



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

May 07, 2026, 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.

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Meeting Information

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 971-203-2871 and enter the meeting ID followed by the # sign to be logged in to the call. Meeting ID: 246 156 257#

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:

- a) [2026-04-16 Planning Commission Meeting Minutes](#)

Public Hearings

- a) [PLA26-02 Planning Commission Staff Report](#)
- b) [ZMA26-01 Planning Commission Staff Report](#)

Staff Updates:

Planning Commission Business (Commission comments about topics not listed on the agenda)

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. 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

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.

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 PLANNING COMMISSION MINUTES

April 16, 2026, 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.

Call to Order and Pledge of Allegiance

The meeting was called to order at 6:33 PM

Roll Call of Commissioners

PRESENT

Commissioner Brandy Wysong-Frick
Commissioner Henry Wolthuis
Commissioner Nancy White
Commissioner Joe Graybill (6:43 PM)
Commissioner Daniel Tiel

ABSENT

Chairperson Laura Wood
Vice Chair Jamie Melcher

STAFF:

Angela Clegg, Planning and Building Manager
Adam Leisinger, Special Projects Manager

GUESTS:

Gail Heine, Applicant

Public Comment: None

Meeting Minutes:

- a) 2026-03-05 Planning Commission Meeting Minutes
A motion to approve March 5, 2026, meeting minutes was made by Commissioner White and seconded by Commissioner Wysong-Frick. The motion carried by the following vote:
Voting Yea: Commissioner Wysong-Frick, Commissioner Wolthuis, Commissioner White, Commissioner Graybill,
Absent: Vice Chair Melcher, Chairperson Wood
Abstain: Commissioner Daniel Tiel

Public Hearings

- a) Application CU26-01
The Public Hearing was opened at 6:36 PM
Commissioner Wolthuis asked the commissioners if they had any personal biases, conflicts of interest, or ex-parte information. All commissioners answered no.

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.

Manager Clegg presented the staff report to the Commission: The applicant requests a conditional use permit to construct an approximately 200-square-foot residential accessory structure on the vacant 22,780-square-foot lot located at 2309 Harding Street. Under SHMC 17.10.040(I), a conditional use permit is required to establish a secondary use on a lot without a primary use. The site is zoned Residential Low-Density (R-1).

A review of the FEMA Flood Insurance Rate Map, Panel 41043C0914G (Sept. 29, 2010), confirms the property is not located within a Special Flood Hazard Area. Reviews of the Statewide Wetlands Inventory and the National Wetlands Inventory likewise indicate no inventoried wetlands on the site.

The proposed accessory structure is a conditional use in the R-1 zone and meets applicable development standards. Staff find that the proposal satisfies the criteria for conditional use approval.

R-1 dimensional standards require a minimum lot area of 7,000 sq ft, a minimum lot width of 70 ft, a front setback of 15 ft, a garage/carport setback of 20 ft, an interior side yard setback of 5 ft (12 ft combined), a rear setback of 15 ft, and a maximum lot coverage of 40%.

The subject property significantly exceeds minimum lot size requirements. The proposed 200-sq-ft structure represents approximately 0.9% of the lot area. The site plan (Attachment B) identifies the following approximate setbacks: front: 73 ft, rear: 195 ft, east side: 60 ft, and west side: 5 ft.

Staff find the site's physical characteristics adequate to support the proposed use and that development standards are met.

The accessory structure does not require public facilities or generate transportation impacts. As a simple storage shed intended for maintaining the vacant lot, the structure does not impose service demands. Staff find the development timely and compliant with review criteria regarding transportation systems and public facilities.

Neighboring properties consist of single-family residential uses to the north, east, and west, with a large vacant lot to the south. The proposed structure is compatible with surrounding land uses and will not alter neighborhood character or impair use of nearby properties. Staff find the proposal meets the compatibility criteria.

Staff have not identified negative impacts to adjacent properties. Conditions of approval included in Section IV ensure compliance with SHMC standards.

The SHMC authorizes the Planning Commission to impose conditions necessary to ensure compliance with decision criteria and to protect the interests of surrounding properties, the neighborhood, and the City. Staff have included recommended conditions of approval in Section IV, consisting primarily of applicable local, state, and federal requirements.

Conclusion and recommendation: If the Planning Commission approves this application, staff recommend 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 (Section 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 contained in Section III.

Recommended Conditions of Approval:

1. The applicant/property owner shall not construct an accessory structure larger than 200 square feet under this Conditional Use approval without first obtaining a building permit.

2. The applicant/property owner shall obtain and comply with all applicable local, state, and federal permits and requirements. Copies of all required permits and licenses shall be submitted to the Sweet Home Community and 3. Economic Development Department for inclusion in the CU26-01 record.3. The applicant/property owner shall comply with the dimensional standards of SHMC 17.10 at the time of development.

Planning Commission Action: In acting on a Conditional Use permit application, the Planning Commission will hold a public hearing at which it may either approve or deny the application. If the application is denied, the action 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: Pursuant to ORS 227.175, the Planning Commission may establish an appeal period of not less than 12 days from the date the written notice of the Planning Commission's decision is mailed. Staff's recommendation is 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 decides, staff recommend 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 CU26-01; which includes adopting the findings of fact listed in the staff report and the conditions of approval listed in Section IV 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 CU26-01; which includes adopting the findings of fact (specify), including 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.

Manager Clegg closed the staff report presentation and asked if the planning commissioners had any questions.

Commissioner's questions of staff: None

Applicant testimony: The applicant, Gail Heine, explained that she owns the adjoining property and intends to use the subject lot for gardening. The proposed shed would be used to store gardening tools and supplies.

Commissioner questions of the applicant: Commissioner White confirmed that the shed would be used for storage, and the applicant responded that it would. Commissioner Wolthuis asked whether the shed would be placed in a location that would allow for a future dwelling. The applicant stated that she has no plans to construct a dwelling. Commissioner Wolthuis then asked about the fence, and Manager Clegg clarified that the fence is existing.

Testimony in favor: None

Testimony in opposition: None

Neutral Testimony: None

The Public Hearing was closed at: 6:50 PM

Discussion of the Commissioners: Commissioner Tiel asked if it is common to build a secondary building in the residential zone. Manager Clegg explained that it is common when property owners have adjacent lots and want to construct a secondary building on the vacant lot.

A motion to approve Application CU26-01 was made by Commissioner Wysong-Frick and was seconded by Commissioner White. The motion was carried by the following vote:

Voting Yea: Commissioner Wysong-Frick, Commissioner Wolthuis, Commissioner White, Commissioner Graybill, Commissioner Tiel

Absent: Chairperson Wood, Vice Chair Melcher

Voting Nay: None.

Staff Updates:

Planning Commission / City Council Joint Work Session May 12th at 5:30 In Council Chambers

Manager Clegg provided an overview of the administrative applications recently submitted to her department.

Commissioner Wolthuis asked about accessory dwelling units (ADUs). Manager Clegg reviewed the criteria for ADUs and summarized relevant provisions of the affordable housing act. She also informed the Commission that her department is developing an informational brochure to assist applicants interested in converting existing buildings into ADUs. Additional discussion followed regarding current trends.

Commissioner White inquired about whether the secondary use application process could be streamlined so that it could be handled administratively rather than by the Planning Commission. Manager Clegg explained that she plans to propose criteria that would allow structures under 200 square feet, without utilities, to be reviewed administratively.

Planning Commission Business

Election of Chair & Vice Chair was tabled.

Adjournment

The meeting was adjourned at 7:05

Henry Wolthuis, Commissioner
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Planning & Building Manager



In the matter of the) Property Line Adjustment
Property Line Adjustment) File No. PLA26-02
request by Sweet Home School District and Cheryl Bartlett)

PLANNING COMMISSION STAFF REPORT

REQUEST: The Applicant is requesting a Property Line Adjustment to acquire approximately 2,687 square feet of an adjacent residential lot (Tax Lot 10100). Subject Property A is approximately 11.87 acres (517,057 square feet) and zoned Public Facility (PF), while Subject Property B is approximately 15,980 square feet and zoned Residential Medium Density (R-3). The adjustment will increase Subject Property A to 11.93 acres (519,744 square feet) and reduce Subject Property B to approximately 13,293 square feet.

This request is being submitted concurrently with a Zone Map Amendment application. If both applications are approved, the Sweet Home School District will acquire the 2,687-square-foot portion of Tax Lot 10100 from the applicant, with the intent to use this area for future career-focused program opportunities or for improvements related to student safety. The proposed zoning change would also bring zoning into alignment with the district's existing Comprehensive Plan Map designation.

Application PLA26-02 is being filed concurrently with application ZMA26-01 and is reliant upon its approval. Applications for more than one land use action and permit for the same property may, at the applicant's discretion, be heard or reviewed concurrently. Multiple land use requests involving different processing Types shall be heard and decided at the higher processing Type. [SHMC 17.120.010]. Application PLA26-02 shall be heard with Application ZMA26-01 as a Type IV application.

- APPLICANT:** Kevin Strong, Sweet Home School District
- PROPERTY OWNER:** Cheryl L. Bartlett Rev Living Trust
- PROPERTY LOCATION:** **Property A:** 1641 Long Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 31AD, Tax Lot 09100
Property B: 1126 18th Avenue, Sweet Home, OR, 97386; Identified on the Linn County Assessors Map as 31AD, Tax lot 10100
- REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code Section(s): 17.14, 17.24,17.92, 17.128
- FILE NUMBER:** PLA26-02

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** May 7, 2026 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** May 26, 2026 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

STAFF CONTACT: Angela Clegg, Planning and Building Manager
 Phone: (541) 818-8029; Email: aclegg@sweethomeor.gov

REPORT DATE: April 30, 2026

I. PROJECT AND PROPERTY DESCRIPTION

Zoning and Comprehensive Plan Designations:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property A	Public Facility (PF)	Public Facility
Subject Property B	Residential High Density (R-3)	Medium Density Residential
Property North	Residential High Density (R-3) Commercial Highway (C-2)	Central Commercial
Property East	Residential Low Density (R-1) Residential High Density (R-3) Public Facility (PF)	Medium Density Residential Public Facility
Property South	Public Facility (PF)	Public Facility
Property West	Public Facility (PF) Residential High Density (R-3)	Public Facility High Density Residential Central Commercial

Property Information:

- Floodplain:** Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the subject properties are not in the special flood hazard area.
- Wetlands:** The subject properties show an intermittent perennial drainage to Cotton Creek depicted on the Statewide Wetlands Inventory Map.
- Access:** Tax Lot 09100 has direct access from Long Street and 18th Avenue. Tax Lot 10100 has direct access from 18th Avenue.
- Sidewalks:** There are existing sidewalks along 18th Avenue and Long Street.
- Services:** There are existing City water and sewer services to Tax Lots 09100 and 10100.
- Street:** Tax Lot 09100 abuts approximately 750 feet of Long Street and approximately 165 feet of 18th Avenue. Tax Lot 10100 abuts approximately 75 feet of 18th Avenue. No new streets are proposed with this property line adjustment.

Notice and Timelines

- Application Received: March 23, 2026
- Application Deemed Complete: March 26, 2026
- Emailed Notice: March 26, 2026
- Mailed Notice: March 30, 2026
- 120-Day Processing Deadlines: July 24, 2026

Notice was provided as required by SHMC 17.128.010(G).

II. COMMENTS RECEIVED

Matt Cook

CEDD Engineering: CEDD Engineering has no comment on ZMA26-01 or PLA 26-02 at this time. Neither application appears to have any impact on utility / infrastructure systems for the city.

Public Works Division: No comments as of the issuance of this staff report.

Building Division: No comments as of the issuance of this staff report.

Sweet Home Fire District: No comments as of the issuance of this staff report.

Public Comments: No comments as of the issuance of this staff report.

III. REVIEW CRITERIA AND FINDINGS OF FACT

An application for a property line adjustment is subject to the review criteria listed in Sweet Home Municipal Code Section 17.92. Application PLA26-02 is being filed concurrently with application ZMA26-01 and is reliant upon its approval. Multiple land use requests involving different processing Types shall be heard and decided at the higher processing Type. [SHMC 17.120.010]. SHMC Section 17.128.010(A) *Decision authority*. Applications subject to a Type IV review shall be reviewed and decided by the City Council with the recommendation of the Planning Commission. Staff Findings of Fact and analysis are as follows.

17.92.050: DECISION CRITERIA

Approval of a property line adjustment shall require compliance with the following criteria:

A. A property line adjustment cannot create or vacate a parcel. Creation or vacation of a parcel requires approval of a land division.

Applicants Comment: The applicant marked no, the property line does not create or vacate a parcel.

Staff Findings: There are two properties involved in this adjustment. The proposal would transfer approximately 2,687 square feet from Subject Property B (Tax Lot 10100) to Subject Property A (Tax Lot 09100). The Property Line Adjustment does not create a new parcel or vacate an existing one. [SHMC 17.92.010 and 17.92.050(A)]

Based on these findings, staff conclude that the application meets the applicable criteria.

B. Following the adjustment, all lots or parcels must comply with the area and dimension standards of the applicable zone. For existing non-conforming lots or parcels, the adjustment shall not increase the degree of non-conformance of the subject property or surrounding properties.

Applicants Comment: Yes, the site will comply once the property line adjustment is approved.

Staff Findings: The proposal would transfer approximately 2,687 square feet from Subject Property B (Tax Lot 10100) to Subject Property A (Tax Lot 09100). Following the adjustment, Subject Property A shall increase to 11.93 acres (519,744 square feet) and Subject Property B shall decrease to approximately 13,293 square feet.

Following the adjustment, Subject Property A shall have an average width of approximately 973 feet, and an average depth of approximately 636 feet. Subject Property B shall have an average width of approximately 76 feet, and an average depth of approximately 225 feet.

Based on these findings, staff conclude that the application complies with the area and dimension standards of the applicable zone.

17.10.060 Dimensional Standards

A. Unless otherwise required by this Development Code, the following minimum dimensional standards shall be required for all development in the R-3 zone:

- 1. Minimum Lot Area & Width**
 - a. Single Family: 5,000 square feet.**
 - b. Duplex: 5,000 square feet.**
 - c. Attached Dwelling: 2,000 square feet.**
 - d. Multiple Family (3 or more): 9,000 square foot parcel, 1,500 square feet per unit.**
 - e. Other Uses: Sufficient to meet density and development requirements**
 - f. Minimum Width at Building Line – Corner Lot: 70 feet.**
 - g. Minimum Width at Building Line: Interior Lot: 60 feet.**
 - h. Minimum Width at Building Line – Attached: 25 Feet.**
- 2. Minimum Setbacks**
 - a. Front Yard: 15 feet.**
 - b. Garage or Carport: 20 feet to entrance.**
 - c. Side Yard (Interior) – 5 feet (per story).**
 - d. Side Yard (Street): 15 feet.**
 - e. Rear Yard: 10 feet.**
 - f. Attached Side Yard: 0 feet, 10 feet exterior boundary.**
- 3. Maximum Structure Height**
 - a. Single Family: 30 feet.**
 - b. Single Family Attached, Duplex, Multi-Family: 40 feet.**
 - c. Accessory Building: 20 feet (roof apex).**
- 4. Maximum Lot Coverage**
 - a. Single Family: 40%.**
 - b. Single Family Attached: 60%.**
 - c. Duplex, Multi Family: 60%.**

17.24.050 Dimensional Standards

A. The following dimensional standards shall be required for all development in the Public Facility Zone:

- 1. Minimum Lot Area: Sufficient to allow the use and comply with setback requirements.**
- 2. Minimum Setbacks (to use):**
 - a. Front Yard - Adjacent to Non-Residential: None.**
 - b. Front Yard - Adjacent to Residential: 15 feet.**
 - c. Side Yard - Adjacent to Non-Residential: None.**
 - d. Side Yard - Adjacent to Residential: 15 feet.**
 - e. Rear Yard - Adjacent to Non-Residential: None.**
 - f. Rear Yard - Adjacent to Residential: 15 feet.**
- 3. Maximum Structure Height: 60 feet.**
- 4. Maximum Lot Coverage: 80%.**

Staff Findings: The proposal would transfer approximately 2,687 square feet from Subject Property B (Tax Lot 10100) to Subject Property A (Tax Lot 09100). The adjustment will increase Subject Property

A to 11.93 acres (519,744 square feet) and reduce Subject Property B to approximately 13,293 square feet.

Properties A and B contain pre-existing structures. No new development is proposed as part of this application.

Based on these findings, staff find that the resulting lots meets the minimum lot area, width, and dimensional standards of the R-3 and PF zones and therefore complies with the applicable criteria.

17.14.070 Development Standards:

All development in the R-3 Zone shall comply with the applicable provisions of this Development Code. The following references additional development requirements:

- A. Off-street parking: All uses identified in the zone shall comply with provisions in Chapter 17.44**
- B. Signs. Signs shall conform to the standards contained in Chapter 17.50.**
- C. Fencing. Fences shall conform to provisions contained in Chapter 17.52.**
- D. Landscaping. Landscaping improvements shall conform to provisions contained in Chapter 17.54.**
- E. Yards and lots. Yards and lots shall conform to provisions contained in Chapter 17.56.**
- F. Other. A property owner is advised other regulations may apply for property in an identified natural resource area (Chapter 17.28); the flood hazard area (Chapter 17.30) and in or near an identified historical site (Chapter 17.32).**

17.24.060 Development Standards:

All development in the Public Facility Zone shall comply with the applicable provisions of Chapter 2.40 of this Code. In addition, the following specific standards shall apply:

- A. Off-street parking. All uses identified in the zone shall comply with provisions in Chapter 17.44**
- B. Signs. Signs shall conform to the standards contained in Chapter 17.50.**
- C. Fencing. Fences shall conform to provisions contained in Section 17.52.**
- D. Landscaping. Landscaping improvements shall conform to provisions contained in Chapter 17.54.**
- E. Yards and lots. Yards and lots shall conform to provisions contained in Chapter 17.56.**
- F. Site development review. All new development or expansion of an existing structure or use shall be subject to the Site Development Review procedures of Chapter 17.102.**
- G. Exterior lighting. Exterior lighting shall be located in such a manner so as not to face directly, shine or reflect glare onto a street, a highway or a lot in a residential zone.**
- H. Other. A property owner is advised other regulations may apply for property in an identified natural resource area (Chapter 17.28); the flood hazard area (Chapter 17.30) and in or near an identified historical site (Chapter 17.32).**

Staff Findings: No new development is proposed as part of this application; however, any future development on the properties shall be required to comply with all applicable provisions of the R-3 and PF zone and the Development Code.

- C. If there are existing structures on the lots or parcels, the boundary adjustment shall not reduce required setbacks or place a boundary beneath a structure.**

Applicants Comment: The boundary adjustment will not reduce required setbacks or place a boundary beneath a structure.

Staff Findings: Subject Properties A and B contain pre-existing structures. The resulting property line adjustment shall not increase any existing nonconformity on the lot nor place a boundary beneath a structure.

Based on these findings, staff find that the resulting lot complies with the applicable criteria.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings outlined in Section III of this report, staff recommend that the Planning Commission make a recommendation to the City Council to approve this application.

Conditions of Approval:

1. The final configuration of proposed properties A and B shall substantially conform to the plot plan submitted with this application (see Attachment B). The proposal transfers approximately 2,687 square feet from Subject Property B (Tax Lot 10100) to Subject Property A (Tax Lot 09100). The adjustment will increase Subject Property A to 11.93 acres (519,744 square feet) and reduce Subject Property B to approximately 13,293 square feet.
2. Approval of Zone Map Amendment ZMA26-01.
3. The adjusted property line shall be situated so that all buildings and structures comply with the standards of the Residential High Density and Public Facility Zones. See SHMC 17.10 and 17.24.
4. The property line adjustment shall be surveyed and monumented as required by ORS Chapter 92. Documents must conform with the survey for the subject properties in accordance with ORS Chapter 92 and shall be recorded with Linn County. A property line adjustment deed shall be recorded with Linn County and contain the following:
 - A. The names of the parties;
 - B. The description of the adjusted line;
 - C. References to original recorded documents; and
 - D. Signatures of all parties with proper acknowledgment.
5. Development on the subject properties shall comply with all applicable local, state, and federal requirements; including but not limited to all applicable fire code requirements and other development requirements of the Sweet Home Municipal Code at the time of development.

If the property line adjustment involves partition parcels or subdivision lots, a replat may be required. Please contact the Linn County Surveyor's Office at (541) 967-3857 for more information on platting and replating requirements.

V. PLANNING COMMISSION ACTION

In acting on a Type IV 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 PLA26-02, which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application PLA26-02 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

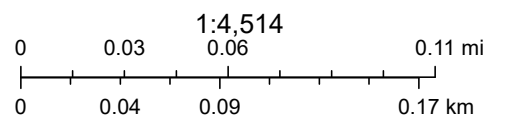
- A. Subject Property Map
- B. Proposed Site Map
- C. Property Line Adjustment Narrative

The full record is available for review at the City of Sweet Home Community and Economic Development Department Office located at City Hall, 3225 Main Street, Monday through Thursday, excluding holidays.

PLA26-02 Subject Property Map



3/24/2026, 8:24:44 AM



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Linn County, OR Office of Assessment and Taxation, Sources: Esri, TomTom, Garmin, FAO, USGS, © OpenStreetMap contributors, and the GIS User Community

Map created using the Linn County Oregon web mapping appl

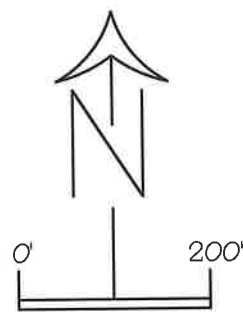


PROPERTY A
 SWEET HOME SCHOOL DISTRICT #55
 13S-1E-31AD-9100
 EXISTING AREA = 11.87 ACRES
 PROPOSED AREA = 11.93 ACRES

ADJUSTMENT AREA
 FROM PROPERTY B TO PROPERTY A
 0.06 ACRES (2687 SQ FT)

PROPERTY B
 CHERYL L. BARTLETT REV LIVING TRUST
 13S-1E-31AD-10100
 EXISTING AREA = 0.49 ACRES (21344 SQ FT)
 PROPOSED AREA = 0.43 ACRES (18657 SQ FT)

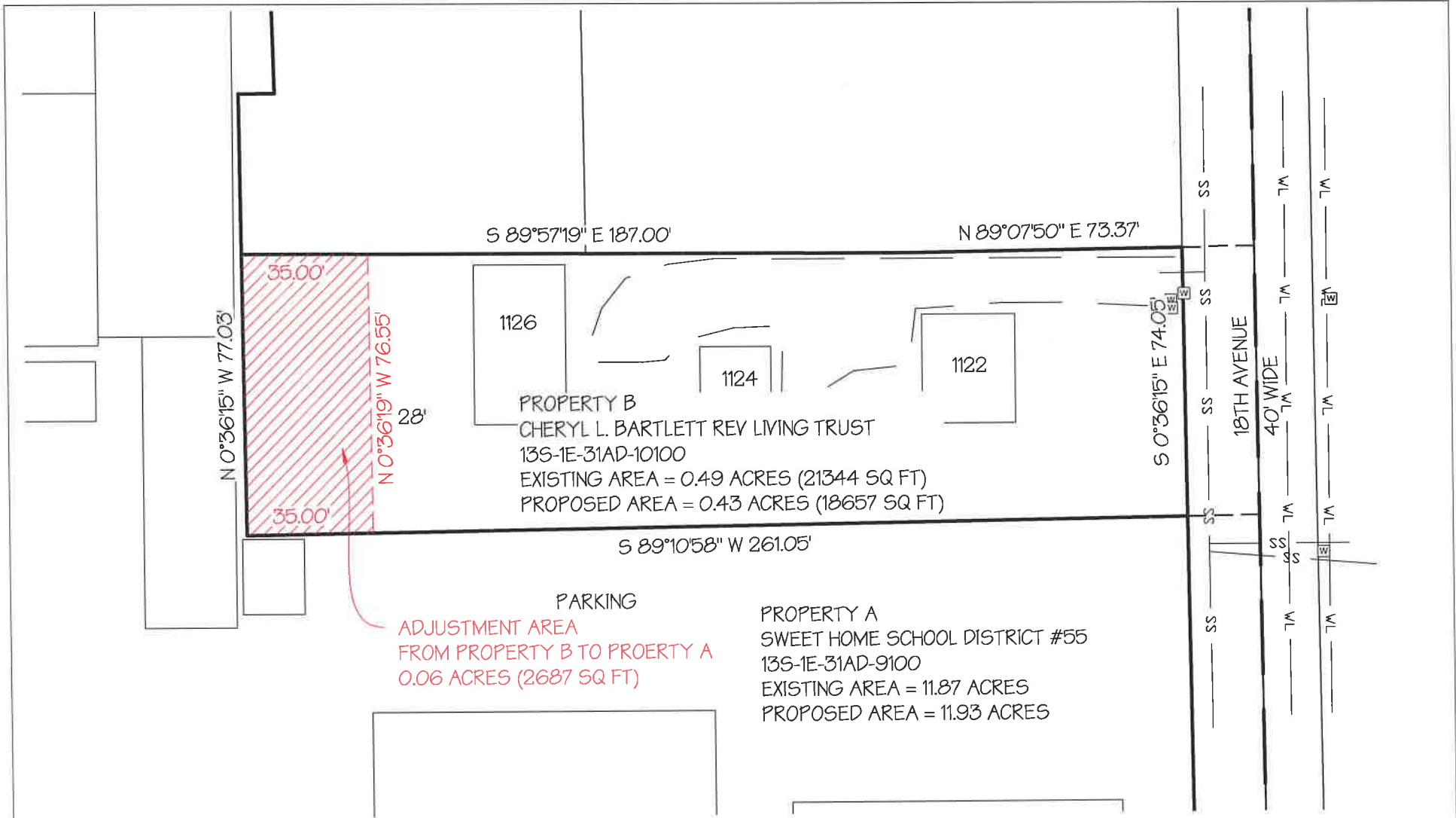
PROPERTY LINE ADJUSTMENT APPLICATION MAP
 FOR
 SWEET HOME SCHOOL DISTRICT & CHERYL BARTLETT
 TAXLOTS 13S01E31AD-9100 & 10100



DRAWN BY:
 R. JONES, PLS 56399

Cascade Timber Consulting, Inc.

