



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

March 21, 2024, 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: 265 017 664 000

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 p.m.

Roll Call of Commissioners

PRESENT

Jamie Melcher
Henry Wolthuis
Laura Wood
Jeffrey Parker
Eva Journey
Nancy White

STAFF

Blair Larsen, Community Economic Development Director
Diane Golden, Associate Planner
Angela Clegg, Tourism and Economic Development Coordinator

GUESTS

Lyle Hutchens, 38747 Scrael Hill Road, Albany, OR 97322
Marilyn Nicholson, 1197 43rd Avenue, Sweet Home OR 97386
Katie Vineyard, 4309A Long Street, Sweet Home OR 97386
Michael Dougherty, 4307 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.

Meeting Minutes:

2024-03-07 Planning Commission Meeting Minutes

Melcher motioned to approve the minutes. Wolthuis seconded.

Yay: 6

Nay: 0

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 CU23-01 Staff Report and Packet

Public hearing opened at 6:32 p.m.

Public hearing closed at 6:43 p.m.

Melcher asked why the properties were not being consolidated. Larsen stated that applications like this aren't unusual in order to keep the applicants options open in the future. Wood stated that in the application, the applicant's answers elude to a future home being built on the property.

Jurney motioned to approve the application. Wood seconded.

Yay: 6

Nay: 0

Application SD23-01 Staff Report and Revised Packet

Hearing opened at 6:50 p.m.

Hutchens, applicant, approached to answer questions. Wood asked Hutchens about Phase 1 water drainage going towards the detention pond for the plan of mitigation, and in Lots 25 through 33 the plans for drainage were to flow directly onto the properties. Hutchens answered that the drainage infrastructure will intercept the water and piped through the street systems to the detention ponds. Melcher stated that the location of the proposed pocket park was in a perfect location. Larsen stated that the city is in the process of talking to other land owners and property owners. Wood asked about C street being a dead end road because of the topography, Hutchens confirmed. Larsen stated that the roads are abutting the Urban Growth Boundary line. Wolthuis asked about the 45th and 46th road and potential improvements. Larsen stated that the Traffic Impact Study will help determine what will be needed.

Opponent testimony:

Katie Vineyard, 4309A Long Street, Sweet Home. Vineyard voiced concerns over the street endings in Phase 3 and Phase 4, as well as the width of the road on 45th not handling the traffic. Vineyard also voiced concern over the water retention ponds and children drowning.

Marilyn Nicholson, 1197 43rd Avenue, Sweet Home. Nicholson voiced storm drainage issues and stated the storm water tracts serve as a nuisance.

Michael Dougherty, 4307 Long Street, Sweet Home. Doherty voiced concerns over the storm drainage and flooding issues on 43rd Avenue Doherty voiced concerns with the forest proximity to the houses as a fire hazard.

Melcher asked about the hammerheads and if parking would be enforced. Larsen confirmed. Melcher asked about the storm water drainage. Larsen stated that there was a Stormwater Master Plan was recently done and will soon be adopted. The improvements will be added to the capital improvements list for SDCs. Larsen stated that the basins on the site plan serve to handle the drainage. Larsen stated that any post development storm water increase has to be addressed on site and fit within the city system.

Katie Vineyard returned and requested the lot sizes be increased to conform to the lot sizes in the surrounding areas.

Hutchens, applicant, returned for rebuttal. Wood asked about the possibility of a fire break along the forested area. Hutchens stated that they are willing to work with the fire department in order to protect the future development.

Public hearing closed at 8:01 p.m. Wood asked Larsen about code that includes required fire breaks. Larsen stated that the fire department is seeking grants to help with installing fire breaks along town. Parker asked if it would be possible to install a fire break during the first phase. Clegg stated that the applicant needs to wait for the delineation reports and see what would be allowed. Jurney addressed the issue about the collection ponds being a nuisance and that the Homeowner's Association and homeowners would be in charge of that. Wood asked about the minimum lot size. Larsen stated that in 2022 the lot size changed from 8,000 square feet to 7,000 square feet.

Melcher made a motion to approve the application. White seconded

Yay: 6

Staff Updates:

Larsen gave updates from our Transportation System Plan, stating it will probably get fully adopted in October, but in May there will be additional meetings for the Public Advisory Committee. Larsen also gave updates to the Parks Master Plan approaching City Council in May.

Larsen stated the Accessory Dwelling Units were discussed at the City Council level on what is appropriate on the engineering side. Larsen stated the code firmly requires a separate sewer connection from the primary dwelling and that was discussed with City Council. Wolthuis asked about the mill site. Larsen stated that the warehouse buildings are being updated and potential concert venues for the future.

Melcher asked about the applicants for Planning Commission. Larsen updated the Commission that there were two applicants.

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

There are no current applications. No meetings in April due to lack of business.

Adjournment

The meeting adjourned at 8:32 p.m.

Henry Wolthuis, Vice Chairperson
Sweet Home Planning Commission

Respectfully submitted by Diane Golden, Associate Planner