



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

November 16, 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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## 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 6:32 PM.

## Roll Call of Commissioners

### PRESENT

Eva Journey  
Jeff Parker  
Henry Wolthuis  
Jamie Melcher  
Laura Wood  
Mary White

### STAFF

Blair Larsen, Community and Economic Development Director  
Diane Golden, Associate Planner  
Angela Clegg, Tourism & Economic Development Coordinator

### GUESTS

James Hurley, 35890 Santiam Highway, Albany, OR 97327  
Laura LaRoque, 63 E. Ash Street, Lebanon, OR 97355  
Michael Diolas, 1193 29 Avenue, Sweet Home OR 97386  
Mackenzie Sheer, 1184 29 Avenue, Sweet Home OR 97386  
Alan Majors, 3107 Long Street, Sweet Home OR 97386  
Justin Prophet, 3113 Long Street, Sweet Home OR 97386  
Julie Whitmore Parks, 2749 Kalmia Street, 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

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*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.*

## Meeting Minutes:

A motion to approve the minutes was made by Wolthuis, seconded by Melcher.  
Voting Yea: 6

## Public Hearings

### Application ZMA23-03

The public hearing was opened at 6:34 PM.

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

Tourism & Economic Development Coordinator Clegg read the revised staff report at the November 21, 2023 Planning Commission meeting. The staff report stated that the applicant is seeking a zone map amendment at assessor's map 13S01E32AC Tax Lot 4900 to bring the zone map into conformity with the comprehensive map, from a zoned Residential Low Density (R-1) to a Residential High Density (R-3).

Applicant testimony: Laura LaRoque, 63 Ash Street, Lebanon OR 97355 testified on behalf of the application giving the purpose of the zone map amendment.

The Commissioners discussed the application with the applicant.

Testimony in favor: None

Testimony in opposition: 5

Neutral Testimony: None

Michael Deolus addressed concerns about property values and spot zoning. Deolus also mentioned concerns about wetland and flooding in the subject property.

Mikenzi Scherer addressed safety concerns with traffic and pedestrians, potential development fines brought from the city to the residents, and property values.

Alan Majors addressed safety concerns with the close proximity to school and class sizes.

Justin Prophet addressed safety, traffic and property value concerns.

Julie Whitmore-Parks addressed safety and traffic concerns.

The Commission discussed the application and testimonies. Coordinator Clegg discussed the wetland concerns with the Commission, stating the wetland is across the street from the subject property.

The applicant was asked to return to the front for further questions.

Director Larsen addressed the concern that sidewalks would be required from the opposition testimony. Larsen specified that if sidewalks would be required, it would be part of the development application of the applicant property.

The public hearing was closed at 7:09 PM.

Commission discussion: Parker stated that that the application matches the comprehensive plan map, but is not required to change right away or at any time. Melcher asked if development were to occur at the subject property, if they would be approached by the Planning Commission. Larsen answered that when an application is outright permitted in the zone, it is not brought to the Planning Commission.

Larsen addressed the traffic concerns by sharing the Open House of the Transportation Safety Plan November 29 at 6:30, as well as an invitation to join the Planning Commission.

Jurney addressed the concern from the testimonies about spot zoning. Larsen answered, specifying that spot zoning does not apply to this application in that it reflects the comprehensive plan as well as matches the zoning nearby. Larsen stated that when deviations from the code criteria are made, they are open to liabilities by the Land Use

Board of Appeals. Wood stated that although the concerns are valid, concerns for increasing housing is also part of the duty of the Planning Commission, and changing the zone would help with increased housing. Journey agreed, citing the housing needs assessment performed over the last year.

A motion to deny the application ZMA23-03 and recommend City Council to deny the application was made by Wolthuis, seconded by Parker.

Yea: 2

Nay: 4

A recommendation by Larsen to change the motion to approve the application ZMA 23-03 and recommend it to City Council was made by Larsen. The motion to approve application ZMA23-03 was made by Journey, seconded by Wood.

Yea: 4

Nay: 2

### **Application VR23-04**

The public hearing was opened at 7:39 PM.

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

Tourism and Economic Development Coordinator Clegg presented the staff report and stated that applicant is also requesting an administrative decision AD23-01. It is pending the decision of the Planning Commission on the variance application. Clegg stated that the original application was submitted wrong, and per her advice, to reapply. The applicant is seeking a variance for three feet of setback equaling 14 feet of the building at address 2307 22nd Avenue, Sweet Home OR 97386.

The Commissioners asked questions of Staff.

Applicant Testimony: James Hurley, PO Box 903, Albany OR 97321 testified on behalf of the application.

The Commissioners discussed the application with the applicant.

Testimony in favor: None

Testimony in opposition: None

Neutral Testimony: None

The public hearing was closed at 7:55 PM.

The Commission discussed the application and testimony.

A motion to approve VR23-04 was made by Commissioner Wood, seconded by Commissioner Journey.

Voting Yea: 6

Voting Nay: 0

### **Staff Updates:**

Clegg stated that there will likely be no December Planning Commission meetings.

Larsen gave an update on the Transportation System Plan. There will be an Advisory Committee Meeting on November 29 at 5:00, Open House immediately following 6:30 at City Hall. Clegg stated that if there are three it needs to be noticed as a quorum.

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

None

**Adjournment**

The meeting was adjourned at 8:05 PM.



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Jeffrey Parker, Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Diane Golden, Associate Planner