



## Community and Economic Development Department

**City of Sweet Home**  
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PLANNING COMMISSION MEETING  
February 5, 2018  
CITY HALL ANNEX - COUNCIL CHAMBERS  
1140 12<sup>TH</sup> AVENUE

### **PUBLIC MEETING CALL TO ORDER AT 7:00 PM**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL ATTENDING:**

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

### **STAFF:**

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

### **REGISTERED VISITORS:**

Margaret E. Cooper, 4964 Airport Road, Sweet Home, OR 97386  
Susan Satre, 4964 Airport Road, Sweet Home, OR 97386  
Tina Lint, 1780 11<sup>th</sup> Avenue, Sweet Home, OR 97386  
Colleen Maynard, PO Box 566, Sweet Home, OR 97386  
R. Shamover, PO Box 187, Crawfordsville, OR 97336  
Brandy Frick, 4680 Long Street, Sweet Home, OR 97386  
Vic Rehart, 24874 W Brush Creek Road, Sweet Home, OR 97386  
Ronald Abbot, PO Box 304, Crawfordsville, OR 97336  
Nathan Rehart, 24874 W Brush Creek Road, Sweet Home, OR 97386  
Brian Frick, 4680 Long Street, Sweet Home, OR 97386  
Ronald Abbot Jr. PO Box 304, Crawfordsville, OR 97336

### **APPROVAL OF MINUTES**

**Chairperson Gatchell moved the discussion for corrections to the January 22' 2018 meeting minutes to the next public hearing.**

### **PUBLIC HEARING**

**CU 17-08 and VR 17-07:** The applicant is requesting a conditional use permit and variance to build a garage/shop on the subject property. The proposed garage/shop would be 32-feet wide by 32-feet long (1,024 square feet). A conditional use permit is required because this would be the establishment of a "secondary use on a lot without a primary use." There is not a dwelling located on the property. A variance is required because the garage would exceed the 864 square foot size limitation on accessory structures. The subject property contains 7,213 square feet, and is located in the Residential High-Density (R-2) Zone.

### **PUBLIC HEARING OPENED AT 7:00 PM**

**Chairperson Gatchell 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.**

**Personal Bias: None**  
**Conflict of Interest: None**  
**Exparte: None**

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

**Questions for Staff: None**

**Chairperson Gatchell asked the applicant to speak to the request.**

**Margaret Cooper** explained that she is currently living at the property next door and she is need of a place to store her RV and extra vehicles. She explained that she originally designed the shop with a small living space, but due to current events she needs to move forward the accessory structure alone. She stated that she wants to place the structure so that a home can be added at a later date. She explained she will be putting in sidewalks and driveways. She also explained that she has a twelve-foot easement in the back (north) section of the property, where she cannot build. She explained that she will give the property to her sons in the future, so that if they need to build a home they can. She explained that she will have all the sewer, water and other utilities already constructed to the building, so that when someone is ready to build a home it is ready.

**Discussion Ensued about the land use request.**

**Concerns Included:**

Front setbacks  
Easement location  
Location of the structure  
Future use  
Sidewalks and Gutters  
Limitations for Approval  
Height of Accessory Structures

**Ideas Included: None**

**Testimony in Favor: None**  
**Testimony in Opposition: None**

**Neutral Testimony:** None

**Rebuttal:** None

## **PUBLIC HEARING CLOSED AT 7:15PM**

**Planning Commission discussed the applications.**

### **Concerns and Considerations:**

Application follows all the rules

Straight forward application

Off street parking

Hard surfaced approach

Lighting trespass and glare

**Commissioner Wolthuis** moved to approve applications CU 17-08 and VR 17-07; of the applicant: Margaret Cooper; Request: A conditional use permit and variance in order to build a 1,024 square foot garage/shop building in the Residential High-Density (R-2) Zone. Property location: One Property West of 4964 Airport Road, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E34B Tax Lot 6100. There will be a 12-day appeal period from the date of the mailing of the decision, and direct staff to prepare an order to be signed by the Chair to memorialize this decision. The approval is subject to the following conditions;

1. Two hard surfaced off street parking spaces shall be required.

**Commissioner Journey seconded the motion.**

**Question was called**

**Aye (7)**

**Commissioner Journey, Commissioner Herb, Commissioner Wolthuis, and Vice Chairperson Hausner, Commissioner Wilcox, Commissioner Stephens, Chairperson Gatchell**

**Nay (0)**

**Motion Passed Unanimously 7 Ayes to 0 Nays**

## **COMMENTS FROM THE PUBLIC**

**Tina Lint explained that she is the Park Caretaker at Northside City Park. She explained that she was given an approved Conditional Use Permit in 2009, to place her RV at the Park. She said that the City has since evicted her telling her that her Park Model trailer is in noncompliance with the nuisance code and it doesn't meet the minimum of one thousand square feet for a dwelling in that zone.**

**CEDD Jerry Sorte explained a conditional use is authorization for a particular use, but the property owner does not have to exercise that use. The City has made a decision to not have a caretaker at the park for a variety of reasons.**

**Tina Lint explained she has not been given a reason, besides the noncompliance. She stated that the City is trying to retire them because they are old.**

**CEDD Jerry Sorte** explained that all citizens need to be heard but this is a decision that is now at the City Council level.

**Concerns Included:**

- Ownership of the property
- The needs for the City and the parks
- Approval window for Conditional Use
- City's prerogative to use property as they wish

**Ideas Included:**

- Speaking to the City Manager
- Speaking with City Council

**WORK SESSION: CODE UPDATES**

**Discussion Ensued about Senate Bill 1051.** **CEDD Jerry Sorte** explained that Senate Bill 1051 includes regulations that will need to be adopted and applied through our local government in regards to needed housing. He explained that the City of Sweet Home will have to allow accessory dwelling units but they can be subject to reasonable local regulations, which would be clear and objective standards.

**Concerns Included:**

- Compliance with State Regulations
- Apply Senate Bill 1051 directly if code is not updated

**Ideas Included:**

- Applying clear and objective standards
- Size limit
- Metrics for measurement (square footage or percentage)
- To require or not require additional parking
- Owner occupancy
- Standards related to siting and design
- Pros and Cons to owner occupancy requirement
- Site built versus trailers or RV's

**Decision was made:**

- Move forward with drafting accessory dwelling unit standards based on concerns and ideas as stated in this work session.

**ADJOURNMENT**

**PUBLIC MEETING CLOSED AT 8:45PM**

**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 February 5, 2018.**

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Lance Gatchell Chairperson  
Sweet Home Planning Commission

Respectfully submitted by: Katie Wilcox, Planning Assistant