



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

January 05, 2023, 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.

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, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 947 077 522#

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) [December 1, 2022 Meeting Minutes](#)

Public Hearings:

- a) [SD20-01 Extension](#)
- b) [Application CU22-12 Staff Report](#)

Staff Updates:

Development Code amendments/revisions

Transportation System Plan PAC Planning Commission Representative

Round Table Discussions (Committee 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 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.

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.

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

December 01, 2022, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

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Call to Order and Pledge of Allegiance

The meeting was called to order at 6:32 PM

Roll Call of Commissioners

PRESENT

Laura Wood
Jeff Parker
Henry Wolthuis
Eva Journey

ABSENT

Jamie Melcher
David Lowman

STAFF

Blair Larsen, Community and Economic Development Director
Angela Clegg, Associate Planner

GUESTS

Scott Fregonese, 3J Consulting, 9600 SW Nimbus Ave #100, Beaverton, OR 97008
Tim Wood, FCS Group, 5335 Meadows Rd, Suite 330, Lake Oswego, OR 97035

Public Comment.

None

Meeting Minutes:

- a) October 6, 2022 Meeting Minutes

A motion to approve the minutes as made by Wolthuis, seconded by Wood.

Voting Yea: 4

Voting Nay: 0

Absent: 2

b) November 17, 2022 Meeting Minutes

Motion to approve the minutes made by Wood, seconded by Journey.

Voting yea: 4

Voting nay: 0

Absent: 2

Public Hearings

a) Application CU22-12

The public hearing opened at 6:35 PM.

Commissioner Parker read the memo requesting a continuance.

Associate Planner Clegg explained the noticing process and the reason for the continuance.

The public hearing was closed at 6:37 PM.

A motion to continue the public hearing to 6:30 PM on January 5, 2023 was made by Journey, seconded by Wood.

Voting yea: 4

Voting nay: 0

Absent: 2

b) Sweet Home Housing Needs Analysis

Scott Fregonese of 3J Consulting and Tim Wood of FCS Group gave a Housing Needs Analysis presentation. The consultants recommended that staff and the Commissioners take time to review the materials and email any additional information or questions to Angela by December 27, 2022.

Staff Updates on Planning Projects:

Clegg and Larsen gave an update on land use applications and new code uploads, including associated documents.

Staff and the Commissioners discussed the application and permitting processes.

Larsen discussed the water, sewer and storm water master plans and coordinating the plans with the policies of the Housing Needs Analysis. Clegg added that the Comprehensive Plan will be updated with the Housing Needs Analysis policies.

Wolthuis asked about the funding for the Housing Needs Analysis. Larsen stated that is paid for by a grant that does not pass through the City. It is paid directly to the consultants.

There was discussion about policies in the Housing Needs Analysis regarding System Development Charge's and affordable housing.

Adjournment

The meeting was adjourned at 7:31 PM

Jeffrey Parker Chairperson
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner



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

Land Use Approval Extension

File: SD-20-01
Applicant: Dale's Remodeling; Dale Van Lydegraf; 5514 Commercial St. SE, Salem, OR 97306; (503) 932-2298; dalevan@dalesremodeling.com

Application Description: Duck Hollow III Phase I and Phase III

Property Address: Unassigned

Assessor's Map and Tax Lot: Linn County Tax Map No. 13S-01E-33B Tax Lot 1800

Date of Original Planning
Commission Approval: September 25, 2020

Original Expiration Date: Phase 1 - November 18, 2022, Phase 2 - November 18, 2023

Length of Extension Request: Phase 1 - December 31, 2023, Phase 2 - December 31, 2024

Reason for Extension Request: Delays associated with preparation, submittal, and approval of a Joint Corps, DSL, and DEQ permit application.

dale van Lydegraf
dale van Lydegraf (Dec 22, 2022 08:59 PST)

Applicants Signature

Dec 22, 2022

Date

Deciding Party:

- ☐ Planning Official (One year or less)
☒ Planning Commission (More than one year)

Date of Decision: September 25, 2020

New Approval Deadline: Phase 1 - December 31, 2023, Phase 2 - December 31, 2024

The land use application approval shall be void after the **New Approval Deadline** if the use has not been substantially established as defined in the Sweet Home Municipal Code (SHMC). All other terms and conditions of the land use approval remain unchanged.

Planning Commission Representative (If applicable)

Date

Community and Economic Development Director

Date

**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 a conditional use permit to allow for modifications and property line adjustments for a public park in a residential zone. A conditional use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060(A)(3) and (5). The applicant applied for Property Line Adjustments (PLA22-11, PLA22-12, PLA22-13, PLA22-14, and PLA22-15) and is proposing a dog park. The subject properties are in the Residential Low Density (R-1) Zone.

Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14, and PLA22-15 were approved via Administrative Decision on November 3, 2022.

APPLICANT: The City of Sweet Home

PROPERTY OWNER: The City of Sweet Home

FILE NUMBER: CU22-12

PROPERTY LOCATION: 1712 and 1780 11th Avenue, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lots 2300, 1500, 8100, 8000, 1301, and 1201.

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.24.030, and 17.80.060.

HEARING DATE & TIME: December 1, 2022, at 6:30 PM
Continues to January 5, 2023 at 6:30 PM

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

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

REPORT DATE: December 29, 2022

I. PROJECT AND PROPERTY DESCRIPTION**ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:**

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential Low Density (R-1)	Medium Density Residential
Property North	Residential Low Density (R-1)	Medium Density Residential
Property East	Residential Low Density (R-1)	Medium Density Residential
Property South	Residential Low Density (R-1)	Medium Density Residential

Property West	Residential Low Density (R-1)	Medium Density Residential
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Floodplain	Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the northwest portion of the subject property is in the Special Flood Hazard Area. Based on the ArcGIS map, the northwestern portion of the subject property is in the South Santiam River 100-year floodplain.
Wetlands:	Based on a review of the City of Sweet Home Local Wetlands Inventory and a review of the National Wetlands Inventory Map, the subject property does not contain inventoried wetlands.
Access:	The subject property has frontage and access along 11 th avenue and Redwood Street.
Services:	The subject property has access to City water services in Redwood Street and sewer services in Redwood Street and 11 th Avenue.

TIMELINES AND HEARING NOTICE:

Mailed/Emailed Notice:	November 4, 2022, and November 21, 2022
Notice Published in Newspaper:	November 9, 2022
Planning Commission Public Hearing:	December 1, 2022, and January 5, 2023
120-Day Deadline:	February 23, 2022
Notice was provided as required by SHMC 17.12.120	

II. COMMENTS

Adam Leisinger

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

Joe Graybill

Engineering Division: Regarding the Property Line Adjustments proposed for Northside Park to combine the various sized parcels into one lot, all lands are part of the active park open areas and buildings and are owned by the City. CEDD-ES has no concerns.

Trish Rice

Public Works Dept. The Public Works Department has no issues with this request.

Chief Tyler

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 AND DECISION CRITERIA

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

17.80.040 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.

Staff Findings: The subject property is in the R-1 zone. The applicant is requesting a conditional use permit to allow for modifications and property line adjustments for a public park in a residential zone. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060.A.3 and 5.

The subject property and its amenities are an existing City Park. The applicant applied for Property Line Adjustments (PLA22-11, PLA22-12, PLA22-13, PLA22-14, and PLA22-15) and is proposing modifications to the existing park triggering a new Conditional Use application. The subject property is in the Residential Low Density (R-1) Zone.

Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14, and PLA22-15 were approved via Administrative Decision on November 3, 2022.

For this application to comply with all applicable city codes and state and federal laws, this application may require additional permits. If this application is approved, staff recommends a condition of approval that prior to operation, the applicant shall obtain all required local, state, and federal permits. The applicant shall submit copies of all required permits and licenses to the Sweet Home Community and Economic Development Department for inclusion in the record of CU22-12.

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

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;***
- 2. Parking;***
- 3. Traffic;***
- 4. Noise;***
- 5. Vibration;***
- 6. Exhaust and emissions;***
- 7. Light and glare;***
- 8. Erosion;***
- 9. Odor;***
- 10. Dust;***
- 11. Visibility;***
- 12. Safety;***
- 13. Building, landscaping or street features.***

Staff Findings: Northside Park is an existing City Park on the subject property. There is an existing restroom, racquetball court, tennis court, basketball court and playground. A dog park is being installed in Northside Park per the approval of the Park and Tree Committee

on August 17, 2022. The site size, dimensions, location, topography and access are adequate for the proposed use.
Based on the above findings, staff finds that the application complies with these criteria.

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.

Staff Findings: Staff has not identified any negative impacts to adjacent properties. To ensure compliance with the standards listed in the SHMC, staff has included proposed conditions of approval that are listed in Section IV of this report.

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

D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use.

Staff Findings: The subject property has access to City water services in Redwood Street and sewer services in Redwood Street and 11th Avenue. The proposed use has adequate capacity.

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

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.***

Staff Findings: The applicant is not proposing a home occupation.

- 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.***

Staff Findings: The applicant is not proposing to establish a marijuana facility.

17.80.050 CONDITIONS OF APPROVAL

In approving a conditional use permit application, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this chapter, additional conditions determined to be necessary to assure that the proposed

development meets the decision criteria as well as the best interests of the surrounding properties, the neighborhood, and the city as a whole.

