



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

June 17, 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.

The Park & Tree Committee will hold a meeting at 8:30 a.m. in the City Council Chambers at City Hall, 3225 Main Street. Individuals attending public meetings in person will be required to maintain appropriate social distancing, (6-ft.) and be free of symptoms related to COVID-19. The City of Sweet Home is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. To view the meeting online visit live.sweethomeor.gov. If you don't have access to the internet you can call in to +1 971-203-2871 and you'll be asked to choose option #1 to be logged in to the call. Meeting ID: 715 039 904#. This video stream and call in options meet the requirements for Oregon public meeting law.

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

Roll Call of Commissioners

PRESENT

Jamie Melcher
Henry Wolthuis
Jeffrey Parker (left at 7:40 PM)
Eva Journey
David Lowman
Greg Stephens
Greg Korn

STAFF

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

GUESTS

Ron Walker, 2631 Foothills Drive, Sweet Home, OR 97386
Savely Kalugin, 155 Cherry Street, Woodburn, OR 97071

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: May 17, 2021

- a) 2021-5-17 Planning Commission Meeting Minutes

May 17, 2021 Meeting Minutes

Motion to approve the minutes by Motion made by Melcher, Seconded by Wolthuis.
Roll Call Voting Yea: Melcher, Wolthuis, Parker, Journey, Lowman, Stephens, Korn

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

Continuation of Application SD21-01: The applicant is requesting to subdivide an approximately 6.50-acre property into twenty-six lots ranging from approximately 8,226 to approximately 9,950 square feet. The proposed subdivision's average lot size is approximately 8,932 square feet. Approximately 8,226 square feet shall be reserved for a storm water detention area. The proposed subdivision is in the Residential Low Density (R-1) Zone.

a) SD21-01 Revised Site Plans

The Public Hearing was opened at 6:34 PM.

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

Staff Report: Associate Planner Angela Clegg reminded the Committee that this is a continuation of the Public Hearing for Application SD21-01.

Staff Engineer Joe Graybill discussed the Sweet Home Fire Districts notes. Graybill recommended no parking on one side of Foothills Drive.

Commissioner Parker and Commissioner Melcher further discussed the parking and shared driveways on Foothills Drive.

Applicants Testimony: Savely Kalugin testified on behalf of his application. Mr. Kalugin addressed the parking and driveways concerns.

Testimony in Favor: None

Testimony in Opposition: Ron Walker, 2631 Foothills Drive, Sweet Home, OR 97386. Mr. Walker testified that he is still concerned with the shared driveways and emergency services access.

Neutral Testimony: None

Associate Planner Clegg proposed to the Committee to give the applicant a 120 extension to revise and update their site plans. The Committee asked the applicant if the Planning Commission meeting on July 15th, 2021 was enough time for them to draft new site plans.

Rebuttal: The applicant, Savely Kalugin, stated that July 15th, 2021 would be enough time for them to revise their site plans.

The Public Hearing Closed at 7:30 PM

Discussion to continue hearing to July 15, 2021 and grant the 120 day extension.

Committee would like the applicant to come up with at least two versions for them to review.

Motion to continue the hearing for Application SD21-01 and allow a 120 extension made by Melcher, seconded by Stephens.

Roll Call Voting Yea: Jurney, Lowman, Stephens, Korn, Melcher, Wolthuis, Parker

Staff and Commissioners continued their review of the Draft Sweet Home Municipal Code.

Adjournment

The meeting adjourned at 8:27 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.