



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

March 12, 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. 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.

3. Public Hearings:

- a. **CONTINUATION OF THE PUBLIC HEARING FOR APPLICATIONS AX 17-01 and ZC 17-01:** This is an application to annex an approximately 0.52-acre property that is located in the City of Sweet Home's Urban Growth Boundary into the City limits of Sweet Home. The request is also to change the zoning of the property from Linn County's Urban Growth Area-Rural Residential-1 Acre Minimum (UGA-RR-1) Zone to the City of Sweet Home's Medium Density Residential (R3) Zone. The applicants are Alan and Peggy Stutz, and the property address is 845 Alder Street, Sweet Home, OR 97386.
- b. **CONTINUATION OF THE PUBLIC HEARING FOR APPLICATION CU 18-01:** 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 specialty automotive fabrication and detailing, custom metal work, general metal fabrication, and the production of metal art. The home occupation would be conducted in an 864 square foot shop building, and include parking for the home occupation on the property. The subject property is a tract that consists of two subdivision lots and a total 0.32 acre. The subject property is located in the Residential Low-Density (R-1) Zone. The applicant is Lonnie Holt, and the property address is 707 Birch St., Sweet Home, OR 97386.

4. Project Updates from Planning Staff

5. 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.