A. These conditions may include, but are not limited to, the following:

- 1. Requiring larger setback areas, lot area, and/or lot depth or width;***
- 2. Limiting the hours, days, place and/or manner of operation;***
- 3. Requiring site or architectural design features that minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor or dust;***
- 4. Limiting the building height, size or lot coverage, or location on the site;***
- 5. Designating the size, number, locations and/or design of vehicle access points, parking areas, or loading areas;***
- 6. Increasing the number of required parking spaces;***
- 7. Requiring street right-of-ways to be dedicated and streets, sidewalks, curbs, planting strips, pathways or trails to be improved, so long as findings in the development approval indicate how the dedication and/or improvements, if not voluntarily accepted by the applicant, are roughly proportional to the impact of the proposed development;***
- 8. Limiting the number, size, location, height and lighting of signs;***
- 9. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;***
- 10. Requiring fencing, screening, landscaping, berms, drainage, water quality facilities or other facilities to protect adjacent or nearby property, and the establishment of standards for their installation and maintenance;***
- 11. Designating sites for open space or outdoor recreation areas;***
- 12. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, and historic or cultural resources;***
- 13. Requiring ongoing maintenance of buildings and grounds;***
- 14. Setting a time limit for which the conditional use is approved.***

B. Uses existing prior to the effective date of this chapter and classified in Title 17 as a conditional use shall meet the criteria for modification of approved plans and developments.

C. The Planning Commission may require the applicant of an approved conditional use permit to enter into an agreement with the city for improvements in accordance with the provisions of Chapter 16.24. This is to assure that the conditions of approval are completed according to the plans as approved by the Planning Commission.

Staff Findings: This provision of the SHMC allows the Planning Commission to impose conditions of approval. This is an opportunity for the Planning Commission to determine if conditions are needed to ensure compliance with the "decision criteria as well as the best interests of the surrounding properties, the neighborhood, and the city as a whole. To ensure compliance with the standards listed in the SHMC, staff has included proposed conditions of approval listed in Section IV of this report. These conditions are primarily a customized list of existing local, state, and federal standards that apply to the application.

17.80.070 EXPIRATION OF APPROVAL

A conditional use permit shall be void one year after the date of the Planning Commission approval if the use has not been substantially established within that time period.

A. Substantial establishment of a use will be determined based on the following:

- 1. The approved use has been lawfully established; or**
- 2. New construction required for the operation of the conditional use permit has been permitted and construction has progressed in a timely manner as determined by the building permit process.**
- 3. All conditions of approval have been met or any failure to fully comply is not the fault of the applicant and progress continues to be made towards compliance.**

B. The City Planner may grant one extension of up to one year for a conditional use permit that contained a one year initial duration upon written request of the applicant and prior to the expiration of the approved period.

C. Requests other than a one year request made prior to the expiration of the approved period must be approved by the Planning Commission.

D. A conditional use permit not meeting the above time frames will be expired and a new application will be required.

Staff Findings: As required under this section, staff recommends that a condition of approval require that the conditional use permit shall be void one (1) year after the date of the Planning Commission approval if the use has not been substantially established within that time period.

IV. CONCLUSION AND RECOMMENDATION

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 (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 for CU22-12:

1. The property owner shall obtain and comply with all applicable local, state, and federal permits and requirements.
2. The conditional use permit shall be void one (1) year after the date of the Planning Commission approval if the use has not been substantially established, as defined under SHMC 17.80.070(A), within that time period. The City Planner may grant one extension of up to one year for a conditional use permit that contained a one-year initial duration upon written request of the applicant and prior to the expiration of the approved period. Requests other than a one-year request made prior to the expiration of the approved period must be approved by the Planning Commission. A conditional use permit not meeting the above time frames will be expired and a new application will be required.

V. 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.

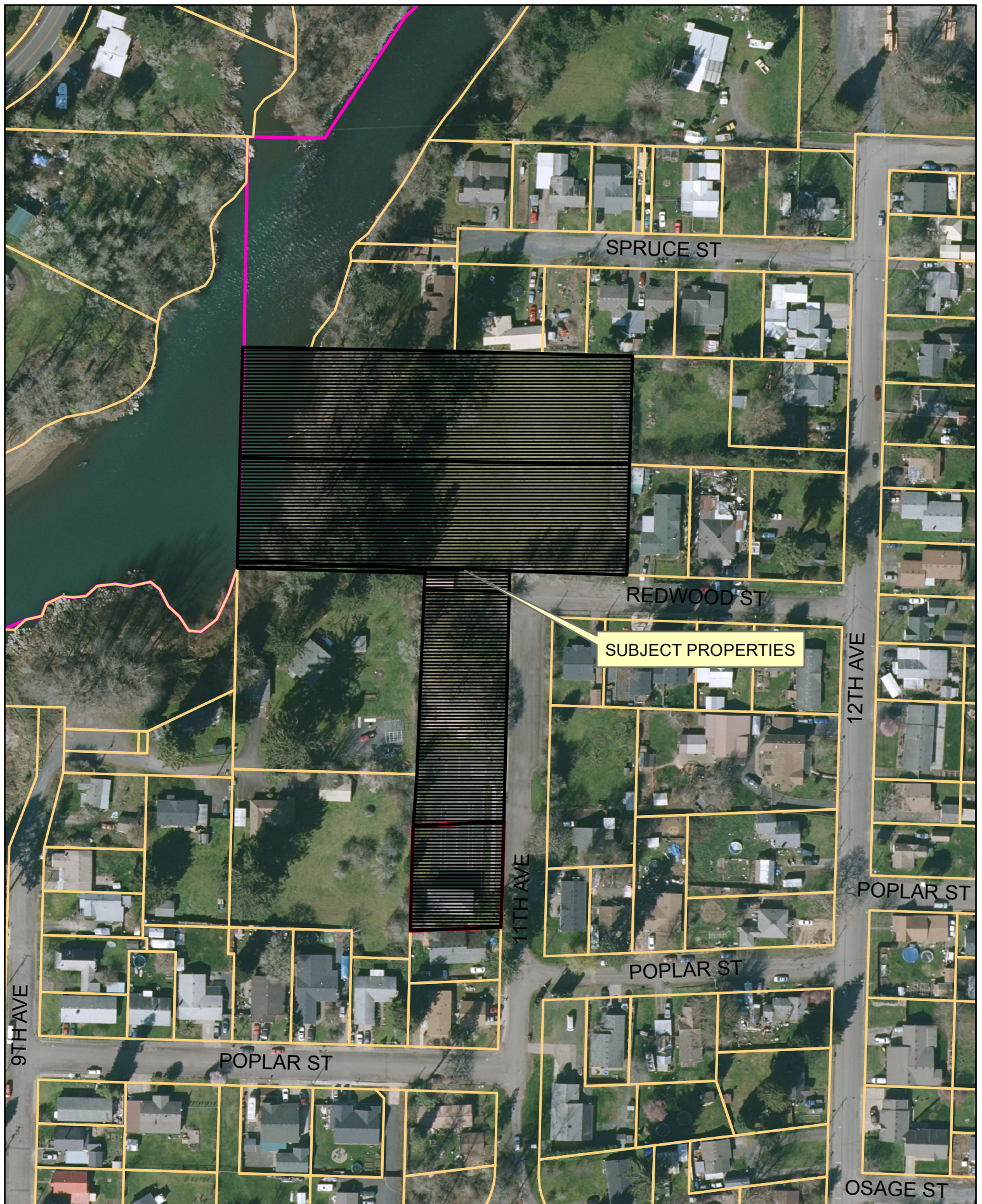
Order: After the Planning Commission decides, staff recommends that the Planning Commission direct staff to prepare an order that is signed by the Chairperson of the Planning Commission. The Order would memorialize the decision and provide the official list of conditions (if any) that apply to the approval 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 CU22-12; 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 applications CU22-12; 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.

VI. ATTACHMENTS

- A Subject Property Map
- B Application
- C PLA22-11
- D PLA22-12
- E PLA22-13
- F PLA22-14
- G PLA22-15



Subject Property Map
PLA22-20

Date: 11/4/22



1 inch = 139 feet



Date Received: 09.22.22
Date Complete: 10.26.22
File Number: CU22-12
Application Fee \$: 0
Receipt #: _____
Hearing Date: 10.25.22

14



NOTICE OF AN ADMINISTRATIVE DECISION ON A LAND USE APPLICATION

REQUEST: The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 12,392 square feet from Proposed Property A (Lot 2300) to Proposed Property B (Lot 1500). Proposed Property A shall decrease in size from approximately 12,392 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 26,374 square feet to approximately 38,766 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.

Application PLA22-11 is being filed simultaneously with Applications PLA22-12, PLA22-13, PLA22-14, PLA22-15, and CU22-12.

APPLICANT: The City of Sweet Home

OWNER (PROPERTY A): The City of Sweet Home

OWNER (PROPERTY B): The City of Sweet Home

FILE NUMBER: PLA22-11

PROPERTY LOCATION: **Property A (Lot 2300):** Located at 1712 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lots 02300

Property B (Lot 1500): 1780 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lot 01500

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, 17.24.020.

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

DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA22-11 for a Property Line Adjustment is **Approved with Conditions**. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:

1. The final configuration of proposed Properties A and B shall substantially conform to the plot plan reviewed in this application. See Attachment B. The proposal would transfer

approximately 12,392 square feet from Proposed Property A (Lot 2300) to Proposed Property B (Lot 1500). Proposed Property A shall decrease in size from approximately 12,392 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 26,374 square feet to approximately 38,766 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.


2. Approval of Application CU22-12. Application CU22-12 will be decided on during a public hearing on December 1, 2022.
3. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-1 Zone. See SHMC 17.24.050.
4. 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.
5. 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.
6. 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.
7. 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.

DECISION DATE: November 3, 2022

MAILING DATE: November 3, 2022

APPEAL DEADLINE: November 15, 2022


Blair Larsen, Community & Economic Development Director


Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than 12 days from the mailing of this decision. All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

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, OR 97386; Phone: (541) 367-8113.




