



Community and Economic Development Department

City of Sweet Home
1140 12th Avenue
Sweet Home, OR 97386
541-367-8113
Fax 541-367-5113
www.ci.sweet-home.or.us

Phone: 541-367-8113
www.ci.sweet-home.or.us

Sweet Home Planning Commission
Agenda
Monday, December 18, 2017
City Hall Annex Building
1140 12th Ave., Sweet Home, Or 97386

The Sweet Home Planning Commission welcomes your interest in these agenda items. The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requesting by notifying the City Manager's Office at 541-367-8969.

6:30 PM Public Meeting

1. Call to Order and Pledge of Allegiance
2. Roll Call of Commissioners: Lance Gatchell (Chairperson); Anay Hausner (Vice Chairperson); Eva Journey; Edith Wilcox; Greg Stephens; Henry Wolthuis, Thomas Herb
3. Approval of Minutes: November 6, 2017 Planning Commission Minutes
4. Public Hearings
 - a. **VR17-06 The applicant is requesting variances in order to build an addition to an existing dwelling. The addition would replace an existing carport with and expanded garage. This proposal requests that the yard setback of the proposed addition be reduced from 20 feet to 12 feet along the front property line and from 5 feet to 4 feet, 8 inches along the south, side property line. The subject property contains approximately 0.12 acre and is located in the Residential Low-Density (R-1) Zone.**
 - b. **CU17-07 The City of Sweet Home is requesting a Conditional Use Permit in order to expand and improve facilities at the Sweet Home Wastewater Treatment Plant. These improvements are needed in order to comply with Oregon Department of Environmental Quality wastewater requirements. The work may be completed in phases, and the request includes, but is not limited to: bar screening, aeration basin, outfall, grit removal, wet weather treatment, filtration, and clarifier construction and/or improvement. Work will be limited to the existing footprint of the Plant site; within the perimeter fenced boundary, and the outfall; which is outside the fenced boundary. The project is focused on renovation with minimal new building structures. The subject tract contains approximately 10.5 acres, and is located in the Residential Low-Density (R-1) and Natural Resources (NR) Zones. Portions of the tract are also located within the 100-year floodplain and floodway.**
5. Comments from the Public
6. Planning Commission Meeting Scheduling
7. Quality Development Award Nominations
8. Adjournment

The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 1140 12th Ave, Sweet Home, Oregon 97386; Phone: (541) 367-8113.

Persons interested in commenting on these issues should submit testimony in writing to the Community and Economic Development Department Office located in City Hall prior to the hearing or attend the meeting and give testimony verbally. Persons who wish to testify will be given the opportunity to do so by the Chair of the Commission at the Planning Commission meeting. Such testimony should address the zoning ordinance criteria which are applicable to the request.

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the meeting; however, the Board may consider additional subjects as well. This meeting is open to the public and interested citizens are invited to attend.