



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

July 15, 2021, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

The City of Sweet Home is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. There will be opportunity for public input via the live stream. To view the meeting live, online visit <http://live.sweethomeor.gov>. If you don't have access to the internet you can call in to 541-367-5128, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 379 062 887#

Call to Order and Pledge of Allegiance

Roll Call of Commissioners

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.

Meeting Minutes: May 3, 2021 and June 7, 2021

Public Hearings

Application ZMA21-02: The applicant is proposing to change the Zoning Map in an area consisting of approximately 29,335 square feet (.67 acres) located 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386 (13S01E32DB Tax Lots 3701, 400 and 1100). The Sweet Home Zoning Map is proposed to change from the Industrial (M) Zone to the Highway Commercial (C-2) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application. Application ZMA21-02 is being filed simultaneously with Applications PLA21-13, PLA21-14, and PLA21-15. Applications PLA21-13, PLA21-14 and PLA21-15 are pending the approval of Application ZMA21-01.

Continuation of Application SD21-01: The applicant is requesting to subdivide an approximately 6.50-acre property into twenty-two lots ranging from approximately 8,196 to approximately 15,764 square feet. The proposed subdivision's average lot size is approximately 11,980 square feet. Approximately 8,196 square feet shall be reserved for a storm water detention area.

- a) [ZMA21-02 Staff Report](#)
- b) [SD21-01 Staff Report with Revised Site Plans](#)

Staff Updates on Planning Projects:

Planning Update

2021 Code Update Review

Adjournment

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.

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.

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 3225 Main Street, Sweet Home, Oregon 97386; Phone: (541) 367-8113.

Planning Commission Process and Procedure for Public Hearings

- Open each Hearing individually
- Review Hearing Procedure (SHMC 17.12.130)
- Hearing Disclosure Statement (ORS 197.763)
 - At the commencement of a hearing under a comprehensive plan or land use regulation, a statement shall be made to those in attendance that:
READ: "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."
- 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 merits of the case.
 - Conflict of Interest - Does 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 that 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 wishing to speak in favor of the application
 - Opponents' Testimony
 - Testimony from those wishing to speak in opposition of 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 Planning Commissioners
 - Motion
 - Approval
 - Denial
 - Approval with Conditions
 - Continue
- If there is an objection to a decision it can be appealed to the City Council. The Planning Commission shall set the number of days for the appeal period. At the time the City Council goes through the Public Hearing Process all over again.

- 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.



City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

Planning Commission Staff Report

REQUEST: The applicant is proposing to change the Zoning Map in an area consisting of approximately 29,335 square feet (.67 acres) located 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386 (13S01E32DB Tax Lots 3701, 400 and 1100). The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone and Industrial (M) Zone to Light Industrial Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application.

Application ZMA21-02 is being filed simultaneously with Applications PLA21-13, PLA21-14, and PLA21-15. Applications PLA21-13, PLA21-14 and PLA21-15 are pending the approval of Application ZMA21-01.

APPLICANT: Sweet Home Sanitation Service, Inc.

PROPERTY OWNER: Sweet Home Sanitation Service, Inc.

PROPERTY LOCATION: 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E32DB Tax Lot 3701, 400 and 1100

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.12, 17.36, 17.44, OAR 660-012-0060

FILE NUMBER: ZMA21-02

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** July 15, 2021 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** July 27, 2021 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

STAFF CONTACT: Angela Clegg, Associate Planner
Phone: (541) 367-8113; Email: aclegg@sweethomeor.gov

REPORT DATE: July 12, 2021

I. PROJECT AND PROPERTY DESCRIPTION

LOCATION: The subject tract contains approximately 29,335 square feet (.67 acre). The properties are currently zoned Industrial (M) Zone and the comprehensive plan designation is Highway Commercial (C-2) Zone. The applicant is requesting to change the zoning to Highway Commercial (C-2) bringing it into conformity with the property's existing Comprehensive Plan Map designation.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Properties	Industrial (M) Commercial Highway (C-2)	Light Industrial
Property North	Industrial (M) Recreation Commercial (RC)	Public Planned Recreation Commercial
Property East	Commercial Highway (C-2)	Public Highway Commercial
Property South	Commercial Highway (C-2)	Highway Commercial
Property West	Industrial (M) Commercial Highway (C-2)	Heavy Industrial

Floodplain Based on a review of the FEMA FIRM Maps; Panel 41043C0913G dated September 29, 2010, the subject property is in the 100-year floodplain.

Wetlands: The subject property does not show wetlands/waterways on the property that are depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

Access: The subject property has frontage along 18th Avenue and 19th Avenue.

Services: The subject property has access to City water and sewer services.

TIMELINES AND HEARING NOTICE:

Application Submitted:	May 24, 2021
Application Deemed Complete:	June 8, 2021
Mailed/Emailed Notice:	June 11, 2021
Notice Published in New Era Newspaper:	June 16, 2021
Planning Commission Public Hearing:	July 15, 2021
City Council Public Hearing	July 27, 2021

Notice was provided as required by SHMC 17.12.120.

II. COMMENTS

Public Works:	Public Works has no issues with the request.
Permit Technician:	The Building Program has no issues with this request.
Staff Engineer:	Regarding the Zone Map Amendment for the Sweet Home Sanitation Service at 1411 18 th Avenue. The existing facility is connected to city water and sewer services, has access driveways to both 18 th Ave and 19 th Ave. CEDD-ES has no concerns with the Zone Map Amendment.
Sweet Home Fire District:	The Fire District Has no issues with this request.
Public Comment:	No comments as of the issue of this Staff Report.

III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a zone change are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

A. An amendment to the official zoning or comprehensive plan map may be authorized provided that the proposal satisfied all relevant requirements of this title and also provided that the applicant demonstrates the following: [SHMC 17.12.010]

- 1. The proposed amendment is consistent with the goals and policies of the comprehensive plan; [SHMC 17.12.025(A)]**
 - a. The Zoning Code implements the Comprehensive Plan by providing specific development guidelines for each Land Use Designation. The general nature of each Comprehensive Plan Land Use Designation will guide the uses and standards for the corresponding zone in the Zoning Code. [Sweet Home Comprehensive Plan, Chapter 2 Text]**
 - b. The Comprehensive Plan Map graphically portrays Sweet Home's land use pattern as recommended by Comprehensive Plan policy. Each designation has a different symbol or color. The land use map portrays the long-range vision of land use patterns in Sweet Home. [Sweet Home Comprehensive Plan, Chapter 2, Comprehensive Plan Map Policies, Policy 1]**
 - c. Zoning Codes. The Zoning Codes regulate the use of land on a comprehensive basis. More specifically, the Zoning Codes divide the community into residential, commercial, industrial, and other use zones based on the Comprehensive Plan. Each zone has standards and regulations that determine the allowed uses on that land and the standards to which structures must conform, such as building height, yard setbacks, and lot size. The Codes consists of text, found in Title 17 of the Sweet Home Municipal Codes, and an official Zoning Map.**

The Zoning Codes fulfill two major roles. First, zoning promotes the public health, safety, and welfare of Sweet Home. Secondly, the Zoning Codes implement the Comprehensive Plan. Oregon Revised Statute 197.175 states that cities will:

- Prepare, adopt, amend, and revise comprehensive plans in compliance with Statewide Planning Goals; and**

- **Enact land use regulations to implement their comprehensive plan.**

In a broad sense, zoning encourages the orderly development of the community and implements the Comprehensive Plan. Zoning can only partially relate to the long-term aspects of the plan because as a regulatory tool, it must relate to the current conditions within the City of Sweet Home.

The Comprehensive Plan provides a general and long-range policy for the City while the Zoning Codes serve as a legal ordinance with binding provisions on land development. The various zones have specific boundaries and when drafting the Zoning Ordinance, the City considers how each land parcel will be affected.

Zoning Code provisions and the Zoning Map can be amended. Amendments shall be consistent with the Comprehensive Plan. If proposed amendments to the Zoning Codes do not comply with the Comprehensive Plan, the Comprehensive Plan must also be amended so that the two documents correspond. [Sweet Home Comprehensive Plan, Chapter 2, Comprehensive Plan Map Policies, Chapter 8: Plan Management]

- d. **Updating the plan: Making the Comprehensive Plan a basic part of the community's planning process an ongoing active function of City government will keep the Plan as a viable and useable policy document. The Comprehensive Plan needs to be updated occasionally for the following reasons:** [Sweet Home Comprehensive Plan, Chapter 8: Plan Management]
 - i. **To accurately reflect changes in the community.**
 - ii. **To ensure integration with other policies, Zoning Codes, and Subdivision Codes.**
- e. **Changes to the Plan Shall be made by ordinance after public hearings.** [Sweet Home Comprehensive Plan, Chapter 2, Plan Amendment Policies, Policy 2]
- f. **Changes in the Plan shall be incorporated directly into the document at the appropriate place. A list of all amendments with date of passage should be a part of the document.** [Sweet Home Comprehensive Plan, Chapter 2, Plan Amendment Policies, Policy 3]
- g. **Property Owners, their authorized agents, or the City Council may initiate a Comprehensive Plan amendment. In order to obtain a Comprehensive Plan amendment, the applicants have the burden of proof that all of the following conditions exist.** [Sweet Home Comprehensive Plan, Chapter 2, Plan Amendment Policies, Policy 5]
 - i. **There is a need for the proposed change;**
 - ii. **The identified need can best be served by granting the change requested;**
 - iii. **The proposed change complies with the Statewide Planning Goals; and,**
 - iv. **The proposed change complies with all other elements of the City's Comprehensive Plan.**
- h. **Highway Commercial: To provide suitable and desirable commercial areas along the highway intended to meet the business needs of the community.** [Sweet Home Comprehensive Plan Land Designations for Economic Development, Table 11]
- i. **High Density Residential: To provide areas suitable and desirable for higher density residential development, and particularly for apartments, manufactured home**

parks, other residential uses, and appropriate community facilities. [Sweet Home Comprehensive Plan Map Residential Land Designations, Table 7]

Staff Findings: The applicant is proposing to change the Zoning Map of an approximately 29,335 square feet (.67 acres) located 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386 (13S01E32DB Tax Lots 3701, 400 and 1100). The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone and Industrial (M) Zone to Light Industrial Zone.

Based on the Linn County 2018 aerial photograph, the area is surrounded by Highway Commercial and Industrial lots. There is no development planned with the Zone Map Amendment application.

Based on the findings above the proposed zoning plan designation would be consistent with the Sweet Home Comprehensive Plan.

The application complies with this criterion.

- 2. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;** [SHMC 17.12.025(B)]

Staff Findings: Staff finds that the proposed zoning map amendment would be orderly and timely, be consistent with the pattern of development in the area, and based on the 2018 Linn County aerial photograph, staff finds that the subject property is surrounded by Highway Commercial and Industrial lots.

The application complies with this criterion.

- 3. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district; and** [SHMC 17.12.025(C)]

Staff Findings: Water and sanitary sewer services are available in 18th Avenue and 19th Avenue. The subject property has frontage along 18th Avenue and 19th Avenue. The applicant has not proposed development with this Zone Map Amendment application

The application complies with this criterion.

- 4. The proposed amendment to the comprehensive plan map is consistent with Oregon's statewide planning goals.** [SHMC 17.12.025(D)]

Staff Findings: The applicant is not proposing an amendment to the comprehensive plan map.

- 5. OAR 660-012-0060(1). If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:**
 - a. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);**
 - b. Change standards implementing a functional classification system; or**
 - c. Result in any of the effects listed in paragraphs (a) through (c) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that**

would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

- i. Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
- ii. Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
- iii. Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan. [OAR 660-012-0060(1)]

Staff Findings: The subject property has existing frontage along Highway 20. The applicant has proposed a change in zoning from the Commercial Highway (C-2) Zone and Industrial (M) Zone to Light Industrial Zone. The proposed use would be consistent with the Comprehensive Plan Map designation. Based on these findings, staff concludes that the proposed zone change would not significantly affect the existing transportation infrastructure in the neighborhood and is consistent with the Sweet Home Transportation System Plan.

The application complies with this criterion.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings listed in Section III of this report, staff recommends that the Planning Commission recommend that the City Council approve this application. Since the request is for a zone change, staff has not recommended any conditions of approval.

V. PLANNING COMMISSION ACTION

In acting on a zone change application; the Planning Commission will hold a public hearing at which it may either recommend that the City Council approve or deny the application(s). The recommendation should be based on the applicable review and decision criteria. The City Council will hold a public hearing and decide on this application.

Motion:

After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to recommend that the City Council approve application ZMA 21-02; which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA 21-02 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

A. Subject Property Map

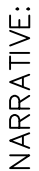
- B. Site Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Planning Application Form



1 inch = 108 feet

ZMA21-02
Subject Property Map

Date: 6/11/21

Scale $1'' = 30'$ 

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINES OF TAX LOTS 300, 400 (LOT 1 BLOCK 4 OF "WEDDLE'S ADDITION"), 1100 (LOT 1 BLOCK 3 OF "WEDDLE'S ADDITION") AND 3701 INTO ONE OVERALL ADJUSTED TAX LOT 400 (REPLAT OF LOT 1, BLOCK 4 OF "WEDDLE'S ADDITION").

NOTES:

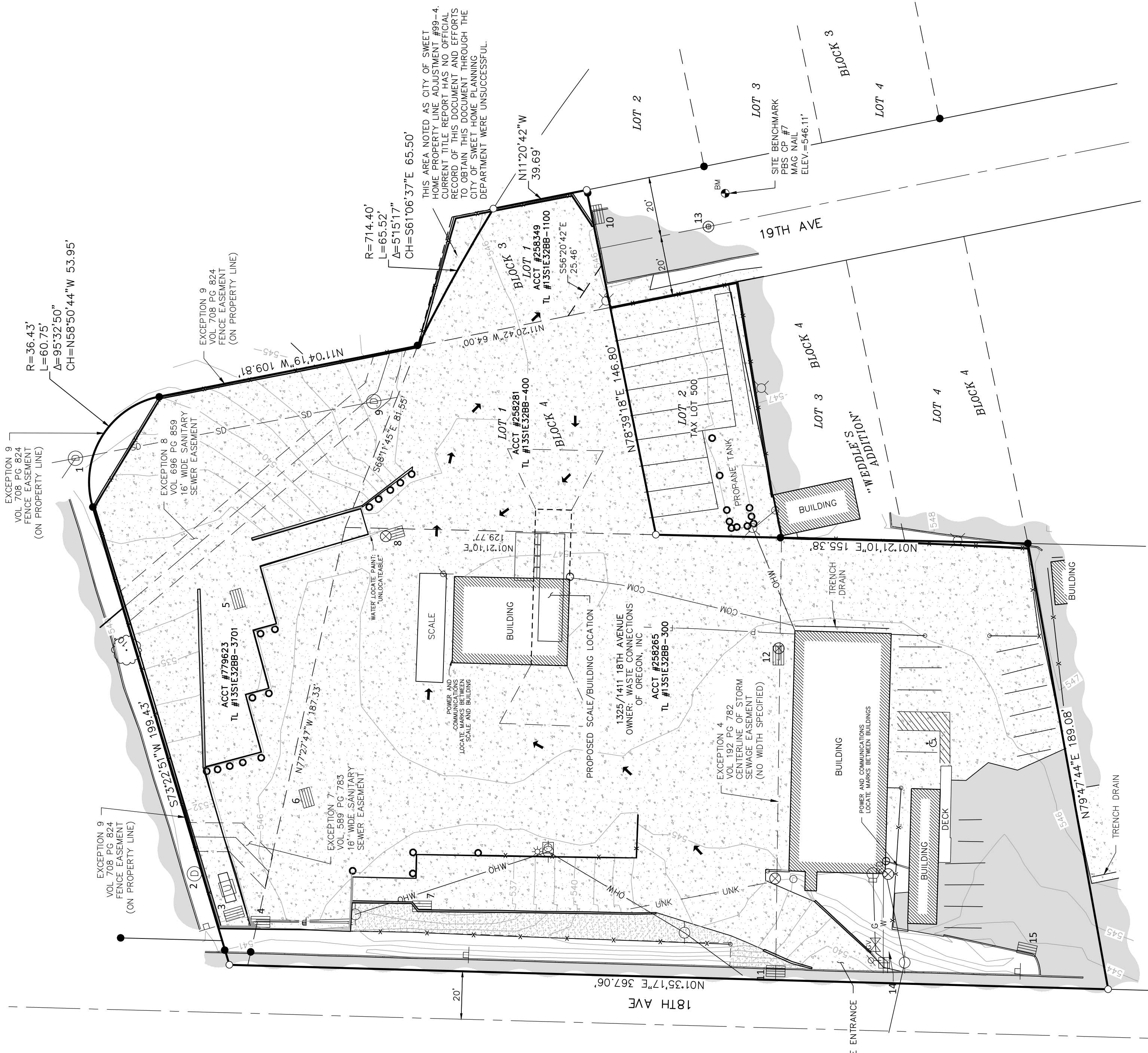
1. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 (ORGN)
2. THE SURFACE BENCHMARK: PBS CP#7
ELEVATION=546.11'
NAD 83
N= 7624097.21'
E= 7624097.21'
THE VERTICAL BENCHMARK IS A MAG NAIL LOCATED ON THE EAST SIDE OF 19TH AVENUE, 67 FEET SOUTHEAST OF A STORM DRAINAGE DITCH, 10 FEET WEST OF THE SE CORNER OF THE MANHOLE/CELESTONUT.
3. THE ELEVATION WAS DETERMINED BY GNSS OBSERVATION USING CORRECTIONS OBTAINED THROUGH THE OREGON REAL-TIME GNSS NETWORK (ORGN) AND TRANSFERRED THROUGH PRIMARY SITE CONTROL THROUGH DIFFERENTIAL LEVELS.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON OBSERVATIONS USING THE OREGON REAL-TIME GNSS NETWORK (ORGN)
5. THE HORIZONTAL DATUM: NAD 83, 2011 (EPOCH 2010), STATE PLANE COORDINATES (OREGON NORTH ZONE 3801)
6. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
7. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF DESIGNING SITE IMPROVEMENTS.
8. CONTOURS DERIVED BY DIRECT FIELD OBSERVATIONS. ELEVATION AND CONTOUR ACCURACY IS ONE-HALF THE CONTOUR INTERVAL.
9. THIS MAP IS HAS BEEN PRODUCED FOR DESIGN PURPOSES AND SHOWS AN ACCURATE BOUNDARY DEPICTION.
10. BOUNDARIES SHOWN HAVE BEEN DETERMINED BY ANALYZING FOUND MONUMENTS AND REFERENCING PUBLIC SURVEY RECORDS AND TITLE REPORT INFORMATION PROVIDED IN FIDELITY NATIONAL TITLE COMPANY ORDER NO. 60221905091 DATED AUGUST 7, 2019.
11. THE UNDERGROUND UTILITIES SHOWN HEREON WERE BASED ON FIELD MEASUREMENT OF UTILITY NUMBERS PAINT MARKS SUPPLIED BY THE OREGON UTILITY NOTIFICATION CENTER (PRE-SURVEY TICKET REQUESTS SUBMITTED ON 7/16/2019 AND PROCESSED AS TICKET NUMBERS 19194748 AND 19194759.) AS WELL AS SURFACE EVIDENCE AND PRIVATE ASSESSMENT RECORDS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND EXHAUSTIVELY DETERMINED. THEREFORE, THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON IS NOT GUARANTEED TO BE ACCURATE. ADDITIONALLY, CERTAIN UTILITIES (E.G. WATER, SANITARY, STORM, GAS, ETC.) MAY NOT HAVE CONDUCTIBLE OR TRACEABLE LINES AND MAY BE PRESENT.
12. PRIVATE ON-SITE CONDUCTIBLE UTILITY LOCATES WERE PERFORMED BY MT. VIEW LOCATE SERVICES ON 7/19/2019.
13. THERE ARE 2 SEWER EASEMENTS PLOTTED ON THE PROPERTY, BUT FIELD CREWS DID NOT FIND ANY SEWER STRUCTURES IN THEIR VICINITY.
14. THE WEST BOUNDARY OF THE SUBJECT PROPERTY APPEARS TO FALL IN THE PHYSICAL ROAD IMPROVEMENTS OF 18TH AVENUE. SURVEY RECORDS INDICATE THE ROAD RIGHT-OF-WAY TO BE 40' WIDE (20' ON EACH SIDE OF CENTERLINE).
15. THE EASTERN MOST PORTION OF THE SITE APPEARS TO HAVE AN UNRECORDED PROPERTY LINE ADJUSTMENT WITH THE ADJOINING PROPERTY OWNER. PARCEL MAP 1999-33 NOTES THAT THERE IS A CITY OF SWEET HOME PLA. P90-4 FILE. HOWEVER, THERE IS NO RECORD OF THIS DOCUMENT IN THE CURRENT TITLE RECORDS. THE CITY OF SWEET HOME PLANNING DEPT. WERE UNSUCCESSFUL IN LOCATING THE DOCUMENT.

LEGEND:

- | | |
|---|--|
| — | DENOTES SET BENCHMARK |
| ○ | DENOTES SITE 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "PBS" |
| ● | DENOTES FOUND SURVEY MONUMENT |
| ▬ | DENOTES ASPHALT SURFACE |
| ▬ | DENOTES CONCRETE SURFACE |
| ▬ | DENOTES GRAVEL SURFACE |
| ▬ | DENOTES EXISTING BUILDING AS NOTED |
| ▬ | DENOTES 5' CONTOUR INTERVAL |
| ▬ | DENOTES 1' CONTOUR INTERVAL |
| ▬ | DENOTES ROAD CENTERLINE |
| ▬ | DENOTES RIGHT OF WAY LINE |
| ▬ | DENOTES PROPERTY LOT LINE |
| ▬ | DENOTES CHAIN LINK FENCE LINE AS NOTED |
| ▬ | DENOTES OVERHEAD WRE |
| ▬ | DENOTES COMMUNICATIONS LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES GAS LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES POWER/SIGNAL LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES STORM DRAINAGE LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES UNKNOWN UTILITY LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES WATER LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES STORM DRAINAGE CATCH BASIN |
| ▬ | DENOTES STORM DRAINAGE MANHOLE |
| ▬ | DENOTES STORM DRAINAGE CLEANOUT |
| ▬ | DENOTES ROOF DRAIN |
| ▬ | DENOTES WATER METER |
| ▬ | DENOTES WATER SPOUT |
| ▬ | DENOTES GAS VALVE |
| ▬ | DENOTES GAS METER |
| ▬ | DENOTES POWER METER |
| ▬ | DENOTES POWER POLE |
| ▬ | DENOTES POWER POLE W/ LIGHT |
| ▬ | DENOTES STREET LIGHT/LIGHT POLE |
| ▬ | DENOTES COMMUNICATIONS RISER AS NOTED |
| ▬ | DENOTES COMMUNICATIONS MANHOLE AS NOTED |
| ▬ | DENOTES COMMUNICATIONS VAULT |
| ▬ | DENOTES UNKNOWN UTILITY VAULT |
| ▬ | DENOTES UNKNOWN UTILITY RISER/STANDPIPE |
| ▬ | DENOTES UNKNOWN UTILITY CLEANOUT |
| ▬ | DENOTES BOLLARD |
| ▬ | DENOTES SIGN |
| ▬ | DENOTES GATE POST |
| ▬ | DENOTES DECIDUOUS TREE |

STORM SEWER DATA:

- | | | |
|----|--------------------------|--|
| 1 | STORY SEWER MANHOLE | <p>RM=541.39'</p> <p>IE 10°+/- PVC (N)=535.34'</p> <p>IE UNKNOWN SIZE CONC (S)=534.75'</p> <p>IE UNKNOWN SIZE CONC (S)=534.57'</p> |
| 2 | STORY SEWER MANHOLE | <p>RM=541.82'</p> <p>NO PIPES VISIBLE</p> <p>SUMP=523.66'</p> |
| 3 | STORY SEWER CATCH BASIN | <p>RM=531.52'</p> <p>FULL OF TRASH</p> |
| 4 | STORY SEWER CATCH BASIN | <p>RM=546.30'</p> <p>FULL OF TRASH</p> |
| 5 | STORY SEWER CATCH BASIN | <p>RM=536.18'</p> <p>FULL OF TRASH</p> |
| 6 | STORY SEWER CATCH BASIN | <p>FULL OF TRASH</p> |
| 7 | STORY SEWER CATCH BASIN | <p>RM=535.99'</p> <p>IE 24°+/- STEEL (S)=536.08'</p> <p>IE 8°+/- STEEL (N)=534.95'</p> <p>SUMP=534.07'</p> |
| 8 | STORY SEWER CATCH BASIN | <p>RM=546.39'</p> <p>FULL OF TRASH</p> |
| 9 | STORY SEWER MANHOLE | <p>RM=544.28'</p> <p>IE 24°+/- CONC (S)=536.65'</p> <p>IE 24°+/- CONC (N)=536.68'</p> |
| 10 | STORY SEWER CATCH BASIN | <p>RM=545.58'</p> <p>HAP INLET</p> |
| 11 | STORY SEWER CATCH BASIN | <p>RM=539.07'</p> <p>IE 8°+/- CONC (E)=537.32'</p> <p>IE 8°+/- CONC (W)=536.94'</p> |
| 12 | STORY SEWER CATCH BASIN | <p>RM=545.60'</p> <p>FULL OF TRASH</p> |
| 13 | STORY SEWER CLEANOUT | <p>RM=546.25'</p> |
| 14 | IE 4°+/- PVC (E)=541.62' | |
| 15 | STORY SEWER MANHOLE | <p>RM=543.80'</p> <p>IE 4°+/- STEEL (SW)=542.03'</p> <p>SUMP=540.12'</p> |



1325 18TH AVE.
SWEET HOME, OR 97386

PROGRAMMIC SURVEY

REVISIONS

 $\therefore$

ATE | 5/10/2021

RAWN

1	2
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99	100

OB NO.:

17623-005

DRAWING NAME:

7623-005-TOPO

SHEET NO.

PBS Engineering and Environmental Inc.
415 W 6th Street, Suite 601
Vancouver, WA 98660
360.695.3488
pbsusa.com

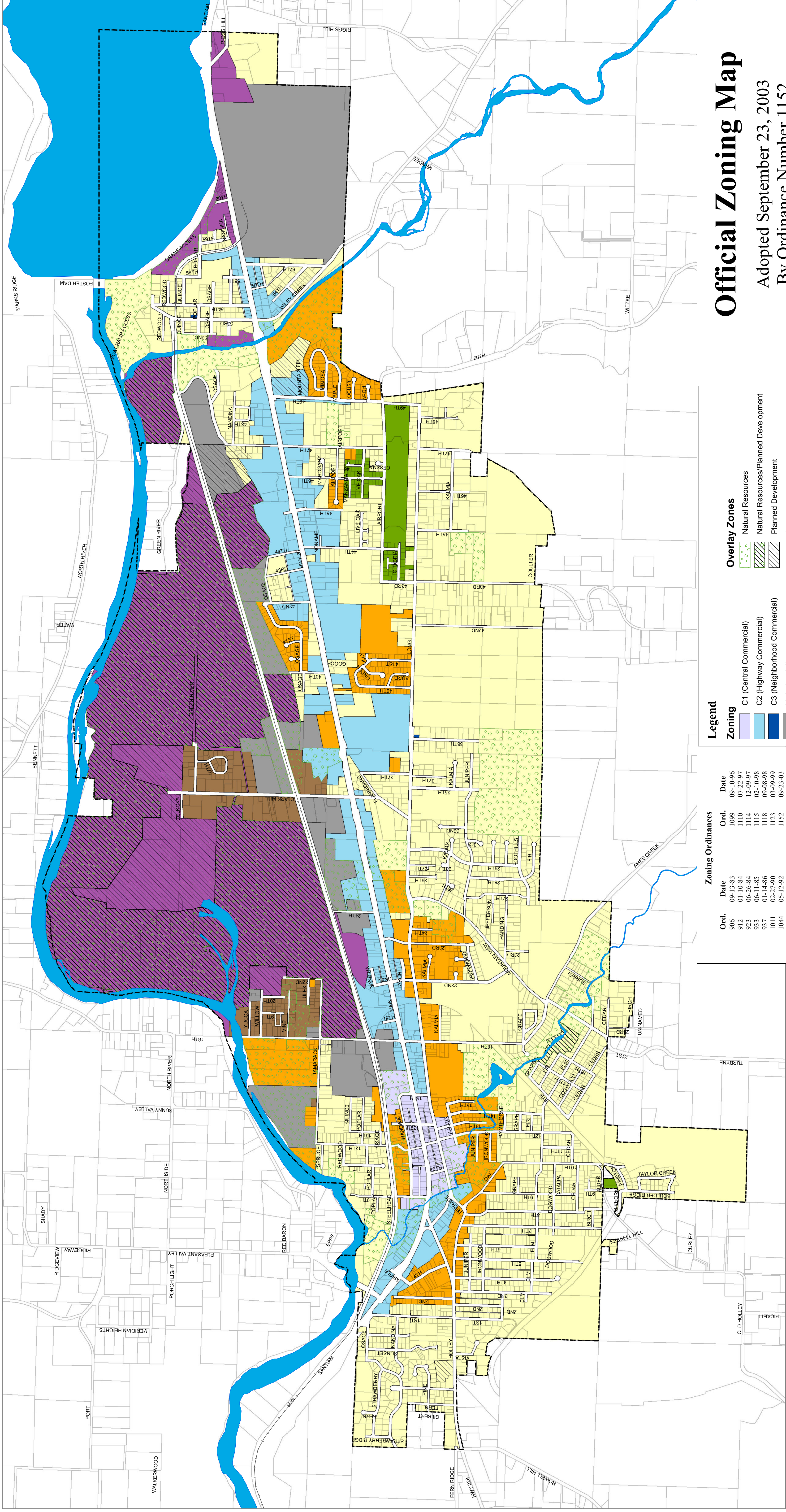


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN

RENEWAL DATE: 6-30-21

Sweet Home Zoning



Official Zoning Map

Adopted September 23, 2003
By Ordinance Number 1152
Updated by Later Zoning Ordinances

0 0.5 1 Miles
1 inch equals 0.16 miles

Zoning Ordinances

Ord.	Date	Ord.	Date
906	09-13-83	1089	09-10-96
912	01-10-84	1110	07-22-97
923	06-26-84	1114	12-09-97
933	06-11-85	1115	02-10-98
937	01-14-86	1118	09-08-98
1011	02-27-90	1123	03-09-99
1044	05-12-92	1152	09-23-03
1055	01-26-93	1162	06-22-04
1060	06-22-93	1169	03-22-05
1069	04-26-94	1178	01-10-06
1070	11-08-94	1181	03-14-06
1080	12-13-94	1192	07-24-07
1083	06-19-96	1193	09-11-07
1099	09-10-96	1197	12-11-07
1102	04-22-97	1200	05-27-08
1105	05-27-97	1206	12-25-08

Legend

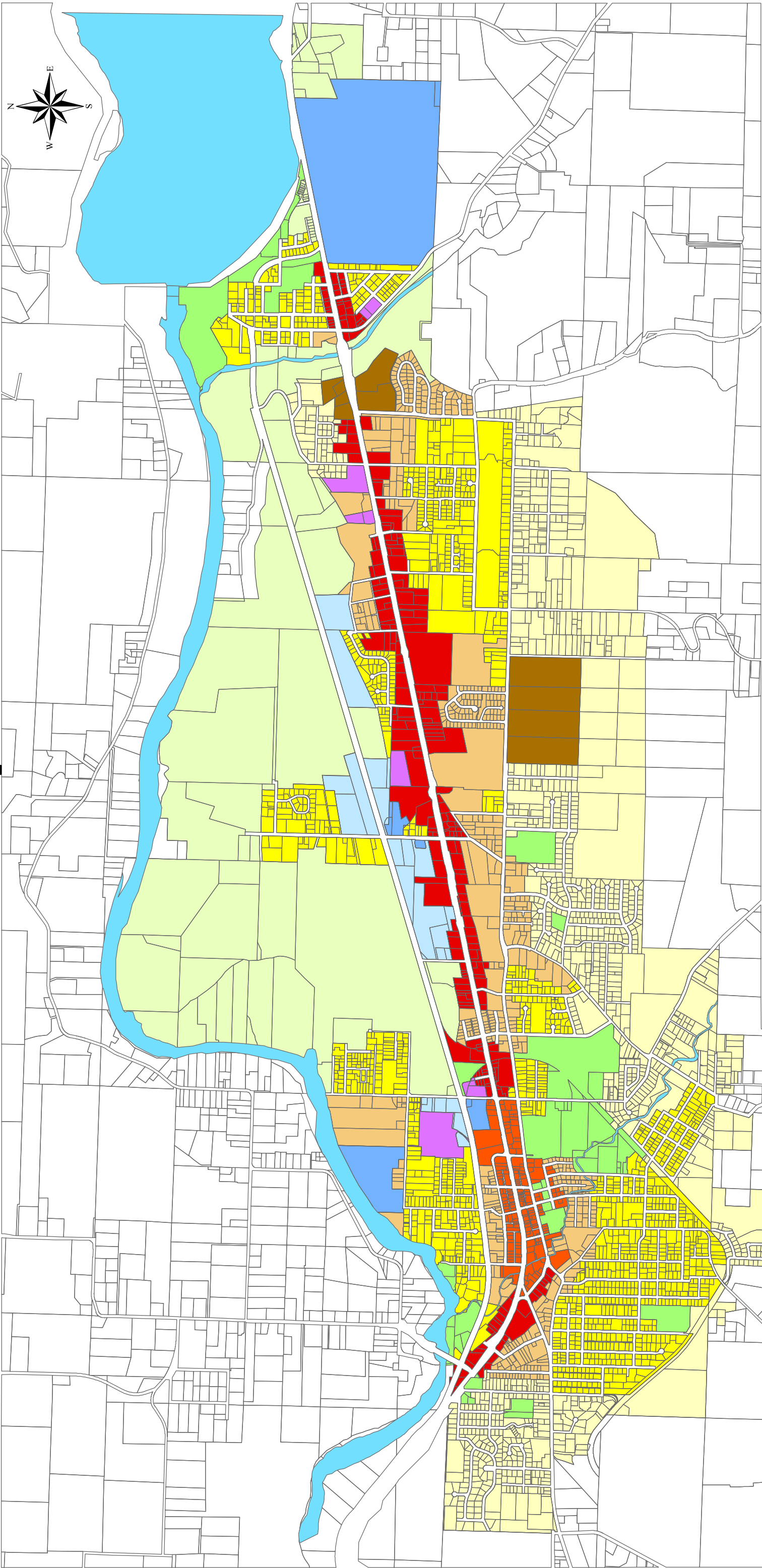
Zoning	Overlay Zones
C1 (Central Commercial)	Natural Resources
C2 (Highway Commercial)	Natural Resources/Planned Development
C3 (Neighborhood Commercial)	Planned Development
M (Industrial)	City Limits
R1 (Low Density Residential)	Taxlots
R2 (High Density Residential)	Lakes, Rivers, Streams
R3 (Medium Density Residential)	Railway
RC (Recreation Commercial)	
RMT (Residential Industrial Transition)	

This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.

Created By:
City of Sweet Home
Community Development
541-367-8113

Reproduced by PR 3/26/15 from original by SV 01/09/09

Sweet Home Comprehensive Plan



AMENDING ORDINANCES	
831	04-07 -81
933	06-11 -85
1013	02-27 -90
1069	04-26 -94
1070	10-21 -94
1081	12-13 -94
1083	06-19 -95
1102	04-22 -97
1105	05-27 -97
1114	12-09 -97
1125	11-09 -09
1151	09-23 -03
1197	12-11 -07

Official Comprehensive Plan Map

Adopted September 23, 2003

By Ordinance Number 1151

Updated by Later Annexation Ordinances

00.51

Miles

1 inch equals 0.32 miles

Legend

CompPlan

Central Commercial

General Industry

Heavy Industrial

High Density Residential

Highway Commercial

Light Industrial

Low Density Residential

Medium Density Residential

Mixed Use Residential

Planned Recreation Commercial

Public

Taxlots

Lakes, Rivers, Streams

This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data

Created By:
City of Sweet Home
Community Development
541-367-8113



City of Sweet Home
Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-357-8113

**Application for an Amendment to the
Comprehensive Plan or Zoning
Maps or Text**

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Date Received: _____

Date Complete: _____

File Number: _____

Map/Text Amendment Application Fee \$: _____

Zoning Application Fee \$: _____

Receipt #: _____

Planning Commission Hearing Date: _____

City Council Hearing Date: _____

Applicant's Name:

Sweet Home Sanitation Service, Inc.

Applicant's Address:

1411 18th Avenue Sweet Home, OR 97386

Applicant's Phone and e-mail:

541.821.0028 michael.grove@wastecorrections.com

Property Owner:

Sweet Home Sanitation Service, Inc.

Owner's Address:

1295 North Loop West, Suite 205, Houston, TX 77008

Owner's Phone and email:

541.287.5130 mark.gingrich@wastecorrections.com

Comprehensive Plan Map or Zoning Map Amendment

Subject Property Address:

1411 18th Avenue, Sweet Home, OR 97386

Subject Property Assessor's Map and Tax Lot:

1880183238 08701, 00400, and 01100

Subject Property Size:

08701 = 0.39 ac; 00400 = 5.720 ac; 01100 = 3.280 ac

Current Zoning Classification

Highway Commercial (C2)

Current Comprehensive Plan Classification:

General Industry

Purpose of Request

Change the zoning map classification of the subject property from Highway Commercial (C2) to Industrial (I1), so that the zoning is consistent and aligns with the city's current Comprehensive Plan classification of General Industry. This will facilitate the consolidation of Tax Lots 3701, 400, and 1100 with Tax Lot 300, which is already zoned I1.

Zoning or Comprehensive Plan Text Amendment

Sections proposed to be changed:

None

Proposed language for change.

None

Attach proposed text to this form.

Purpose of Request

No changes to the zoning or comprehensive plan text are being requested. No changes to the comprehensive plan map are being requested.

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request. I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature:

[Signature]

Date: 5/21/21

Property Owner's Signature:

[Signature]

Date: 5/24/21

SHMC 17.12.025 REVIEW CRITERIA FOR MAP AMENDMENTS.

An amendment to the official zoning or comprehensive plan map may be authorized provided that the proposal satisfied all relevant requirements of this title and also provided that the applicant demonstrates the following:

- ☒ A. The proposed amendment is consistent with the goals and policies of the comprehensive plan.
- ☒ B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.
- ☒ C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
- ☒ D. The proposed amendment to the comprehensive plan map is consistent with Oregon's statewide planning goals.

17.80.040 CONDITIONAL USE CRITERIA.

The criteria that will be used in approving, approving with conditions, or denying an application, or to enlarge or alter a conditional use, will be based on findings with respect to each of the following standards and criteria.

- ☐ A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws.
- ☐ B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:

☐ 1. Building size	☐ 6. Exhaust and emissions	☐ 11. Visibility
☐ 2. Parking	☐ 7. Light and glare	☐ 12. Safety
☐ 3. Traffic	☐ 8. Erosion	☐ 13. Building, landscaping or street features
☐ 4. Noise	☐ 9. Odor	
☐ 5. Vibration	☐ 10. Dust	
- ☐ C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.
- ☐ D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use.
- ☐ E. Home occupations must meet the following standards:
 - ☐ 1. The home occupation shall be secondary to the residential use.
 - ☐ 2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.
 - ☐ 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.
 - ☐ 4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic
- ☐ F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed.
- ☐ G. Marijuana facilities may not have any drive up services.
- ☐ H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school.
- ☐ I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property.



City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

Staff Report Presented to the Planning Commission

REQUEST: The applicant is requesting to subdivide an approximately 6.50-acre property into twenty-six lots ranging from approximately 8,226 to approximately 9,950 square feet. The proposed subdivision's average lot size is approximately 8,932 square feet. Approximately 8,226 square feet shall be reserved for a storm water detention area.

The proposed subdivision is in the Residential Low Density (R-1) Zone.

APPLICANT: Savely Kalugin

PROPERTY OWNER: Saz Yakis

FILE NUMBER: SD21-01

PROPERTY LOCATION: Between 23rd Avenue and Foothills Drive, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E32CA Tax Lot 04403.

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code Section(s) 16.12, 16.16, and 17.24.040 through 17.24.060.

HEARING DATE & TIME: May 3, 2021 at 6:30 PM

HEARING LOCATION: City Hall Council Chambers, 3225 Main Street, Sweet Home, Oregon 97386

STAFF CONTACT: Angela Clegg, Associate Planner
Phone: (541) 367-8113

REPORT DATE: April 26, 2021

I. PROJECT AND PROPERTY DESCRIPTION

The applicant is requesting to subdivide approximately 6.50-acre property into twenty-six lots ranging from approximately 8,226 to approximately 9,950 square feet. The proposed subdivision's average lot size is approximately 8,932 square feet. Approximately 8,226 square feet shall be reserved for a storm water detention area. The proposed subdivision is in the Residential Low Density (R-1).

Foothills Ridge Subdivision will create 26 lots for single-family dwellings on 6.50 acres located on Linn County Assessor's Map No. 13S01E32CA, Tax Lot 4403 (Attachment B). Lots created by the proposed subdivision will provide a variety of sizes. The smallest proposed lot is 8,226 square feet, while the largest lot is 9,950 square feet. The proposed subdivision's average lot size is 8,932 square feet.

The proposed subdivision conforms to all applicable sections of the Sweet Home Municipal Code (SHMC) and when necessary City of Sweet Home's Comprehensive Plan. This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the SHMC.

The subject property is accessed via Foothills Drive and 23rd Avenue. Foothills Drive is a paved road, has one lane in each direction, and is constructed to urban local road standards. 23rd

II. COMMENTS

Engineering Division: Regarding the proposed Foothills Ridge subdivision connecting the West end of Foothills Drive and the South end of 23rd Avenue, the following items shall be required.

The TSP roadway dimensions require a minimum 3-foot planter strip for Local Streets which the narrative and plan do not show. Foothills Drive is wide enough for planter strips to be constructed and are required. The proposal shows a 50-foot right-of-way, which provides adequate width for 5 feet sidewalk, 4 feet planter, and 30-foot curb to curb widths which provides the minimum 7 feet parking and travel lanes, etc. However, 23rd Avenue is only 40 feet wide with some portions at 35-foot-wide, the planter strips are not required, and sidewalks can be curbside.

The City of Sweet Home wants to have provision for a waterline easement in the common driveway are serving Lots 24 and 25 on Lots 10 and 11. The easement would be the same size as the proposed shared utility and access easements as noted on the Plan Option B. The easement would run from the south right-of-way line of Foothills Drive to the south line of Lots 24 and 25. The City is looking forward 15-20 years to a need for an additional water reservoir in the area, with the adjacent property to the south at the right elevation and location. It has access from Ames Creek road, so that only a waterline would be connected through the lots. We would likely place a conduit in the ground at the time of construction to feed the future waterline through, without the need for excavation at that future time.

This development will need to link the proposed water system on Foothills Drive to Harding Street. 23rd Avenue had a very small waterline that was inadequate to connect to. However, city water crews have recently removed that work item from the subdivision requirements with our replacement in April 2021 of that waterline. The city has placed 250 foot of 6" waterline in 23rd Avenue from the Harding Street 6" waterline southward to a few feet from the drainage channel culvert. The city has done this work for our own distribution system needs; the developer would have had to do this otherwise. This proposed subdivision shall connect at the new end point now, with a crossing under the channel. The channel culvert currently has only 6"-8" of cover.

The Fire & Ambulance District is requiring that the NE corner of Foothills Drive and 23rd Ave be a rounded corner with a 20-foot radius, to facilitate turning of large vehicles. The properties on the south boundary accessed by easement do not indicate if the front residences will or will not connect to that shared driveway. If they do then each driveway will have four residences, lessening the number of driveway aprons to Foothills Drive itself. However, it may create some issues with emergency services and access to those residences.

The intersection of Foothills Drive and 23rd Avenue will require a street name sign and post installed. A STOP sign will not be necessary, not every local street intersection needs a stop control condition. State of Oregon traffic rules provide guidance to drivers on the general right-of-way use at Tee and Cross intersections.

The Tract A as noted in the plan and narrative is intended to be transferred to City of Sweet Home ownership. The maintenance of

private stormwater basins is up to the local residences with or without a HOA, who benefit from the subdivision development and the stormwater basin, not the city. That property needs to remain under the ownership of the developer, or a HOA.

Because of the limited width of 23rd Ave, and the potential awkward connection to the adjacent drainage channel if it was done in the roadway, the outlet from the detention basin is shown to connect to that channel on the property of Lot 1 (Anderson) of Jefferson View Addition. An easement will be necessary on that property if there is not one currently available.

The tentative plan does not show how the development will accommodate runoff from the south hillside. There will need to be an easement, channel, area catch basins or some combination of those along the south line of the properties. That stormwater collection will then be another pipeline in the shared driveway easement down the driveway to Foothills Drive. The southern properties are about 12 foot to 15 foot above the central flat portion of the development.

The plan indicates a curb and sidewalk along the east side of 23rd Avenue. That would be a "half street" which is really a "3/4 street" on the ground, comprised of sidewalk, curb and drainage, pavement to the centerline and the opposite lane. There will need to be curb on that side too because residents will travel to and from the subdivision in both directions on 23rd Ave. Because of the very poor condition of 23rd Avenue, and it being the most direct path westward to the community, the improvements on 23rd Avenue need to extend to Harding Street. The City may be able to partner with the developer to improve the street network at 23rd Ave and Harding Street. The city is currently looking to overlay both streets, so by the time this proposed subdivision starts construction, there may already be good pavement in portions of 23rd Ave and Harding Street.

The indicated proposed mainline sewer systems appears to be able to provide each lot with service. For the properties on the south boundary that appear to be sharing the driveway accesses, each lot will have its own sewer lateral line.

Public Works: 23rd Avenue improvements will be required upon development.

Building Division: The Building Program has no issues with this proposed Subdivision. Proof of Private Access and Utility Easements to rear properties will be required on final survey, with approved widths/measurements.

**Oregon Department
Of State Lands:** The applicant requested an offsite determination last year, WD2020-0035. We sent a copy of the response to your office. The determination recommended a wetland delineation be completed and submitted to the department for review. Delineation reports must be approved by the department to be valid for permitting or to show avoidance. I did not find any other records in our database for this property, so we have not yet received a delineation report for this project. The determination may take the place of the WLUN for your application review process. Please condition approval accordingly – A delineation shall be submitted to DSL, and may need a permit.

**Sweet Home
Fire District:**

The Fire District has some concerns with access to this housing division. 23rd is narrow, not developed and would typically be accessed for Fire and EMS because of its location in relation to the proposed project. If something is typical, making an exception creates risk and inconsistency. In emergency services, we understand that on a map a firefighter looks at this small street and believes it is the shortest fastest route which can matter in a lifesaving event. Foothill Drive going from 60 feet in width to 50 feet creates another inconsistency that will be a transition: a driver in responding apparatus will deal with a road narrowing suddenly which makes no sense in any way that this would be acceptable by design. At every exit or entrance turning radius will be done by a 40-foot ladder truck that needs to make access on a narrow street into a narrow entrance the access points cause apparatus to slow or even jockey to make a turn. Parking will be an issue and fire lanes will need to be posted into flag lot type drives. This design is a concern but I'm sure there are resolutions for issues.

III. REVIEW AND DECISION CRITERIA

The review and decision criteria for a subdivision are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

A. Approval of tentative plans will be granted if the city finds that the proposal substantially conforms to the applicable provisions of Sweet Home Municipal Code Titles 16 and 17 and the comprehensive plan. The following criteria apply:

- 1. The information required by this chapter has been provided. [SHMC 16.16.040(A)]**

Staff Findings: SHMC 16.16.025 provides a specific list of requirements for the application, and the applicant provided this information

The application complies with this criterion.

- 2. The design and development standards of Sweet Home Municipal Code, Titles 16 and 17 and the comprehensive plan, have been met where applicable. [SHMC 16.16.040(B)]**
 - A. Size and shape. Lot and parcel size, width, shape and orientation shall be appropriate for the zone and location of the subdivision, as well as for the type of use contemplated. [SHMC 16.12.030(A)]**
 - B. No lot or parcel shall be dimensioned to contain a part of an existing or proposed street. [SHMC 16.12.030(B)]**
 - C. Residential lots and parcels shall be consistent with the residential lot size and width standards of Sweet Home Municipal Code Title 17. [SHMC 16.12.030(C)]**

YARD SETBACKS AND LOT SIZE AND WIDTH.

Except as provided in § 17.08.060, in a R-1 zone, yard setbacks shall be as follows.

- 1. The front yard shall be a minimum of 20 feet. [SHMC 17.24.050(A)]**
- 2. Each side yard shall be a minimum of five feet, and the total of both side yard setbacks shall be a minimum of 13 feet. [SHMC 17.24.050(B)]**

3. **The street side yard shall be a minimum of 15 feet.** [SHMC 17.24.050(C)]
4. **The rear yard shall be a minimum of 15 feet.** [SHMC 17.24.050(D)]
5. **On a flag lot, or similarly configured lot, the inset front yard setback shall be a minimum of 15 feet.** [SHMC 17.24.050(E)]
6. **Regardless of the side and rear yard requirements of the zone, an accessory structure, excluding detached accessory dwellings, may be built to within five feet of side or rear lot line; provided, the structure is more than 70 feet from the street abutting the front yard and 20 feet from the street abutting the street side yard.** [SHMC 17.24.050(F)]

Except as provided in § 17.08.050, the minimum lot size and width in a R-1 zone shall be as follows:

1. **The minimum lot area shall be 8,000 square feet; and** [SHMC 17.24.040(A)]
2. **The minimum lot width at the front building line shall be 80 feet.** [SHMC 17.24.040(B)]

- D. Lot depth shall not exceed two and one-half times the average width.** [SHMC 16.12.030(D)]

Staff Findings: Based on a review of the applicant's site plans (Attachment B), and the applicant's Residential Subdivision Application (attachment C), lot depth would not exceed two and one-half times the average width. There is a portion of each lot where the front building line would be at least 80 feet in width for an interior lot and 70 feet in width for a corner lot. No lot would be dimensioned to contain part of an existing or proposed street.

Based on the above findings, the application complies with these criteria.

- E. Frontage. Each lot or parcel, except those abutting private streets, shall abut upon a publicly owned street, other than an alley, for a width of at least 25 feet.** [SHMC 16.12.030(E)]

Staff Findings: Based on a review of the applicant's site plans (Attachment B), the proposed Lots would have 25 feet of frontage along Foothills Drive. Every lot shall abut a street, other than an alley, for a width of at least 25 feet [SHMC 17.08.010(C)].

Based on staff's findings above, the application does not comply with this criterion.

- F. Access easements. Where no other practical access to lots or parcels exists, the Planning Commission may allow an access easements for actual access to lots or parcels.** [SHMC 16.12.030(F)]

1. **Joint use driveways.** [SHMC 17.08.100(C)(6)]
 - a. **Joint use driveways are permitted.**
 - b. **A joint use driveway shall comply with International Fire Codes**
 - c. **A joint use driveway that serves four or more lots or parcels shall be developed to the standards of a local street.**
 - d. **Where the city approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the city for its records, but the city is not responsible for maintaining the driveway or resolving any dispute between property owners.**

Staff Findings: Per the staff engineer's comment in Section II, the City of Sweet Home wants to have provision for a waterline easement in the common driveway are serving Lots 24 and 25 on Lots 10 and 11. The easement would be the same size as the proposed shared utility and access easements as noted on the Plan Option B (attachment B). The easement would run from the south right-of-way line of Foothills Drive to the south line of Lots 24 and 25. It has access from Ames Creek road, so that only a waterline would be connected through the lots.

This development will need to link the proposed water system on Foothills Drive to Harding Street. 23rd Avenue had a very small waterline that was inadequate to connect to. The City has placed 250 feet of 6" waterline in 23rd Avenue from the Harding Street 6" waterline southward to a few feet from the drainage channel culvert. The city has done this work for our own distribution system needs; the developer would have had to do this otherwise. This proposed subdivision shall connect at the new end point now, with a crossing under the channel. The channel culvert currently has only 6"-8" of cover.

Because of the limited width of 23rd Ave, and the potential awkward connection to the adjacent drainage channel, if it was done in the roadway, the outlet from the detention basin is shown to connect to that channel on the property of Lot 1 (751 23rd Avenue) An easement will be necessary on that property if there is not one currently available.

The tentative plan does not show how the development will accommodate runoff from the south hillside. There will need to be an easement, channel, area catch basins or some combination of those along the south line of the properties. That stormwater collection will then be another pipeline in the shared driveway easement down the driveway to Foothills Drive. The southern properties are about 12 feet to 15feet above the central flat portion of the development.

The plan indicates a curb and sidewalk along the east side of 23rd Avenue. That would be a "half street" which is really a "3/4 street" on the ground, comprised of sidewalk, curb and drainage, pavement to the centerline and the opposite lane. There will need to be curb on that side too because residents will travel to and from the subdivision in both directions on 23rd Ave. Because of the very poor condition of 23rd Avenue, and it being the most direct path westward to the community, the improvements on 23rd Avenue need to extend to Harding Street. The City may be able to partner with the developer to improve the street network at 23rd Ave and Harding Street. The city is currently looking to overlay both streets, so by the time this proposed subdivision starts construction, there may already be good pavement in portions of 23rd Ave and Harding Street.

The indicated proposed mainline sewer systems appears to be able to provide each lot with service. For the properties on the south boundary that appear to be sharing the driveway accesses, each lot will have its own sewer lateral line.

The applicant has not proposed a joint use driveway.

With the above conditions, the application complies with this criterion.

G. Through lots should be avoided except where they are essential to provide separation of residential development from non-residential activities, arterial streets, or to overcome a specific disadvantages of topography and orientation. [SHMC 16.12.030(G)]

- 1. A planting screen easement of at least ten feet in width and across which there shall be no right of access may be required along the lines of lots or parcels abutting a collector or arterial street or other incompatible uses.**
- 2. Lots shall be served from only one side via a local street.**
- 3. A through lot shall have the yard abutting a street that has no access to the back yard and shall utilize setbacks for a back yard as per the underlying zone standards.**

Staff Findings: The applicant has not proposed any through lots.

The application complies with these criteria.

- H. Lot side lines. The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face. [SHMC 16.12.030(H)]**
- 1. Topographical conditions or street configurations may warrant an angle.**
 - 2. Generally, any angle should not exceed 30° from a right angle to the street.**

Staff Findings: As depicted on Attachment B, the proposed parcels would have side lines that are at, or very close, to right angles to Foothills Drive.

The application complies with these criteria.

- I. Flag Lots. Flag lots should be avoided if local street connection can reasonably be included in lieu of the flag lot configuration. The thin strip of land, known as the flag pole, which provides access to the lot(s) furthest from the street shall not be used in determining lot size, lot width or yard setback requirements. [SHMC 16.12.030(I)]**

Staff Findings: The applicant is not proposing any flag lots.

The application complies with these criteria.

- J. If special setbacks are to be established in a subdivision or partition through the variance process, they shall be shown on the tentative plan and final plat and included in the deed restrictions. [SHMC 16.12.030(J)]**

Staff Findings: The applicant has not proposed any special setbacks. Staff finds that the configuration of the proposed subdivision lots meets these criteria

The application complies with these criteria.

- 3. Development of any remainder of the property under the same ownership can be accomplished in accordance with this code. [SHMC 16.16.040(C)]**

Staff Findings: The applicant is proposing to create 26 residential lots, 1 open space tract, an extension of Foothills Drive and associated utilities. As reviewed in this staff report, the lots would meet the minimum lot size of the zone and would be configured so that they could accommodate a residential dwelling. Staff finds that the applicant does not own any other property adjacent to the site.

The application complies with this criterion.

- 4. Adjoining land can be developed or is provided access that will allow its development in accordance with all applicable city codes. [SHMC 16.16.040(D)]**

Staff Findings: Staff has not identified any features of this proposed subdivision that would inhibit development on adjoining property.

The application complies with this criterion.

- 5. The proposed street plan provides for the circulation of traffic and meets the street design standards of this title. [SHMC 16.16.040(E)]**

Staff Findings: Per the staff engineer's comments in Section II above, The Transportation System Plan (TSP) roadway dimensions require a minimum 3-foot planter strip for Local Streets which the narrative and plan do not show. Foothills Drive is wide enough for planter strips to be constructed and are required. The proposal shows a 50-foot right-of-way, which provides adequate width for 5 foot sidewalk, 4ft planter, and 30ft curb to curb widths which provides the minimum 7ft parking and travel lanes, etc.

The Fire & Ambulance District is requiring that the Northeast corner of Foothills Drive and 23rd Ave be a rounded corner with a 20ft radius, to facilitate turning of large vehicles. The properties on the south boundary accessed by easement do not indicate if the front residences will or will not connect to that shared driveway. If they do, then each driveway will have four residences, lessening the number of driveway aprons to Foothills Drive itself. However, it may create some issues with emergency services and access to those residences.

The intersection of Foothills Drive and 23rd Avenue will require a street name sign and post installed. A stop sign will not be necessary, not every local street intersection needs a stop control condition. State of Oregon traffic rules provide guidance to drivers on the general right-of-way use at Tee and Cross intersections.

The plan indicates a curb and sidewalk along the east side of 23rd Avenue. That would be a "half street" which is really a "3/4 street" on the ground, comprised of sidewalk, curb and drainage, pavement to the centerline and the opposite lane. There will need to be curb on that side too because residents will travel to and from the subdivision in both directions on 23rd Ave. Because of the very poor condition of 23rd Avenue, and it being the most direct path westward to the community, the improvements on 23rd Avenue need to extend to Harding St. The City may be able to partner with the developer to improve the street network at 23rd Ave and Harding Street.

Relevant to street standards 27th avenue is a 40 foot right-of way, 28th Avenue is a 50 foot right-of-way, 29th Avenue is a 60 foot right-of-way, Mountain View is a 40 foot right-of-way, and Harding Street is a 40 foot right-of-way.

With the above conditions, the application complies with this criterion.

6. The location and design allows development to be conveniently served by public utilities. [SHMC 16.16.040(F)]

Staff Findings: Per the staff engineer's comments in Section II above, the City of Sweet Home wants to have provision for a waterline easement in the common driveway are serving Lots 24 and 25 on Lots 10 and 11. The easement would be the same size as the proposed shared utility and access easements as noted on the Plan Option B. The easement would run from the south ROW line of Foothills Drive to the south line of Lots 24 and 25. The City is looking forward 15-20 years to a need for an additional water reservoir in the area, with the adjacent property to the south at the right elevation and location. It has access from Ames Creek road, so that only a waterline would be connected through the lots. We would likely place a conduit in the ground at the time of construction to feed the future waterline through, without the need for excavation at that future time.

This development will need to link the proposed water system on Foothills Drive to Harding Street. 23rd Avenue had a very small waterline that was inadequate to connect to. The city has placed 250 foot of 6" waterline in 23rd Avenue from the Harding Street 6" waterline southward to a few feet from the drainage channel culvert. This proposed subdivision shall connect at the new end point now, with a crossing under the channel. The channel culvert currently has only 6"-8" of cover

The indicated proposed mainline sewer systems appears to be able to provide each lot with service. For the properties on the south boundary that appear to be sharing the driveway accesses, each lot will have its own sewer lateral line.

With the above conditions, the application complies with this criterion.

7. Any special features of the site, including topography, floodplains, wetlands, vegetation, or historic sites, have been adequately considered, and protected if required by city, state or federal law. [SHMC 16.16.040(G)]

Staff Findings: Staff has not identified any special features of the site.

The application complies with this criterion.

8. **If the tentative plan provides for development in more than one phase, the Planning Commission must make findings and conclusions that such phasing is necessary due to the nature of the development.** [SHMC 16.16.040(H)]

Staff Findings: The applicant is not proposing to develop this property in phases.

The application complies with this criterion.

9. **An application for residential development can be denied based on a lack of school capacity if:** [SHMC 16.16.040(I)]
 - a. **The city has been informed by the Sweet Home School District that their adopted school facility plan has identified the lack of school capacity; and** [SHMC 16.16.040(I)(1)]
 - b. **The city has considered option to address school capacity; and** [SHMC 16.16.040(I)(2)]
 - c. **The capacity of a school facility is not the basis for a development moratorium under O.R.S. 197.505 to 197.540.** [SHMC 16.16.040(I)(3)]
 - d. **This section does not confer any power to the school district to declare a building moratorium.** [SHMC 16.16.040(I)(4)]

Staff Findings: The City has not been informed by the Sweet Home School District that their adopted school facility plan has identified a lack of school capacity. Staff does not recommend that this application be denied based on a lack of school capacity.

The application complies with this criterion.

B. Conditions of Approval.

1. **The approving authority may attach conditions of approval of a tentative subdivision or partition plan to ensure that the proposal will conform to the applicable review criteria.** [SHMC 16.16.050(A)]
2. **Conditions of approval may include, but are not limited to, the following:** [SHMC 16.16.050(B)]
 - a. **Street improvements as required to assure that transportation facilities are adequate for the proposed development, both on and off of the subject property.**
 - b. **Storm water drainage plans**
 - c. **Fencing.**
 - d. **Landscaping.**
 - e. **Public land dedication.** [SHMC 16.16.050(B)(1 through 5)]

Staff Findings: The applicant is requesting to subdivide an approximately 6.50-acre property into 26 lots ranging from approximately 8,226 to approximately 9,950 square feet. The proposed subdivision's average lot size is approximately 8,932 square feet. Approximately 8,226 square feet shall be reserved for a storm water detention area. The proposed subdivision is in the Residential Low Density (R-1) Zone.

To ensure compliance staff recommends a condition of approval that upon development of the proposed parcels, the property owner shall construct all applicable street, sidewalk and storm drain improvements that are required by, and according to the provisions of the Sweet Home Municipal Code at the time of development. All public improvements must comply with the standards listed in the SHMC at the time of development.

Staff has recommended conditions of approval, listed in Section IV below, that act to ensure that the final subdivision plat comply with the application that has been proposed. Additional conditions of approval may be required if any of the subject parcels are further divided under a future application or if they are physically developed with a residence.