1 inch = 125 feet

Subject Property Map
PLA22-11

Date: 7/14/22

Northside Park Property Line Adjustment
Existing Property Lines
PLA22-11

Legend

 Tax lots

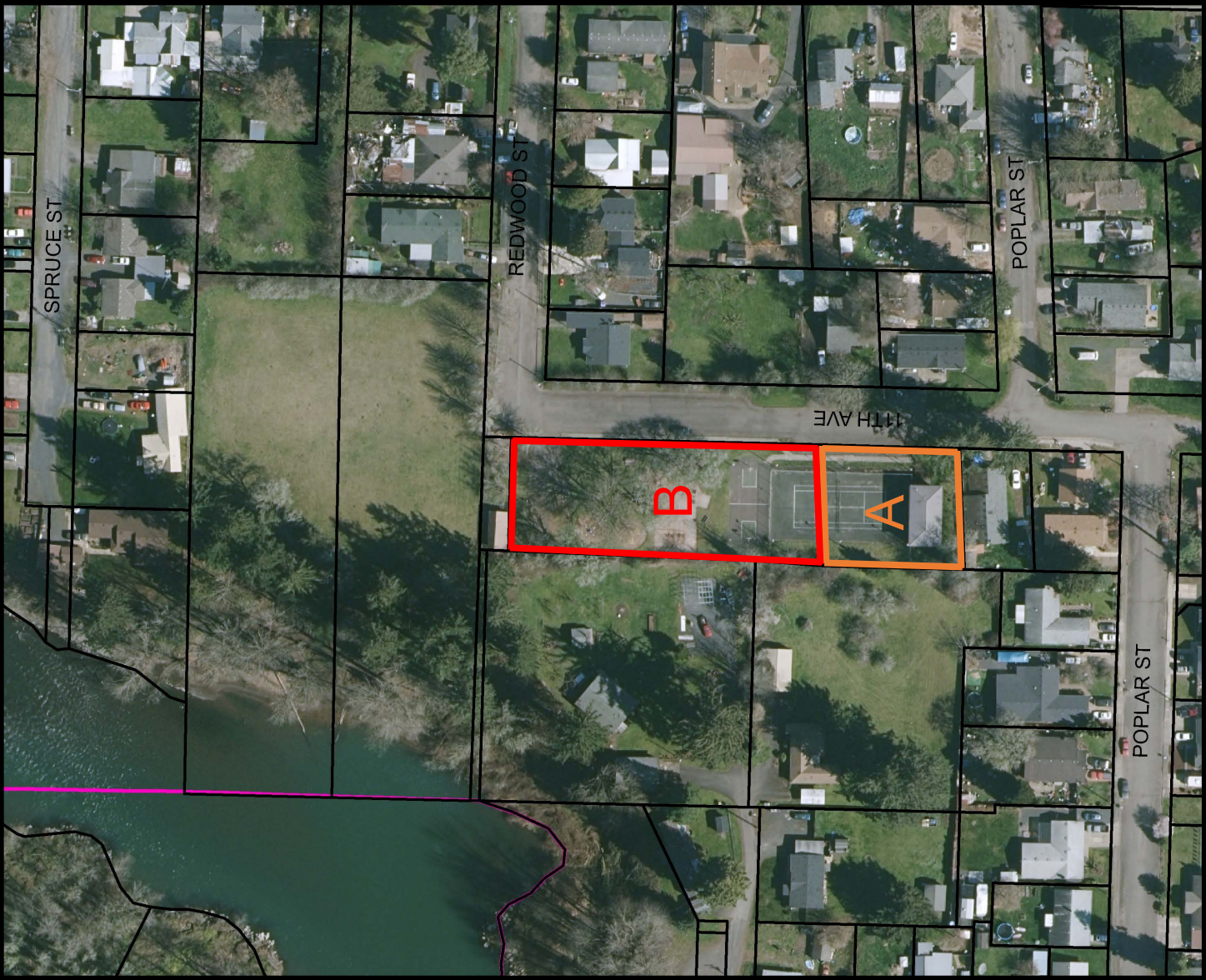
PIN

 13S01E31AB02300

 13S01E31AB01500




1 inch = 600 feet




Northside Park Property Line Adjustment
PLA22-11

Legend

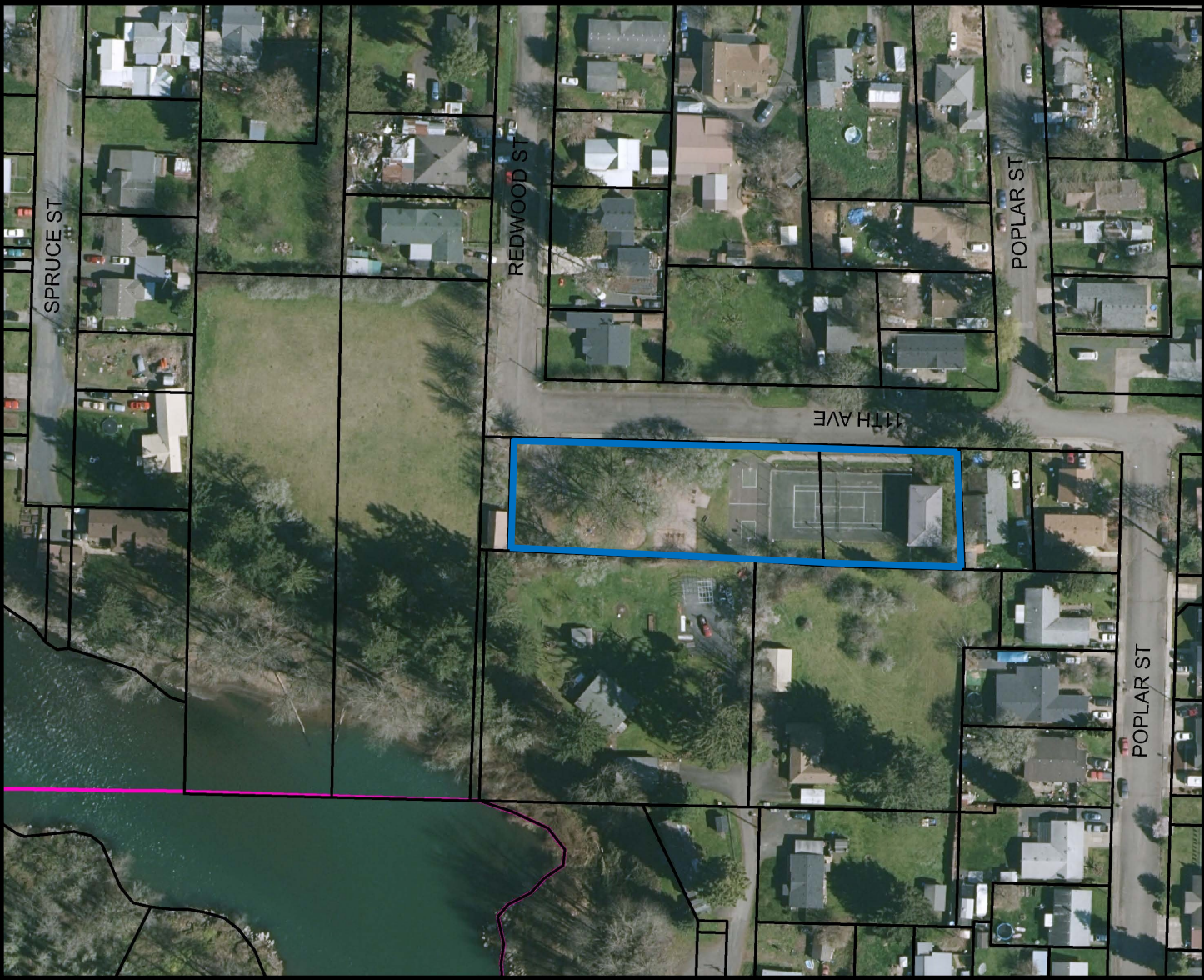
 Tax lots

PIN

 1st Merge



1 inch = 600 feet





NOTICE OF AN ADMINISTRATIVE DECISION ON A LAND USE APPLICATION

REQUEST: The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 38,766 square feet from Proposed Property A (Lots 2300 and 1500) to Proposed Property B (Lot 8100). Proposed Property A shall decrease in size from approximately 38,766 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 2,346 square feet to approximately 41,112 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.

Application PLA22-12 is pending the approval of Application PLA22-11. Application PLA22-12 is being filed simultaneously with Applications PLA22-11, PLA22-13, PLA22-14, PLA22-15, and CU22-12.

APPLICANT: The City of Sweet Home

OWNER (PROPERTY A): The City of Sweet Home

OWNER (PROPERTY B): The City of Sweet Home

FILE NUMBER: PLA22-12

PROPERTY LOCATION: **Property A (Lot 2300 & 1500):** Located at 1712 and 1780 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lots 02300 and 01500.

Property B (Lot 8100): 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lot 08100

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, 17.24.020.

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

DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA22-12 for a Property Line Adjustment is **Approved with Conditions**. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:

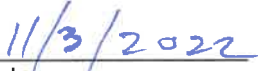
1. The final configuration of proposed Properties A and B shall substantially conform to the plot plan reviewed in this application. See Attachment B. The proposal would transfer approximately 38,766 square feet from Proposed Property A (Lots 2300 and 1500) to Proposed Property B (Lot 8100). Proposed Property A shall decrease in size from approximately 38,766 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 2,346 square feet to approximately 41,112 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.
2. Approval of Applications PLA22-11 and CU22-12.
3. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-1 Zone. See SHMC 17.24.050.
4. 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.
5. 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.
6. 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.
7. 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.

DECISION DATE: November 3, 2022

MAILING DATE: November 3, 2022

APPEAL DEADLINE: November 15, 2022


Blair Larsen, Community & Economic Development Director


Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than 12 days from the mailing of this decision. All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

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, OR 97386; Phone: (541) 367-8113.




1 inch = 104 feet

Subject Property Map
PLA22-12


Date: 7/15/22

Northside Park
Existing Property Lines
PLA22-12

Legend

 Tax lots

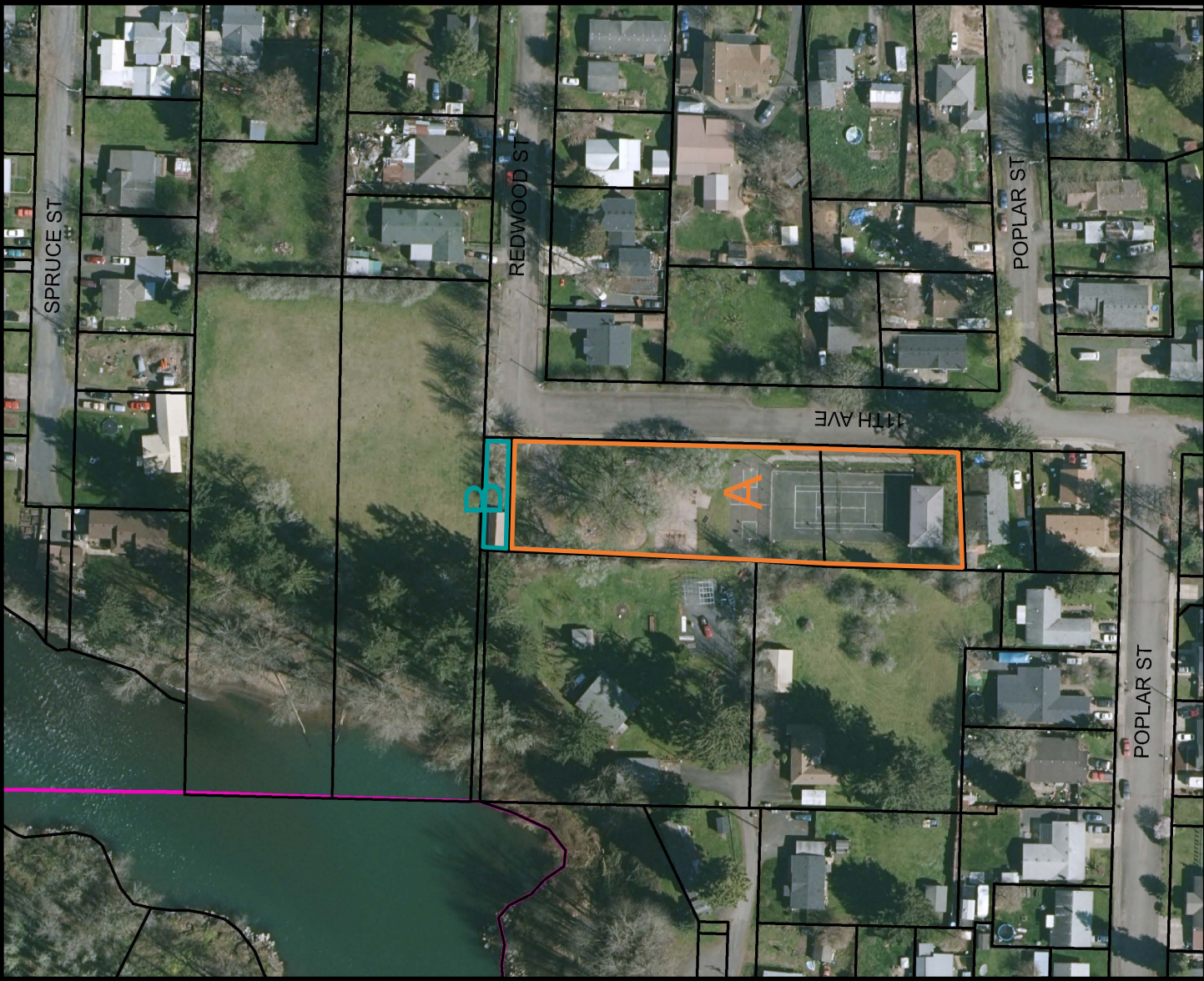
PIN

 13S01E31AB 2300, 1500

 13S01E31AB08100




1 inch = 600 feet



Northside Park Property Line Adjustments
PLA22-12

Legend

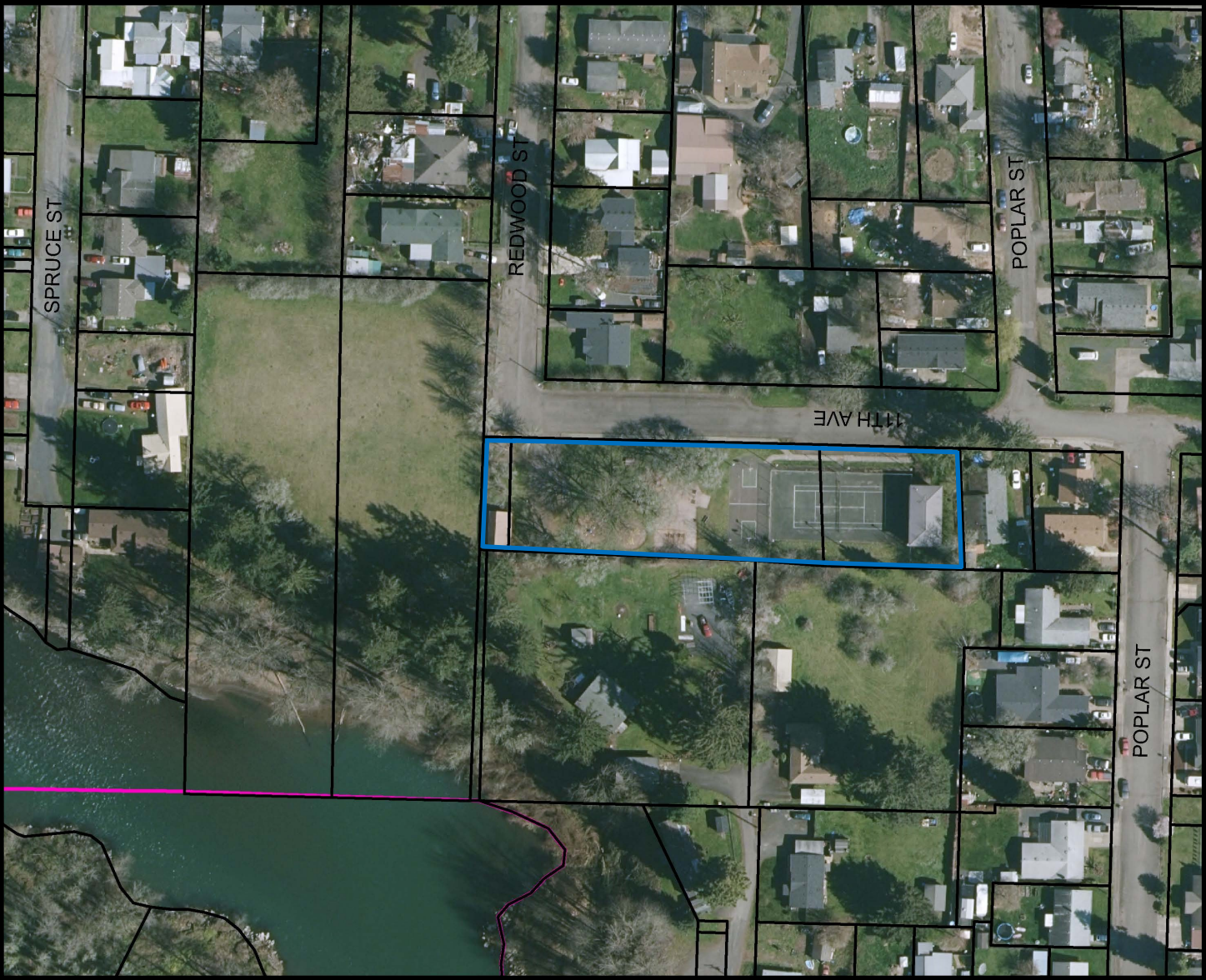
 Tax lots

PIN

 2nd Merge



1 inch = 600 feet





NOTICE OF AN ADMINISTRATIVE DECISION ON A LAND USE APPLICATION

REQUEST: The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 41,112 square feet from Proposed Property A (Lots 2300, 1500, and 8100) to Proposed Property B (Lot 8000). Proposed Property A shall decrease in size from approximately 41,112 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 1,502 square feet to approximately 42,614 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.

Application PLA22-13 is pending the approval of Application PLA22-11 and PLA22-12. Application PLA22-13 is being filed simultaneously with Applications PLA22-11, PLA22-12, PLA22-14, PLA22-15, and CU22-12.

APPLICANT: The City of Sweet Home

OWNER (PROPERTY A): The City of Sweet Home

OWNER (PROPERTY B): The City of Sweet Home

FILE NUMBER: PLA22-13

PROPERTY LOCATION: **Property A (Lot 2300, 1500, & 8100):** Located at 1712 and 1780 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lots 02300, 01500, and 8100.

Property B (Lot 8000): 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lot 08000.

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, 17.24.020.

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

DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA22-13 for a Property Line Adjustment is **Approved with Conditions**. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:

1. The final configuration of Proposed Properties A and B shall substantially conform to the plot plan reviewed in this application. The proposal would transfer approximately 41,112 square feet from Proposed Property A (Lots 2300, 1500, and 8100) to Proposed Property B (Lot 8000). Proposed Property A shall decrease in size from approximately 41,112 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 1,502 square feet to approximately 42,614 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.
2. Approval of Applications PLA22-11, PLA22-12, and CU22-12.
3. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-1 Zone. See SHMC 17.24.050.
4. 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.
5. 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.
6. 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.
7. 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.

DECISION DATE: November 3, 2022

MAILING DATE: November 3, 2022

APPEAL DEADLINE: November 15, 2022

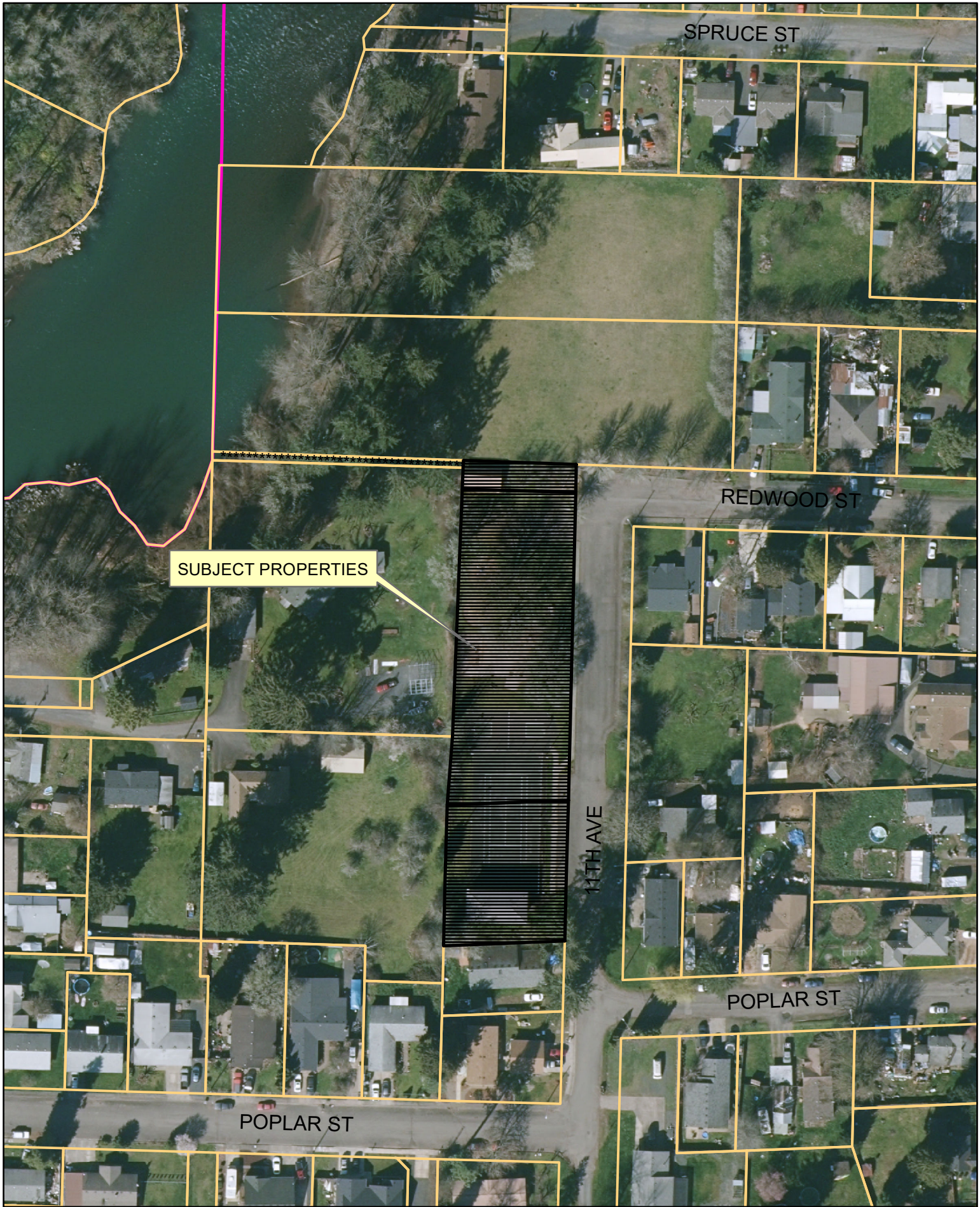

Blair Larsen, Community & Economic Development Director


Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than 12 days from the mailing of this decision. All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

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, OR 97386; Phone: (541) 367-8113.




1 inch = 104 feet

Subject Property Map
PLA22-13


Date: 7/15/22

Northside Park Existing Properties before PLA's PLA22-13

Legend

 Tax lots

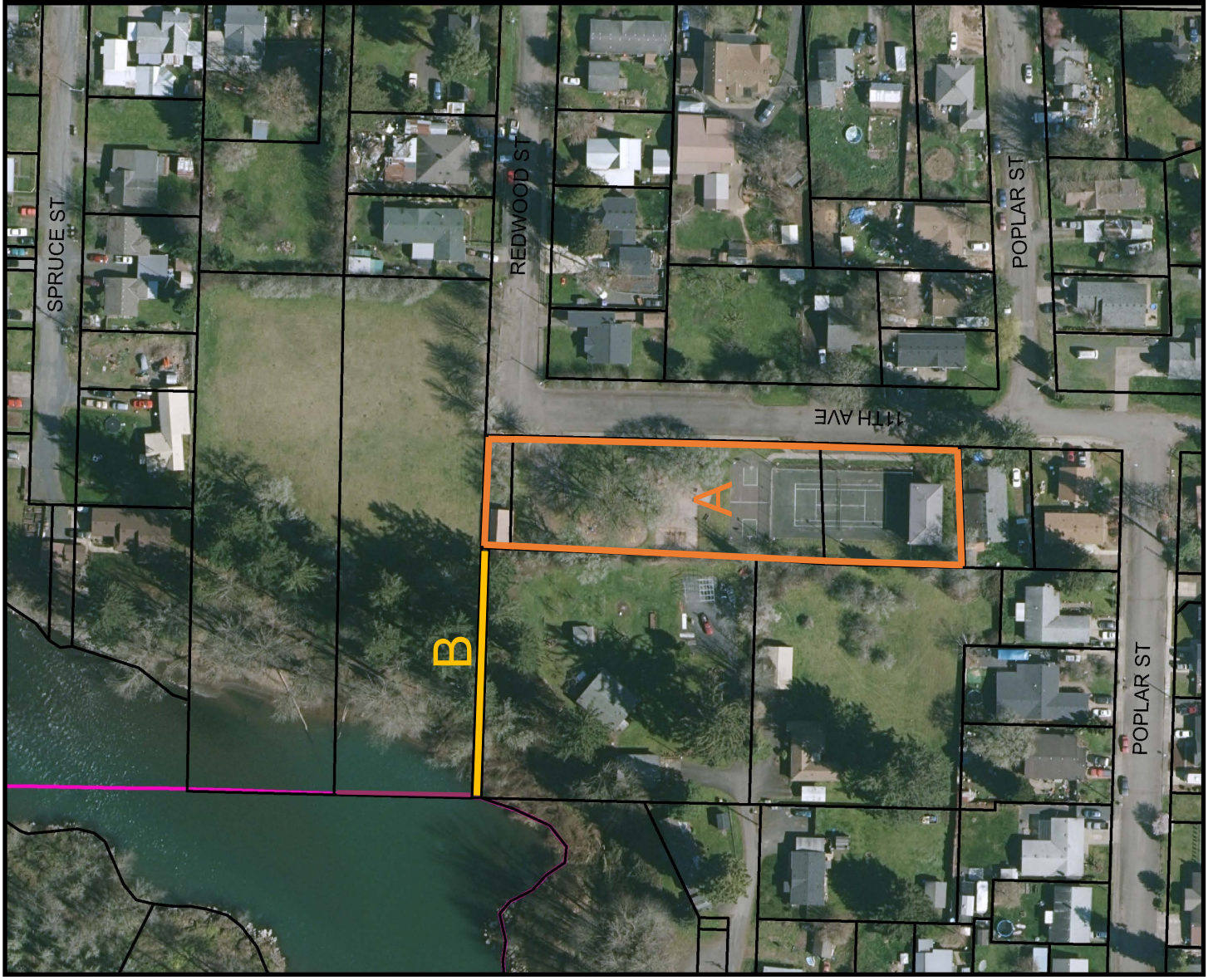
PIN

 13S01E31AB 2300, 1500, 8100

 13S01E31AB08000





1 inch = 600 feet



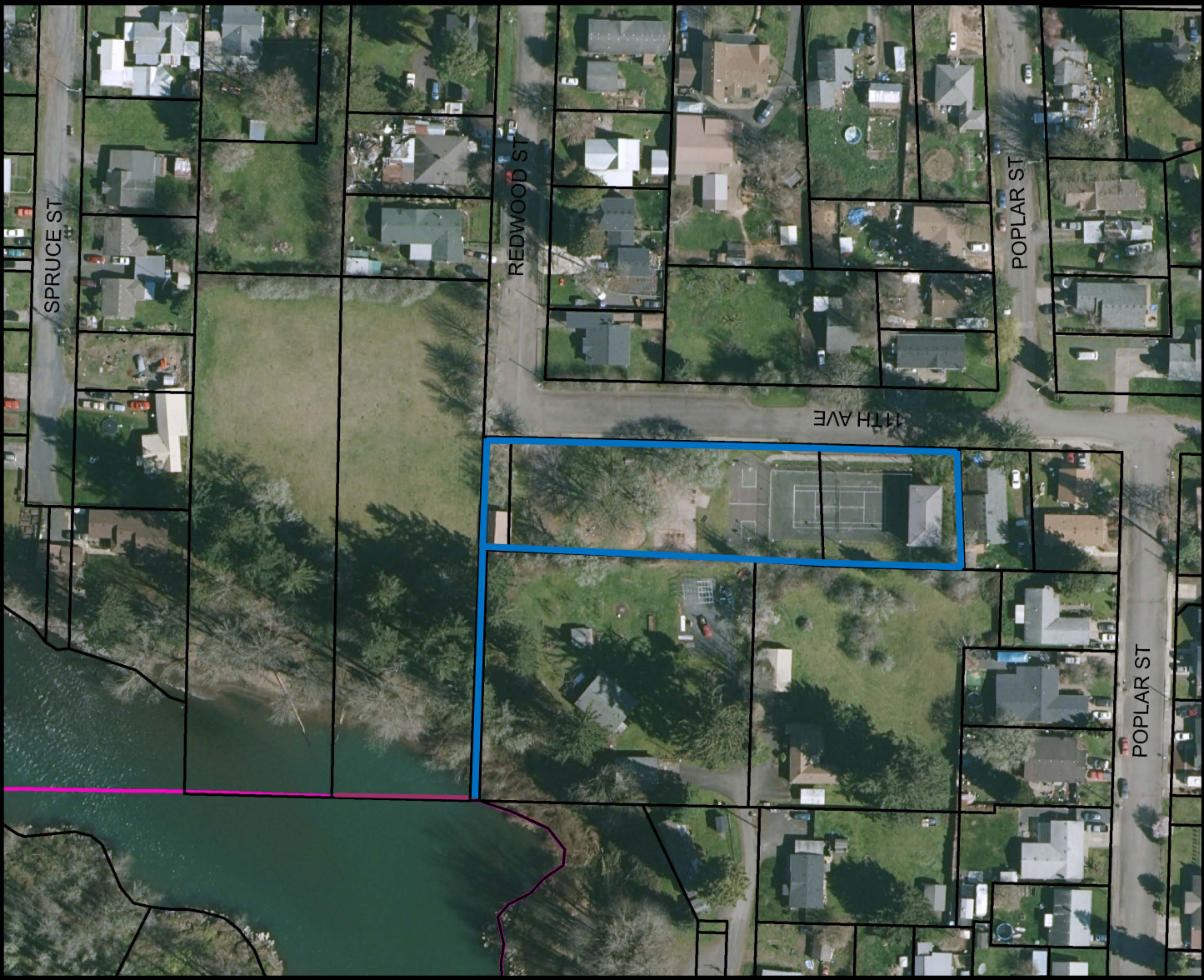
Northside Park Property Line Adjustment
PLA22-13

Legend

-  Tax lots
- PIN**
-  3rd Merge



1 inch = 600 feet





NOTICE OF AN ADMINISTRATIVE DECISION ON A LAND USE APPLICATION

REQUEST: The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 42,614 square feet from Proposed Property A (Lots 2300, 1500, 8100, and 8000) to Proposed Property B (Lot 1301). Proposed Property A shall decrease in size from approximately 42,614 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 54,229 square feet to approximately 96,843 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.

Application PLA22-14 is pending the approval of Application PLA22-11, PLA22-12, and PLA22-13. Application PLA22-14 is being filed simultaneously with Applications PLA22-11, PLA22-12, PLA22-13, PLA22-15, and CU22-12.

APPLICANT: The City of Sweet Home

OWNER (PROPERTY A): The City of Sweet Home

OWNER (PROPERTY B): The City of Sweet Home

FILE NUMBER: PLA22-14

PROPERTY LOCATION: **Property A (Lot 2300, 1500, 8100, & 8000):** Located at 1712 and 1780 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lots 02300, 01500, 08100, and 08000.

Property B (Lot 1301): 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lot 01301.

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, 17.24.020.

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

DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA22-14 for a Property Line Adjustment is **Approved with Conditions**. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:


1. The final configuration of proposed Properties A and B shall substantially conform to the plot plan reviewed in this application. The proposal would transfer approximately 42,614 square feet from Proposed Property A (Lots 2300, 1500, 8100, and 8000) to Proposed Property B (Lot 1301). Proposed Property A shall decrease in size from approximately 42,614 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 54,229 square feet to approximately 96,843 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.
2. Approval of Applications PLA22-11, PLA22-12, PLA22-13, and CU22-12.
3. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-1 Zone. See SHMC 17.24.050.
4. 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.
5. 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.
6. 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.
7. 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.

DECISION DATE: November 3, 2022

MAILING DATE: November 3, 2022

APPEAL DEADLINE: November 15, 2022

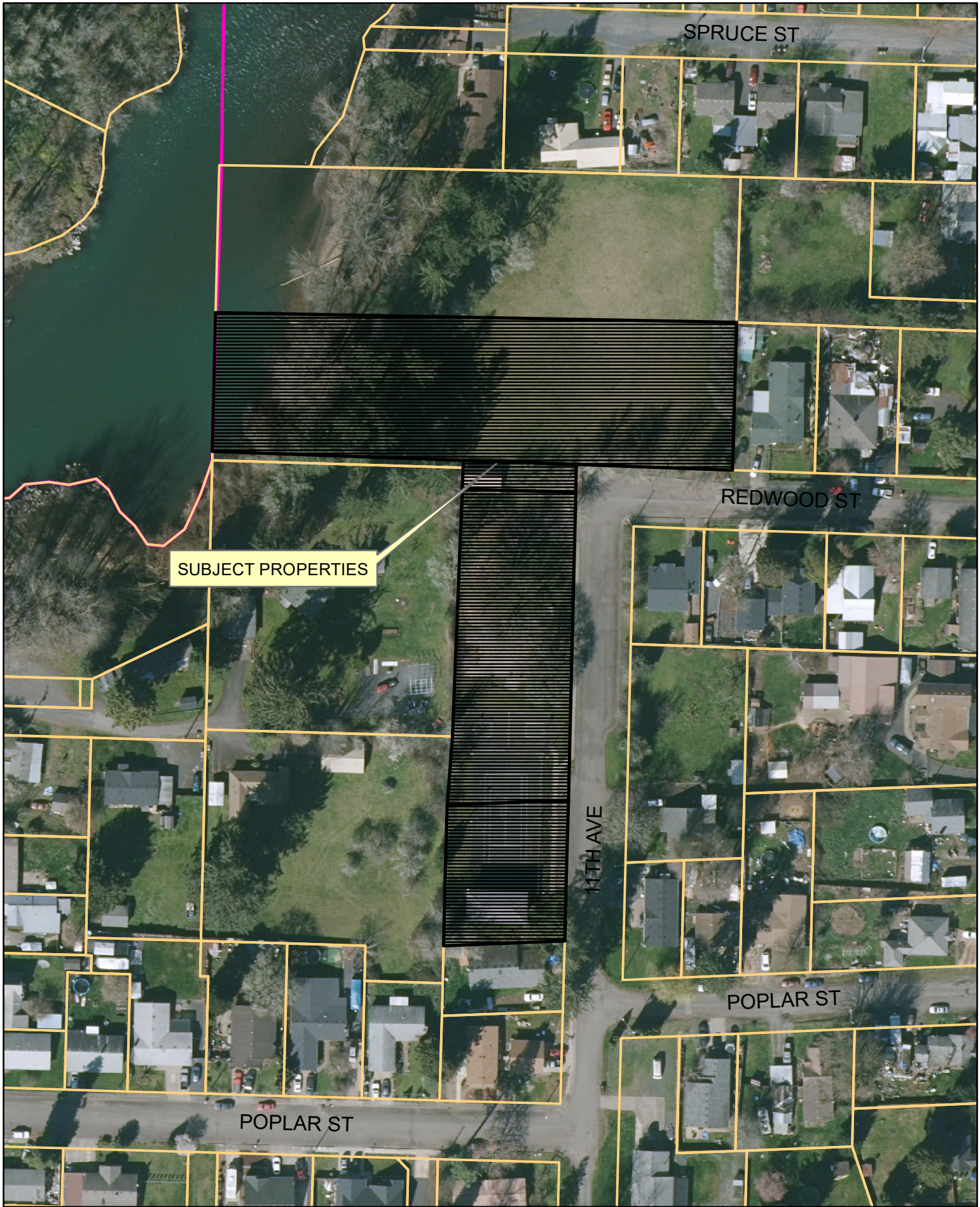

Blair Larsen, Community & Economic Development Director


Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than 12 days from the mailing of this decision. All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

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, OR 97386; Phone: (541) 367-8113.




1 inch = 104 feet

Subject Property Map
PLA22-14


Date: 7/15/22

Northside Park Existing Properties before PLA's PLA22-14

Legend

 Tax lots

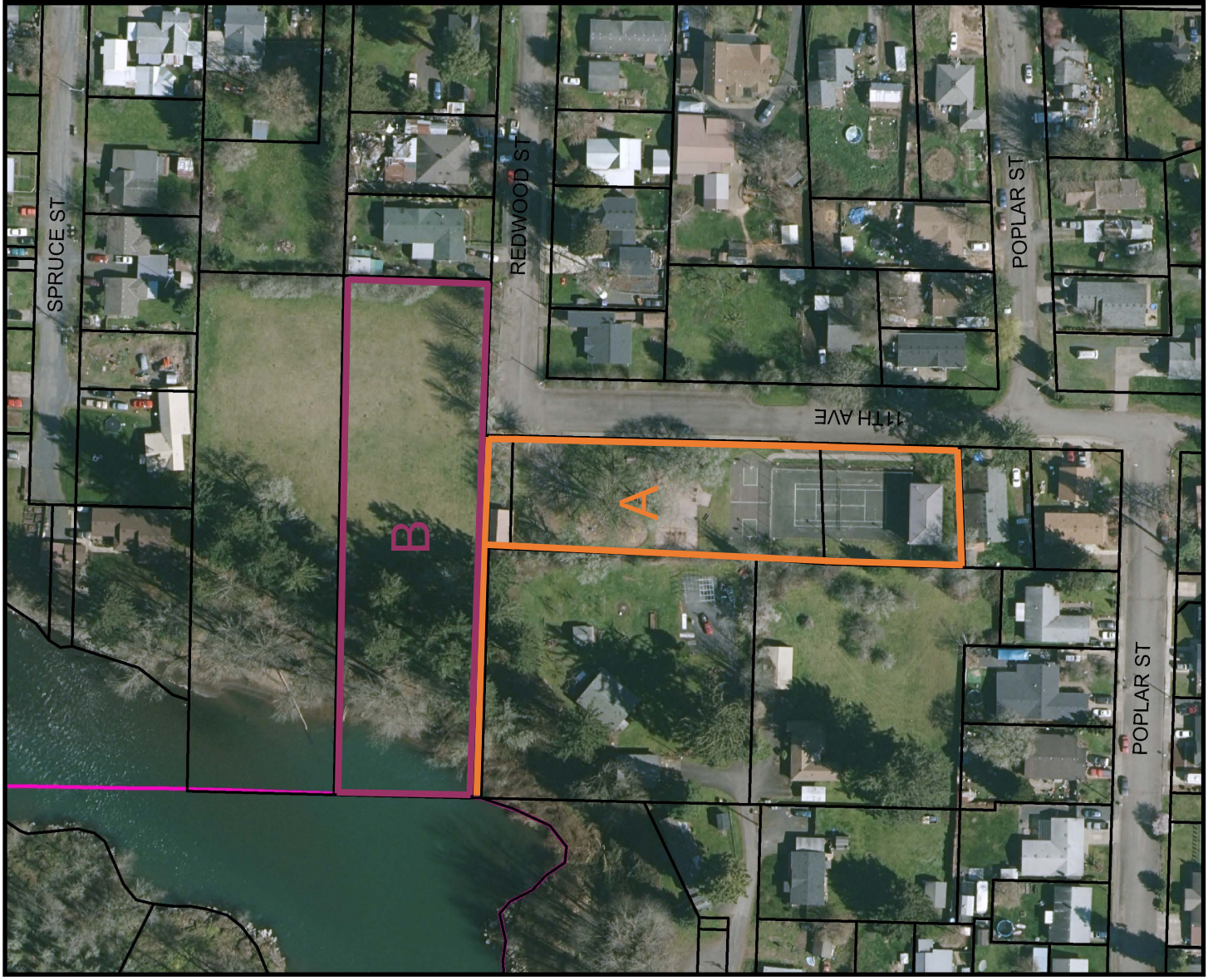
PIN

 13S01E31AB 2300,1500,8100,8000

 13S01E31AB01301




1 inch = 600 feet




Northside Park Property Line Adjustment
PLA22-14

Legend

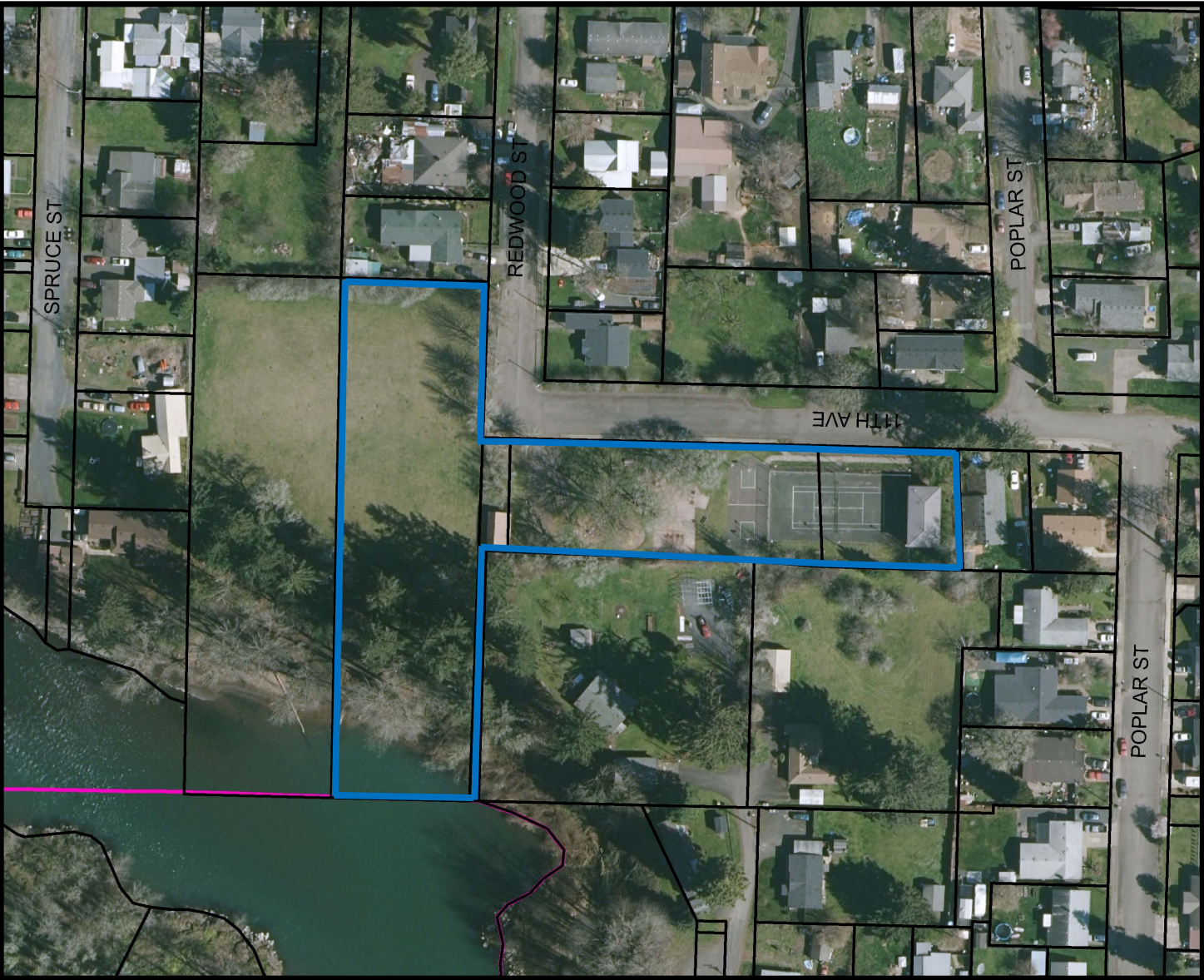
 Tax lots

PIN

 4th Merge



1 inch = 600 feet





NOTICE OF AN ADMINISTRATIVE DECISION ON A LAND USE APPLICATION

REQUEST: The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 96,843 square feet from Proposed Property A (Lots 2300, 1500, 8100, 8000, and 1301) to Proposed Property B (Lot 1201). Proposed Property A shall decrease in size from approximately 96,843 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 55,768 square feet to approximately 152,611 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.

Application PLA22-15 is pending the approval of Application PLA22-11, PLA22-12, PLA22-13, and PLA22-14. Application PLA22-15 is being filed simultaneously with Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14, and CU22-12.

APPLICANT: The City of Sweet Home

OWNER (PROPERTY A): The City of Sweet Home

OWNER (PROPERTY B): The City of Sweet Home

FILE NUMBER: PLA22-15

PROPERTY LOCATION: **Property A (Lot 2300, 1500, 8100, 8000, & 1301):** Located at 1712 and 1780 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lots 02300, 01500, 08100, 08000, and 01301.

Property B (Lot 1201): 11th Avenue, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31AB Tax Lot 01201.

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, 17.24.020.

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

DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA22-15 for a Property Line Adjustment is **Approved with Conditions**. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:


1. The final configuration of proposed Properties A and B shall substantially conform to the plot plan reviewed in this application. The proposal would transfer approximately 96,843 square feet from Proposed Property A (Lots 2300, 1500, 8100, 8000, and 1301) to Proposed Property B (Lot 1201). Proposed Property A shall decrease in size from approximately 96,843 square feet to 0 square feet, eliminating Property A. Proposed Property B shall increase in size from approximately 55,768 square feet to approximately 152,611 square feet. Proposed Properties A and B are in the Residential Low Density (R-1) Zone.
2. Approval of Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14 and CU22-12.
3. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-1 Zone. See SHMC 17.24.050.
4. 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.
5. 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.
6. 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.
7. 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.

DECISION DATE: November 3, 2022

MAILING DATE: November 3, 2022

APPEAL DEADLINE: November 15, 2022


Blair Larsen, Community & Economic Development Director


Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than 12 days from the mailing of this decision. All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

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, OR 97386; Phone: (541) 367-8113.



SUBJECT PROPERTIES

REDWOOD ST

11TH AVE

POPLAR ST

POPLAR ST

Subject Property Map
PLA22-15




1 inch = 104 feet

Date: 7/15/22

42

Northside Park Existing Properties before PLA's PLA22-15

Legend

 Tax lots

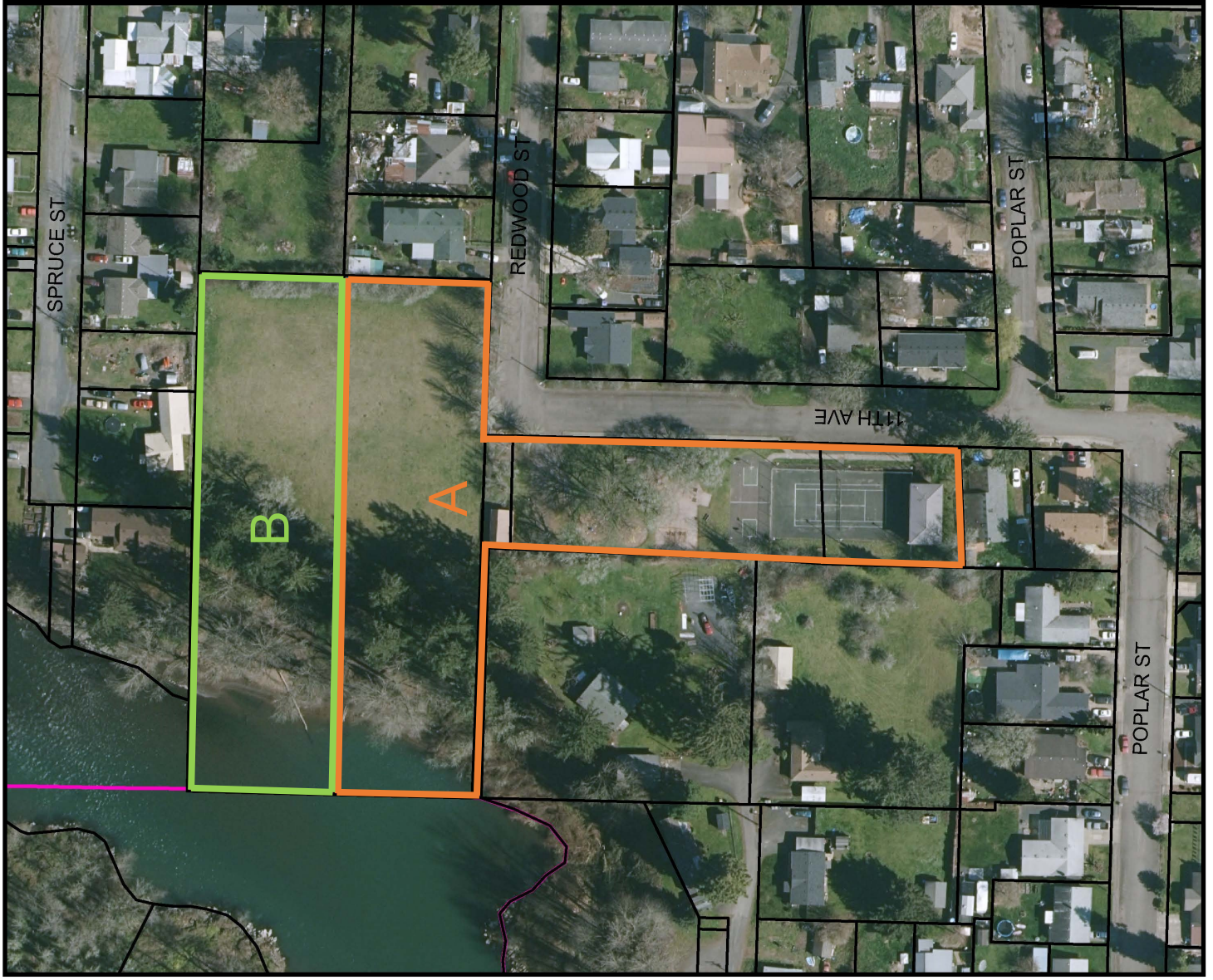
PIN

 13S01E31AB 2300,1500,8100,8000,1301

 13S01E31AB01201




1 inch = 600 feet




Northside Park Existing Properties before PLA's PLA22-15

Legend

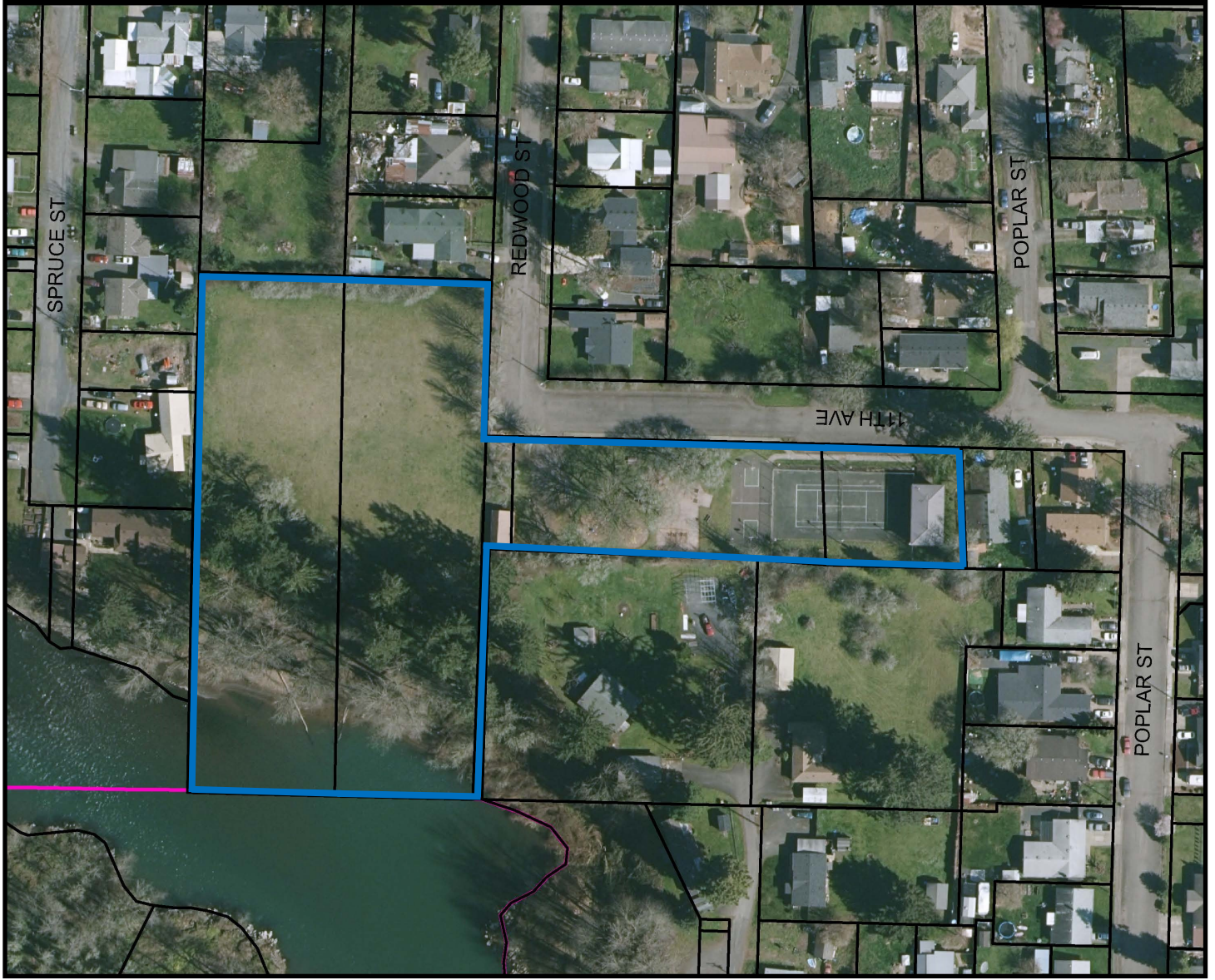
 Tax lots

PIN

 5th Merge



1 inch = 600 feet



11-14-22

Dear City of Sweet Home,

Received your Notice of Public Hearing & request for comment on Northside Park.

First let me say I live at 1132 Redwood St. right by the Park. Every summer there are churches who bring their young people down to the park to play group games. Also we have a steady bunch of dog lovers who bring their dogs to play "fetch" & give them exercise. I have yet to see anyone "poop-scooping" their dogs but perhaps some do. There are also many Moms & Dads who bring their children to the "Play area" & turn them loose to have a great time on the various swings & things in the younger children's section.

The picnic area beneath the trees is a popular place & many families gather there all summer long. And there are the Walkers who make it a daily habit to walk the large field for their exercise. Now - where would you put a dog park? Seems to me the Park is already being used for a number of different things. Really the only thing it needs is sidewalks & better lighting at night. All the trees in the Park are beautiful when in bloom & people really enjoy them - myself included.

The public toilets seem to be used a lot - tho I've never gone in them. And the Park is used for tents & such when we have our celebrations &

the Tent people are always quiet & well-behaved. Have never had any problem with them.

All in all this little Northside Park is already ideal & used a lot. Like I wrote it could stand sidewalks & better lighting but a Dog Park? I don't think so.

Mrs. Joan Walthall
1132 Redwood St.
Sweet Home.

P.S. There are lots of people who like to go down to the river & fish or swim & I understand it is rather hard to get down to it - steep bank or something. Couldn't the City put in decent cement steps to allieviate the danger of a fall?

RECEIVED
11.28.22

The City of Sweet Home
File Number 2022-12

In Regards to a dog park
located 1712 & 178011th Ave
I am not in favor of this
would add to much traffic
& noise to residents living
close by.

A lot of people do not obey
rules at dog parks especially
when it comes to large & small
dogs sharing area & also owner
leave dogs off leash.

The area is too small for
A dog park should be on
a larger piece of property

Deane Petersen
3706 Reeter Ave
Eugene OR 97401

Vacation Property
1715 9th Ave
Sweet Home OR 97136