



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

April 07, 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: 947 077 522#

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

Roll Call of Commissioners

PRESENT

Laura Wood
Henry Wolthuis
Jeffrey Parker
Eva Journey
Greg Stephens
David Lowman
Jamie Melcher (Video)

STAFF

Community and Economic Development Director Blair Larsen
Associate Planner Angela Clegg (Video)
Public Works Director Greg Springman
Engineering Technician Trish Rice

GUESTS

Jodi Parker, 1300 1st Avenue, Sweet Home, OR 97386
Andrei Snegirev, 2680 Progress Way, 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:

a) March 17, 2022 Meeting Minutes

Motion to approve the minutes made by Wood, Seconded by Lowman
Voting Yea: Wood, Wolthuis, Parker, Journey, Stephens, Lowman, Melcher

Public Hearings

a) Conditional Use Application CU22-04

The Public Hearing was opened at 6:33 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 a conditional use permit to allow for a Public Utility Facility in a Residential Low Density (R-1) Zone. A Public Utility Facility is allowed via a Conditional Use per SHMC 17.24.030.H. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060.A.3 and 5. The Wastewater Treatment Plant is an existing facility. The applicant applied for Property Line Adjustments (PLA20-07, PLA20-08, PLA20-09 and PLA20-10) and is proposing modifications to the existing facility triggering a new Conditional Use application. The subject properties are in the Residential Low Density (R-1) Zone.

Applicants Testimony: City of Sweet Home Engineering Technician Trish Rice testified on behalf of the application.

Testimony in Opposition: None

Testimony in Favor: None

Neutral Testimony: None

The Public Hearing was closed at 6:40 PM

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

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

b) Conditional Use Application CU22-05

The Public Hearing was opened at 6:43 PM.

Commissioner Parker asked of the Committee if there were any Ex Parte, Conflicts of Interest, or personal bias. Chairman Parker stated that he was related to the applicant and would abstain from voting.

Staff Report: Associate Planner Angela Clegg gave the staff report and stated that the applicant is requesting a conditional use permit to establish a home occupation (home business) on their property. The home occupation would consist of teeth whitening and cosmetic services operated by a resident of the property within the dwelling located on the property. The applicant expects to see one client at a time and operate no later than 9:00 PM. The applicant will contain all parking on the subject property. The applicant will be the only employee.

Applicants Testimony: Jodi Parker testified on behalf of her application.

Commissioner Lowman asked the applicant about licensing. Parker explained that she has the training and licensing required for the dental whitening and is working on the cosmetic licensing.

Testimony in opposition: None

Testimony in favor: None

Neutral Testimony: None

The Public Hearing was closed at 6:54 PM

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

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

c) **Conditional Use Application CU22-06**

The Public Hearing was opened at 6:55 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 a conditional use permit to allow for a single-family residence in a Commercial Highway Zone. Single-family residences or manufactured homes meeting standards 17.24.090 are allowed via a Conditional Use per SHMC 17.36.030.E. The subject property contains approximately 6,514 square feet and is in the Commercial Highway (C-2) Zone.

Commissioner Journey asked staff if the square footage of the property was sufficient for a single-family dwelling. Clegg verified that it was.

Testimony in opposition: None

Testimony in favor: None

Neutral Testimony: None

The Public Hearing was closed at 7:05 PM

The Commissioners and staff discussed the zoning and what is allowed. Woods asked for clarification of the plural of residences. Clegg explained that the plural use is the code language not the applicants.

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

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

d) **Conditional Use Application CU22-07**

The Public Hearing was opened at 7:16 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 a conditional use permit to allow duplexes in a Residential Low-Density Zone. Duplexes not meeting SHMC 17.25.020(B) are allowed via a Conditional Use per SHMC 17.24.030(M). The subject property contains approximately 142,523 square feet and is in the Residential Low-Density (R-1) Zone.

Stephens asked staff about the loads of fill dirt that was moved to the property and if they worsened drainage issues. Clegg stated that she believed the loads were there prior to the applicants purchase of the parcel. Clegg explained the City of Sweet Home wetland standards. Larsen spoke to the comments about the drainage, and that the building permit process will address some of the storm water and drainage issues. Woods asked about the public comments regarding the flooding on adjacent properties and who is responsible to maintain the wetlands. Larsen stated that it is the property owner's responsibility to maintain the wetlands. If there is an issue between the subject property and adjoining neighbors, it becomes a civil matter that the City is not involved in. Lowman and Parker discussed the history and purpose of the fill being moved on the property.

Applicant Testimony: Andrei Snegirev of Uprise Investing testified on behalf of his application. He explained that he bought the property not knowing it had wetlands and is asking for the conditional use to recoup costs lost due to the undevelopable wetlands. The applicant stated that they plan to have storm water run-off flow towards Long Street and not into the wetlands or the adjacent properties. Stephens asked the applicant about who will maintain the wetland. The applicant stated that he will maintain the wetlands and may write the maintenance plan into the deed restrictions, so it is included if he ever sells the property. Larsen added that the wetlands will be attached to the ownership of the parcel, it will not be a separate parcel. Wolthuis asked the applicant if he is planning to partition the proposed large lot. The applicant stated that he may divide it in the future.

Testimony in opposition: None

Testimony in favor: None

Neutral Testimony: None

The Public Hearing was closed at 7:44 PM

Woods and Parker discussed wetland designation being determined recently so when the fill was dumped on the property the previous owner may not have been aware. Woods felt that the rules of DSL will be followed during the development process. Clegg gave examples of other areas in the city that are similar to this parcel. Wolthuis, Woods, Journey and Parker stated that they agree with the use of duplexes in this area.

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

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

Housing Needs Analysis

Larsen gave a brief overview of what the Commissioners could expect from the presentation.

Staff Updates on Planning Projects:

Clegg gave a report of all the pending applications in the planning department.

Larsen discussed the code review for the April 21st meeting.

Larsen gave an update of ongoing development in the city.

Adjournment

The meeting was adjourned at 7:54 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.

Jeffrey Parker Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner