



CITY OF SWEET HOME PLANNING COMMISSION MINUTES

June 16, 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:379 062 887#

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

Roll Call of Commissioners

PRESENT

Jeffrey Parker
Henry Wolthuis
Laura Wood (video)
Jamie Melcher
Greg Stephens
David Lowman

ABSENT

Eva Journey

GUESTS

John Marano, 27690 Riggs Hill Road, Sweet Home, OR 97386
Katie Vineyard, 4309A Long Street, Sweet Home, OR 97386
Joyce Crebs, 4305 Long Street, Sweet Home, OR 97386
Lyle Hutchins, 806 NW Buchanan Ave #102, Corvallis, OR 97330
Marc and Mindy Cordle, Cordle Construction LLC, 38747 Scravel Hill Road, Albany, OR 97322

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.

John Marano approached the Commissioners about various development concerns in the community.

Meeting Minutes:

- a) May 19, 2022 Planning Commission Meeting Minutes
Motion to approve the minutes made by Melcher, Seconded by Stephens.
Voting Yea: Parker, Wolthuis, Woods, Melcher, Stephens, and Lowman.
Voting Nay: none
Absent: Journey
- b) June 2, 2022 Planning Commission Meeting Minutes
Motion to approve the minutes made by Wood, Seconded by Lowman.
Voting Yea: Wood, Parker, Wolthuis, Stephens, Lowman.

The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the City Manager's Office at 541-367-8969.

Voting Nay: None

Abstain: Melcher

Absent: Journey

Public Hearings

Application SD22-02 Public Hearing Continuation

a) SD22-02 Application Packet

The public hearing was opened at 6:47 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 a revised staff report. Clegg stated that the public hearing is a continuation of the May 19, 2022 Planning Commission meeting. Clegg presented the modified site plan options to the Planning Commissioners, addressed the site differences from the originally submitted site plan, and addressed concerns from the May 19, 2022 Planning Commission public hearing.

Applicants Testimony: Lyle Hutchins, 806 NW Buchanan Ave #102, Corvallis, OR 97330; and Mindy and Marc Cordle, 38747 Scrael Hill Road, Albany, OR 97322 testified on behalf of the application. Hutchins gave an updated summary addressing the revised site plan changes.

Melcher asked the applicants about the home placement on the front lots. Hutchins explained the development plan for the lots. Parker expressed appreciation for the time put in to provide additional site layouts. Melcher asked about parking and driveways to the joint use driveways. Hutchins and Larsen explained the setbacks and requirements for off-street parking. Clegg further explained the off-street requirements.

Testimony in favor: None

Testimony in opposition: Katie Vineyard 4309A Long Street, Sweet Home, OR 97386. Vineyard was concerned about storm water easements and drainage. She was concerned about traffic on Long Street and 45th Avenue. Vineyard was concerned that the subject lot has not been mowed and could be a fire danger.

Neutral Testimony: None

Clegg pointed out the easement width on Exhibit D provided by the applicant.

Katie Vineyard asked for clarification about the easement width.

Parker encouraged Vineyard to contact the City code enforcement about the tall grass.

The Public Hearing was closed at 7:08 PM

Commissioners Comments: Parker stated that he preferred the bulb cul-de-sac design. Parker and Melcher asked about the narrowing of the storm water easement. Graybill explained the easement design. Wolthuis asked about the topography and how the water drains. Larsen explained that the storm water design and approval process happens during the building permitting and inspection phase. Melcher asked who is responsible for maintaining the easement. Graybill explained it will be the responsibility of individual homeowners through a Homeowners Association. Melcher asked about recourse if it is not taken care of. Graybill and Larsen explained that it would fall under code compliance. Melcher ask if the Planning Commissioners are being asked to choose which site plan option they prefer. Larsen explained that which ever design they choose, staff will include revised conditions to reflect the approved design. Clegg explained the process of updating the Conditions of Approval to reflect the revised site plan. Clegg read the original Conditions of Approval for clarity. Clegg stated that Condition of Approval #1 may change depending on the site plan that is chosen for approval. Melcher addressed th storm drain comment and verified that the City has standards and there is recourse if the standards are not met. Melcher said that she felt the concerns were addressed. Wolthuis stated that he appreciated the revised site plan improvements and he likes the revised plan. Stephens

asked if there was going to be fencing. Clegg stated that the applicants are not required to install fencing. Melcher stated that she drove out to the site. She felt that there was room for two cars to pass easily on 45th Avenue. Parker stated that the applicants will be required to do half-street improvements.

Motion to approve the revised site plan Exhibit D, and the revised Conditions of Approval #1 and #7 was made by Melcher, Seconded by Wolthuis.

Yea: Parker, Wolthuis, Wood, Melcher, Stephens, Lowman

Nay: None

Absent: Journey

Staff Updates on Planning Projects:

Clegg gave an update on planning activities.

Staff and the Commissioners discussed sidewalk connectivity throughout the City of Sweet Home.

Adjournment

The meeting adjourned at 7:34 PM



Jeffrey Parker Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner