



Community and Economic Development Department

City of Sweet Home  
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PLANNING COMMISSION MEETING  
MARCH 19, 2018  
CITY HALL ANNEX - COUNCIL CHAMBERS  
1140 12<sup>TH</sup> AVENUE

**PUBLIC MEETING CALL TO ORDER AT 7:02PM**

**ROLL CALL ATTENDING:**

Edith Wilcox      Henry Wolthuis (7:04PM)      Eva Journey      Thomas Herb  
Greg Stephens      Lance Gatchell      Anay Hausner

**STAFF:**

Jerry Sorte, Community and Economic Development Director (CEDD)  
Kathryn Wilcox, Planning Assistant  
Joe Graybill, Staff Engineer  
Ray Towry, City Manager

**REGISTERED VISITORS:**

Adam Hummer  
Amanda Hummer  
Bill Mathews  
Jon Gulliford

Connie Gulliford  
Jeri Dodge  
Louis Donlon  
Doug Peargin

Larry Rodgers  
Debbie Grey  
Thomas Grenz

**COMMENTS FROM THE PUBLIC**

None

**APPROVAL OF MINUTES**

Chairperson Gatchell opened discussion for corrections to the January 22, 2018 meeting minutes.

Edits Included; None

Comments Included; None

Commissioner Journey moved to approve the minutes as submitted.  
Commissioner Stephens seconded the motion to approve.

Question was called

Aye (6)

Chairperson Gatchell, Commissioner Hausner, Commissioner Wilcox, Commissioner Herb, Commissioner Journey, and Commissioner Stephens,

Nay (0)

Motion Passed Unanimously 6 Ayes to 0 Nays

**Chairperson Gatchell opened discussion for corrections to the February 5, 2018 meeting minutes.**

**Edits Included; None**

**Comments Included; None**

**Commissioner Herb moved to approve the minutes as submitted.  
Commissioner Hausner seconded the motion to approve.**

**Question was called**

**Aye (6)**

**Chairperson Gatchell, Commissioner Hausner, Commissioner Wilcox, Commissioner Herb, Commissioner Journey, and Commissioner Stephens,  
Nay (0)**

**Motion Passed Unanimously 6 Ayes to 0 Nays**

**Chairperson Gatchell opened discussion for corrections to the February 26, 2018 meeting minutes.**

**Edits Included; None**

**Comments Included; None**

**Commissioner Hausner moved to approve the minutes as submitted.  
Commissioner Journey seconded the motion to approve.**

**Question was called**

**Aye (6)**

**Chairperson Gatchell, Commissioner Hausner, Commissioner Wilcox, Commissioner Herb, Commissioner Journey, and Commissioner Stephens,  
Nay (0)**

**Motion Passed Unanimously 6 Ayes to 0 Nays**

### **PUBLIC HEARINGS**

**Chairperson Gatchell reviewed the Land Use procedure.**

**PUBLIC HEARING OPENED AT 7:05PM**

**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.**

**Chairperson Gatchell stated the first public hearing will be in regards to;**

**Page 2 of 9**

**Planning Commission Hearing – March 19, 2018**

**Revision Date: 5/7/18 ~ File Name: Planning Commission Minutes 3-19-18**

**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) 17.88.040, 17.88.040, 17.88.050, 17.24.030(L), and 17.08.030(D).

Chairperson Gatchell asked the Commissioners if they had any of the below stated in regards to the application;

**Personal Bias: None**

**Conflict of Interest:**

Commissioner Stephens declared that he lives in the notice area, although his property is in unincorporated. He stated that he can give fair judgement with no conflict of interest, financial or otherwise.

**Exparte:**

Commissioner Journey declared that she was familiar with the property.

Commissioner Stephens declared that he was familiar with the property.

Commissioner Herb declared that he was familiar with the property.

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 explained that the request is to allow an accessory use on a lot without a primary use, and to vary from the maximum allowable accessory structure square footage. 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.

Chairperson Gatchell asked the applicant to speak to the request.

Adam & Amanda Hummer explained that they are requesting to build a shop for their recreational vehicles, and recreational vehicle trailer. They explained that in order to complete the shop project they had two options of combing the lots by vacating the property line or apply for a conditional use. The applicant explained that the vacation was an unexpected expense for his shop project and he chose to request a conditional use for the time being. He stated he plans to vacate the property line and consolidate the two lots in the future. He explained he is

asking for a variance to the maximum accessory structure size so that his building may accommodate all of his vehicles and trailer. He explained that his proposed plan would comply with the covenants, conditions and restrictions for that subdivision and that the aesthetics would match the existing house. He explained that once the shop is built there would still be area enough to build another dwelling, but he plans to combine the two lots.

**Testimony In Favor:** None

**Testimony In Opposition:**

**Bill Mathews** expressed concerns for the character of the neighborhood and that the proposal would be in opposition of the original subdivision. He explained there are criteria for the subdivision in regards to buildings and size. He explained that there are not many outbuildings in the area. He expressed concerns about the effect this proposal may have on property values.

**Neutral Testimony:** None

**Rebuttal:**

**Adam Hummer** explained that his proposal is in compliance with the covenants, conditions and restrictions for the property. He explained that the property value would increase once he builds the structure, builds sidewalks and does landscaping. He explained that in turn his increased value should raise the value of surrounding properties.

**Bill Mathews** expressed concerns for the character of the neighborhood and explained that all the other structures are single, attached structures. He expressed an understanding for the site restrictions and topography.

**Adam Hummer** reiterated that his proposal is in compliance with the covenants, conditions and restrictions for the property. He explained that he plans to combine the lots as soon as he can.

**PUBLIC HEARING CLOSED AT 7:39PM**

**Planning Commission discussed the applications.**

**Concerns Included:**

- Covenants, conditions and restrictions are not relevant
- Situation created by applicant
- Vacation of the property line
- Other outbuildings in neighborhood
- Expectations and integrity of the R1, Low Density Residential Zone
- Neighbor Testimony
- Compatibility with neighborhood
- Percentage of increase beyond standard size maximum requested

**Considerations and Ideas Included:**

- Improving collaborations
- Need for shop and parking
- Neighborhood improvement

- Cost
- Landscaping
- Roof design
- Matching the neighborhood
- Better to have enclosed storage than open storage
- Other storage options

**Commissioner Herb made a motion to approve applications CU 18-02 and VR 18-01; including the conditions of approval listed in Section V of the Staff Report, the setting of 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.**

**Commissioner Hausner seconded the motion.**

**Question was called**

**Aye (5)**

**Commissioner Hausner, Commissioner Herb, Commissioner Wolthuis, Commissioner Stephens, Commissioner Wilcox,**

**Nay (2)**

**Commissioner Journey and Chairperson Gatchell**

**Motion Passed 5 Ayes to 2 Nay**

**PUBLIC HEARING OPENED AT 7:57PM**

**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.**

**Chairperson Gatchell stated the first public hearing will be in regards to;**

**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.**

**Chairperson Gatchell asked the Commissioners if they had any of the below stated in regards to the application;**

**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 request, as well as the staff findings, and application. He explained that the request is for a home occupation in a residential neighborhood. 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.

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

**Jon Gulliford** explained that the original address is a Linn County address while the new City address will be the new address since they have purchased the property. He explained that he is a classically trained gunsmith and would like to establish a home occupation for gunsmithing. He explained that they purchased the property because it had two homes, which he needed for his family, and a shop that had already established as a home occupation in the past. He explained that he builds custom rifles and will not be doing retail sales, or carrying ammunition, powder, or the like. He stated that there is ample parking. He stated he currently secures firearms in a safe but is planning to install a vault. He explained that his business is a low volume business because the repairs take time. He stated that he has no employees, besides himself and his father may occasionally assist him. He explained he advertises on websites, at gun stores, gun shows, radio stations, and more, but does not advertise his address. He explained that he may have a small sign but it would comply with the sign code. He said that he would have regular business hours between 8:00AM and 6:00PM Monday through Friday. He explained he will have cameras and will be installing a security system.

**Testimony in Favor: None**

**Testimony in Opposition:**

**Doug Pearnin** stated that he has concerns about firearms being discharged, and possible disturbances to the neighbors on the private drive.

**Jerry Dodge** stated that she has concerns about how the firearms would be tested, and if they would be discharged.

**Neutral Testimony: None**

**Rebuttal:**

**Jon Gulliford** explained that he would not be discharging firearms. He explained that he owns a membership at a club where he can safely test the firearms. He explained that it is dangerous and prohibited to discharging a firearm inside City limits. He stated that he would not have a lot of customers coming down the private drive as his business is by appointment only.

**PUBLIC HEARING CLOSED AT 8:15PM**

**Planning Commission discussed the applications.**

**Concerns Included: None**

**Considerations and Ideas Included: None**

**Commissioner Wolthuis made a motion to approve the conditional use permit, as proposed in application CU18-03, to establish a home occupation for gunsmith business 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 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. Conditions of approval are as listed in the Staff Report, the setting of 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.**

**Commissioner Stephens seconded the motion.**

**Question was called**

**Aye (7)**

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

**Nay (0)**

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

**PUBLIC HEARING OPENED AT 8:25PM**

**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.**

**Chairperson Gatchell stated the first public hearing will be in regards to;**

**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).**

**Chairperson Gatchell asked the Commissioners if they had any of the below stated in regards to the application;**

**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 request, as well as the staff findings, and application. He explained that the applicants would like to establish a church in an existing building. 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.

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

**Thomas Grenz and Larry Rodgers** explained that they are the representatives of Full Gospel Church and would like to use the new building they have purchased as the church's new location. They explained they have outgrown their previous location, which they were renting. They explained that it was more feasible to purchase than to rent and that the new location is larger and more accommodating for their needs. They explained they will use the structure for worship as well as providing services to the community. They explained they have no plans for signage at the time. They explained that no one will be residing in the structure.

**Testimony in Favor: None**

**Testimony in Opposition: None**

**Neutral Testimony: None**

**Rebuttal: None**

**PUBLIC HEARING CLOSED AT 8:39PM**

**Planning Commission discussed the applications.**

**Concerns Included:**

- Parking Requirements
- Sign Code Compliance

**Considerations and Ideas Included:**

- Use of existing structures and parking

**Commissioner Herb** made a motion to approve the application CU 18-05 requesting to use the existing building and parking lot a church with no conditions. There shall be the setting of 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.

**Commissioner Wilcox** seconded the motion.



**Question was called**

**Aye (7)**

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

**Nay (0)**

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

**DISCUSSION ON THE ZONING OF THE CITY PROPERTY LOCATED AT 1730 9TH AVENUE**

**Discussion Ensued about the property located at 1730 9<sup>th</sup> Avenue, currently owned by the City. The group discussed the suggestion to rezone the property.**

**Concerns Included:**

- Planning Commission making recommendation to City Council to rezone the property.
- Respect of the City Manager's stance on who would make the recommendation.

**Ideas Included:**

- Planning Commission to be flexible and open to consider proposals for that property as they come in.

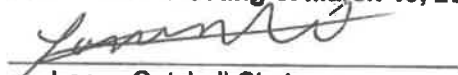
**PLEDGE OF ALLEGIANCE**

**Discussion Ensued about requiring the Pledge of Allegiance at the opening of meetings. The Planning Commission deliberated and upon consensus decided to keep the Pledge of Allegiance on the agenda.**

**ADJOURNMENT**

**PUBLIC MEETING CLOSED AT 9:16PM**

**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 Meeting of March 19, 2018.**

  
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Lance Gatchell Chairperson  
Sweet Home Planning Commission