



PLANNING COMMISSION MEETING  
February 1, 2016  
CITY HALL ANNEX - COUNCIL CHAMBERS  
1140 12<sup>TH</sup> AVENUE

## PUBLIC HEARING

### 2016 Quality Development Awards AT 6:15PM

Chairman Wolthuis and the Planning Commission presented Erika Baham, owner of the Rio Theater, the Quality Development Award for improvements on the exterior of The Rio Theater. Kayla Rosa owner of the Sunshine Espresso was also awarded a Quality Development Award but was unable to attend.

### PUBLIC HEARING CALL TO ORDER AT 6:30 PM

### PLEDGE OF ALEGIANCE

### ROLL CALL ATTENDING:

|                       |              |                    |                |
|-----------------------|--------------|--------------------|----------------|
| Henry Wolthuis<br>(A) | Eva Jurney   | James Goble        | Ned Kilpatrick |
| Greg Stephens         | Edith Wilcox | Lance Gatchell (A) |                |

### STAFF:

Laura LaRoque, Planning Services Manager, Katie Wilcox, Planning Assistant

### REGISTERED VISITORS:

Mayor Jim Gourley  
City Manager Craig Martin  
Sean Anderson, of the New Era 1313 Main St, Sweet Home, OR 97386  
Erika Baham, 26781 Rowell Hill Road, Sweet Home, OR 97386  
Kenneth Hamlin, 2796 S. Main Road #101, Lebanon, OR 97355  
Suzi Hamlin, 2796 S. Main Road #101, Lebanon, OR 97355

### APPROVAL OF MINUTES: January 4th, 2016

**Chairman Wolthuis summarized agenda items and explained the process for the Public Hearing**

**Chairman Wolthuis asked Commissioners if they had any of the below stated in regards to the application, Land Use file VR 16-02;**

Personal Bias: None  
Exparte: None  
Conflict of Interest: None

**PUBLIC HEARING OPENED AT 6:34PM**

**VARIANCE 16-02: Applicants Kenneth and Dolly Hamlin, requests two variances to the Residential Low Density (R-1) Zone Standards which include, 1) A variance from the 28 foot nominal width standard to allow 24 foot wide dwelling, 2) A variance from the 3/12 roof pitch to allow a flat roof. The applicants also request a variance from the General Provisions Zone Standard to allow for an accessory structure to be five foot instead six foot in distance from the dwelling. The property is located at 1650 11th Avenue, also known as Linn County Assessor's Map 13S-01E-31AB Tax Lot 03200.**

**Planning Services Manager LaRoque** briefly explained the staff report and background information of the property. She then reviewed the approval criteria as well as conditions of approval that are applicable to Variance requests. She explained the findings for the Planning Commission to take into consideration when making their decision. She then reviewed the application narrative, and explained the rest of the review criteria would be met besides the two that the applicant was seeking a variance for.

**Chairman Wolthuis** invited the applicant to speak.

**Kenneth Hamlin** explained his history with the City of Sweet Home, Linn County and the property discussed in the Variance application. He explained his passion for the project and the variances requested. He stated that he is not certain if the roof pitch meets the criteria, but he decided to ask for the variance just in case. He also asked for a variance from a nominal width of 28'-0" criteria and be allowed to have a 24'-0" width instead.

Testimony in Favor: None  
Testimony in Opposition: None  
Neutral Testimony: None

**Commissioner Wilcox** asked if the driveway would be located on Poplar Street, 11<sup>th</sup> Avenue or both.

**Kenneth Hamlin** responded explaining that he wanted to use the original driveway but because of the variances he decided to have the driveway off of Poplar Street.

**Questions of Staff: None**

**PUBLIC HEARING CLOSED AT 6:46 PM.**

**Planning Commission Discussed the Application**

**Motion by Commissioner Gatchel based on the findings and fact, for the Land Use file VR 16-02, Variance Application of Kenneth Hamlin in regards to property address 1650 11th Avenue, also known as Linn County Assessor's Map 13S-01E-31AB Tax Lot 03200, to grant two variances, 1) A variance from the 28 foot nominal width standard to allow 24 foot wide dwelling, 2) A variance from the 3/12 roof pitch to allow a flat roof.**

**Second by Commissioner Journey**

**Question was called**

**Aye (5)**

**Commissioner Journey, Commissioner Wilcox, Commissioner Stephens , Commissioner Goble and Chairman Wolthuis**

**Naye (0)**

**Motion Passes Unanimously**

**Election of Chairman and Vice-Chair**

**Motion by Commissioner Journey to elect Commissioner James Goble as Chair of the Planning Commission**

**Second by Commissioner Stephens**

**Motion carried by unanimous vote**

**Motion by Commissioner Stephens to elect Commissioner Wolthuis as Vice-Chair of the Planning Commission**

**Motion second by Commissioner Wilcox**

**Motion carried by unanimous vote**

**MEETING ADJOURNED AT 6:52 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 Hearings of February 1, 2016

---

James Goble, Chairman  
Sweet Home Planning Commission

Respectfully submitted by: Katie Wilcox, Planning Assistant