



City of Sweet Home
Community Development
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CITY OF SWEET HOME PLANNING COMMISSION NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

The Sweet Home Planning Commission will hold a public hearing on **Monday, May 2, 2016 at 6:30pm, at City Hall Annex Council Chambers, 1140 12th Avenue** to take testimony on the following land use applications.

- **P 16-04/VR 16-04: APPLICANT JOSHUA VICTOR REQUESTS A PARTITION TO DIVIDE ONE EXISTING PARCEL INTO TWO PARCELS. THE APPLICANT ALSO REQUESTS TWO VARIANCES TO ALLOW EACH PARCEL TO BE 3,998.42 SQUARE FEET INSTEAD OF THE REQUIRED 8,000 SQUARE FOOT LOT AREA MINIMUM AND TO ALLOW EACH PARCEL TO BE 50 FEET INSTEAD OF THE REQUIRED 80 FOOT LOT WIDTH MINIMUM, IN THE RESIDENTIAL INDUSTRIAL TRANSITIONAL (R/M(T)) ZONE. THE SUBJECT PROPERTY IS LOCATED AT 1900 WILLOW STREET.**
- **VR 16-05: APPLICANT JOSHUA VICTOR REQUESTS THREE VARIANCES FROM THE RESIDENTIAL INDUSTRIAL TRANSITIONAL (R/M(T)) ZONE DEVELOPMENT STANDARDS; 1) A VARIANCE FROM THE 28 FOOT NOMINAL WIDTH MINIMUM TO ALLOW A 24 FOOT NOMINAL WIDTH HOME; 2) A VARIANCE FROM THE 3/12 (THREE FEET IN HEIGHT FOR EACH 12 FEET IN WIDTH) MINIMUM ROOF PITCH TO ALLOW A FLAT ROOF; 3) A VARIANCE FROM THE 15 FOOT REAR YARD SETBACK MINIMUM TO ALLOW A 14 FOOT REAR YARD SETBACK. THE SUBJECT PROPERTY LOCATED IS LOCATED AT 1904 WILLOW STREET.**
- **CU 16-01: APPLICANT STEVEN BARBER REQUESTS CONDITIONAL USE TO ALLOW A RESIDENTIAL DWELLING IN A COMMERCIAL CENTRAL (C-1) ZONE. THE SUBJECT PROPERTY LOCATED IS LOCATED AT 898 MAIN STREET.**

The Planning Commission may approve, approve with conditions or deny the subject application in accordance with the applicable policies and sections of the City of Sweet Home Comprehensive Plan and Chapters of the City of Sweet Home Zoning Code. Interested parties are invited to attend this hearing or to submit comments in writing prior to the meeting time. All written comments must be received by the City of Sweet Home by 5:00 p.m. on Friday, April 22, 2016 to be included in the Planning Commission packet – verbal or written testimony may also be entered into the record at the public hearing. Those wishing to present verbal testimony, either pro, con or to raise questions will be asked to speak after the presentation of the staff report. Testimony shall pertain to the applicable criteria.

The decision of the Planning Commission will be made in accordance with the applicable criteria, and may be appealed per the provisions of the City's Municipal Code. Failure to raise an issue in person, or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals. The applicant and any person who submits written comments shall receive notice of the decision.

The decision-making criteria, application and all materials submitted by the applicant and records concerning this matter are available at the City of Sweet Home City Hall at 1140 12th Avenue, Sweet Home, Oregon during working hours (8:00 a.m. to 5:00 p.m.) weekdays, please call for an appointment. The City's staff report, findings of facts and staff recommendation are generally available seven days prior to the public hearing date. For additional information, contact Laura LaRoque, Planning Services Manager at 541-367-8113.

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 City Manager's Office at 541-367-8969.