



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

May 05, 2022, 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 541-367-5128, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 947 077 522#

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM.

Roll Call of Commissioners

PRESENT

Jamie Melcher
Eva Journey
Jeffrey Parker
Greg Stephens
Laura Wood
David Lowman

ABSENT

Henry Wolthuis

GUESTS

Mike Worthington, 1450 Meadowlark Lane, Sweet Home, OR 97386
Mark Lund, 39627 Mt Hope Drive, Lebanon, OR 97355
Tim Wood, FCS Group, 5335 Meadows Road, Suite 330, Lake Oswego, OR 97035
Scott Fregonese, 3J Consulting, 9600 SW Nimbus Avenue, Suite 100, Beaverton, OR 97008

STAFF

Associate Planner Angela Clegg
Community and Economic Development Director Blair Larsen

Public Comment.

None

Meeting Minutes:

- a) April 7, 2022 Planning Commission Meeting Minutes

Motion to approve the minutes made by Stephens, Seconded by Melcher.

Yea: 6

Nay: 0

Absent: 1

Public Hearings

a) Application ZMA22-01 Staff Report

The Public Hearing was opened at 6:33 PM.

Commissioner Parker asked of the Committee if there were any Ex Parte, Conflicts of Interest or Personal Bias, there was none.

Staff Report: Associate Planner Angela Clegg gave the staff report and stated that the applicant is proposing to change the Zoning Map in an area consisting of approximately 114,690 square feet (2.62 acres) located in Sweet Home, OR 97386 (13S01E32AB Tax Lot 500). The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone to the Industrial (M) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application.

Applicant's Testimony: Mark Lund, 39627 Mt Hope Drive, Lebanon, OR 97355, testified on behalf of the application.

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 6:40 PM

Committee Discussion: Commissioner Journey asked about the lack of development presented with the application. Associate Planner Clegg explained that there is no development presented with the zone map amendment. Development will be presented in future applications. Commissioner Melcher stated that the zone is consistent with the zoning of the surrounding properties, and storage units are in demand.

Motion to approve the application made by Melcher, Seconded by Stephens.

Yea: 6

Nay: 0

Absent: 1

b) Application CU22-08 Staff Report

The Public Hearing was opened at 6:43

Commissioner Parker asked of the Committee if there were any Ex Parte, Conflicts of Interest, or Personal Bias, there were none.

Staff Report: Associate Planner Angela Clegg gave the staff report and state that the applicant is requesting a conditional use permit to allow for self-storage, enclosed RV/boat storage, canopy parking for RV/boat, and light industrial space in an Industrial (M) Zone. Any other use that is compatible with the purpose and intent of the zone, and that would have off-site impacts that would not significantly exceed those that are typical of the other conditionally permitted uses listed in this section [SHMC 17.44.030.L]. Tax Lot 100 contains approximately 257,366 square feet and is in the Industrial (M) Zone. Tax Lot 101 contains approximately 5,831 square feet and is in the Industrial (M) Zone. Tax Lot 500 contains approximately 114,690 square feet and is pending Zone Map Amendment application ZMA22-01 amending Tax Lot 500 from Commercial Highway (C-2) Zone to Industrial (M) Zone.

Applicants Testimony: Mark Lund, 39627 Mt Hope Drive, Lebanon, OR 97355, testified on behalf of the application.

Commissioner Parker asked the applicant about hours of operation. The applicant stated that it will be a 24-hour facility with security cameras. Commissioner Lowman asked the applicant if there will be a manager on site. The applicant stated that they are looking at two

options: coded gate or an on-site manager. They are leaning toward an on-site manager. Commissioner Wood asked the applicant about the paving and was concerned about paving into the wetlands. The applicant stated they will build up to the wetlands, will follow the setbacks, and may fence around them. Wood asked about the occupancy. The applicant stated that they hope for 100%. There is currently a waitlist for storage units. Commissioner Stephens confirmed that the RV storage will be covered. That applicant stated that they will be.

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 6:58 PM

Commissioners Discussion: Commissioner Melcher asked about the Public Works request to have an easement and was concerned about using the word 'recommend' instead of 'require'. CEDD Director Larsen stated that the easement is necessary. The easement shall be recorded at the county level and the applicant shall allow the City to have access to the easement. Associate Planner Clegg was not concerned with the word usage since the plan is a draft and will be finalized with the submission of the building plans.

Motion to approve the application made by Stephens, Seconded by Lowman.

Yea: 6

Nay: 0

Absent: 1

c) Application CU22-09 Staff Report

The Public Hearing was opened at 7:02 PM

Commissioner Parker asked of the Committee if there were any Ex Parte, Conflicts of Interest or Personal Bias, there was none.

Staff Report: Associate Planner Clegg gave the staff report and stated that the applicant is requesting a conditional use permit to allow for a non-dwelling accessory building and RV pad on the subject property. In the Residential Low Density (R-1) zone a secondary use on a lot without a primary use is allowed per a conditional use. [SHMC 17.24.030 (L)]. The subject property contains approximately 7,663 square feet and is in the Residential Low Density (R-1) Zone.

Commissioner Melcher asked how large the shed would be. Associate Planner Clegg stated that it was discussed that the shed would be approximately 200 square feet, but it wasn't the size that was the issue, it was that the lot that the house is on is not big enough for a shed to be within setbacks. Commissioner Journey asked the size of the lot that the shed is proposed to go on and if it could have a house built on it. Clegg stated that the lot is 7,663 square feet and could be build on, but there would be constraints due to the size and shape of the lot.

Applicants Testimony: Mike Worthington, 1450 Meadowlark Lane, Sweet Home, OR 97386, testified on behalf of his application.

Commissioner Melcher thanked the applicant for going through the proper channels and getting approval. Commissioner Wood asked the applicant to verify their reason for wanting to put the shed on the vacant lot. The applicant explained their reason. Commissioner Lowman asked how far the shed would be from the house. The applicant stated it will be approximately 14 feet. Associate Planner Clegg verified that they are within the setback requirements for the zone.

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 7:17 PM

Commissioners Comments: Commissioner Parker thanked Commissioner Melcher for her comments to the applicant. Commissioner Wood stated they she understood the reason for the Conditional Use request. Commissioner Journey stated that she agreed with Staff Engineer Graybill about doing a Property Line Adjustment in the future to combine the two lots. Commissioner Wood and Parker agreed.

Motion to approve the application made by Wood, Seconded by Journey.

Yea: 6

Nay: 0

Absent: 1

Housing Needs Analysis

- a) Housing Needs Forecast Memo

Tim Wood of FCS Group and Scott Fregonese of 3J Consulting introduced the Housing Needs Analysis process to the Planning Commission.

Draft Code Review

- a) Article I

Completed

- b) Article II

Completed

- c) Article III

Reviewed through Section 17.70

- d) Article IV

Was not reviewed

Staff Updates on Planning Projects:

Associate Planner Clegg gave a brief update on pending land use applications.

CEDD Larsen gave an overview of the code review process at the City Council level.

Adjournment

The meeting was adjourned at 8:35 PM

Jeffrey Parker Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner