



# CITY OF SWEET HOME CITY COUNCIL & PLANNING COMMISSION JOINT WORK SESSION MINUTES

May 12, 2026, 5:30 PM  
Sweet Home City Hall, 3225 Main Street  
Sweet Home, OR 97386

## **Mission Statement**

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

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## **Call to Order & Pledge of Allegiance**

The meeting was called to order at 5:30 PM.

## **Roll Call**

### **PRESENT**

Mayor Susan Coleman  
President Pro Tem Josh Thorstad  
Councilor Chelsea Augsburger  
Councilor Ken Bronson (virtual)  
Councilor Aaron Hegge  
Councilor Dylan Richards  
Councilor Angelita Sanchez  
  
Planning Commissioner Chair Laura Wood  
Planning Commissioner Joe Graybill  
Planning Commissioner Daniel Tiel  
Planning Commissioner Nancy White  
Planning Commissioner Brandy Wysong-Frick

### **ABSENT**

Planning Commission Vice Chair Jamie Melcher  
Planning Commissioner Henry Wolthuis

### **STAFF**

Jason Ogden, City Manager / Police Chief  
Cecily Hope Pretty, Deputy City Manager  
Angela Clegg, Planning & Building Manager  
Blair Larsen, City Attorney  
Adam Leisinger, Special Projects Manager

### **GUESTS**

Patrick Wingard, Southern Willamette Valley Regional Representative, Department of Land Conservation & Development

## **Work Session – Planning, Zoning & Comprehensive Plan Overview**

### a) Land Use Training 2026

City Manager Ogden thanked those in attendance and recognized Planning & Building Manager Clegg to introduce the session.

Manager Clegg stated that the purpose of the training would address planning, zoning, and the Comprehensive Plan in relation to Chapter 17 of the City's Municipal Code. She introduced Patrick Wingard from the State's Department of Land Conservation & Development (DLCD).

Mr. Wingard provided an overview of planning and zoning history in Oregon. He stated that the City's first Comprehensive Plan was adopted in 1982. He reviewed the statewide planning goals noted that Goals 1, 2, and 5 through 14 applied to Sweet Home. He described how the Comprehensive Plan and zoning ordinance implemented the goals at the local level. He reviewed the responsibilities of the state and local government. He highlighted the importance of ensuring plans and codes are acknowledged by DLCD in order for them to be upheld in the case of an appeal to the Land Use Board of Appeals (LUBA). He stated that the Comprehensive Plan establishes a vision for the community and that he was in early talks with City staff to develop and adopt a 2030-2050 Comprehensive Plan. He reviewed the types of planning decisions and the various levels of required approvals depending on the type.

Councilor Sanchez asked of the reason for the training. Mr. Wingard replied that the training was intended for Councilors, Planning Commissioners, and staff to support the future vision for Sweet Home.

Manager Clegg stated that there would be a land use decision coming to City Council at their next meeting, so the presentation was well-timed. Mayor Coleman asked if the item would be quasi-judicial or legislative. Manager Clegg replied that it would be a Type IV legislative decision. Discussion ensued regarding what City Council should consider when making its land use decisions.

Councilor Richards suggested looking into regulations related to data centers.

Planning Chair Wood asked of upcoming code amendments based on state legislature. Manager Clegg stated that she had received materials from Mr. Wingard and his team related to state-based changes and staff was working through proposed changes.

City Attorney Larsen asked Mr. Wingard to explain clear and objective standards and their relation to public sentiment. Mr. Wingard stated that state laws had changed to remove discretionary standards from housing application reviews so that now housing applications must only meet clear and objective standards. City Attorney Larsen added that decisions must be made based on the criteria in code rather than based on public opinion of a project. Discussion ensued regarding the importance of trying to anticipate land uses proactively.

Councilor Sanchez asked if DLCD's grant to support Comprehensive Plan development had any requirements. Mr. Wingard replied that DLCD was instructed to be less prescriptive and current funding cycles allowed for broader scopes and more local discretion in their plan development.

### **Adjournment**

There being no further discussion, the meeting was adjourned at 6:18 PM.

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Mayor

ATTEST:

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City Manager – Ex Officio City Recorder