



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

September 19, 2024, 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 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 6:30 PM

## Roll Call of Commissioners

### PRESENT

Joe Graybill  
Nancy White  
Eva Journey (online)  
Laura Wood

### ABSENT

Jamie Melcher  
Henry Wolthuis

### STAFF

Blair Larsen, Community and Economic Development Director  
Angela Clegg, Planning & Building Manager  
Adam Leisinger, Special Projects Manager  
Cecily Hope Pretty, Interim Assistant City Manager  
Jason Ogden, Interim City Manager/Chief of Police

### GUESTS

Colin McArthur, Cameron McCarthy, 106 E Broadway, Eugene, OR 97401  
Elizabeth Auvil, Cameron McCarthy, 106 E Broadway, Eugene, OR 97401  
Nancy Patton, 3041 Foothills Dr, Sweet Home, OR 97386  
Brandell Braatz, 1530 Tamarack St #9, Sweet Home, OR 97386  
Donna Brown, 1080 12th Ave, Sweet Home, OR 97386  
Judy Goodenough, 1060 12th Ave, 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

## Meeting Minutes:

- a) 2024-09-05 Planning Commission Meeting Minutes

A motion to approve the September 6, 2024 meeting minutes was made by Commissioner Graybill, seconded by Commissioner White

Yea: 4

Nay: 0

Absent: 2

## Public Hearings

- a) Sweet Home Park System Plan

The Public Hearing was opened at 6:32 PM

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

Director Larsen gave an introduction and introduced our consultants, Colin and Elizabeth, from Cameron McCarthy. The consultants gave a presentation to the planning commissioners.

Commissioner Graybill asked informed the consultants that there is a more updated waterways map. Graybill also asked if the consultants had considered the Foster Lake area. Colin explained that the Foster Lake area is owned by the Corp of Engineers, and the plan mentions partnerships, but focuses primarily on City limits properties. Director Larsen informed the Commissioners that staff have met with the Corp and discussed future partnerships and cooperation. Commissioner Wood asked if the cost estimates included staff maintenance. Colin stated that they did not explicitly include costs for operations and maintenance for each park that comes online, but it does include all the costs necessary to bring a project online including such things as planning, engineering, etc. Colin reminded the Commissioners that these are 10 to 20 year plans and operations and maintenance costs will change. Commissioner Journey asked about police surveillance and how that affect police staffing. She also stated that she is pleased to see the report. Director Larsen commented about park security. He stated that all future park plans will include security cameras. Commissioner White asked how likely the grants and improvement bonds will be to get and does the report prioritize based on funding. Colin stated that the priorities were based on what the community stated that they wanted and funding was considered based on community needs.

Testimony in Favor: Nancy Patton, a member of the Park & Tree Committee, testified in favor of the Park System Plan.

Testimony in Opposition: None

Neutral Testimony: None

The Public Hearing was closed at 7:06 PM

Commissioner White stated that she agrees with the information and direction in the plan, Commissioner Wood and Graybill agreed. Director Larsen stated for the record the the document is a planning and aspirational documents and reflects what the community wants. The list of projects and costs are not an obligation and all budget items will go through the budget community and City Council for approval. This document communicates to the Council, the community and future funders what the community wants. Commissioner Journey recommended they move it to the City Council.

A motion to recommend the Park System Plan to the City Council was made by Commissioner White, seconded by Commissioner Graybill.

Yea: 4

Nay: 0  
Absent: 2

b) Application CU24-01 Staff Report

The public hearing was opened at 7:11 PM

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

Planning & Building Manager Clegg presented the staff report and asked if there were any questions.

Commissioner Graybill asked if the concerns from the Fire Chief will be addressed through the building permit process or through a condition of approval. Clegg stated that some of the concerns have already been addressed and she included those items in the staff report. Other items will be addressed in the permit process. Special Projects Manager Leisinger stated that he can speak to the Commissioners about the renovations after the meeting since it doesn't apply to the conditional use application. Commissioner Graybill asked if the use applies to the upper and lower levels of the building or just the upper level? Director Larsen stated that at this time it is only the upper floor.

Testimony in favor: None

Testimony in opposition: Judy Goodenough, Donna Brown, and Brandell Braatz testified on behalf of the Hope Center. They are all concerned about safety and security for their tenants. The Hope Center is a home for women and children who live their due to unsafe circumstances in their past. They heard that mental health services would be offered at the site. Staff assured them that they have not heard of any mental health facilities were being offered. The women have noticed more homeless activity around the subject building since Ridgeway Health started occupying it. They have had increased amounts of vandalism and have had to call law enforcement more in the last few months. Brandell is concerned that there will be a zoning change in the future that would allow drug and alcohol and mental health services. Director Larsen confirmed that there is not a zone change being proposed, just a change a use, and no mental health or substance abuse services will be permitted. If there were anything other than wellness center proposed, the applicant would have to come back to the Commissioners for approval.

Neutral Testimony: None

The public hearing was closed at 7:36 PM

Commissioner Wood stated that she is companionate about the Hope Center concerns, however she believes that having a tenant in the building will allow for safer conditions. Having tenants in the building strengthens the ability to remove unwanted individuals and will allow more eyes to keep watch on the property. Commissioner Graybill agreed with Commissioner Wood that having more tenants will help improve the safety of the property and discourage unwanted activities in the area. Commissioner Journey recognized that the Hope Center is housing vulnerable women and children. Journey stated that she recognizes that vandalism has occurred that the Commission has not control over, but she does think that having someone in the building will discourage unwanted activity. Commissioner Wood asked about the exterior improvements that the City will increase lighting and cameras around the building. Manager Clegg stated that the improvements will be included under a building permit, and not a part of the Conditional Use application. Director Larsen stated that he is willing to stay after the meeting and discuss the security concerns that are not a part of the application. Larsen stated that they would work closely with law enforcement to improve the conditions. Commissioner Wood asked who people would contact if they see concerns. Larsen stated that people can contact the City with concerns and they will either

take care of the concern or contact the appropriate person to take care of the concerns. Commissioner Wood stated that she hopes the Ridgeway staff will assist with the security of the building.

A motion to approve Application CU24-03 was made by Commissioner Graybill, seconded by Commissioner White.

Yea: 4

Nay: 0

Absent: 2

**Staff Updates:**

Manager Clegg stated that there will be no meeting on October 3rd, but there are two conditional use applications being heard on October 17th and November 7th.

Manager Clegg reminded the Committee of the Harvest Festival on October 5th.

Director Larsen updated the Commission on the change of date for the combined Transportation System Plan workshop with the City Council. It will be held on Tuesday, October 8th at 5:00 PM in Council Chambers. The workshop has been difficult to schedule, so if they can't attend please let staff know. There needs to be a quorum of the Commission to move forward.

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

None

**Adjournment**

The meeting was adjourned at 7:52 PM



---

Laura Wood, Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Planning and Building Manager