3210 Hwy. 20, PO Box 446
 Sweet Home, OR 97386
 Phone: (541) 367-2111

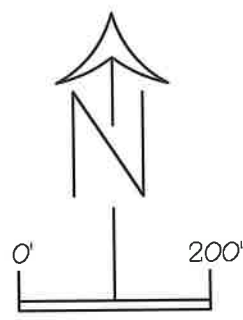


ADJUSTMENT AREA
FROM PROPERTY B TO PROPERTY A
0.06 ACRES (2687 SQ FT)

PROPERTY B
CHERYL L. BARTLETT REV LIVING TRUST
13S-1E-31AD-10100
EXISTING AREA = 0.49 ACRES (21344 SQ FT)
PROPOSED AREA = 0.43 ACRES (18657 SQ FT)

PROPERTY A
SWEET HOME SCHOOL DISTRICT #55
13S-1E-31AD-9100
EXISTING AREA = 11.87 ACRES
PROPOSED AREA = 11.93 ACRES

PROPERTY LINE ADJUSTMENT APPLICATION MAP
and ZONE MAP AMENDMENT
FOR
SWEET HOME SCHOOL DISTRICT & CHERYL BARTLETT
TAXLOTS 13S01E31AD-9100 & 10100



DRAWN BY:
R. JONES, PLS 56399

Cascade Timber Consulting, Inc.

3210 Hwy. 20, PO Box 446
Sweet Home, OR 97386
Phone: (541) 367-2111

Appendix I
Property Line Adjustments
Cheryl Bartlett/Sweet Home School District

C. The written statement explaining the applicants' reasons for adjusting the boundaries and demonstrating that the adjustment conforms to City land use regulations of the applicable zone.

The Sweet Home School District intends to acquire a 77.2' x 35' section of property adjacent to the Sweet Home High School campus. The District is considering two primary options for the property. One option is to use the property to expand career learning opportunities for students, such as developing the site for a greenhouse. Another option is to use the property, along with adjoining property, to improve safety for students and community members by establishing a bus loop off 18th Avenue to help reduce bus traffic and traffic congestion on Long Street and in the high school's west parking area before and after school.

The planned use conforms to City land use regulations for the public facility zone.

E. The applicant shall address that all lots or parcels comply with the area and dimension standards of the applicable zone. For existing non-conforming lots or parcels, the adjustment shall not increase the degree of non-conformance of the subject property or surrounding properties.

Yes, the site will comply once the property line adjustment is approved.

F. If there are existing structures on the lots or parcels, the applicant shall address how the boundary adjustment shall not reduce required setbacks or place a boundary beneath a structure.

The boundary adjustment will not reduce required setbacks or place a boundary beneath a structure.

LINN COUNTY, OREGON **2020-01989**
 D-TD
 SIn=43 K. PETERSON 01/31/2020 11:07:00 AM
 \$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**
 I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify
 that the instrument identified herein was recorded in the Clerk
 records.
 Steve Druckenmiller - County Clerk

After recording send to:
 Sarah Kessler, Morley Thomas Law
 1019 Main Street, Sweet Home, OR 97386

Send tax statements to:
 Cheryl Bartlett
 PO Box 147, Sweet Home, OR 97386

Name/title of transaction: Trustee's Deed

Statement of Consideration required by ORS 93.030:
 There is no monetary consideration for this transfer; it
 is a distribution from revocable living trust.

Grantor/Direct Party Name and Address:
 Cheryl Lynn Bartlett, Trustee
 Patsy Sue Currey Revocable Living Trust
 PO Box 87819, Wasilla, AK 99687

Grantee/Indirect Party Name and Address:
 Cheryl L. Bartlett, Trustee
 Cheryl L. Bartlett Revocable Living Trust
 PO Box 147, Sweet Home, OR 97386

TRUSTEE'S DEED

GRANTOR: Cheryl Lynn Bartlett, Successor Trustee of the Patsy Sue Currey
 Revocable Living Trust, u/a/d December 14, 2010

conveys to

GRANTEE: Cheryl L. Bartlett, Trustee of the Cheryl L. Bartlett Revocable Living
 Trust

the real property described as follows:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
 INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336
 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
 OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES
 NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
 ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES
 OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING
 PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO
 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 1-9-20

Cheryl Lynn Bartlett
 Cheryl Lynn Bartlett, Successor Trustee

STATE OF OREGON)
 County of Linn) ss.

On January 9, 2020, the above-named Cheryl Lynn Bartlett, Successor Trustee of the Patsy Sue
 Currey Revocable Living Trust acknowledged the foregoing instrument before me.

Sarah Em Kessler
 Notary Public for Oregon
 My Commission Expires: Sept 9, 2022



Exhibit 1

1) - [1122, 1124 and 1126 18th Avenue, Sweet Home, Linn County Assessor's Map 13S-1E-31AD, Tax Lot 10100, Account Number 246906, from MF Volume 154, Page 346]

Beginning at a point on the East line 330 feet South of the Northeast corner of John T. Ames Donation Land Claim No. 46, in Township 13 South, Range 1 East of the Willamette Meridian, in Linn County, Oregon; and running thence South 8922-1/2' West 280.5 feet to a 3/4" pipe; thence North parallel with the East line of said Claim 77.20 feet to a point on the fence line 7.20 feet North of a 1-1/2" pipe; thence South 8940-1/2' East 187 feet; thence North 8922-1/2' East 93.5 feet, more or less, to the East line of said Claim; thence South along the East line of said Claim 74.05 feet, more or less to the place of beginning. SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

2) - [1846 Tamarack Street, Sweet Home, Linn County Assessor's Map 13S-1E-29CC, Tax Lot 11200, Account Number 241337, from MF 1205, Page 450]

Lot 4, NATTERSTAD ADDITION, Sweet Home, Linn County, Oregon



In the matter of the) Zone Map Amendment
 Zone Map Amendment) File No. ZMA26-01
 request by Cheryl Bartlett)

PLANNING COMMISSION STAFF REPORT

REQUEST: The Applicant is requesting a Zone Map Amendment for an area of approximately 2,687 square feet. The proposal would change the Sweet Home Zoning Map designation from Residential High Density (R-3) Zone to Public Facility (PF) Zone. This request is being submitted at the same time as a Property Line Adjustment application.

If both applications are approved, the Sweet Home School District will acquire the 2,687 square foot portion of Tax Lot 10100 from the applicant. The school district intends to use this area for future career-focused program opportunities or for improvements related to student safety. The proposed zoning change would also bring the zoning into alignment with the Sweet Home School District’s existing Comprehensive Plan Map designation.

The Planning Commission will hold a public hearing on the proposal and make a recommendation to the City Council. The City Council will then hold a public hearing and make the final decision on the application.

Application ZMA26-01 is being filed concurrently with application PLA26-02 and is reliant on its approval.

- APPLICANT:** Cheryl Bartlett
- PROPERTY OWNER:** Cheryl L Bartlett Rev Living Trust
- PROPERTY LOCATION:** 1126 18th Avenue, Sweet Home, OR 97386, Identified on the Linn County Assessor’s Map as 13S01E31AD Tax Lot 10100.
- REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code Section(s): 17.14, 17.24, 17.114, 17.120.010, 17.128, OAR 660-012-0060
- FILE NUMBER:** ZMA26-01

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** May 7, 2026 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** May 26, 2026 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

STAFF CONTACT: Angela Clegg, Planning and Building Manager
 Phone: (541) 818-8029; Email: aclegg@sweethomeor.gov

REPORT DATE: April 30, 2026

I. PROJECT AND PROPERTY DESCRIPTION

LOCATION: With the approval of Property Line Adjustment Application PLA26-02, the subject tract will contain approximately 2,687 square feet. This tract, located within Tax Lot 10100, is currently zoned Residential High Density (R-3), and its Comprehensive Plan designation is also Residential High Density (R-3). The applicant is requesting a zoning change to Public Facility (PF) to match the zoning designation of the adjacent Tax Lot 09100 and bring the properties into conformity.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property A	Public Facility (PF)	Public Facility
Subject Property B	Residential High Density (R-3)	Medium Density Residential
Property North	Residential High Density (R-3) Commercial Highway (C-2)	Central Commercial
Property East	Residential Low Density (R-1) Residential High Density (R-3) Public Facility (PF)	Medium Density Residential Public Facility
Property South	Public Facility (PF)	Public Facility
Property West	Public Facility (PF) Residential High Density (R-3)	Public Facility High Density Residential Central Commercial

Floodplain Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the subject properties are not in the special flood hazard area.

Wetlands: The subject properties show an intermittent perennial drainage to Cotton Creek depicted on the Statewide Wetlands Inventory Map.

Access: Tax Lot 09100 has direct access from Long Street and 18th Avenue. Tax Lot 10100 has direct access from 18th Avenue.

Services: There are existing City water and sewer services to Tax Lots 09100 and 10100.

TIMELINES AND HEARING NOTICE:

Application Received:	March 23, 2026
Application Deemed Complete:	March 26, 2026
Emailed Notice:	March 26, 2026
Mailed Notice:	March 30, 2026
Notice Published in New Era Newspaper:	April 1, 2026
Planning Commission Public Hearing:	May 7, 2026
City Council Public Hearing	May 26, 2026
120-Day Processing Deadlines:	July 24, 2026

Notice was provided as required by SHMC 17.128.010(D).

II. COMMENTS

Building Division: The Building Program has no issues with this request.

Matt Cook

CEDD Engineering: CEDD Engineering has no comment on ZMA26-01 or PLA 26-02 at this time. Neither application appears to have any impact on utility / infrastructure systems for the city.

**Public Works
Engineering:**

No comments as of the issue of this Staff Report.

Sweet Home

Fire District:

No comments as of the issue of this Staff Report.

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 map amendment are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

Zone map amendment proposals shall be approved if the applicant provides evidence substantiating the following:

A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

Applicants Comment: The proposed zone will be appropriate for the Comprehensive Plan land use designation on the property and it will be consistent with the description and policies for the applicable Comprehensive Plan land use classification once the property line adjustment is approved.

Staff Findings: If both applications are approved, the Sweet Home School District will acquire the 2,687 square foot portion of Tax Lot 10100 from the applicant. The proposed zoning change would also bring the zoning into alignment with the Sweet Home School District's existing Comprehensive Plan Map designation.

Based on this information, staff finds that the application meets the criterion that the proposed zone is appropriate for the Comprehensive Plan land use designation and is consistent with the description and policies of the applicable classification.

B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Applicants Comment: Yes, there is adequate room on the proposed site without exceeding its physical capacity along with adjacent property that is already part of the Sweet Home High School campus.

Staff Findings: The permitted uses under SHMC 17.14.020 and 17.24.020 can be accommodated on the subject properties without exceeding their physical capacity. With the property line adjustment, Tax Lot 09100 will increase to 11.93 acres (519,744 square feet), and Tax Lot 10100 will be reduced to approximately 13,293 square feet. Tax Lot 09100 contains the existing Sweet Home High School, and

educational facilities are permitted in the Public Facility zone per SHMC 17.24.020(A). Tax Lot 10100 contains three existing single-family dwellings, which are allowed in the Residential High Density zone under SHMC 17.14.020(A).

The school district intends to use the adjusted area for future career-focused educational programs or improvements related to student safety.

Based on this information, staff finds that the application meets the criterion that permitted uses in the proposed zone can be accommodated on the site without exceeding its physical capacity.

C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Development Code.

Applicants Comment: Yes, allowed uses in the proposed zone will be in compliance with development requirements in the Development Code. Specifically, the District plans to use the property to either expand career learning opportunities for students, such as developing a site for a greenhouse, or to improve safety for students and community members by establishing a bus loop off 18th Avenue to help reduce bus traffic and traffic congestion on Long Street and in the high school's west parking area before and after school.

Staff Findings: All development in the Public Facility (PF) Zone shall comply with the applicable provisions of this Development Code.

The applicant has not proposed any new development with this application.

Based on the above information, staff finds that the application meets the criterion that allowed uses in the proposed zone can be established in compliance with the development requirements.

D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Applicants Comments: Yes, there are adequate public facilities, services and transportation networks in place.

Staff Findings: Sweet Home High School, located on Tax Lot 09100 is currently served by City water and sewer services from Long Street, 18th Avenue, and the south boundary of Tax Lot 09100.

The dwellings located on Tax Lot 10100 are currently served by City water and sewer services from 18th Avenue.

No development is proposed with this application.

Staff find that the application satisfies the criterion requiring adequate public facilities, services, and transportation networks.

E. For residential zone changes, the criteria listed in the purpose statement for the proposed residential zone shall be met.

Applicants Comment: This proposal involves a change to the public facility zone so residential zone criteria does not apply.

Staff Findings: The proposal would amend the Sweet Home Zoning Map by changing the designation of a 2,687-square-foot portion of Tax Lot 10100 from Residential High Density (R-3) to Public Facility (PF). This request is being processed concurrently with a Property Line Adjustment application.

If both applications are approved, the Sweet Home School District will acquire the 2,687-square-foot area from the applicant. The district plans to use the property for future career-focused educational programs or for improvements that enhance student safety.

Because this request involves a change to the Public Facility zone rather than a residential zone, the residential zone purpose statement criteria under SHMC 17.14.010 do not apply to this proposal.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings outlined in Section III of this report, staff recommend that the Planning Commission make a recommendation to the City Council to approve this application. Because this request is for a zone change, no conditions of approval are proposed.

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 ZMA26-01, which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA26-01 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

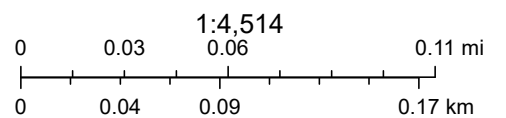
- A. Subject Property Map
- B. Zone Map Amendment Narrative
- C. Zoning Map
- D. Comprehensive Plan Map

The full record is available for review at the City of Sweet Home Community and Economic Development Department Office located at City Hall, 3225 Main Street, Monday through Thursday, excluding holidays.

ZMA26-01 Subject Property Map



3/24/2026, 8:23:28 AM



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Linn County, OR Office of Assessment and Taxation, Sources: Esri, TomTom, Garmin, FAO, USGS, © OpenStreetMap contributors, and the GIS User Community

**Appendix N
Zone Map Amendment
Cheryl Bartlett/Sweet Home School District**

A. Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

1. Is the proposed zone appropriate for the Comprehensive Plan land use designation on the property and is it consistent with the description and policies for the applicable Comprehensive Plan land use classification? Explain:

The proposed zone will be appropriate for the Comprehensive Plan land use designation on the property and it will be consistent with the description and policies for the applicable Comprehensive Plan land use classification once the property line adjustment is approved.

2. Can the uses permitted in the proposed zone be accommodated on the proposed site without exceeding its physical capacity? Explain:

Yes, there is adequate room on the proposed site without exceeding its physical capacity along with adjacent property that is already part of the Sweet Home High School campus.

3. Can allowed uses in the proposed zone be established in compliance with the development requirements in this Development Code? Explain:

Yes, allowed uses in the proposed zone will be in compliance with development requirements in the Development Code. Specifically, the District plans to use the property to either expand career learning opportunities for students, such as developing a site for a greenhouse, or to improve safety for students and community members by establishing a bus loop off 18th Avenue to help reduce bus traffic and traffic congestion on Long Street and in the high school's west parking area before and after school.

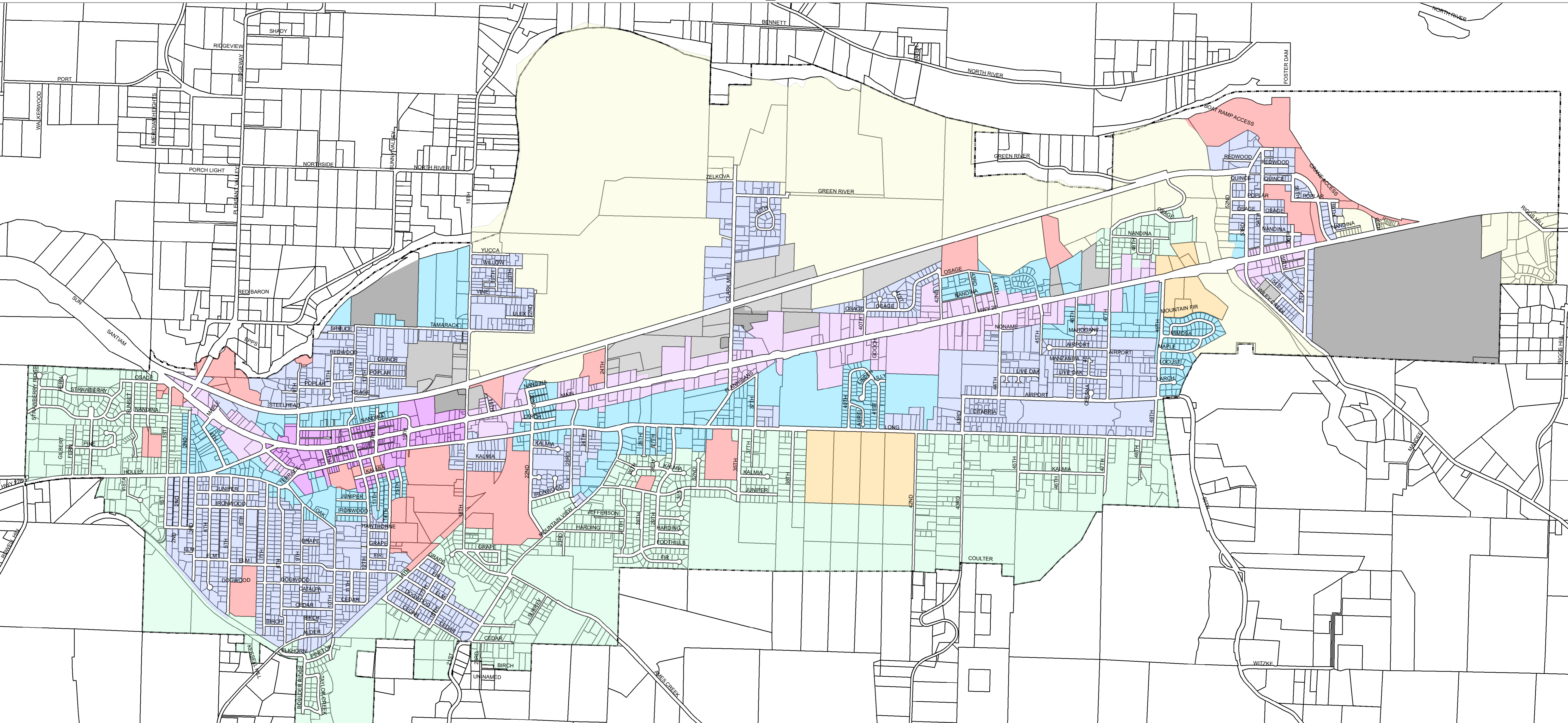
4. Are adequate public facilities, services, and transportation networks in place or planned to be provided concurrently with the development of the property? Explain:

Yes, there are adequate public facilities, services and transportation networks in place.

5. For residential zone changes, are the criteria listed in the purpose statement for the proposed residential zone met? Explain:

This proposal involves a change to the public facility zone so residential zone criteria does not apply.

Sweet Home Comprehensive Plan



AMENDING ORDINANCES

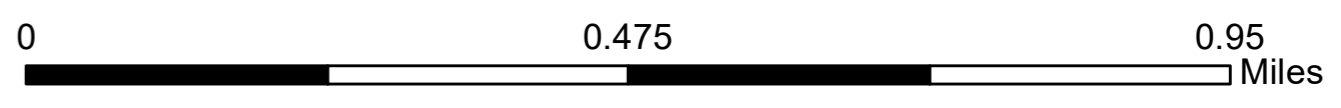
831	04-07-81
933	06-11-85
1013	02-27-90
1069	04-26-94
1070	10-21-94
1081	12-13-94
1083	06-19-95
1102	04-22-97
1105	05-27-97
1114	12-09-97
1125	11-09-09
1151	09-23-03
1197	12-11-07
1305	09-27-22

Legend

	C1 - Central Commercial		Taxlots
	C2 - Highway Commercial		Urban Growth Boundary
	I - Light Industrial		
	I - General Industry		
	I - Heavy Industrial		
	R1 - Low Density Residential		
	R2 - Medium Density Residential		
	R3 - High Density Residential		
	MU - Mixed Use		
	MUE - Mixed Use Employment		
	PF - Public Facility		

Official Comprehensive Plan Map

Adopted September 27, 2022
 By Ordinance Number 1305
 Updated by Later Annexation Ordinances



1 inch equals 0.15 miles

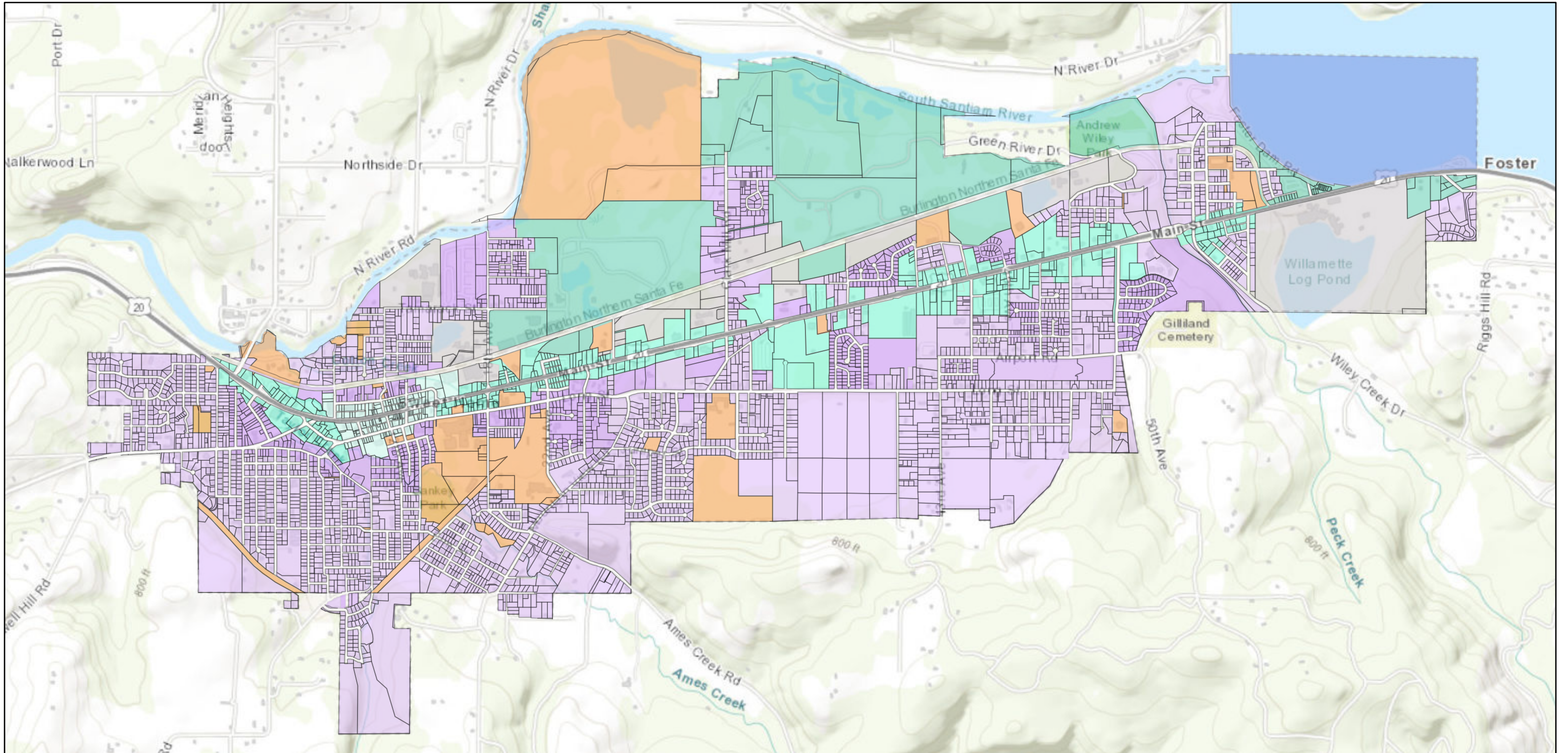
This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.

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

Print Date : 10-31-2022

Reproduced by PR 9/12/14 from original by SV 01/09/09
 Updated by JG Oct 2022

Sweet Home Zoning Map



4/30/2026

TaxLotsSweetHome

Zoning

PF - Public Facility

R1 - Residential Low-Density

R3 - Residential High-Density

RC - Recreation Commercial

C2 - Commercial Highway

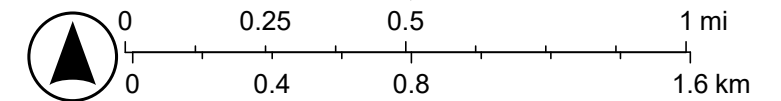
R2 - Residential Medium Density

I - Industrial

WATER

C1 - Commercial

Citations



County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA