



PLANNING COMMISSION MEETING
OCTOBER 23, 2017
CITY HALL ANNEX - COUNCIL CHAMBERS
1140 12TH AVENUE

PUBLIC HEARING

PUBLIC MEETING CALL TO ORDER AT 6:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL ATTENDING:

Edith Wilcox (Excused) Henry Wolthuis Eva Jurney Thomas Herb
Greg Stephens(Excused) Lance Gatchell Anay Hausner

STAFF:

Jerry Sorte, Community and Economic Development Director (CEDD)
Kathryn Wilcox, Planning Assistant

REGISTERED VISITORS:

James Tuller, 1790 Tamarack Street, Sweet Home, OR 97386

Commissioner Gatchell opened discussion for corrections to the August 14th 2017 meeting minutes.

Edits Included;

Commissioner Jurney noted P. 2 – PTB is misspelled

Commissioner Jurney noted P. 5 – Rebuttal is misspelled

Commissioner Gatchell noted P. 2 – Chairperson Gatchell was the Commissioner that asked if there was any personal bias, not Commissioner Hausner.

Commissioner Gatchell P. 6 – Missing a Condition of Approval; the motion had specifically mentioned no further partitioning.

Comments Included;

Commissioner Jurney stated that the list of Questions and Concerns was helpful.

Commissioner Wolthuis moved to postpone approval until next Planning Commission Meeting.

Chairperson Gatchell seconded to postpone approval until next Planning Commission Meeting.'

COMMENTS FROM THE PUBLIC

James Tuller spoke to the Commission about issues with the Sweet Home Municipal Code. He explained that the City won't allow for a structure he wants to build due to code restrictions. He explained that the size limits restrict his project. He explained that it is too difficult as a disabled person. He said the standard is triggered at an addition of 120 square feet or more. He explained he does not have an issue with getting a building permit, but the hard surface approach is something he cannot do. He explained he has spoken with the Planning and Building Department, but they are bound by the municipal code.

Discussion ensued about the issues and the process of the proposed development.

Ideas Included; Variances and their requirements, consider reviewing the standards of a hard surface approach in the code audit, non-remonstrance agreements,

Concerns Included; Hard surface approach requirements and triggers, making variances and development more affordable, accommodating the disabled and elderly, legal and illegal nonconforming uses and structures, differences between a remodel and deconstruction, the conditions of the abutting roads and right of way.

The commissioners thanked James Tuller for sharing his concerns and speaking.

WORK SESSION

Commissioner Gatchell noted John Morgan's absence and asked if the Commission still wanted to discuss the Code Update.

Community and Economic Development Director Jerry Sorte opted to lead the work session if the Commissioners wanted to continue without John Morgan. He reviewed the reasons for code updates and how they can accommodate the various issues we see on a day to day basis.

Discussion Ensued about the Code Update process.

Ideas Included; patch the old code, or use a template to create a new code, newer codes have already worked out holes and patches, newer templates are up to date with state law, keeping the older code that is familiar and consistent, using a template from the State, holding a joint session with City Council for discussion,

Concerns Included; inconsistencies with interpretations, setbacks and extrusions, moving forward with an outdated code started in the nineteen sixties and seventies, other city codes do not reflect Sweet Home, moving forward without John Morgan, long range planning for the city, taking advantage of Sweet Home's unique assets, how to implement the code, cost of time and resources to complete code update, getting the best product possible for the City to move forward with, issues that arose from the annexation of the Foster area.

Decision was made; to confer with City Council for direction on Code Update.

PUBLIC MEETING CLOSED AT 8:10PM

To the best of the recollection of the members of the Planning Commission, the foregoing is a true copy of the proceedings of the Public Hearings of October 23, 2017.

Lance Gatchell, Chairperson
Sweet Home Planning Commission

Respectfully submitted by: Katie Wilcox, Planning Assistant