



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

March 19, 2018, 7:00 p.m.
City Hall Annex, 1140 12th Avenue
Sweet Home, OR 97386

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

1. Call to Order and Roll Call of Commissioners:

Lance Gatchell (Chairperson); Anay Hausner (Vice Chairperson); Eva Journey; Edith Wilcox; Greg Stephens; Henry Wolthuis, Thomas Herb

2. Approval of Minutes: January 22, 2018; February 5, 2018; February 26, 2018; March 5, 2018

3. 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.

4. Public Hearings

- a. **APPLICATIONS CU 18-02 and VR 18-01:** The applicant is requesting a conditional use permit and variance to build a garage/shop/RV storage building on the subject property. The proposed garage would be 32-feet wide by 40-feet long (1,280 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 7,436 square feet, and is located in the Residential Low-Density (R-1) Zone. The applicant/property owners are: Adam Hummer and Amanda Davis. The property is located at: 966 Timber Street, Sweet Home, OR 97386; Identified on the Linn County Assessor’s Map as 14S01E06AB Tax Lot 3800. Lot 26 of Canyon Creek Estates Phase 1 Subdivision. The review and decision criteria are listed in Sweet Home Municipal Code Section(s) 17.80.040, 17.88.040, 17.88.050, 17.24.030(L), and 17.08.030(D).
- b. **APPLICATION CU 18-03:** The applicant is requesting a conditional use permit in order to establish a home occupation (home business) on their property. The home occupation would consist of a gunsmith business. The business would include the cleaning, repairing, customizing and refinishing of customer’s firearms. The home occupation would be conducted within an existing 45’ by 60’ shop building on the property. The subject property is located in the Residential Low-Density (R-1) Zone and Natural Resources (NR) Zone. The subject property contains approximately 2.0 acres. The applicant is Jon and Connie Gulliford. The property owner is Jimmie Gulliford. The property is located at: 2060 and 2080 Ames Creek Road, Sweet Home, OR 97386; Identified on the Linn County Assessor’s Map as 13S01E32CC Tax Lot 3200. The review and decision criteria are listed in Sweet Home Municipal Code Section(s) 17.80.040 and 17.72.070.
- c. **APPLICATION CU 18-05:** The applicant is requesting a conditional use permit in order to establish a church on a property zoned Commercial Highway (C-2). The subject property contains approximately 1.1 acres. The applicant is Tom Grenz, and the property owner is Full Gospel Church of Sweet Home. The property is located at: 2331 Main Street, Sweet Home, OR 97386; and identified on the Linn County Assessor’s Map as 13S01E32BA Tax Lot 1800 and 13S01E32BD Tax Lot 104. The review and

decision criteria are listed in Sweet Home Municipal Code Section(s) 17.80.040 and 17.36.030(A).

5. Discussion on the Zoning of the City Property Located at 1730 9th Avenue
6. Project Updates from Planning Staff
7. Adjournment

The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the Community and Economic Development Office at (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.

The Sweet Home Planning Commission welcomes your interest in these agenda items. Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the meeting; however, the Commission may consider additional subjects as well. This meeting is open to the public and interested citizens are invited to attend.

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.