Sweet Home Planning Commission

Agenda

Monday, May 1, 2017

Phone: 541-367-8113
www.ci.sweet-home.or.us

Sweet Home City Hall Annex Building
1140 12th Ave., Sweet Home, Or 97386

The Sweet Home Planning Commission welcomes your interest in these agenda items. The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requesting by notifying the City Manager's Office at 541-367-8969.

6:30PM Public Hearing

1. Call to Order and Pledge of Allegiance
2. Roll Call of Commissioners: Lance Gatchell (Chairperson); Anay Hausner (Vice Chairperson); Eva Jurney; Edith Wilcox; Greg Stephens; Henry Wolthuis, Thomas Herb
3. Approval of Minutes: March 6, 2017 Planning Commission Minutes, April 3, 2017 Planning Commission Minutes
4. Public Hearings
    1. **VR-17-02/P-17-01: MASTERDOM PAINTING REQUESTS A VARIANCE TO THE 25' PUBLIC FRONTAGE REQUIREMENT AND A PARTITION FOR THE CREATION OF TWO LOTS WITH A SHARED ACCESS IN THE R-1 ZONE. THE PROPERTY IS LOCATED AT 1669 CEDAR STREET, ALSO KNOWN BY LINN COUNTY ASSESSOR'S MAP 13-1E-31DD TAX LOT 8702.**
    2. **CPA-17-01: The Planning Commission will hold a hearing on amendments to the Comprehensive Plan Economic Development Policies based on the recently adopted Sweet Home Economic Opportunity Analysis.**

1. Comments from the Public
2. Adjournment

Planning Commission Process and Procedure for Public Hearings

- Open each Hearing individually
- Hearing Disclosure Statement (ORS 197.763)
- Declarations by the Commission:
    - Personal Bias- Prejudice or prejudgment of the facts to such a degree that an official is incapable of making an objective decision based on the merit of the case.
    - Conflict of Interest- Has any member of the Commission or their immediate family have any financial or other interests in the application that has to be disclosed.
    - Ex Parte Information- The Planning Commission is bound to base their decision on information received in the Public Hearing and what is presented in testimony. If a member of the Planning Commission has talked with an applicant or has information from outside the Public Hearing it needs to be shared at the time so that everyone in the audience has an opportunity to be aware of it and the rest of the Planning Commission is aware of it. In that way it can be rebutted and can be discussed openly.
- Staff Report
    - Review of application
    - Discussion of relative Criteria that must be used
    - During this presentation the members of the Planning Commission may ask questions of the staff to clarify the application or any part of the Zoning Ordinance or the applicable information.
- Testimony
    - Applicant's Testimony
    - Proponents' Testimony
        Testimony from those who are in favor to the application
    - Opponents' Testimony
        Testimony from those who are in opposition to the application
    - Neutral Testimony
        Testimony from those that are neither in favor nor in opposition of the application
    - Rebuttal
- Close Public Hearing
- Discussion and Decision among the Planning Commission
    - Motion
        - Approve
        - Deny
        - Approve with Conditions
        - Continuous
- If there is an objection to a decision it can be appealed to the City Council. There are 21 days allowed to make the appeal. At the time the City Council goes through the Public Hearing Process all over again.
    - Some items require an automatic appeal to the City Council
    - Recommendation made by Planning Commission—City Council makes final decision.

If you have a question, please wait until appropriate time and then direct your questions to the Planning Commission. Please speak one at a time so the recorder knows who is speaking.