



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

October 06, 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.

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## 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: 947 077 522 #

## Call to Order and Pledge of Allegiance

The meeting was called to order at 6:32 PM

## Roll Call of Commissioners

### PRESENT

Laura Wood  
Henry Wolthuis  
Jeffrey Parker  
David Lowman  
Eva Journey  
Jamie Melcher

### STAFF

Blair Larsen, Community and Economic Development Director  
Angela Clegg, Associate Planner (video)

### GUESTS

Joshua Victor, Northern Investments, 44004 Wiley Creek, Sweet Home, OR 97386, Sweet Home, OR 97386  
Jeremy Totman, T2 Incorporated, 44501 Wiley Creek, Sweet Home, OR 97386  
Bernadette Pia, 829 Vine Street, Sweet Home, OR 97386

## Public Comment.

Bernadette Pia submitted a letter to the Planning Commission objecting the the requirement to notice neighbors when a homeowner wishes to establish an Airbnb in their home. Copies were distributed to the Commissioners and Clegg included a copy into the record.

## Meeting Minutes:

- a) September 1, 2022 Planning Commission Meeting Minutes  
Motion to approve the minutes made by Wolthuis, Seconded by Journey.  
Voting Yea: 5

Voting Nay: 0

Abstain: 1

b) September 15, 2022 Planning Commission Meeting Minutes

Motion to approve the minutes made by Wolthuis, Seconded by Journey.

Voting Yea: 6

Voting Nay: 0

## **Public Hearings**

### **Application CU22-11**

a) Application CU22-11 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 were none.

Staff Report: Clegg gave the staff report and stated that the applicant is requesting a conditional use permit to allow for truck reload station located on 2 acres of the subject property, on the north side of the tracks, and at the end of 24th Avenue. Any other use that is compatible with the purpose and intent of the zone, and that would have off-site impacts that would not significantly exceed those that are typical of the other conditionally permitted uses listed in this section [SHMC 17.60.030(I)]. Tax Lot 2200 contains approximately 6,400,358 square feet (146.68 acres) and is in the Recreation Commercial (RC) Zone.

Melcher asked staff if the utilities will need to be run under the tracks. Staff clarified that the applicant would not need to for this proposal, however the utilities may need to if further development of the property is proposed.

Applicant's Testimony: Joshua Victor, 44004 Wiley Creek, Sweet Home, OR 97386. Jeremy Totman, T2 Incorporated, 44501 Wiley Creek, Sweet Home, OR 97386. Victor and Totman testified on behalf of the application and explained the proposed use.

There was discussion regarding location, footprint and the hours of operation. There was discussion about the No Further Action Order by DEQ. Larsen explained the process. There was discussion about security and safety.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

The public hearing was closed at 7:14 PM

The Commission discussed the use and the zoning of the property. Journey asked staff if there were any down sides to the future 24th Avenue public right-of-way. Larsen discussed the future right-of-way access and working with the property owner should development move forward in the future.

Motion to approve the application made by Melcher, seconded by Lowman.

Voting Yea:6

Voting Nay: 0

## **Staff Updates on Planning Projects:**

Clegg gave an update on pending land use applications.

Larsen informed the Commission that staff is moving forward on the Transportation System Plan. Staff will be working with consultants starting soon.

Larsen informed the Commission that the City received an Oregon Parks and Recreation grant to create a new Park Systems Master Plan. Larsen explained the current plan does not have enough detail regarding amenities, trails, etc. The current plan is out of date and a new plan will assist with future grants and Capital Improvement Plan funding.

**Round Table Discussions** (Commission comments about topics not listed on the agenda).

Jurney asked Larsen to explain the City Council decision about the Mountain Fir Road dedication. Larsen explained that no decision was made, and the hearing was continued to the next meeting. Larsen is gathering additional information to present to the Council.

There was discussion about noticeable development throughout town.

Jurney asked about the parking lot being roped off downtown. Larsen explained that it is a private property owner issue that is on going.

**Adjournment**

The meeting was adjourned at 7:32 PM

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Jeffrey Parker Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner