



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

September 21, 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: 265 017 664 000

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

Roll Call of Commissioners

PRESENT

Mark White
Eva Journey
Jeff Parker
Henry Wolthuis
Jamie Melcher
Laura Wood

STAFF

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

GUESTS

James Hurley, 35890 Santiam Highway, Albany, OR 97327

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) 2023-09-07 Planning Commission Meeting Minutes

A motion to approve the minutes with changes was made by Melcher, seconded by Wolthuis.

Voting Yea: 5

Abstain: 1

Public Hearings

a) VR23-03 Staff Report with Revised Summary and Site Plan

The public hearing was opened at 6:34 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 presented the amended summary and site plan to the original Staff Report presented at the September 27, 2023 Planning Commission meeting. The staff report stated that applicant is seeking a variance to allow for a 3-foot front yard setback to the carport (Larch Street), a 19-foot setback from the street side (22nd Avenue) and to allow for 2 instead of 4 off-street parking spaces aside from the carport. The subject property is zoned Commercial Highway (C-2). The Comprehensive Plan Designation is High Density Residential (R-3). Per the SHMC amendments approved on July 25, 2023, duplexes shall be allowed as a permitted use in the C-2 zone, effective August 24, 2023. The minimum setbacks in the C-2 Zone are as follows: front yard 20 feet and street side 20 feet [SHMC 17.20.050]. Two off-street vehicle parking spaces required for a duplex [SHMC 17.44.060(A)].

The Commissioners asked questions of Staff.

Applicant Testimony: James Hurley, PO Box 903, Albany, OR 97321 testified on behalf of the application.

The Commissioners discussed the application with the applicant.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

The public hearing was closed at 6:55 PM

The Commission discussed the application and testimony.

The Public Hearing was reopened at 7:05 PM

The applicant further discussed the variance application with the Commission.

The Public Hearing was closed at 7:32 PM

The Commission discussed the application and testimony.

A motion to deny Application VR23-03 was made by Commissioner Journey, seconded by Commissioner Wood.

Voting Yea: 5

Voting Nay: 1

Staff Updates:

Updated Code Chapters

City Committee Code of Conduct

Larsen introduced Diane Golden as the new Associate Planner. He informed the Commission that there is a vacancy on the Planning Commission.

Larsen gave an update on the Transportation System Plan.

The City received a Grant for Housing Production Strategy. Larsen gave a brief summary of the grant purpose.

The City was awarded the Sankey Park Phase III Grant.

Clegg gave a summary of the new HB458 partitions and utility company hurdles.

Clegg gave an update on Harvest Festival.

Wolthuis discussed fence criteria and design throughout the City.

- a) City Committee Code of Conduct

Planning Commission Business (Committee comments about topics not listed on the agenda)

Adjournment

The meeting was adjourned at 8:08 PM

Jeffrey Parker, Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner