



City of Sweet Home
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Community and Economic Development Department

PLANNING COMMISSION MEETING

December 3, 2018
CITY HALL ANNEX
1140 12TH AVENUE

PUBLIC MEETING CALL TO ORDER AT 7:00PM

ROLL CALL ATTENDING:

Edith Wilcox (*Excused*) Henry Wolthuis Eva Journey Thomas Herb
Greg Stephens Lance Gatchell (*Excused*)

STAFF:

Jerry Sorte, Community and Economic Development Director (CEDD)
Joe Graybill, Staff Engineer
Angela Clegg, Associate Planner
Lagea Mull, Project Assistant

REGISTERED VISITORS:

Ron McKenzie, 475 McNary Ave NW, Salem OR 97304
Josh Victor, PO Box 451, Sweet Home OR 97386
Jennifer Victor, PO Box 451, Sweet Home OR 97386
Manuel Victor, PO Box 451, Sweet Home OR 97386
Luke Victor, PO Box 451, Sweet Home OR 97386

COMMENTS FROM THE PUBLIC: NONE

REVIEW/APPROVAL OF MINUTES:

September 4, 2018, October 15, 2018, November 5, 2018

Comments Included;

Commissioner Journey moved to approve the minutes
Commissioner Stephens seconded the motion to approve.

Question was called

Aye (4)

Henry Wolthuis Eva Journey Thomas Herb Greg Stephens

Nay (0)

Motion Passed (4) Ayes to (0) Nays

PUBLIC HEARINGS

PUBLIC HEARING OPENED AT 7:07PM

Vice-Chairperson Wolthuis stated the following;

The applicable substantive criteria are listed in the staff report. Testimony, arguments and evidence must be directed toward the criteria described or other criteria in the plan or land use regulation which the person believes to apply to the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Vice-Chairperson Wolthuis stated the first public hearing will be in regards to;

Public Hearing. File VR18-09

Vice-Chairperson Wolthuis asked the Commissioners if they had any of the below stated in regards to the application;

Personal Bias: NONE

Conflict of Interest: NONE

Exparte Information: NONE

Associate Planner Clegg explained the Land Use request, staff report, and background of the property. She then reviewed approval criteria that are applicable to the variance request, as well as the staff findings, and application. She recommended that the Planning Commission hear testimony and make a decision on this matter. She also asked that the Planning Commission specify the appeal period and direct staff to prepare an order for signature of the Commission Chair. She then asked if there were any questions of staff.

Concerns Included:

Adjacent to the property line is the city's platted right of way which means the property will most likely not be developed.

This will be a new address. The property lines were established in 1950.

Vice-Chairperson Wolthuis asked the applicant to speak to the request.

Applicant: Ron McKenzie- Would like to bring single level home to property. Entry level home purchase. There a good size drainage ditch separating.

Testimony in Favor: NONE

Testimony in Opposition: NONE

Neutral Testimony: NONE

Rebuttal: NONE

PUBLIC HEARING CLOSED AT 7:26PM

Planning Commission discussed the applications.

Concerns Included:

Commissioner Herb: No issue

Commissioner Journey: No problems

Commissioner Stephens: No problem

Commissioner Wolthuis: Can a fire truck turn around?

Commissioner Herb: No reason since Maybe a fire trail?

Commissioner Stephens moved to approve application VR 18-09 and thereby permit the variance proposed at 1395 Quince Street; adopting the findings of fact listed in Section III of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.

Commissioner Journey seconded the motion to approve.

Question was called

Aye (4)

Henry Wolthuis Eva Journey Thomas Herb Greg Stephens

Nay (0)

Motion Passed (4) Ayes to (0) Nays

Vice-Chairperson Wolthuis stated the next public hearing will be in regards to;

Public Hearing. File VR 18-10

Vice-Chairperson Wolthuis asked the Commissioners if they had any of the below stated in regards to the application;

Personal Bias: NONE

Conflict of Interest: NONE

Exparte Information: NONE

Associate Planner Clegg explained the Land Use request, staff report, and background of the property. She then reviewed approval criteria that are applicable to the variance request, as well as the staff findings, and application. She recommended that the Planning Commission hear testimony and make a decision on this matter. She also asked that the Planning Commission specify the appeal period and direct staff to prepare an order for signature of the Commission Chair. She then asked if there were any questions of staff.

CEDD Sorte stated the 1971 mobile home PC could find that the mobile home is similar use as a manufactured home. Roof pitch is 2/12, not 3/12. Not sure if this home is allowed under current building code. Foundation & skirting is still required

Vice-Chairperson Wolthuis asked the applicant to speak to the request.

Applicant: Joshua Victor Has been looking for a home for years. Just this last month found this home. 2 bedroom/low income. 1 owner home. Mobile vs Manufacture home: same usage. Some people take an old car & make it like new, same thing. Rear setback variance to accommodate carport.

Commissioner Journey: Roof pitch? why didn't apply for variance?

Joshua Victor: Didn't realize until staff brought to attention

Commissioner Herb: New siding?

Joshua Victor: Yes

Commissioner Herb: They're all mobile

Joshua Victor: 24' width homes instead of tiny homes

Joshua Victor: streets & sidewalks 51% ownership of home

Commissioner Stephens: Water?

Joshua Victor: putting a well on adjacent lot.

Commissioner Stephens: Arsenic?

Joshua Victor: water was tested and arsenic is low.
Wolthuis: should be a green light to do development improvement property

Testimony in Favor: NONE
Testimony in Opposition: NONE
Neutral Testimony: NONE
Rebuttal: NONE

PUBLIC HEARING CLOSED AT 7:53PM

Planning Commission discussed the applications.

Concerns Included:

Commissioner Journey: many variances requested for the property. Issue with the date of the 1971, 1976 federal standard.
Commissioner Stephens: age and the 5' setbacks, if there is a fire then the neighbor will get it whether they want it or not.
Commissioner Herb: age, pitch of roof, value of home
Commissioner Wolthuis: several variances being asked, applicants will bring in improvements
Commissioner Herb: what about rearranging the lot lines?
Commissioner Journey: This home doesn't meet the zone,

Commissioner Journey moved to deny application VR 18-10 and thereby deny the request for variances proposed at 1812 Yucca Street; adopting the following findings (specify), the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.

Commissioner Herb seconded the motion to deny.

Question was called

Aye (3)

Eva Journey Thomas Herb Greg Stephens

Nay (0)

Henry Wolthuis

Motion Passed (3) Ayes to (1) Nays

REQUEST TO INITIATE AMENDMENTS TO TITLE 16 AND 17

CEDD Jerry Sorte:

Initiate code update to address pressing issues. Weigh & manage the zones.
Commissioner Herb: Jerry is asking for permission to use common sense.
CEDD: Public uses, broader

ADJOURNMENT

PUBLIC MEETING CLOSED AT 8:36PM