



Community and Economic Development Department

City of Sweet Home
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PLANNING COMMISSION MEETING

June 18, 2018

CITY HALL ANNEX - COUNCIL CHAMBERS

1140 12TH AVENUE

PUBLIC MEETING CALL TO ORDER AT 7:00 PM

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)

Joe Graybill, Staff Engineer

Angela Clegg, Project Assistant

REGISTERED VISITORS:

Guy Dent, PO Box 437, Springfield, OR 97477 (owner of 951 15th Ave., Sweet Home)

Sean Howells, 951 15th Avenue, Sweet Home, OR 97386, 541-367-8241,

COMMENTS FROM THE PUBLIC

None

APPROVAL OF MINUTES

No Minutes presented to approve.

PUBLIC HEARINGS

PUBLIC HEARING OPENED AT 7:02PM

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;

CU 18-06 The City of Sweet Home is proposing new development at Sankey Park. Proposed improvements including the construction of a pedestrian bridge connection to the Jim Riggs Community Center (JRCC). The City also plans to remove the existing restrooms, breezeway, and storage building and construct new restrooms in a different location closer to the central Weddle Bridge Plaza entry area.

Replacing the restrooms will require some extensions to the plumbing systems, sewer system, and electrical power systems installed to the previous manufactured home. Additional improvements include the construction of a new playground area, new pavilion construction, BMX track renovation, parking lot improvements, hard surface improvements, and path development.

This application is being processed as development of a Community Center. The subject property is located in the Residential Low-Density (R1) Zone, the Residential High Density (R2), and Natural Resources (NR) Zone. Projects are proposed to be phased and completed if and when funding is available

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 read through an email response from the Department of State Lands that came in after comment period deadline; [We have completed our review of the Wetland Land Use Notification that was prepared for **City of Sweet Home**. The WLUN form was submitted to the Department for review/response and given the file number **WN2018-0291**.

The results and conclusions from that review are explained in the attached pdf documents. If the attached documents are illegible or difficult to open, you may contact the Department and request paper copies. Otherwise, please review the attachments carefully and direct any questions or comments to Jurisdiction Coordinator, Lauren Brown at (503) 986-5218 or lauren.brown@dsl.state.or.us. Thank you for your interest in the project.] The Application, 11x17 Maps, and Attachment B were provided to the Commission in their packets.

CEDD Jerry Sorte informed the commission that public parks are not called out in the Sweet Home Municipal Code. It was determined that the Community Center definition, which is broad, includes public parks. The projects described are a direct result of the Sweet Home Park System Master Plan approved in January 2014. From the Master Plan, the Conceptual Redesign was prepared and approved in October 2016. The Park and Tree Committee approved of the Sankey Park Conceptual Design Plan and the Tentative Layout Facilities & Paths Plan, provided by Joe Graybill that is in the Commissioners packet. Staff addressed the local standards for the bridge construction, and if approved may need to acquire additional State Permits.

Chairperson Gatchell asked the applicant to speak to the request.

CED Engineer Joe Graybill stated that the City is at the beginning stages of the Sankey Park project. This project will be spread out over a few years with an emphasis on the pedestrian bridge, restroom facilities in the lower park, the gazebo, and the paths (reference the Concept Plan Map provided to the Commission). Staff has talked about recruiting volunteer monies for smaller items such as, but not limited to, picnic tables, benches, etc. Much of the project will be ADA accessible so that it is viable for the community as a whole. Primary areas for focused ADA compliance will be the pedestrian bridge, restroom facilities and the playground.

CEDD Jerry Sorte added that the City would like to make Sankey Park more inviting to the community. He believes that if you build a nice park, people will use it and the bad elements will leave. With this public hearing, the City intended for the community to have a voice.

Testimony in Favor: None

Testimony in Opposition: Guy Dent, 3090 Yolanda Street, Springfield, OR is the owner of the property at 951 15th Street, Sweet Home, OR. Mr. Dent has concerns about path C7 that would run right next to his property on 15th Street. He doesn't want people walking by his yard. He feels that theft will increase if the path goes through to 15th Street. He also feels that if a solid fence goes in it will attract graffiti. Mr. Dent feels that his property on Elm Street will benefit from the park improvements. Mr. Dent is also concerned about the riparian area. Commissioner Journey made the comment that Mr. Dent's concerns are concerns for any park in the state. Chair Person Gatchel stated to Mr. Dent that the City is trying to develop Sankey Park for the whole community. Vice Chair Person Hausner stated to Mr. Dent that the Master Park Plan took four years to develop and was completed in 2014. CEDD Jerry Sorte then suggested the commission hold comment until the public hearing is closed.

Neutral Testimony: Sean Howells, 951 15th Street, Sweet Home, OR is the renter of the property on 15th Street. Mr. Howells feels that opening the gate on the C7 path near his house would increase crime at his house. Before the fence and gate went in he couldn't leave anything in his backyard. Since the gate was put in he hasn't had theft problems. Mr. Howells is also concerned about timber harvested within a fish bearing creek and wants to make sure the buffer rules are being followed. He feels that no trail should go along the creek. Despite his concern for the C7 trail and the riparian buffer Mr. Howells likes the idea of the park improvements. Chair Person Gatchel replied to Mr. Howells that there is a fifty foot buffer within city limits. CEDD Jerry Sorte added that there is a fifty foot buffer from the top of the bank to the creek, and that the City would have to comply with all state and federal standards. Unrelated, Mr. Howells asked why Ames Creek got rerouted originally.