With the above conditions, the application complies with these criteria.

C. Duration of Tentative Plan Approval. [SHMC 16.16.070]

1. **Approval of a tentative plan shall be valid for 12 months from the date of approval of the tentative plan, provided that if the approved tentative plan provides for phased development, the approval shall be valid for the time specified for each phase, subject to the limitations of § 16.16.060 of this chapter.** [SHMC 16.16.070(A)]
2. **If any time limitation is exceeded, approval of the tentative subdivision plan, or of any un-platted phase of the tentative subdivision plan shall be void. Any subsequent proposal by the applicant for division of the property shall require a new application.** [SHMC 16.16.070(B)]

Staff Findings: This approval shall be valid for 12 months. The applicant has proposed a phased development. Staff recommends that a time for each phase be specified. Extensions shall be permitted as allowed under SHMC 16.16.080.

With the above conditions, the application complies with these criteria.

D. Final Subdivision Plat. **Within one year from date of the approval of the tentative plan, the applicant shall prepare a final plat in conformance with the approved tentative plan, the provisions of this title and the provisions of O.R.S. Chapter 92.** [SHMC 16.20.010(B)(1)]

Staff Findings: Within one year from date of the approval of the tentative plan, the applicant shall prepare a final plat in conformance with the approved tentative plan, the provisions of this title and the provisions of O. R. S. Chapter 92. The applicant shall submit a final subdivision plat for approval by the City according to the procedures and requirements of SHMC 16.20. The applicant shall provide all information required by SHMC 16.20.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings discussed in Section III above, staff recommends that this application be approved. The application shall be subject to compliance with the conditions listed below, as required by the findings of fact presented in the Review Criteria (Section III), above. Any modifications to the conditions listed below would require approval in accordance with provisions of law (e.g., variance, subsequent land use application, etc.).

If the Planning Commission approves this application, staff recommends that the conditions of approval listed below be required in order to ensure that the application is consistent with the findings in the Review and Decision Criteria (Sections III) and as required by the Sweet Home Municipal Code and other provisions of law. Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria listed above.

Recommended Conditions If the Application is Approved:

1. The final configuration of the proposed lots shall substantially conform to the plot plan reviewed in this application. See Attachment B. The final configuration is to subdivide an approximately 6.50-acre property into twenty-six lots ranging from approximately 8,226 to approximately 9,950 square feet. The proposed subdivision's average lot size is approximately 8,932 square feet. Approximately 8,226 square feet shall be reserved for a storm water detention area. Approximately 4,373 square feet shall be dedicated as public right-of-way for an extension of Foothills Drive to serve the proposed subdivision.

2. The applicant shall provide a waterline easement through Lots 10, 11, 24 and 25 in the common driveway that serves Lots 24 and 25. The easement would be the same size as the proposed shared utility and access easements as noted on the attached site plan (Attachment B). The easement would run from the south right-of-way line of Foothills Drive to the south line of Lots 24 and 25.
3. The applicant shall link the proposed water system on Foothills Drive to Harding Street. The proposed subdivision shall connect to the new 6 inch waterline end point, with a crossing under the channel. The channel culvert currently has only 6"-8" of cover.
4. The applicant shall install a street name sign at the intersection of Foothills Drive and 23rd Avenue.
5. The stormwater basin shall remain under private ownership and not be transferred to the City of Sweet Home. The maintenance of private stormwater basins is up to the local residences with or without a HOA.
6. The applicant shall provide an easement on adjacent Lot 1 (751 23rd Avenue) to provide a connection to the storm water detention area.
7. The applicant shall provide stormwater collection easement along Lots 18-25 to accommodate the run-off from the south hillside. The storm water collection will be through the utility easements to Foothills Drive.
8. On 23rd Avenue, the applicant shall develop "half street" improvements," on the ground, comprised of sidewalk, curb and drainage, pavement to the centerline and the opposite lane. The improvements on 23rd Avenue need to extend to Harding Street.
9. The applicant shall provide each lot with its own sewer lateral line.
10. Within one year from date of the approval of the tentative plan, the applicant shall prepare a final plat in conformance with the approved tentative plan, the provisions of this title and the provisions of O. R. S. Chapter 92. The applicant shall submit a final subdivision plat for approval by the City according to the procedures and requirements of SHMC 16.20. The applicant shall provide all information required by SHMC 16.20.
11. Improvements within the subdivision shall be installed at the expense of the subdivider as required by SHMC 16.24.050. Improvements shall be made under the procedures and specifications listed in SHMC Chapter 16.24.
12. The applicant shall obtain all applicable development permits which include, but are not limited to: Public Works permits, development permits including building permits, and erosion control permits. The applicant shall obtain a 1200-C Stormwater Permit from the Oregon Department of Environmental Quality and any Department of State Lands permits as applicable.

V. PLANNING COMMISSION ACTION

In taking action on a subdivision, the Planning Commission will hold a public hearing at which it may either approve or deny the application. The decision on the application must be based on the applicable review and decision criteria. If approved, the Planning Commission may impose conditions of approval. Staff's recommended conditions are included in Section IV.

Appeal Period: Staff's recommends that the Planning Commission's decision on this matter be subject to a 12-day appeal period from the date that the notice of decision is mailed.

Order: After the Planning Commission makes a decision, staff recommends that the Planning Commission direct staff to prepare an order that is signed by the Chairperson of the Planning Commission. The Order would memorialize the decision and provide the official list of conditions (if any) that apply to the approval; if the application is approved.

Motion:

After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

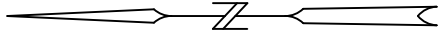
1. Move to approve application SD21-01; including the conditions of approval listed in Section IV of the Staff Report; adopting the findings of fact listed in Section III of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
2. Move to deny application SD21-01; including adopting findings (specify), the setting of a 12-day appeal period from the date of mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

V. ATTACHMENTS

- A. Aerial Photograph of the Subject Property
- B. Tentative Subdivision Maps
- C. Public Comments
- D. Application and Supporting Documentation Provided by the Applicant

The full record is available for review in the Community and Economic Development Department office during normal business hours. The office is located at 3225 Main Street, Sweet Home, OR 97386.

CS

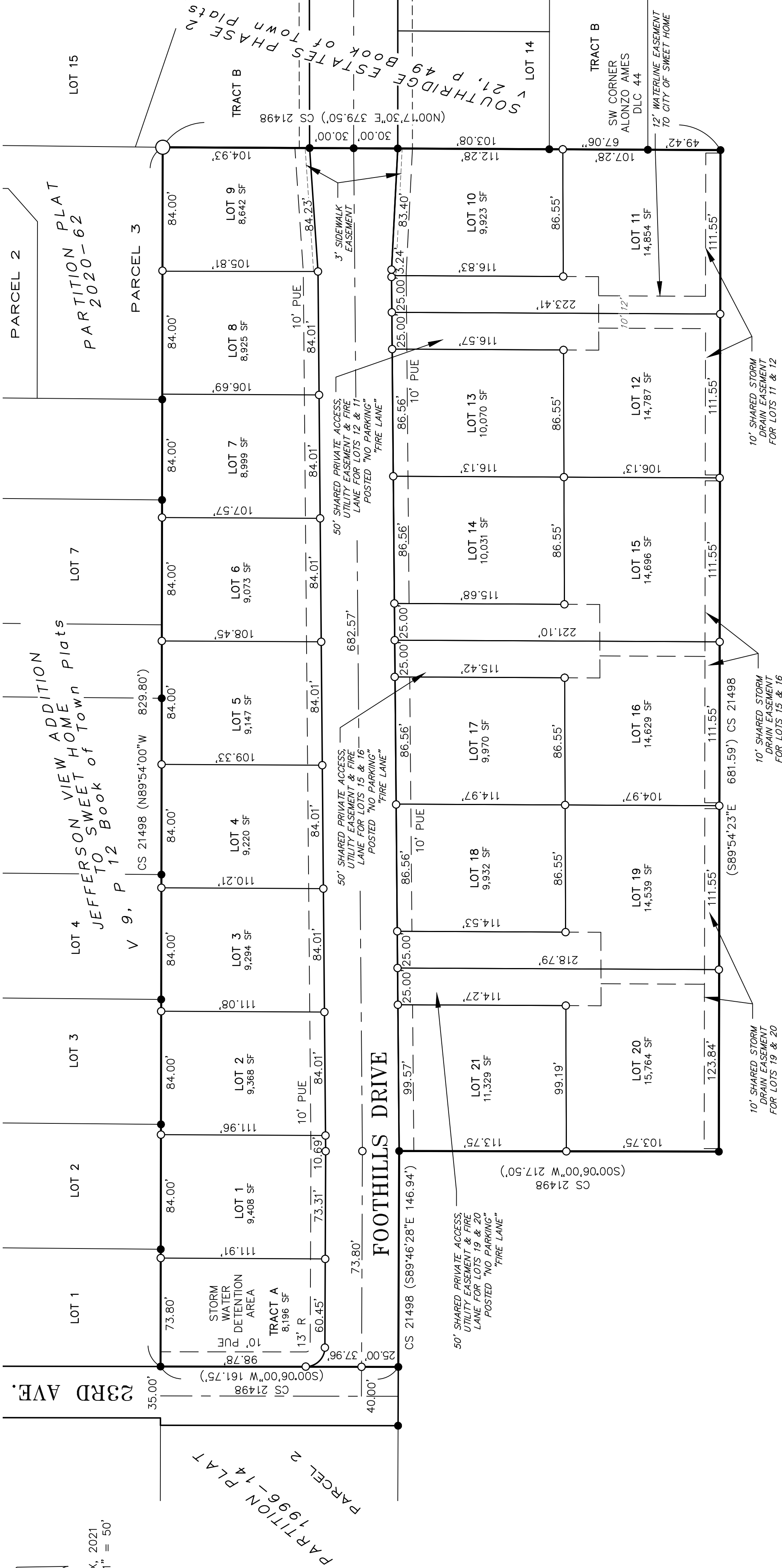


MAY XX, 2021
SCALE: 1" = 50'

FOOTHILLS RIDGE SUBDIVISION

A Re-Plat of Parcel 2, of Partition 1996-14 to Sweet Home Oregon
NE 1/4-SW 1/4 Section 32, Township 13 South, Range 1 East, Willamette Meridian
Sweet Home, Linn County, Oregon

Property Owners: Saz Yakis



OPTION "C"

REVISED: JUNE 22, 2021

SURVEYS USED:

CS 02390 JEFFERSON VIEW ADDITION BOTP V.9, P.12
CS 21498 PARTITION PLAT NO. 1996-14
CS 23209 SOUTHRIDGE ESTATES PHASE 1 BOTP V.21, P.07
CS 23915 SOUTHRIDGE ESTATES PHASE 2 BOTP V.21, P.49
CS 26828 PARTITION PLAT NO. 2020-25

INSTRUMENT USED:

TOPCON GT 500.
3" ROBOTIC TOTAL STATION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 13, 2004
CORBEY BOATWRIGHT
41562

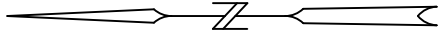
EXPIRES: DEC. 31, 2021

Prepared by:
Bootwright Engineering, Inc.
2613 12th Street SE
Salem, Oregon 97302
(503) 363-9225

I HEREBY CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL
PARTITION PLAT.

CORBEY BOATWRIGHT, PLS 41562

CS



MAY XX, 2021
SCALE: 1" = 50'

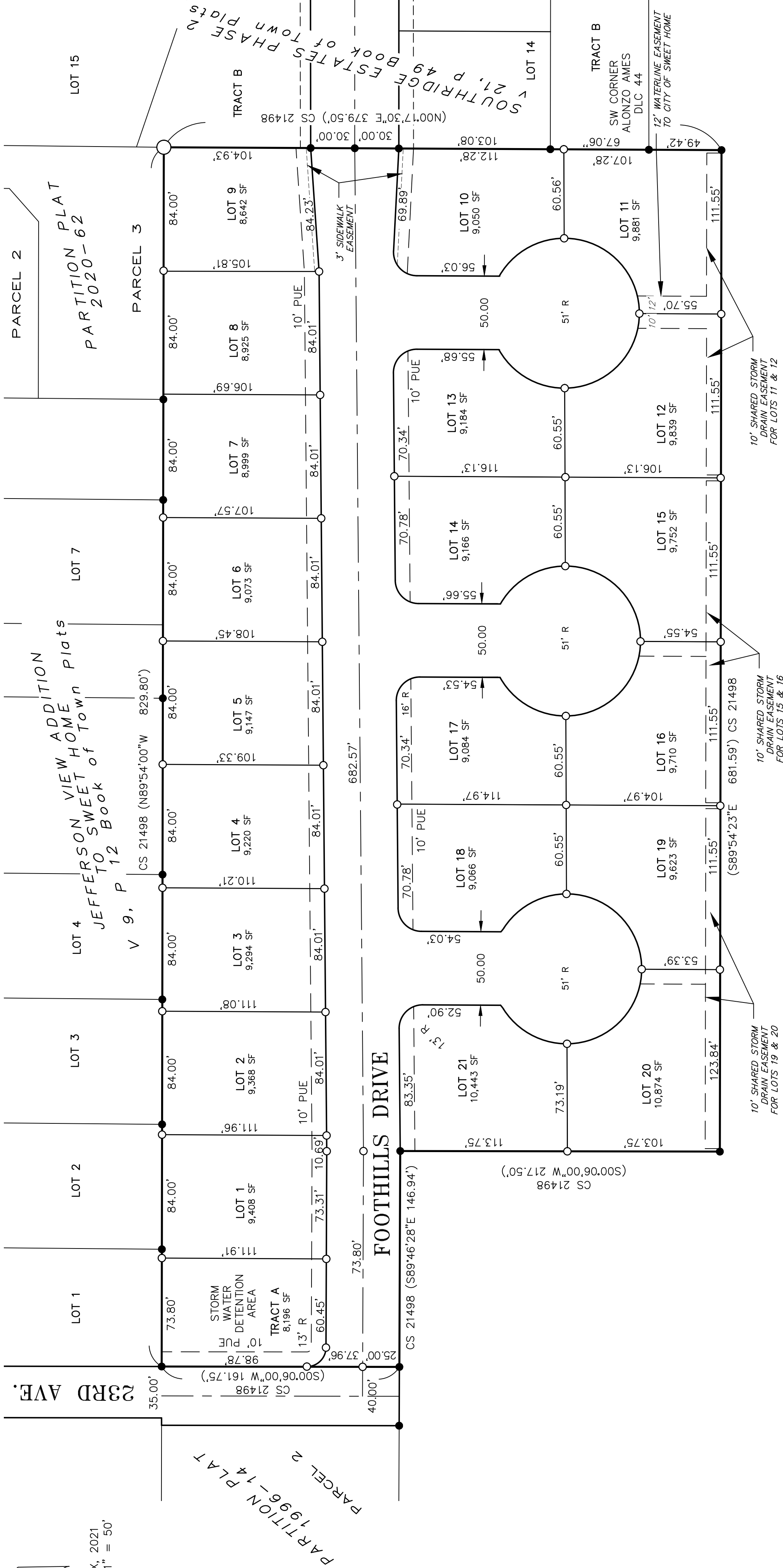
FOOTHILLS RIDGE SUBDIVISION

A Re-Plat of Parcel 2, of Partition 1996-14 to Sweet Home Oregon
NE 1/4-SW 1/4 Section 32, Township 13 South, Range 1 East, Willamette Meridian
Sweet Home, Linn County, Oregon

I HEREBY CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL
PARTITION PLAT.

CORBEY BOATWRIGHT, PLS 41562

Property Owners: Saz Yakis



OPTION "D"

REVISED: JUNE 22, 2021

SURVEYS USED:

- CS 02390 JEFFERSON VIEW ADDITION BOTP V.9, P.12
- CS 21498 PARTITION PLAT NO. 1996-14
- CS 23209 SOUTHRIDGE ESTATES PHASE 1 BOTP V.21, P.07
- CS 23915 SOUTHRIDGE ESTATES PHASE 2 BOTP V.21, P.49
- CS 26828 PARTITION PLAT NO. 2020-25

INSTRUMENT USED:

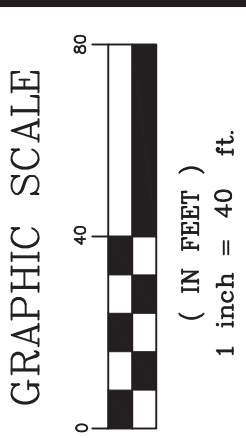
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LAND SURVEYOR

OREGON
JANUARY 13, 2004
CORBEY BOATWRIGHT
41562

EXPIRES: DEC. 31, 2021

Prepared by:
Bootwright Engineering, Inc.
2613 12th Street SE
Salem, Oregon 97302
(503) 363-9225



OWNER: SAZ YAKIS DEVELOPER: SARELY KALUGIN

REGISTERED PROFESSIONAL ENGINEER
15,994
OREGON
Exp. 8/31/2025
CORREY BOHANNAN

EXISTING SITE TOPO
SWEET HOME, OR
SHEET 1 OF 5

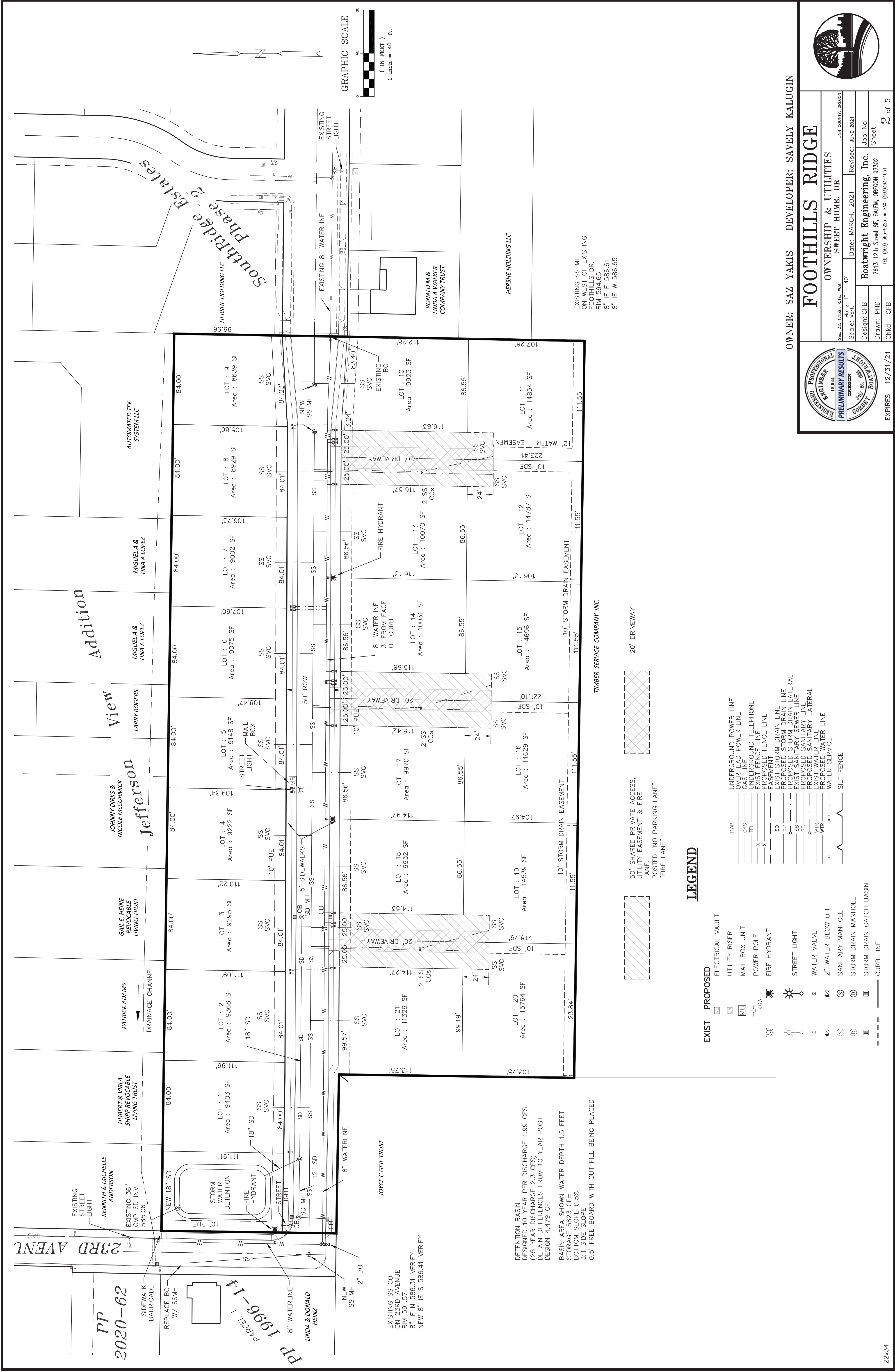
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REVISOR:
DESIGN: CFB
JOB NO.:
DRAWN: PHD
SHEET
CHECKED: CFB

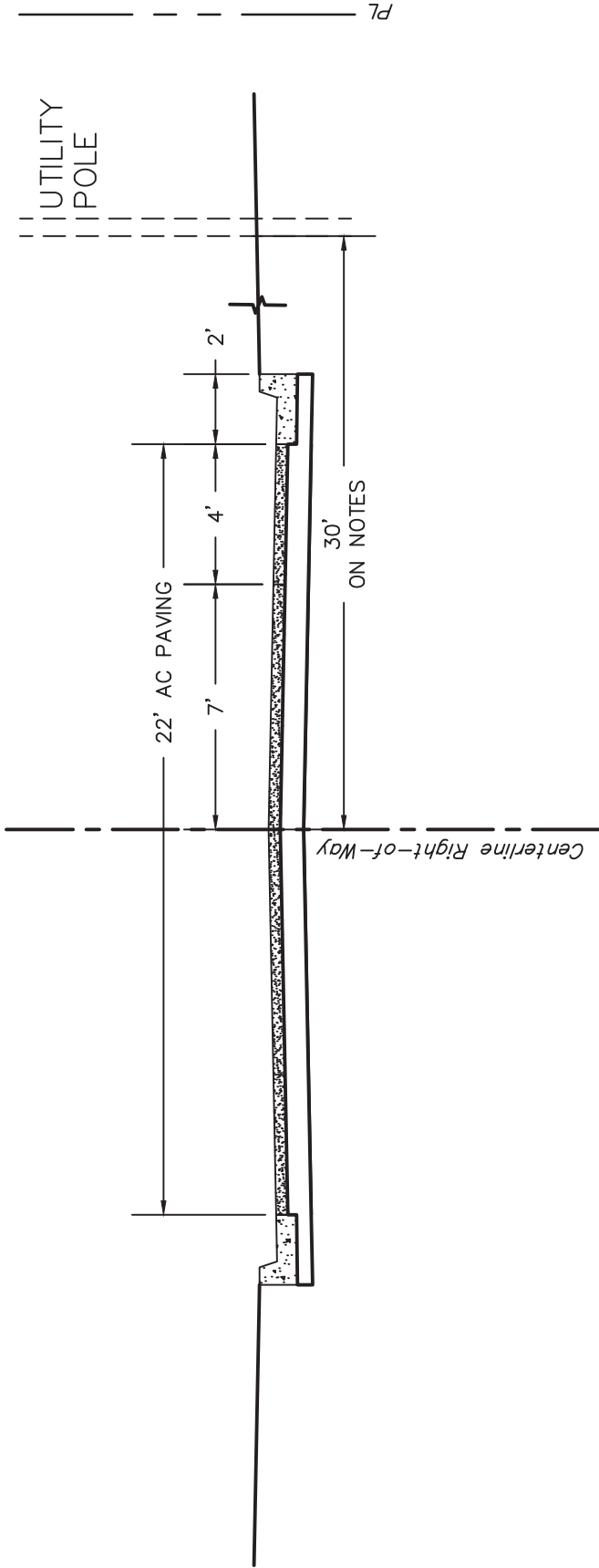
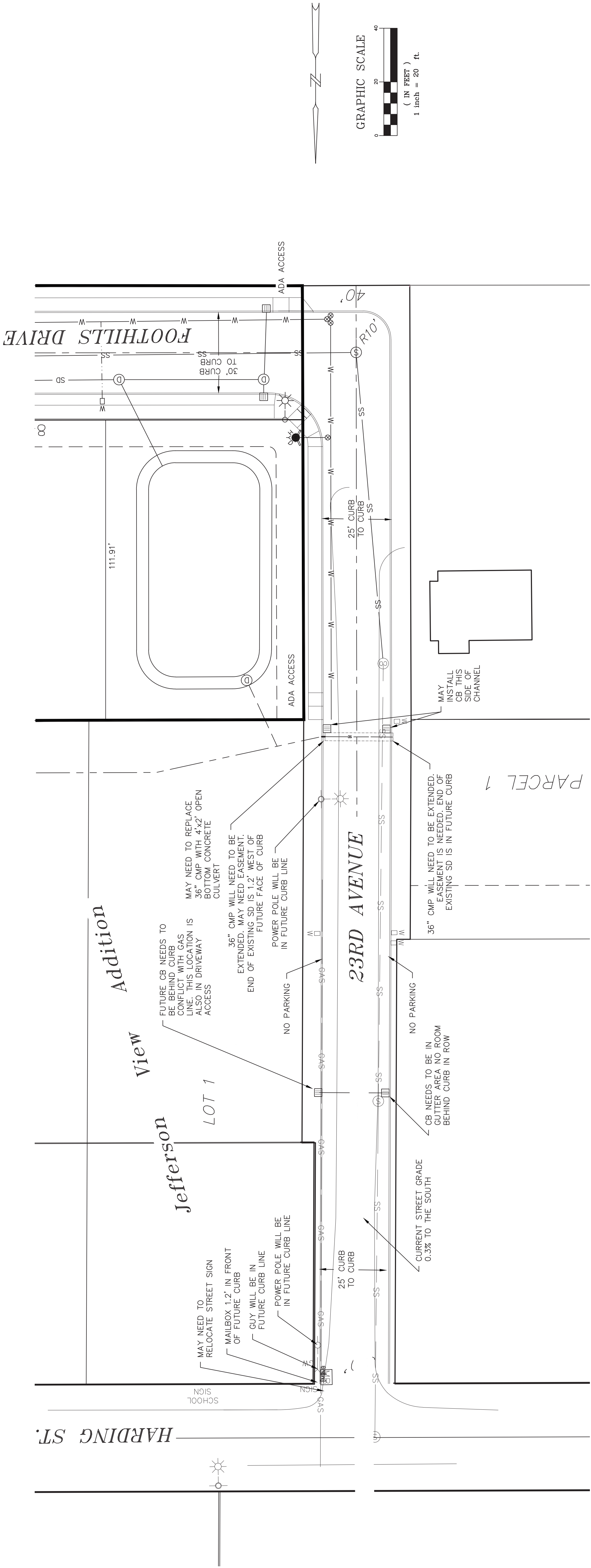
FOOTHILLS RIDGE

Boatwright Engineering, Inc.
2613 12th Street SE, SALEM, OREGON 97302
TEL: (503) 363-9225 • FAX: (503) 363-1051

NO TREES GREATER THAN 12" IN DIAMETER
MEASURED 4 FEET FROM THE GROUND

CONTOURS FROM DOGAMI LIDAR NAVD 88
DATUM, ADJUSTED TO NAVD 29 DATUM WHICH
IS WHAT THE CITIES DATUM IS BASED ON.
TIED TO GPS STATION 93468 LOCATED AT
MOUNTAIN VIEW DR. & HARDING AVE., CAP
ELEVATION 581.64.





23RD AVENUE

40' ROW
FUTURE CURB TO CURB WIDTH 25'
CROWN 2%
TYPE CURB TO HAVE 5% PAN SLOPE
THIS PROJECT 2/3 STREET IMPROVEMENT (18' PAVEMENT)
5 FOOT CURB SIDE SIDEWALK, 1.5' FROM ROW
NO LANDSCAPE STRIP
CURB RADIUS AT CORNER 20 FEET
AND SIDEWALK OF SIDEWALK TO HAVE TRANSITION TO PAVEMENT
10' PUE
SEE PROFILE FOR SLOPE

23RD AVENUE IMPROVEMENT
PENDING

OWNER: SAZ YAKIS DEVELOPER: SAVELY KALUGIN

FOOTHILLS RIDGE

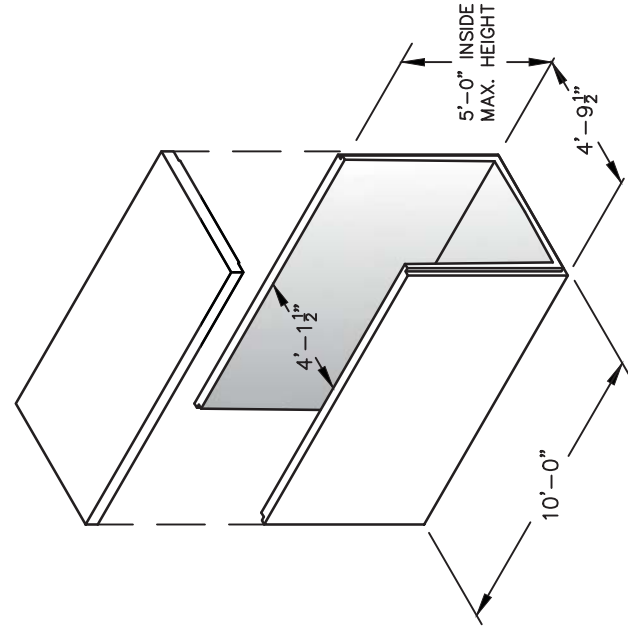
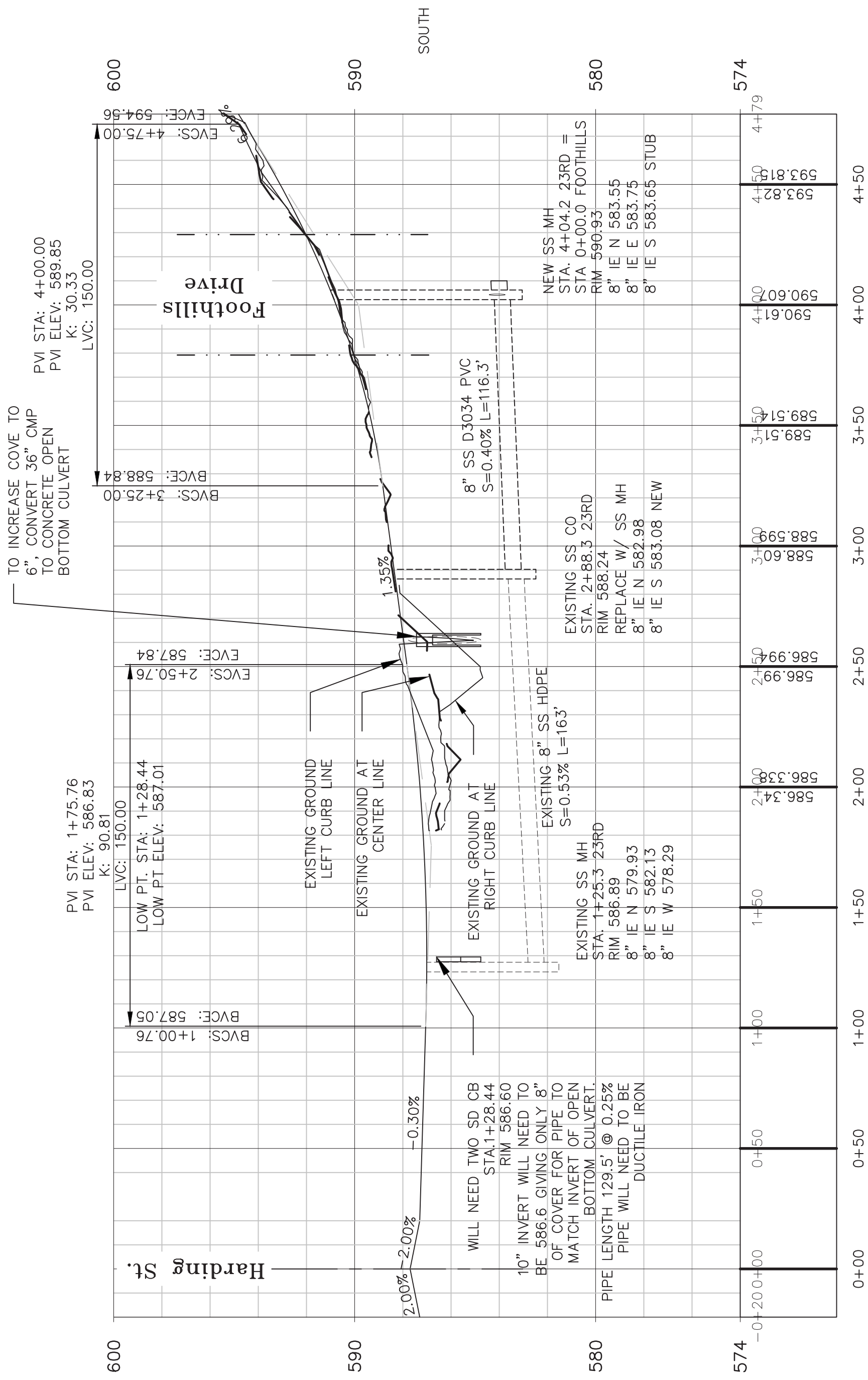
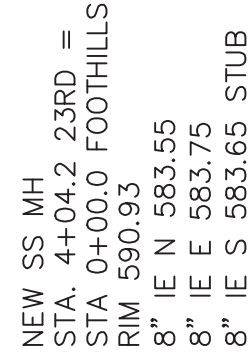
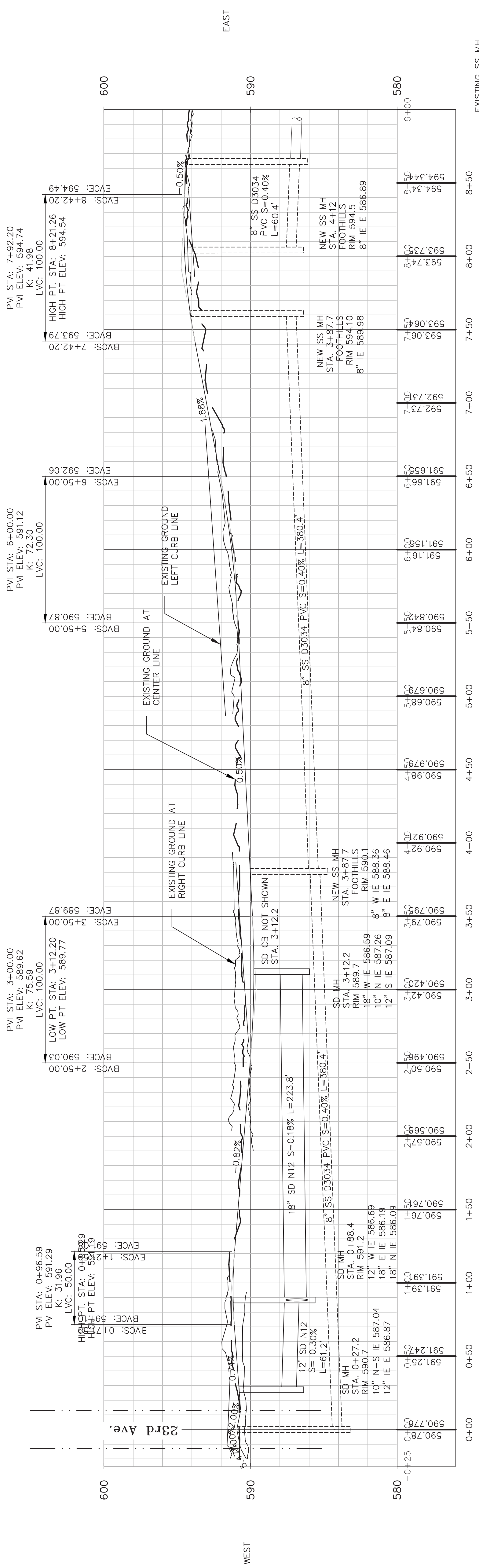
23RD AVE. INFORMATION
SWEET HOME, OR

Scale: 1" = 40'
Date: MAY, 2021
Revised: JUNE, 2021

Design: CFB
Drawn: PHD
Chkd: CFB

Job No.
Sheet
2613 12th Street SE, SALEM, OREGON 97302
TEL: (503) 363-9225 • FAX: (503) 363-1061

4 of 5



Split Culvert 4860

4'-0" Wide
Top Weight = 3,200 lbs.
Base Weight = 8,300 lbs.

Inverted Base Option
Available On All Split Culverts

Notes:

- Maximum Inside Height as Shown
- Can be Made to any Height Shorter than Maximum
- Designed for HS-20 Wheel Loads
- See Trench Section for additional details

 Oldcastle Precast® PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2657	SPLIT CULVERT
	File Name: 020-SPLITCULVERT+2
	Issue Date: 2016
	oldcastleprecast.com/wilsonville

2.0

OWNER: SAZ YAKIS DEVELOPER: SAVELY KALUGIN



23RD AVENUE

CONTOURS FROM DOGAMI LIDAR NAVD 88 DATUM, ADJUSTED TO NGVD 29 DATUM WHICH IS WHAT THE CITIES DATUM IS BASED ON. TIED TO GPS STATION 93468 LOCATED AT MOUNTAIN VIEW DR. & HARDING AVE., CAP ELEVATION 581.64.



22x34