeting adjourned at 8:22 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.