Rebuttal: CED Engineer Joe Graybill told Mr. Dent and Mr. Howells that the gate near their property was opened years ago. There was a lot of student traffic during that time. Eventually the fence and gate were padlocked, but Mr. Graybill does not know if the City of Sweet Home or the Sweet Home School District put the padlock on. The Dahlenberg Bridge is intended to be relocated possibly to the New City Hall building. The bridge will not be destroyed. Mr. Graybill informed Mr. Dent and Mr. Howells that the creek was reconfigured in the 1990's so that people could not walk across the creek. The C7 path could generate more use, but they can also have it lead to the overlook that is planned in place of the Dahlenberg Bridge.

Mr Gatchel stated that the plan in front of them is a draft plan. Mr. Graybill agreed and added that the construction of the path will not take place for a few years so path changes can be discussed further. The path system is low priority

Sean Morgan from the New Era asked if the gate could be locked at night and open during park hours.

CEDD Director Jerry Sorte stated that the park and tree committee can discuss the C7 path further taking into consideration the concerns presented at the hearing.

PUBLIC HEARING CLOSED AT 7:47PM

Planning Commission discussed the application.

Concerns Included:

- Commissioner Herb asked if the City has the budget and guts to ask police to walk through once an hour.
- Vice Chairperson Hausner said that she can see the concerns of Mr. Dent and Mr. Howells. Maybe the path can be shortened so that it doesn't go into the neighborhood. She stated that Venues will come in, but the Jamboree may not be the only venue.
- Commissioner Wilcox's only concern is the preservation of bandstand and gazebo.

Considerations and Ideas Included:

- Commissioner Herb stated that Sankey Park should stay a great city park. People don't buy or not buy property around it because of undesirables and the Jamboree.
- Commissioner Stephens stated that he thought it was nice plan. He feels that the permits will address any issues, and upgrading the park will help with attendance and keeping the undesirables out.
- Vice Chairperson Hausner said that she can see the concerns of Mr. Dent and Mr. Howells.
- Vice Chairperson stated that she feels that parks help kids
- Chairperson Gatchell feels it is a well put together plan, it is manageable, and the concerns should be addressed through the process.
- Commissioner Wolthius feels that the path could be reworked. The City could add shrubbery for a barrier. Mr. Wolthius acknowledges the vandalism concerns, but is excited about the project.
- Commissioner Journey asked the commission to think about what Sweet Home will look like in 10 years. Will Sankey Park be a nice park or the part that was here 10 years ago? Journey feels that a system of parks in town would be desirable. She asked the commission to think about the risks versus the benefits because it is easier to focus on the negative. If the City is willing to take risks then the park will turn out like the City's vision. There will be additional meetings for the community to voice their opinions. Agendas are always posted so the community is aware. She is willing to take the risk and feels it is a good idea.
- Commissioner Wilcox told the commission that she has experienced Sankey Park since 1968. She feels that the plan is a great concept and great idea. She thinks that we could lock the bathrooms at night.

Vice-Chairperson Hausner made a motion to approve the application request for land use file CU 18-06, proposing new development at Sankey Park. Proposed improvements including the construction of a pedestrian bridge connection to the Jim Riggs Community Center (JRCC). The City also plans to remove the existing restrooms, breezeway, and storage building and construct new restrooms in a different location closer to the central Weddle Bridge Plaza entry area. Replacing the restrooms will require some extensions to the plumbing systems, sewer system, and electrical power systems installed to the previous manufactured home. Additional improvements include the construction of a new playground area, new pavilion construction, BMX track renovation, parking lot improvements, hard surface improvements, and path development. This application is being processed as development of a Community Center. The subject property is located in the Residential Low-Density (R1) Zone, the Residential High Density (R2), and Natural Resources (NR) Zone. Projects are proposed to be phased and completed if and when funding is available

Commissioner Journey seconded the motion.

Question was called

Aye (6)

Commissioner Journey, Commissioner Herb, Interim Chairperson Wolthuis, and Vice Chairperson Hausner, Commissioner Wilcox, Commissioner Stephens

Nay (0)

Motion Passed Unanimously 6 Ayes to 0 Nays


PROJECT UPDATES FROM PLANNING STAFF

Discussion Ensued CEDD Jerry Sorted informed the Commission that the next meeting will be Monday, July 2, 2018. There will be two public hearings during that meeting.

Vice Chairperson Hausner nominated Commissioner Journey to be the next Vice Chairperson. Commissioner Stephens said he would like to wait until they have a new commissioner before they vote.

PUBLIC MEETING CLOSED AT 8:05 PM

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 June 18, 2018.



Lance Gatchell Chairperson
Sweet Home Planning Commission

Respectfully submitted by: Lagea Mull, Project Assistant