



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

July 06, 2023, 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: 246 156 257#

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

Roll Call of Commissioners

PRESENT

Laura Wood
Jamie Melcher
Henry Wolthuis
Jeff Parker
Eva Journey
Todd Branson
Nancy White

STAFF

Angela Clegg, Associate Planner
Blair Larsen, Community and Economic Development Director
Greg Springman, Public Works Director
Steven Haney, Utilities Manager

GUESTS

Jenny Savage, 1608 13th Avenue, 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.

Jenny Savage, 1608 13th Ave, Sweet Home, OR 97386 requested that the ordinance requiring a carport or garage be amended. She would like to convert her garage into a dwelling space, however she is unable to due to not have enough space to construct a new garage or carport to replace the one that would be turned into dwelling space. Mrs. Savage feels it should be a choice not a requirement for home owners.

Meeting Minutes:

a) May 4, 2023 Meeting Minutes

A motion to approve the minutes was made by Commissioner Wolthuis, seconded by Commissioner Wood.

Voting Yea: 7

Voting Nay: 0

b) June 15, 2023 Meeting Minutes

Commissioner Journey asked that the word excused be put after the absences. A motion to approve the minutes with changes was made by Commissioner Journey, seconded by Commissioner Melcher.

Voting Yea: 6

Voting Nay: 0

Abstain: Commissioner Wood

Public Hearings

a) Application VR23-02 Staff Report

The public hearing was open at 6:42 PM

Commissioner Parker read the application summary and asked of the Commission if there were any ex parte, conflicts of interest, or personal bias, there were none.

Associate Planner Clegg gave the staff report and stated the applicant is seeking a variance to allow an eight-foot security fence for site security and to match the existing fence. The subject property is a pre-existing public facility in the Recreation Commercial (RC) zone. Fences and walls located less than five feet from a street property line shall not exceed a maximum height of three and one-half feet when constructed with solid materials (i.e. wood fence) or four feet when constructed with open material (i.e. chain-link fence) [SHMC 17.52.050(A)(1)]. Fences and walls located more than five feet from the street property line shall not exceed a maximum height of seven feet [17.52.050(A)(2)]. Interior side and rear yards. Fences and walls located at a property line not abutting a street shall not exceed a maximum height of seven feet [17.52.050(B)]. Barbed wire. Barbed Wire may be used in the City Limits [17.52.050(C)]. Per Ordinance Bill No. 12 for 2013 (Ordinance No. 1318) and Ordinance Bill No. 13 for 2013 (Ordinance No. 1319), adopted June 13, 2023, the subject property was rezoned to Public Facility (PF) Zone.

Chairman Parker asked for clarification of the variance. Public Works Director Springman testified on behalf of the application. Commissioner Wolthuis asked about the gate access. Director Springman stated that the facility is not for the public and will be closed. Utilities Manager Haney stated that the fence doesn't change the security measures, it just makes it so the public can't walk up to the front door. Commissioner White asked about the addition and clarifying the existing portions of the fence are allowed. Director Springman discussed the concerns with the lack of a buffer between the trailer park and the Water Plant. Commissioner Wood asked if the barbed wire is necessary. She is concerned about kids playing near it. Director Springman stated that it is necessary for security. Commissioner Journey discussed the need for security. Commissioner Melcher asked about the look of the fencing.

Testimony in favor: none

Testimony in opposition: none

Neutral Testimony: none

The hearing was closed at 7:03 PM

There was discussion about the barbed wire and the look to the trailer park abutting it.

A motion to approve Variance Application VR23-02 was made by Commissioner Wood, seconded by Commissioner Wolthuis.

Voting Yea: 7

Voting Nay: 0

Staff Updates:

There will be no meeting on July 20th.

There is Partition Application on 48th Avenue

Application LA23-02 had 2 readings, and the 3rd reading will be on July 25th.

The department is currently working on the Parks Master Plan, Transportation System Plan (TSP), OPRD Grant for Lower Sankey Park Phase III.

The City has opened Quarry Park for camping, and will remain open for day use. It is accessible via Zerkova Street.

Director Larsen gave an update on the downtown painting project.

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

Commissioner Wolthuis discussed the awnings that are in disrepair along Main Street and asked staff what can be done to assist the owners to improve them. Director Larsen informed the Committee of outreach happening to solve this issue. Wolthuis asked for contact information for the business owners and he will volunteer to reach out.

Adjournment

The meeting was adjourned at 7:28 PM

Jeffrey Parker, Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner