



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

October 17, 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.

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## 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

Henry Wolthuis  
Nancy White  
Joe Graybill  
Eva Journey  
Laura Wood  
Jamie Melcher

### STAFF

Angela Clegg, Planning and Building Manager  
Adam Leisinger, Special Projects Manager

### GUEST

Kat Sanderson-Cox, 47972 Cascadia Dr, Cascadia, OR 97329  
Tom Cox, 47972 Cascadia Dr, Cascadia, OR 97329  
David Busby, 1040 Northside Dr, Sweet Home, OR 97386

## Public Comment.

None

## Meeting Minutes:

- a) 2024-09-19 Planning Commission Meeting Minutes

A motion to approve the September 19, 2024 Meeting Minutes was made by Commissioner Journey, seconded by Commissioner Graybill.

Voting Yea: 4

Voting Nay: 0

Abstain: 2

## Public Hearings

- a) CU24-02 Staff Report

The Public Hearing was opened at 6:32 PM

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

Planning & Building Manager Clegg presented the staff report and asked if there were any questions. There were no questions.

Applicant Testimony: Kat Sanderson-Cox and Don Cox testified on behalf of the application. Commissioner Melcher spoke about the programs that the American Legion supports. Melcher asked the applicants how many members they have. Don Cox stated they have 35 members, but not a building to meet in. Kat Cox gave some additional history on the American Legion programs. She stated that they will provide programs that the Community of Sweet Home will want and need. Kat stated that the membership is aging out and they hope to recruit new members. Commissioner Journey asked if they knew what the capacity of the building is. They stated they did not, and Manager Clegg confirmed that will be confirmed during the building permit process. Commissioner Graybill asked the applicant if they plan to do any exterior renovations. Kat stated that they will work on the interior of the building first, and then funding needs to go to their programs. As funding allows they will look at additional improvements.

Testimony in Favor: David Busby spoke in favor of the application. Busby is an American Legion member and spoke to the programs that the American Legion provides to veterans and the community.

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 6:59 PM

Commission discussion: Commissioner Woods stated that she likes to see a fire damaged and vacant building be revitalized by a reputable organization that want to add to our community. Commissioner Melcher and Journey agreed with Commissioner Wood. Commissioner White stated that she feels it will be a plus for the community and the organizations will fit well with the community. Commissioner Graybill agreed with the other commissioners and agreed that occupying the building will improve the neighborhood. Commissioner Wolthuis spoke to the programs that the American Legions provides to the community. Commissioner Wood stated that the concerns raised in the submitted public comment will be alleviated thorough the use. Commissioner Melcher agreed and added that the American Legion will be required to follow ordinances in regard to event activities.

A motion to approve Application CU24-02 was made by Commissioner Melcher, seconded by Commissioner Wolthuis.

Voting Yea: 6

Nay: 0

**Staff Updates:**

Manager Clegg updated the Commission on new staff positions and future public hearing applications.

**Round Table Discussions**

None

**Adjournment**

The meeting was adjourned at 7:06 PM

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Laura Wood, Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Planning & Building Manager