



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

May 04, 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.

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## 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  
Eva Journey  
Todd Branson  
Nancy White

### ABSENT

Jeff Parker, excused

### STAFF

Blair Larsen, Community and Economic Development Director

### GUESTS

Daniel Smith, 3235 Highway 20, Sweet Home, OR 97386  
Terry and Renae Hoover, 863 18th 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.

None

## Meeting Minutes:

- a) April 6, 2023 Planning Commission Meeting Minutes

A motion to approve the minutes with the revision that Eva Journey's absence was excused was made by Melcher, seconded by Wood.

Yea: 5

Nay: 0

Abstain: 1

Absent: 1

## Public Hearings

- a) Application CMA23-01

The public hearing opened at 6:43 PM.

Commissioner Wolthuis asked of the Commission if there were any ex parte, conflicts of interest, or personal bias, there were none. Commissioner Wood stated that she lives within a notice zone.

CEDD Director Larsen gave the staff report and testified on behalf of the application giving the purpose for the comprehensive plan map amendment.

Testimony in favor: None

Testimony in opposition: Renea Hoover asked if the zone change would affect property taxes. Larsen explained that it would not, it is only to change the zoning. Larsen explained the purpose of the Public Facility Zone. Hoover was concerned with public access, development and possible sales of the properties. Larsen explained the zone change will not have an effect on development or taxes. Wolthuis stated that the application is a house keeping item to bring the zoning into compliance with the use. Hoover asked if the property lines would be changed. Larsen explained that there are no property lines changes with a zone change. Wood further explained the purpose of the zone change.

Neutral Testimony: None

The public hearing was closed at 7:03 PM

Larsen announced that he would be happy to stay after the meeting and talk to anyone that has questions, but did not want to speak during the public hearing.

Commission discussion: Melcher stated that staff addressed the issues brought up by the public and the change will bring these properties into the correct zoning. Melcher was in favor of it. Journey stated that the change is consistent with the way the City is moving into the future. White felt it will tie it together neatly and will make the process less complicated. Branson stated that it should have been done a while ago and he is in favor of it. Wood feels that it will clean up the zoning and make the government more effective. Wood is in favor of the change.

A motion to approve Application CMA23-01 and recommend it to City Council was made by Wood, seconded by Journey.

Yea: 6

Nay: 0

Absent: 1

b) Application ZMA23-02

The public hearing was opened at 7:06 PM

Commissioner Wolthuis asked of the Commission if there were any ex parte, conflicts of interest, or personal bias, there were none.

CEDD Director Larsen gave the staff report and testified on behalf of the application giving the purpose for the zone map amendment.

Testimony in favor: None

Testimony in opposition: None

Neutral Testimony: None

The public hearing was closed at 7:13 PM

Melcher, Journey, White and Branson stated that they have the same comments as for the comprehensive plan map amendment. Wood stated that it made sense to match the zone change with the comprehensive plan change.

A motion to approve Application ZMA23-02 and recommend it to City Council was made by Wood, seconded by Melcher.

Yea: 6

Nay: 0

Absent: 1

**Staff Updates:**

Larsen informed the Commissions that Angela, the Associate Planner was at a training.

Larsen gave an update on current and proposed land use applications.

The City Council passed the Housing needs analysis.

The next hearing for the Redwood Street vacation is at the End of May.

Larsen informed the first City Council meeting of every month is now a work session meeting. There will be no voting except for land use decisions.

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

None

**Adjournment**

The meeting was adjourned at 7:22 PM

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Henry Wolthuis, Vice Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner