



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

February 01, 2024, 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, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 212 001 640 706

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) [2023-11-16 Planning Commission Meeting Minutes](#)

Public Hearings

- a) [VR23-05 Application Packet](#)
- b) [SD23-01 Application Packet](#)

Staff Updates:

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

November 16, 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

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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

Eva Journey
Jeff Parker
Henry Wolthuis
Jamie Melcher
Laura Wood
Mary White

STAFF

Blair Larsen, Community and Economic Development Director
Diane Golden, Associate Planner
Angela Clegg, Tourism & Economic Development Coordinator

GUESTS

James Hurley, 35890 Santiam Highway, Albany, OR 97327
Laura LaRoque, 63 E. Ash Street, Lebanon, OR 97355
Michael Diolas, 1193 29 Avenue, Sweet Home OR 97386
Mackenzie Sheer, 1184 29 Avenue, Sweet Home OR 97386
Alan Majors, 3107 Long Street, Sweet Home OR 97386
Justin Prophet, 3113 Long Street, Sweet Home OR 97386
Julie Whitmore Parks, 2749 Kalmia Street, Sweet Home OR 97386

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.

None

Meeting Minutes:

A motion to approve the minutes was made by Wolthuis, seconded by Melcher.
Voting Yea: 6

Public Hearings

Application ZMA23-03

The public hearing was opened at 6:34 PM.

Commissioner Parker read the application summary and asked if the Commission if there were any ex parte, conflicts of interest, or personal bias, there were none.

Tourism & Economic Development Coordinator Clegg read the revised staff report at the November 21, 2023 Planning Commission meeting. The staff report stated that the applicant is seeking a zone map amendment at assessor's map 13S01E32AC Tax Lot 4900 to bring the zone map into conformity with the comprehensive map, from a zoned Residential Low Density (R-1) to a Residential High Density (R-3).

Applicant testimony: Laura LaRoque, 63 Ash Street, Lebanon OR 97355 testified on behalf of the application giving the purpose of the zone map amendment.

The Commissioners discussed the application with the applicant.

Testimony in favor: None

Testimony in opposition: 5

Neutral Testimony: None

Michael Deolus addressed concerns about property values and spot zoning. Deolus also mentioned concerns about wetland and flooding in the subject property.

Mikenzi Scherer addressed safety concerns with traffic and pedestrians, potential development fines brought from the city to the residents, and property values.

Alan Majors addressed safety concerns with the close proximity to school and class sizes.

Justin Prophet addressed safety, traffic and property value concerns.

Julie Whitmore-Parks addressed safety and traffic concerns.

The Commission discussed the application and testimonies. Coordinator Clegg discussed the wetland concerns with the Commission, stating the wetland is across the street from the subject property.

The applicant was asked to return to the front for further questions.

Director Larsen addressed the concern that sidewalks would be required from the opposition testimony. Larsen specified that if sidewalks would be required, it would be part of the development application of the applicant property.

The public hearing was closed at 7:09 PM.

Commission discussion: Parker stated that that the application matches the comprehensive plan map, but is not required to change right away or at any time. Melcher asked if development were to occur at the subject property, if they would be approached by the Planning Commission. Larsen answered that when an application is outright permitted in the zone, it is not brought to the Planning Commission.

Larsen addressed the traffic concerns by sharing the Open House of the Transportation Safety Plan November 29 at 6:30, as well as an invitation to join the Planning Commission.

Jurney addressed the concern from the testimonies about spot zoning. Larsen answered, specifying that spot zoning does not apply to this application in that it reflects the comprehensive plan as well as matches the zoning nearby. Larsen stated that when deviations from the code criteria are made, they are open to liabilities by the Land Use

Board of Appeals. Wood stated that although the concerns are valid, concerns for increasing housing is also part of the duty of the Planning Commission, and changing the zone would help with increased housing. Journey agreed, citing the housing needs assessment performed over the last year.

A motion to deny the application ZMA23-03 and recommend City Council to deny the application was made by Wolthuis, seconded by Parker.

Yea: 2

Nay: 4

A recommendation by Larsen to change the motion to approve the application ZMA 23-03 and recommend it to City Council was made by Larsen. The motion to approve application ZMA23-03 was made by Journey, seconded by Wood.

Yea: 4

Nay: 2

Application VR23-04

The public hearing was opened at 7:39 PM.

Commissioner Parker read the application summary and asked of the Commission if there were any ex parte, conflicts of interest, or personal bias, there were none.

Tourism and Economic Development Coordinator Clegg presented the staff report and stated that applicant is also requesting an administrative decision AD23-01. It is pending the decision of the Planning Commission on the variance application. Clegg stated that the original application was submitted wrong, and per her advice, to reapply. The applicant is seeking a variance for three feet of setback equaling 14 feet of the building at address 2307 22nd Avenue, Sweet Home OR 97386.

The Commissioners asked questions of Staff.

Applicant Testimony: James Hurley, PO Box 903, Albany OR 97321 testified on behalf of the application.

The Commissioners discussed the application with the applicant.

Testimony in favor: None

Testimony in opposition: None

Neutral Testimony: None

The public hearing was closed at 7:55 PM.

The Commission discussed the application and testimony.

A motion to approve VR23-04 was made by Commissioner Wood, seconded by Commissioner Journey.

Voting Yea: 6

Voting Nay: 0

Staff Updates:

Clegg stated that there will likely be no December Planning Commission meetings.

Larsen gave an update on the Transportation System Plan. There will be an Advisory Committee Meeting on November 29 at 5:00, Open House immediately following 6:30 at City Hall. Clegg stated that if there are three it needs to be noticed as a quorum.

Round Table Discussions (Committee comments about topics not listed on the agenda)

None

Adjournment

The meeting was adjourned at 8:05 PM.

Jeffrey Parker, Chairperson
Sweet Home Planning Commission

Respectfully submitted by Diane Golden, Associate Planner



Staff Report Presented to the Planning Commission

REQUEST: The applicant is seeking a variance to allow for a 3-foot setback from existing dwellings to the property line proposed in Application PLA23-06, resulting in a total of approximately 6 feet between dwellings. The subject property is zoned Residential High Density (R-3). The Comprehensive Plan Designation is Medium Density Residential (R-2). In the R-3 Zone the minimum interior side setback is 5 feet and the minimum front setback is 15 feet [SHMC 17.14.060(A)].

Application VR23-05 is being filed simultaneously with Application PLA23-06. Application PLA23-06 is an Administrative Decision and is not decided upon by the Planning Commission, however the approval of PLA23-06 is contingent on the approval of Application VR23-05.

- APPLICANT:** Laura LaRoque, Udell Engineering & Land Surveying, LLC
- PROPERTY OWNER:** Deborah Jensen
- FILE NUMBER:** VR23-05
- PROPERTY LOCATION:** 1589 & 1591 41st Avenue, Sweet Home, OR 97386; Identified on the Linn County Assessor’s Map as 13S01E28CD Tax Lot 4500.
- REVIEW AND DESIGN CRITERIA:** Sweet Home Municipal Code Section(s) 17.14 and 17.106
- HEARING DATE & TIME:** February 1, 2024 at 6:30PM
- HEARING LOCATION:** City Hall Council Chamber at 3225 Main Street, Sweet Home, Oregon 97386
- STAFF CONTACT:** Angela Clegg, Tourism & Economic Development Coordinator
 Phone: (541) 818-8029; Email: aclegg@sweethomeor.gov
- REPORT DATE:** January 25, 2024

I. PROJECT AND PROPERTY DESCRIPTION

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential High Density (R-3)	Medium Density Residential
Property North	Industrial (I)	General Industrial
Property East	Residential High Density (R-3)	Medium Density Residential
Property South	Residential High Density (R-3)	Medium Density Residential

Property West	Residential High Density (R-3)	Medium Density Residential
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Floodplain: Based on a review of the FEMA flood insurance rate map; Panel 41043C0914G, dated September 29, 2010, the subject properties are not in the Special Flood Hazard Area.

Wetlands: The subject properties do not show wetlands/waterways on the properties depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

Access: Proposed Area A has access to 41st Avenue. Proposed Area B has existing access to 41st Avenue via a driveway through Proposed Area A.

Water and Sewer Services: Areas A and B have water and sewer services in 41st Avenue.

Street: After the adjustment Proposed Area A shall abut approximately 40 feet of 41st Avenue. The applicant shall ensure that the appropriate easements are recorded for access to and from Area B to 41st Avenue.

TIMELINES AND HEARING NOTICE:

Application Received: December 21, 2023

Application Deemed Complete: December 26, 2023

Notice Distribution to Neighboring Property Owners Within 100 feet and Service Agencies: December 26, 2023

Notice Published in New Era Newspaper: January 3, 2024

Date of Planning Commission Hearing: February 1, 2024

120-Day Processing Deadlines: April 24, 2024

II. COMMENTS

Levi Gideon

CEDD Engineering: Utilities: There is a water main suitable for connection on 41st Avenue. There is a sewer main available to connect to in a utility easement that runs along the existing southeastern lot line. There is a stormwater ditch at the eastern existing property line that can be utilized. The home on Lot 20 will need to have separate water and sewer service from the home on Lot 19.

Streets: Lot 19 must provide an access easement for the benefit of Lot 20. Without this there would be no legal access to the newly formed lot.

Stormwater: Drainage from Lots 19 & 20 must flow through a recorded drainage easement, or to an appropriate stormwater facility.

Blake Patterson

Public Works Division: I have no comments at this time.

Ray Grundy

Building Division: Building has no comments or concerns at this time.

Sweet Home

Fire District: No comments as of the mailing of this notice.

Public Comments: No comments as of the mailing of this notice.

III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a variance are listed below in bold. Findings and analysis are provided under each review and decision criterion.

The Planning Commission may allow a Variance from a requirement or standard of this Development Code after a public hearing conducted in accordance with the Type III review procedures provided that the applicant provides evidence that the following circumstances substantially exist:

- A. The variance is necessary because the subject Development Code provision does not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance. [17.106.060(A)]**

Applicant's Comments: See Attachment C, Page 5.

Staff Findings: The applicant is seeking a variance to allow for a 3-foot setback from existing dwellings to the property line proposed in Application PLA23-06, resulting in a total of approximately 6 feet between dwellings. The dwellings and accessories structures are preexisting. The dwelling on Proposed Area A encroaches into the minimum side setback by 2 feet, and the dwelling on Proposed Area B encroaches into the minimum front setback by 12 feet. The minimum interior side setback in the R-3 Zone is 5 feet and the minimum front setback in the R-3 Zone is 15 feet.

Approval of Property Line Adjustment Application PLA23-06 is contingent on the approval of the setback variance proposed in this application.

- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district. An economic hardship shall not be the basis for a variance request.**

Applicant's Comments: See Attachment C, Page 5.

Staff Findings: The subject property abuts similar size and shaped residential properties in the R-3 zone to the south, east and west (see Attachment A). The proposed variance shall allow the applicant to preserve and enjoy the property rights the same as the owners of other R-3 Zoned properties in the vicinity.

- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located, or otherwise conflict with the objectives of any City plan or policy.**

Applicant's Comments: See Attachment C, Page 5 and 6.

Staff Findings: Staff finds that the variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity or district in which the property is located. The variance does not conflict with the objectives of any City plan or policy.

D. The need for the variance is not self-imposed by the applicant or property owner (for example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant).

Applicant's Comments: See Attachment C, Page 6.

Staff Findings: The subject property has two preexisting single-family dwellings. The Current Municipal Code does not allow for two single family dwelling units on one lot. The applicant is proposing to separate the dwellings with Property Line Adjustment Application PLA23-06, filed simultaneously with the variance application. Separating the dwellings will bring the use into conformance with current code, however, to separate the dwellings the property line adjustment will not conform to the side and front setbacks of the R-3 Zone. The approval of the property line adjustment is contingent on the approval of the variance.

E. The variance requested is the minimum variance which would alleviate the identified hardship.

Applicant's Comments: See Attachment C, Page 6.

Staff Findings: The subject property has two preexisting single-family dwellings. The request to allow for a 3-foot setback from existing dwellings to the property line proposed in Application PLA23-06 is the minimum variance to alleviate the identified conformance with R-3 Zone land use. According to the site map provided by the applicant (Attachment B), there is approximately 6 feet total between the existing dwellings.

F. All applicable building code requirements and engineering design standards shall be met.

Applicant's Comments: See Attachment C, Page 7.

Staff Findings: There are preexisting dwellings and accessory structures on the subject property. If approved, any future development shall comply with the City of Sweet Home Engineering Standards, Sweet Home Municipal Code 17.14 Residential High Density (R-3) Zone, and the Oregon Residential Specialty Code.

IV. STAFF RECOMMENDATION

Staff finds the applicant has requested the minimum variance necessary to alleviate the hardship due to the preexisting placement of the single-family dwellings on the subject property. Staff has recommended Conditions of Approval listed below.

V. CONCLUSIONS

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

Conditions of Approval:

1. Administrative approval and compliance with the Conditions of Approval for Property Line Adjustment Application PLA23-06.

2. Any future development shall comply with the City of Sweet Home engineering Standards and the development standards of SHMC 17.14.070.

VI. PLANNING COMMISSION ACTION

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.

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

Order: After the Planning Commission makes a decision, staff recommends that the Planning Commission direct staff to prepare an Order that is signed by the Chairperson of the Planning Commission. The Order shall 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 of the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to approve application VR23-05 and thereby permit the variance for the subject lot located at 1589 and 1591 41st Avenue, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E28CD Tax Lot 04500; adopting the Findings of Fact listed in Section III of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct Staff to prepare an order to be signed by the Chair to memorialize this decision.
2. Move to deny application VR23-05 and thereby deny the request for a variance for the subject lot located at 1589 and 1591 41st Avenue, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E28CD Tax Lot 04500; adopting the following Finding of Fact (specify), 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.
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other

VII. ATTACHMENTS

- A. Subject Property Map
- B. Site Plan
- C. VR23-05 Application Narrative
- D. VR23-05 Application
- E. Application PLA23-06 (For Information Only)

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, Sweet Home, Oregon 97386. Regular business hours are between 7:00 AM and 5:30 PM, Monday through Thursday, excluding holidays.



SUBJECT PROPERTY

40TH LN

41ST AVE

OSAGE ST

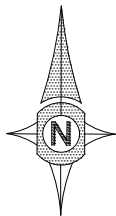


1 inch = 88 feet

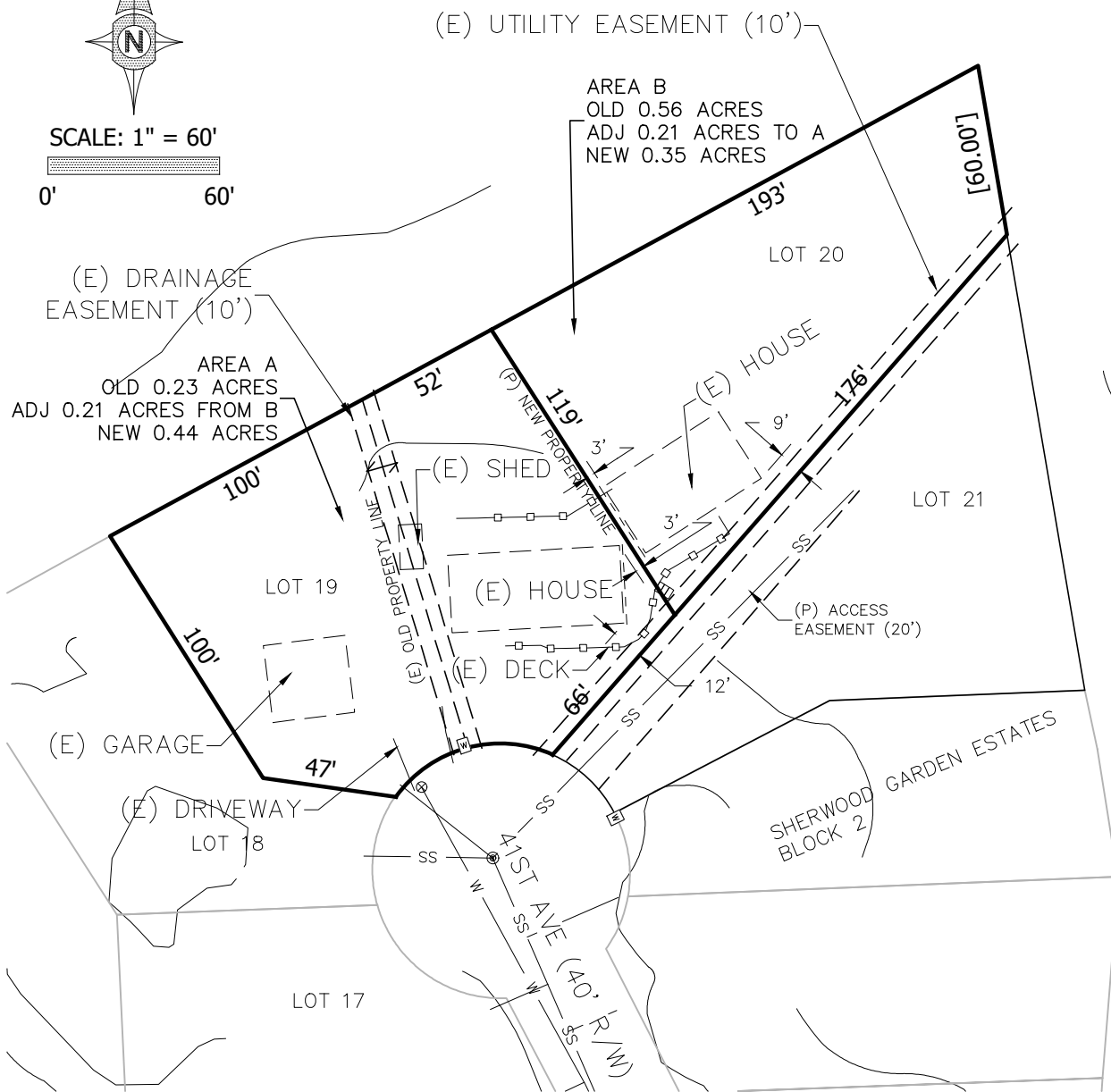
Subject Property Map
PLA23-06 and VR23-05

Date: 12/26/23

12



SCALE: 1" = 60'



PROPERTY INFORMATION

AREA A

ZONING: R3
 LAND USE: RESIDENTIAL
 OWNER: DEBORAH JENSEN
 ASSESSORS MAP: 13S-01E-28-CD
 TAX LOT: 04500

AREA B

ZONING: R3
 LAND USE: RESIDENTIAL
 OWNER: DEBORAH JENSEN
 ASSESSORS MAP: 13S-01E-28-CD
 TAX LOT: 04500

LEGEND

- DECK RAILING
- OLD PROPERTY LINE
- R/W AVENUE
- ADJ ADJUSTED

SHEET 1
 of 1



Date 12/21/2023
 Project 23-240
 JENSEN
 Drawn by
 CJB
 Checked by
 KWL

PROPERTY LINE ADJUSTMENT
DEBBIE JENSEN
 1591/1589 41ST AVE
 SWEET HOME, OR 97386

**UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125

PROPERTY LINE ADJUSTMENT & VARIANCE APPLICATIONS

Submitted to: City of Sweet Home
Planning Division
3225 Main Street
Sweet Home, OR 97386

Applicants/Property Owners: Deborah Jensen
P.O. Box 711
Brownsville, OR 97327
(818) 434-6905
debbie1966@comcast.net

Applicant's Representative: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, OR 97355

Contact: Laura LaRoque
Email: laura@udelleng.com
Phone: (541) 990-8661

Site Location: 1589/1591 41st Avenue, Sweet Home, OR 97386

Linn County Assessor's Map No.: 13S-01E-28CD Tax Lot 4500

Site Size: ±35,000 square feet

Existing Land Use: Two Detached Residential Dwelling Units

Comprehensive Plan Designation: Medium Density Residential

Zone Designation: Residential High-Density (R3)

Surrounding Zoning: North: Industrial
South: Residential High-Density (R3)
East: Residential High-Density (R3)
West: Residential High-Density (R3)

Surrounding Uses: North: Single Dwelling Residential
South: Single Dwelling Residential
East: Single Dwelling Residential
West: Single Dwelling Residential



I. Executive Summary

The proposal includes concurrent review of a Property Line Adjustment and Variance application. The subject properties are known as 1589/1591 41st Avenue and identified by Linn County Tax Assessor's Map No. 13S-01E-28CD Tax Lot 4500. The proposal includes an adjustment of the common property line between these two properties resulting in a net change of ± 0.21 acres and resultant properties ± 0.44 -acres (Area A) and ± 0.35 -acres (Area B) in size. The proposal also includes a variance to allow a three-foot setback from existing dwellings to the proposed property line.

The property line adjustment and variance review criteria under Sweet Home Development Code (SHDC) 17.92.050 and 17.106.060 are applicable to this request. This written narrative and associated documentation establish that the application complies with all applicable approval criteria. This documentation provides the basis for the city to approve the application.

II. Analysis of Development Code Criteria

1. Property Line Adjustments are subject to provisions in Chapter 17.92.
2. Per SHDC 17.92.020, property line adjustments are reviewed in accordance with a Type I review procedure.
3. The application submittal requirements for a property line adjustment application are found under Section 17.92.040 and include: application forms, fee, and preliminary plat drawings and supplementary written narrative.

III. 17.92.050 Property Line Adjustment Decision Criteria

Section 17.92.050 of the Sweet Home Development Code (SHDC) includes the following review criteria that must be met for a preliminary plat to be approved. Code criteria are written in **bold** and are followed by findings and conclusions.

Criterion A

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

1. A Property Line Adjustment is proposed for subject properties known as 1589/1591 41st Avenue and identified by Linn County Tax Assessor's Map No. 13S-01E-28CD Tax Lot 4500.
2. The proposal includes an adjustment of the common property line between these two properties resulting in a net change of ± 0.21 acres and resultant properties ± 0.44 -acres (Area A) and ± 0.35 -acres (Area B) in size. No additional units of land will be created because of the proposed property line adjustment.



Criterion 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.

3. This application is for a Property Line Adjustment to adjust a common property line between two properties.
4. The subject properties are located at 1589/1591 41st Avenue and identified by Linn County Tax Assessor’s Map No. 13S-01E-28CD Tax Lot 4500.
5. The subject properties are entirely within the Residential High-Density (R3) zoning district.
6. Each of the subject properties are improved with an existing residential dwelling.
7. A comparison of the dimensional standards of SHDC 17.14.060 and proposed dimensional standards are shown in the table below:

Minimum Lot Area & Width		
	Standard	Proposed
Single Family Dwelling, Manufactured Home	5,000 sf	±19,166 square feet (Area A) ±15,246 square feet (Area B)
Minimum Width at building line – Interior lot	60 feet	±132-feet (Area A) ±118-feet (Area B)
Maximum Lot Coverage	40%	±30% (Area A) ±10% (Area B)

8. Per SHMC 17.04.202, building line is defined as follows: “a line that is adjacent to the front side of a main building parallel to the front lot line.”
9. Per SHMC 17.04.202, lot line, front is defined as follows: “The boundary line of a lot that abuts a street other than a side or rear yard line. For a corner lot, the shortest property line along a street, other than an alley. If two or more street lot lines are of equal length, the location of the architectural front of the home, either existing or proposed by the owner, shall be considered the front lot line. If the lot does not abut a street, the longest boundary line closest to the street, other than the pole portion of a flag lot, shall be the front lot line.”
10. Per SHMC 17.04.202, lot coverage is defined as follows: That portion of the total lot area covered by structures and paving expressed as a percentage of the total lot area.



11. As shown above and in the Property Line Adjustment map, Area A and B comply with the area and dimension standards of the applicable zone.

Criterion 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.

12. A comparison of required setbacks per SHDC 17.14.060 and proposed setbacks to the adjusted property line are shown in the table below:

Minimum Setbacks		
Front Yard	15 feet	Existing, Not Applicable (Area B) ±3-feet (Area B)
Garage	20 feet to the entrance	Existing, Not Applicable (Area A) Not applicable (Area B)
Side Yard (Interior)	5 feet per story	±3-feet / 83-feet(Area A) ±9-feet / 63-feet (Area B)
Side Yard (Street)	15 feet	Not applicable
Rear Yard	10 feet	Existing, Not Applicable (Area A) ±83-feet (Area B)

13. Per SHMC 17.04.202, the front, rear, and side lot lines are defined as follows:

LOT LINE, FRONT. The boundary line of a lot that abuts a street other than a side or rear yard line. For a corner lot, the shortest property line along a street, other than an alley. If two or more street lot lines are of equal length, the location of the architectural front of the home, either existing or proposed by the owner, shall be considered the front lot line. If the lot does not abut a street, the longest boundary line closest to the street, other than the pole portion of a flag lot, shall be the front lot line.

LOT LINE, REAR. A lot line not abutting a street which is opposite and most distant from the front lot line, and not intersecting a front lot line, except on a corner lot. In the case of irregular, triangular or other shaped lots, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

LOT LINE, SIDE. Any lot line not a front or rear line.

14. As presented on the Property Line Adjustment Map (Attachment A), the adjustment would result in an interior side yard setback encroachment for Areas A and front yard setback encroachment for Area B. A variance has been requested for this encroachment. Therefore,



this criterion will be met with a condition of approval requiring approval of the variance for setback encroachment.

IV. **17.106.060 Variance Decision Criteria**

Criterion A

The variance is necessary because the subject Development Code provision does not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.

14. Currently, Lot 20 of Block 2 of Sherwood Garden Estates is improved with two detached single dwelling units. Two detached single dwelling units on one lot are not permitted in the R-3 zoning district. A property line adjustment is proposed to separate the two existing dwellings onto separate lots thus bringing the uses in conformance with the R-3 zoning district. The proposed property line cannot be reconfigured to achieve conformance with minimum setback standards of the R-3 zoning district. The variance is necessary due to the proximity of existing development; therefore, this criterion is met.

Criterion B

Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district. An economic hardship shall not be the basis for a variance request.

15. The requested variance will allow for a property line adjustment to separate the two existing dwellings onto separate lots thus bringing the uses in conformance with the R-3 zoning district.
16. A substantial property right is the ability to use the land as its zoning intended. Property owners in residential zoning districts have a substantial property right to use and enjoy their property for dwelling.

Criterion C

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located, or otherwise conflict with the objectives of any City plan or policy.

17. The Sweet Home Municipal Code does not state the purpose of a building setback. Typically, a building setback is to allow light and air between buildings and protection to neighboring properties.



18. The building separation distance for adequate light and air is subjective. Setback distances vary by zone district and dwelling type. Some dwellings such as zero lot line or attached dwellings can be constructed along a common wall or property line while others are required to be separated by a specific distance.
19. In the R-3 zoning district attached single dwelling units are outright permitted uses in addition to single dwelling detached units. Therefore, if the subject properties were not already improved, each lot could be improved with a single dwelling unit attached to another single dwelling unit along a common property. Since zero setback is permitted in some instances in the R-3 zoning district, the proposed 6-foot building separation or 3-foot setback (per lot) for the existing detached dwelling unit would not be materially detrimental to the public welfare or otherwise conflict with the objectives of any City plan or policy.
20. The building separation distance for protection of neighboring properties in the development code is also subjective. Protection is typically understood to mean fire and life safety protection. Fire and life safety provisions in the Oregon building and fire codes augment the Sweet Home Development Code. In this case, development of the subject properties has already gone through a permitting review process, and is therefore, found to be in compliance with applicable fire and life safety provisions of building and fire codes.

Criterion D

The need for the variance is not self-imposed by the applicant or property owner (for example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant).

21. Currently, Lot 20 of Block 2 of Sherwood Garden Estates is improved with two detached single dwelling units. Two detached single dwelling units on one lot are not permitted in the R-3 zoning district. A property line adjustment is proposed to separate the two existing dwellings onto separate lots thus bringing the uses in conformance with the R-3 zoning district. The proposed property line cannot be reconfigured to achieve conformance with minimum setback standards of the R-3 zoning district. The variance is necessary due to the proximity of existing development and therefore, not self-imposed by the property owner. This criterion is met.

Criterion E

The variance requested is the minimum variance which would alleviate the identified hardship.

22. The requested variance is the minimum needed to alleviate the identified hardship; therefore, this criterion is met.



Criterion F

All applicable building code requirements and engineering design standards shall be met.

23. No construction is proposed in association with the property line adjustment or variance applications. All existing structures were permitted at the time of construction. Therefore, this criterion is not applicable.

V. OVERALL CONCLUSION

Based on the analysis in this report, the proposed property line adjustment and variance meets all the applicable review criteria as outlined above.

VI. ATTACHMENTS

A. Property Line Adjustment Map





Land Use Application

- Adjustment
- Annexation
- Comprehensive Plan Map Amendment
- Conditional Use
- Home Occupation
- Interpretations
- Nonconforming Uses
- Partition
- Property Line Adjustment
- Site Development Review
- Subdivisions and Planned Developments
- Text Amendments
- Variance
- Zone Map Amendment

Date Received: 12-21-23
 Date Complete: 12-26-23
 File Number: VR23-05
 Application Fee: 650.00
 Receipt #: 54916
 Planning Commission Hearing Date: 02-01-24
 City Council Hearing Date:

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

Applicant's Name:
 Laura LaRoque, Udell Eng. & Land Surveying, LLC

Applicant's Address:
 63 E. Ash Street, Lebanon, OR 97355

Applicant's Phone Number:
 (541) 990-8661

Applicant's Email Address:
 laura@udelleng.com

Property A

Owner's Name:
 Deborah Jensen

Owner's Address:
 P.O. Box 711 Brownsville, OR 97327

Owner's Phone Number:
 (818) 434-6905

Owner's Email:
 Debbie1966@comcast.net

Property B

Owner's Name:
 Deborah Jensen

Owner's Address:
 P.O. Box 711 Brownsville, OR 97327

Owner's Phone Number:
 (818) 434-6905

Owner's Email:
 Debbie1966@comcast.net

Property Address:
13501E28CD04500

Assessor's Map and Tax Lot:
 1591 41st Ave

Property Address:
13501E28CD04500

Assessor's Map and Tax Lot:
 1589 41st Ave

Property Size Before: 0.23-acres
Property Size After: 0.44-acres

Zoning Classification: R3
Comprehensive Plan: R2

Property Size Before:
Property Size After:

Zoning Classification: R3
Comprehensive Plan: R2

Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.
 Property line adjustment between two platted lots. Variance to reduce the minimum 5-foot setback to 3-feet.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature:
 Laura LaRoque

Property Owner's Signature:
 Deborah A. Jensen

Property Owner's Signature:

Property Owner's Signature:

Date:
 12/21/23

Date:
 12/26/2023

Date:

Date:



City of Sweet Home

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

In the matter of the) Property Line Adjustment
Property Line Adjustment) File No. PLA23-06
request by Deborah Jensen)

NOTICE OF ADMINISTRATIVE DECISION ON A PROPERTY LINE ADJUSTMENT APPLICATION

FINDINGS OF FACT

SUMMARY

1. The applicant has requested a property line adjustment replat between two lots containing pre-existing, nonconforming dwellings. The proposal includes an adjustment of the common property line between these two properties resulting in a net change of approximately 9,148 square feet (0.21 acres) from Proposed Area B (Lot 20) to Proposed Area A (Lot 19). Proposed Area A shall increase in size from approximately 10,019 square feet (0.23 acres) to approximately 19,166 square feet (0.44 acres). Proposed Area B shall decrease in size from approximately 24,394 square feet (0.56 acres) to approximately 15,246 square feet (0.35 acres).
2. There are existing structures in Area A and Area B. The property line adjustment will divide Tax Lot 4500 between the existing dwellings. Proposed Area A has access from 41st Avenue. Proposed Area B shall have an access easement granted through Proposed Area A or through the adjacent Lot 21, also owned by the applicant. There are City water and sewer services in 41st Avenue. There is an existing storm water main running through Tax Lot 4500, west of the existing dwelling on Area A (Storm Main 0311). Based on a review of the FEMA FIRM Maps; Panel 41043C0914G, dated September 29, 2010, the subject property is not in the 100-year floodplain. The subject property does not show wetlands/waterways on the property depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.
3. Public Notice and Comments: Public Notices were distributed in accordance with Chapter 17.122.010(D).
4. The City Community and Economic Development Director deliberated on this matter and passed a motion to approve the application on February 1, 2023. Final approval of PLA23-06 is reliant on the approval of Application VR23-05, decided upon by the Planning Commission at the February 1, 2024 public hearing. That motion of approval specified a 12-day appeal period from the date the Notice of Decision is mailed.

APPEAL PROCEDURE

Pursuant to Chapter 17.122.010 (H-K), All appeals of Type I land use decisions of the Planning Commission may be appealed to the City Council. The appeal shall be submitted within 12 days of the date the decision is mailed. If the Planning Commission decision on a Type I decision is appealed, City staff shall schedule a hearing before the City Council. The City Council shall conduct the hearing consistent with procedures set forth in Chapter 17.132. Written notice of a public hearing on the appeal

shall be mailed to the applicant and those who received notice of the Planning Commission decision on appeal. This notice shall be mailed at least 10 days prior to the public hearing on the appeal and shall contain the information required in Chapter 17.126.01. Within 7 days of the final City Council decision, the applicant and those who attended the hearing or requested notice, shall be mailed written notice of the City Council decision. The notice shall specify findings justifying the approval or denial of the request and any applicable conditions of approval. All appeals heard by the City Council may be appealed to the Land Use Board of Appeals (LUBA). The appeal shall be submitted within 21 days of the date the decision is mailed. Appeals shall comply with LUBA procedures. The fee for appeal of this decision would be \$610.00.

CHARACTERISTICS OF PROPERTY

1. Location: The subject property is located at 1591 and 1589 41st Avenue, on the north edge of the bulb cul-de-sac, and north of Osage Street.
2. Zoning and Plan Designation: The subject property is zoned Residential High Density (R-3) Zone. The 2010 Comprehensive Plan land use classification for the subject property is Residential Medium Density. The purpose of the R-3 zone is to provide areas suitable and desirable for high-density residential development, and particularly for apartments, but where other types of residential and related public service uses are appropriate. The R-3 zone is most appropriate in areas which have been developed for high-density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway-related commercial areas inside The City. (SHMC 17.14.010).
3. Site Description: After the adjustment, Proposed Area A shall increase in size from approximately 10,019 square feet (0.23 acres) to approximately 19,166 square feet (0.44 acres). Proposed Area B shall decrease in size from approximately 24,394 square feet (0.56 acres) to approximately 15,246 square feet (0.35 acres). There are existing dwellings on the subject property that will be divided with the property line adjustment. The property, located at 1591 and 1589 41st Avenue, is Tax Lot 04500 of Map 13S01E28CD. Proposed Lot 19 has access from 41st Avenue. Proposed Lot 20 shall have an access easement granted through Proposed Lot 19 or through the adjacent Lot 21, also owned by the applicant.

CONFORMANCE WITH APPLICABLE CRITERIA

The applicant's request for a partition was reviewed by the City Community and Economic Development Director based on the applicable criteria in the Staff Report below.

CONCLUSION:

The Community and Economic Development Director finds that the criteria presented in the staff report have been met.

Conditions of Approval:

1. The final configuration of proposed Areas A and B shall substantially conform to the plot plan reviewed in this application. See Attachment B. The proposal includes an adjustment of the common property line between these two properties resulting in a net change of approximately 9,148 square feet (0.21 acres) from Proposed Area B (Lot 20) to Proposed Area A (Lot 19). Proposed Area A shall increase in size from approximately 10,019 square feet (0.23 acres) to approximately 19,166 square feet (0.44 acres). Proposed Area B shall decrease in size from approximately 24,394 square feet (0.56 acres) to approximately 15,246 square feet (0.35 acres).

2. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-3 Zone. See SHMC 17.14.060.
3. The Planning Commission approval of Variance Application VR23-05 shall be required. Approval of Application PLA23-06 shall be denied should the Planning Commission deny Application VR23-05.
4. The applicant shall ensure that the appropriate easements are recorded for access to and from Area B to 41st Avenue.
5. The dwelling on Area B (Lot 20) shall have separate water and sewer service from the dwelling on Area A (Lot 19).
6. 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.
7. 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.

ORDER

Based on the Findings and Conclusions above, the Community and Economic Development Director, approved with conditions, the property line adjustment request for the Deborah Jensen property at 1591 and 1589 41st Avenue, Map 28CD, Tax Lot 4500.

DECISION DATE: February 1, 2024

MAILING DATE: February 5, 2024

APPEAL DEADLINE: February 17, 2024

Blair Larsen, CEDD Director

Date

The decision made by the Planner is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than the appeal deadline (12 days from the date 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 is available for inspection at no cost 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

For Information Only

SWEET HOME COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

REQUEST: The applicant has requested a property line adjustment replat between two lots containing pre-existing, nonconforming dwellings. The proposal includes an adjustment of the common property line between these two properties resulting in a net change of approximately 9,148 square feet (0.21 acres) from Proposed Area B (Lot 20) to Proposed Area A (Lot 19). Proposed Area A shall increase in size from approximately 10,019 square feet (0.23 acres) to approximately 19,166 square feet (0.44 acres). Proposed Area B shall decrease in size from approximately 24,394 square feet (0.56 acres) to approximately 15,246 square feet (0.35 acres). The subject properties are identified on the Linn County Assessor's Map No.13S01E28CD Tax Lot 4500.

Application PLA23-06 is being filed simultaneously with Application VR23-05. Application VR23-05 is a Planning Commission Decision and is not an Administrative Decision, however the approval of PLA23-06 is reliant on the approval of Application VR23-05.

APPLICANT: Laura LaRoque, Udell Engineering and Land Surveying, LLC
OWNER (PROPERTY A): Deborah Jensen
OWNER (PROPERTY B): Deborah Jensen
FILE NUMBER: PLA23-06
PROPERTY LOCATION: **Area A (Lot 19):** Located at 1591 41st Avenue, Sweet Home, Identified on the Linn County Assessor's Map as 13S01E28CD Tax Lot 04500.
Area B (Lot 20): Located at 1589 41st Avenue, Sweet Home, Identified on the Linn County Assessor's Map as 13S01E28CD Tax Lot 04500.
REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code (SHMC) Sections 17.14, 17.42.110, and 17.92
STAFF CONTACT: Angela Clegg. Phone: (541) 818-8029
Email: aclegg@sweethomeor.gov

PROJECT AND PROPERTY DESCRIPTION

Zoning and Comprehensive Plan Designations:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential High Density (R-3)	Medium Density Residential
Property North	Industrial (I)	General Industrial
Property East	Residential High Density (R-3)	Medium Density Residential
Property South	Residential High Density (R-3)	Medium Density Residential
Property West	Residential High Density (R-3)	Medium Density Residential

Property Information:

Floodplain: Based on a review of the FEMA flood insurance rate map; Panel 41043C0914G, dated September 29, 2010, the subject properties are not in the Special Flood Hazard Area.

Wetlands: The subject properties do not show wetlands/waterways on the properties depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

- Access: Proposed Area A has access to 41st Avenue. Proposed Area B has existing access to 41st Avenue via a driveway through Proposed Area A.
- Sidewalks: There are existing sidewalks abutting the driveway entrance along the bulb cul-de-sac.
- Services: Areas A and B have water and sewer services in 41st Avenue.
- Street: After the adjustment Proposed Area A shall abut approximately 40 feet of 41st Avenue. The applicant shall ensure that the appropriate easements are recorded for access to and from Area B to 41st Avenue.

Notice and Timelines

- Application Received: December 21, 2023
- Application Deemed Complete: December 26, 2023
- 120-Day Processing Deadlines: April 24, 2024

I. COMMENTS RECEIVED

Levi Gideon

CEDD Engineering:

Utilities: There is a water main suitable for connection on 41st Avenue. There is a sewer main available to connect to in a utility easement that runs along the existing southeastern lot line. There is a stormwater ditch at the eastern existing property line that can be utilized. The home on Lot 20 will need to have separate water and sewer service from the home on Lot 19.

Streets: Lot 19 must provide an access easement for the benefit of Lot 20. Without this there would be no legal access to the newly formed lot.

Stormwater: Drainage from Lots 19 and 20 must flow through a recorded drainage easement, or to an appropriate stormwater facility.

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

Ray Grundy

Building Division:

Building has no comments or concerns at this time.

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.

II. 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. SHMC Section 17.122.010(A) *Decision authority*. Applications subject to a Type I review shall be reviewed and decided by the City Manager or designee. 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 Comments: See Attachment C, Page 2.

Staff Findings: The applicant has proposed a Property Line Adjustment replat. There are pre-existing structures on the proposed property that shall be divided with the approval of the property line adjustment and variance. Proposed Area A has access to 41st Avenue. There is an existing driveway through Proposed Area A to access the dwelling on Proposed Area B. Proposed Area B will become landlocked with the approval of the property line adjustment and will require an easement for access. The applicant shall ensure that the appropriate easements are recorded for access to and from Area B to 41st Avenue. With the recording of an easement, the property line adjustment won't create a new lot or a land locked parcel.

With the above conditions, staff finds that the application complies with these 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.**

Applicant Comments: See Attachment C, Page 3 and 4.

Staff Findings: The proposed property is in the Residential High Density (R-3) Zone. Proposed Area A shall increase in size from approximately 10,019 square feet (0.23 acres) to approximately 19,166 square feet (0.44 acres). Proposed Area B shall decrease in size from approximately 24,394 square feet (0.56 acres) to approximately 15,246 square feet (0.35 acres). The resulting property line adjustment complies with the dimensional standards of the zone.

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

- 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.**

Applicant Comments: See Attachment C, Page 4 and 5.

Staff Findings: The adjusted properties will encroach into required yard setbacks, existing buildings, or easements. There are preexisting buildings on Proposed Area A and Area B. The property line adjustment will encroach 2 feet into the side setback of Area A, and 12 feet into the front setback of Area B. The minimum side setback in the R-3 Zone is 5 feet and the minimum front setback in the R-3 Zone is 15 feet. A variance application for the setback encroachment has been filed simultaneously with the property line adjustment application. Approval of the property line adjustment applicant will be contingent on the approval of the variance application.

17.14.060 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 Dwelling, Manufactured Home: 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 feet (parcel) and 1,500 square feet per unit.**
 - e. **Other Uses: Sufficient to meet setbacks 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, 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, and 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%.**

Staff Findings: The subject property has preexisting dwellings and accessory structures. The property line adjustment complies with the maximum lot coverage, minimum lot area and minimum lot width for Proposed Area A and Area B. The dwelling and structure heights are preexisting. The property line adjustment does not encroach on the front, rear, or west side of Area A, however the property line adjustment does encroach on the east setback by 2 feet. The property line adjustment does not encroach on the side or rear setback of Area B, however the property line adjustment does encroach on the front setback by 12 feet. A variance application for the setback encroachment has been filed simultaneously with the property line adjustment application. Approval of the property line adjustment applicant will be contingent on the approval of the variance application. No new development has been proposed with this application.

17.14.070 Development Standards:

- A. **Off-street parking: All single-family homes and duplexes shall require a garage or carport; and in addition, provide two hard-surfaced parking spaces. Other 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).**

Staff Findings: There are preexisting structures on the subject lots, however no new development has been proposed with this application.

17.92.060 Implementation

After a property line adjustment is approved, the new boundary becomes effective only after the following steps are completed:

- A. A legal description of the adjusted lots is recorded with the Linn County Clerk.**
- B. If required by ORS Chapter 92, or the County Surveyor, a final map and boundary survey are prepared and all new boundaries are monumented as required by ORS Chapters 92 and 209. The final map is submitted to The City for signatures and approval as outlined in Chapter 17.98.**

III. CONCLUSIONS

Based on the Review Criteria above, for a property line adjustment, the application shall be subject to compliance with the conditions listed below, as required by the findings of fact presented in the Review Criteria (Section II), above. Any modifications to the conditions listed below would require approval in accordance with provisions of law (e.g., variance, subsequent land use application, etc.).

Conditions of Approval:

1. The final configuration of proposed Areas A and B shall substantially conform to the plot plan reviewed in this application. See Attachment B. The proposal includes an adjustment of the common property line between these two properties resulting in a net change of approximately 9,148 square feet (0.21 acres) from Proposed Area B (Lot 20) to Proposed Area A (Lot 19). Proposed Area A shall increase in size from approximately 10,019 square feet (0.23 acres) to approximately 19,166 square feet (0.44 acres). Proposed Area B shall decrease in size from approximately 24,394 square feet (0.56 acres) to approximately 15,246 square feet (0.35 acres).
2. The adjusted property line shall be situated so that all buildings and structures comply with the Standards of the R-3 Zone. See SHMC 17.14.060.
3. Approval of Property Line Adjustment Application PLA23-06 is contingent on the approval of Variance Application VR23-05. Should the Planning Commission deny Application VR23-05, Application PLA23-06 shall also be denied.
4. The applicant shall ensure that the appropriate easements are recorded for access to and from Area B to 41st Avenue.
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.

IV. ATTACHMENTS

- A. Subject Property Map
- B. Proposed Site Map
- C. Application Narrative
- D. Application

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 through Friday, excluding holidays.

For Information Only



SUBJECT PROPERTY

40TH LN

41ST AVE

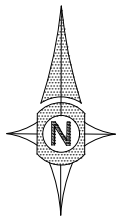
OSAGE ST

Subject Property Map
PLA23-06 and VR23-05

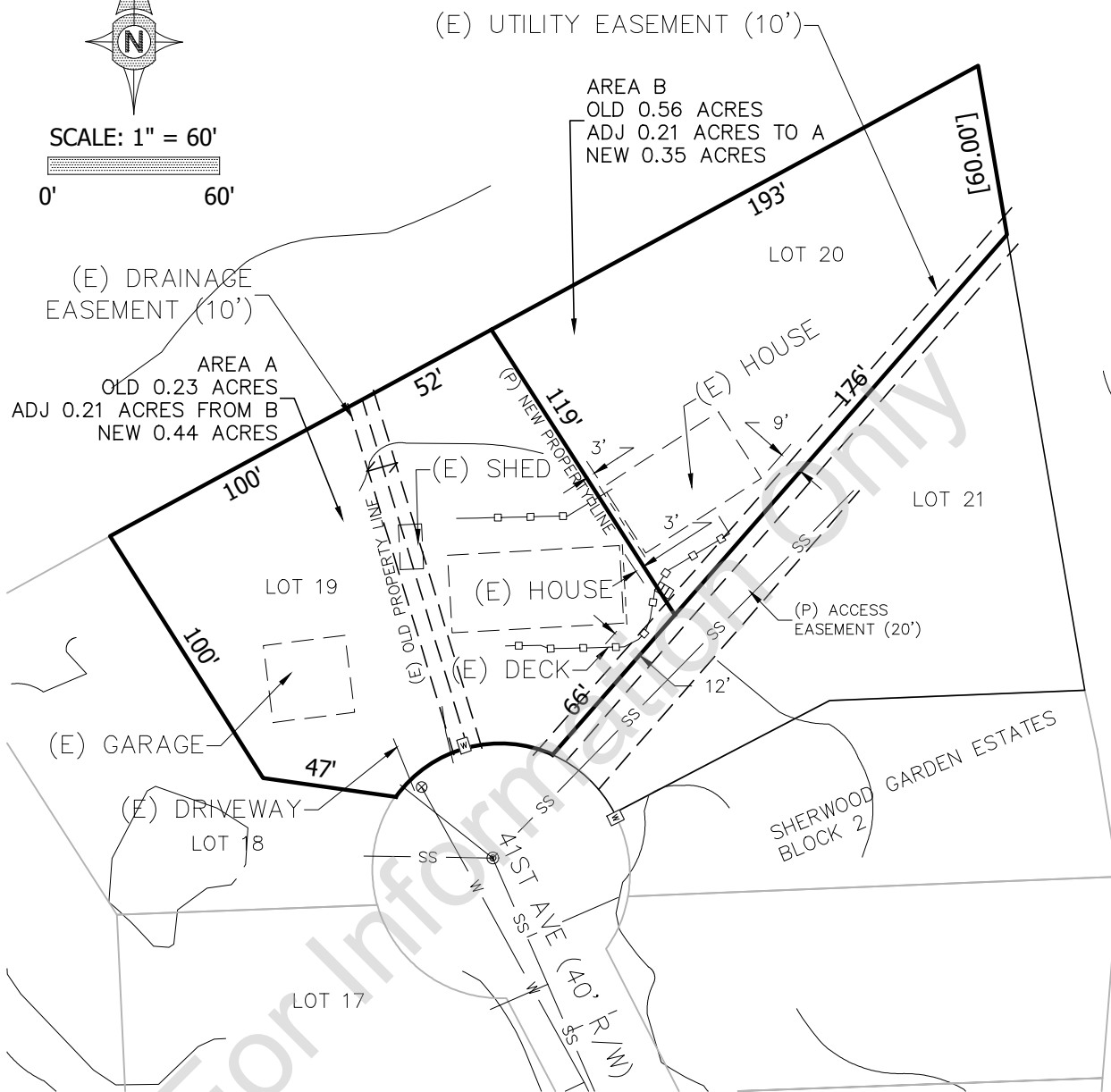
Date: 12/26/23



1 inch = 88 feet



SCALE: 1" = 60'



PROPERTY INFORMATION

AREA A

ZONING: R3
 LAND USE: RESIDENTIAL
 OWNER: DEBORAH JENSEN
 ASSESSORS MAP: 13S-01E-28-CD
 TAX LOT: 04500

AREA B

ZONING: R3
 LAND USE: RESIDENTIAL
 OWNER: DEBORAH JENSEN
 ASSESSORS MAP: 13S-01E-28-CD
 TAX LOT: 04500

LEGEND

- DECK RAILING
- OLD PROPERTY LINE
- R/W AVENUE
- ADJUSTED

SHEET 1
of 1



Date 12/21/2023
 Project 23-240
 JENSEN
 Drawn by CJB
 Checked by KWL

PROPERTY LINE ADJUSTMENT
DEBBIE JENSEN
 1591/1589 41ST AVE
 SWEET HOME, OR 97386

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125



Staff Report Presented to the Planning Commission

REQUEST: The applicant is requesting to subdivide an approximately 41.03 acres (1,787,269 square foot) property into 161 total lots over the span of four phases. Phase I includes 41 residential lots and 1 storm water tract. Phase 2 includes 43 residential lots and 1 storm water tract. Phase 3 includes 46 residential and 2 storm water tracts. Phase 4 includes 27 residential lots. The subject properties are north of Coulter Lane, east of 43rd Avenue, south of 45th Avenue, and south of 46th Avenue. The subject properties are identified on the Linn County Tax Assessor’s Map No. 13S01E33D Tax Lots 2800 and 3502. Lot sizes shall range in size from approximately 7,029 square feet to approximately 28,907 square feet. All lots shall be eligible to be developed with single, family dwellings or duplexes [SHMC 17.10.020. (A-B)]. The subject properties are in the Residential Low Density (R-1) Zone.

Application SD23-01 is reliant on the approval of Application PLA23-05. Application PLA23-05 is an Administrative Decision and is not decided upon by the Planning Commission. Applications SD23-01 and PLA23-05 are being filed simultaneously.

- APPLICANT:** Cordle Construction LLC
- PROPERTY OWNER:** Cordle Construction LLC
- FILE NUMBER:** SD23-01
- PROPERTY LOCATION:** Identified on the Linn County Assessor’s Map as 13S01E33D Tax Lots 02800 and 3502.
- REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code Section(s) 17.10., , 17.28.020, 17.40.010 through 17.40.030, 17.42, 17.44, 17.46, 17.48, 17.52, 17.56, 17.58, 17.82.010 through 17.82.040, 17.82.060, 17.82.090(F)(2) and 17.110.
- HEARING DATE & TIME:** **February 1, 2024, at 6:30 PM**
- HEARING LOCATION:** City Hall Council Chambers, 3225 Main Street, Sweet Home, Oregon 97386
- STAFF CONTACT:** Angela Clegg, Tourism & Economic Development Coordinator
 Phone: (541) 367-8113; Email: aclegg@sweethomeor.gov
- REPORT DATE:** January 26, 2024

I. PROJECT AND PROPERTY DESCRIPTION

The application under consideration is a proposed tentative subdivision plat. The proposed subdivision will be completed in 4 phases and include 157 residential lots and 3 storm water tracts. The subdivision approval is reliant on the property line adjustment application being filed concurrently. The subject properties are located east of 43rd Avenue, north and east of Coulter Lane, the southernmost end of 45th Avenue, and the southernmost end of 46th Avenue and is identified by Linn County Tax Assessor’s Map No. 13S01E33D Tax Lots 2800 and 3502.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

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

- Floodplain:** Based on a review of the FEMA flood insurance rate map; Panel 41043C0914G and 41043C0918G, dated September 29, 2010, the subject properties are not in the Special Flood Hazard Area.
- Wetlands:** The subject property does show wetlands/waterways on the property depicted on the Sweet Home Local Wetlands Inventory Map: SSR-2, SSR-3, SSR-3A, SSR-3C, SSR3-D, SSR-3E, and SSR-3H.

Per the Department of State Lands (DSL) Wetland Land Use Notice Response on December 28, 2023: This project has a concurred wetland delineation (WD2023-0092). This delineation identified extensive wetlands onsite. A permit and associated mitigation are required.
- Access:** Proposed Parcel I has access from 43rd Avenue and Coulter Lane. Proposed Parcel II shall have access via a road system proposed with Subdivision Application SD23-01, applied for simultaneously.
- Services:** There are City water and sewer services in 43rd Avenue, Coulter Lane, and 46th Avenue. There are three storm water channels abutting and one running north to south on Proposed Parcel I. There are two storm water channels abutting and four running north to south on Proposed Parcel II.

TIMELINES AND HEARING NOTICE:

- Mailed/Emailed Notice: December 12, 2023
 Notice Published in Newspaper: December 21, 2022
 Planning Commission Public Hearing: February 1, 2024
 120-Day Deadline: April 19, 2024
 Notice was provided as required by SHMC 17.122.010

II. COMMENTS

**Levi Gideon
CEDD Engineering:**

- Here are the CEDD Engineering comments on SD23-01
- This development will require a traffic impact study. An increase of 300 trips is the threshold at which a study is required. Considering all phases of development, average daily trips would increase by a minimum of approximately 1480.
 - 1-foot-wide reserve strip should be dedicated to the city at the end of each incomplete street, and all hammerhead style fire-department turnarounds should be constructed as temporary measures.
 - It appears that this applies to exhibit 'E-2', east end of:
 - A Street

- B Street
 - C Street
 - D Street
 - Coulter Lane
 - Any additional hammerheads that are being put in place until a subsequent phase of street construction is initiated, as indicated in the plan.
- All streets that will not be extended in a subsequent phase of construction should end with a cul-de-sac, as opposed to a hammerhead.
 - The streets that were identified as streets that will not be extended in a subsequent phase of construction are as described:
 - Eastern end of 'C' Street
 - Eastern end of 'A' Street
 - Eastern end of Coulter Lane
 - Southern end of 46th Avenue
- Recommend building a neighborhood park or comparable facility, as the area is currently undeveloped and there are no parks or playgrounds within a reasonable distance. The nearest park is Ashbrook Park, which is 1.4 miles away.
- Streetlights will need to be installed at the appropriate locations. All new streetlights in subdivisions shall be aluminum material with an anchor pier. The light fixture itself shall be a LED luminaire, and shall conform to Oregon PUC rules.

**Blake Patterson
Public Works
Engineering:**

Water:

- The waterline on 43rd will allow the proposed tie in shown in the design.
- Waterline entering the subdivision from the 43rd avenue 16" water main tap will need to be an 8" c900 PVC line.
- The 8" PVC waterline serving the subdivision will need to be looped and tied back into our existing 8" ductile iron water main on 46th avenue.

Sanitary Sewer:

- The design calls for a sanitary sewer tie in on 43rd avenue, into an existing 10" line, however, the existing sewer line on 43rd avenue is only an 8" concrete line.
- The design also shows existing sewer on Coulter Lane being a 6" concrete line, and it is an 8" concrete line.
- Existing sewer line size on Coulter Lane will be sufficient, but the 43rd avenue 8" line will need to be upsized to 10" 30/34 PVC from the A street tie in, north to long street, where it will tie in to our existing 12" line.

Storm Water:

- Where subdivision storm water system outlets into the 43rd avenue ditch, we would need to see an engineered storm water development report that shows pre and post development run-off rates, to ensure the existing 43rd avenue ditch has appropriate capacity.

**Ray Grundy
Building Division:**

In regard to SD23-01 Building has no comments or concerns at this time.

Sweet Home Fire

District:

No comments as of the issuance of this staff report.

**Jevra Brown, Aquatic
Resource Planner**

Dept of State Lands:

RE Subdivision application 13S01E33D Tax Lots 2800 and 3502; AND new email address for general notices to DSL, and several LWI & WLUN related details. Thank you for sending this, what we call internally, "general notice." We have one document in our database for this project, an approved delineation WD2023-0092. Since this application is for a subdivision, and if it will impact the wetlands or waters mapped in the delineation (or on your LWI), ORS directs you to submit a Wetland Land Use Notice within 5 days of receiving a complete application (however you define that). The online WLUN submittal form, statutes and submittal guidance can be found in the Wetland land use notice drop down on this page, scroll down to find it: <https://www.oregon.gov/dsl/WW/Pages/WetlandConservation.aspx> Contact me if you have questions! As a reminder, DSL approved delineations "refine" the LWI mapping per: 141-086-0230 Revisions (4) Newly-identified wetlands as identified by a Department-approved wetland delineation report or a removal-fill permit must not be added to the Department-approved Local Wetlands Inventory map without following the procedures outlined by OAR 141-086-0230(1)(a) through (d). (5) Refinements to the location, extent, and/or absence of wetlands mapped on the LWI, as identified by a Department-approved wetland delineation or a Department wetland determination report, may be made at any time through an administrative process, by annotating the approved LWI or by creating a separate geospatial dataset containing the boundary adjustments, preserving the approved LWI mapping.

Public Comments:

No comments as of the issuance of this staff report.

III. REVIEW AND DECISION CRITERIA

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

17.58.030 STANDARDS FOR LOTS OR PARCELS

The following standards shall apply to all partitions and subdivisions.

A. *Minimum lot area.* Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located. Access easements, or the access strip to a flag lot, shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Development Code.

Applicant Comments: Part IV, Page 1: Addressed in Narrative Part V and on the Tentative Plat.

Staff Findings: The subject lots are zoned Residential Low Density (R-1). The minimum lot area in the R-1 Zone is 7,000 square feet. Based on the submitted site plans (attachment B), the proposed lot sizes shall range in size from approximately 7,029 square feet to approximately 28,907 square feet.

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

B. *Lot width and depth.* The depth of a lot or parcel shall not be more than three times the width. Lots or parcels created for commercial, industrial or public uses shall be exempt from width to depth ratio provisions.

Applicant Comments: Part IV, Page 1: Addressed in Narrative Part V and on the Tentative Plat.

Staff Findings: Based on the submitted site plans (attachment B), no depth of a lot or parcel exceeds three times the width of the parcel.

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

C. Access. All new lots or parcels shall access a public street. Except that, residential lots or parcels may be accessed by a private access easement developed in accordance with the provisions of Chapter 17.42 when it is determined that a public street access is:

- 1. Infeasible due to parcel shape, terrain, or location of existing structures;**
- 2. Unnecessary to provide for the future development of adjoining property.**
- 3. No more than 10% of the lots within a subdivision may be accessed by a private street or private access easement.**

Applicant Comments: Part IV, Page 1: All proposed lots are accessed by public street.

Staff Findings: Based on the submitted site plans (attachment B), all new lots or parcels shall access a public street. No lot within the subdivision is accessed via a private street or private access easement.

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

D. Flag lots. Flag lots shall be subject to the following development standards:

- 1. The access strip shall be a minimum of 20 feet in width. The improved surface shall be a minimum of 14 feet in width.**
- 2. The access strip shall not be included in the lot area calculation.**
- 3. If the length of the access strip exceeds 150 feet, the parcel or lot shall include a turn-around area per applicable fire district requirements.**

Applicant Comments: Part IV, Page 2: No flag lots are proposed.

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

E. Through lots. Through lots shall be avoided except where essential to provide separation of residential development from traffic arteries, adjacent non residential activities, or to overcome specific disadvantages of topography. Screening or buffering, pursuant to the provision of Chapter 17.54, may be required during the review of the land division request.

Applicant Comments: Part IV, Page 2: No through lots are proposed.

Staff Findings: Based on the submitted site plans (attachment B), the applicant has proposed one through lot, Lot 14, in Phase 4. There is a proposed fire turn-around (hammerhead) at the rear of Lot 14 along C Street, making the front of Lot 14 along B Street.

F. Lot side lines. The side lines of lots, as far as practicable, shall run at right angles to the public street, private street or private access easement upon which the lot or parcel faces.

Applicant Comments: Part IV, Page 2: Complies, as shown on Tentative Plat, Series 'E' Exhibits.

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

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

G. Utility easements. Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Easement width shall conform to adopted Engineering Standards.

Applicant Comments: Part IV, Page 2: A 7' wide UE will be provided parallel to all street frontages as shown on Tentative Plat Exhibits.

Staff Findings: Based on the submitted site plans (attachment B) the applicant has proposed public utilities to be located in the public right-of way and utility easements throughout the subdivision. (Attachment B, Exhibits F through F-9).

17.58.040 ADDITIONAL STANDARDS FOR SUBDIVISIONS

A. General. The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic - including pedestrian and bicyclist - and recognition of limitations and opportunities of topography.

Applicant Comments: Part IV, Page 2: Generally blocks are aligned with existing north-south street rights of way in order to continue the existing street pattern. The proposed street pattern and block layout provides pedestrian and bicycle access and continuity as well as vehicle access to existing streets.

Staff Findings: The subject lots are zoned Residential Low Density (R-1). The minimum lot area in the R-1 Zone is 7,000 square feet. Based on the submitted site plans (attachment B), the proposed lot sizes shall range in size from approximately 7,029 square feet to approximately 28,907 square feet. The lot sizes provide adequate building sites for single-family dwellings and duplexes. Based on the submitted site plans (attachment B), the applicant has proposed local street widths of 40 feet for A Street, and 45 feet for B Street, C Street, D street, 44th Avenue, 45th Avenue, and 46th Avenue. The existing Coulter Lane is 40 feet. The applicant has proposed a 7-foot sidewalk and curb width for pedestrian traffic. Staff finds that the length, width and shape of the blocks provide adequate building sites and the applicant considered safe pedestrian and bicyclist traffic, convenient access and traffic circulation.

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

B. Sizes. Blocks shall not exceed 1,000 feet in between street lines with a preferred length of 500 feet. Exceptions are permitted for blocks adjacent to arterial streets, or, if the previous development pattern or topographical conditions justify a greater length. The recommended minimum distance between collector street intersections with arterial streets is 1,800 feet.

Applicant Comments: Part IV, Page 2 and 3: Generally blocks are aligned with existing north-south street rights of way. No block length exceeds 1000'. Where matching the existing street pattern creates block lengths exceeding 500' a mid-block pedestrian/bicycle accessway is proposed. No block width between new streets exceeds 500. No collector or arterial streets are transportation system planned to serve the applicant's property or the vicinity.

Staff Findings: Based on the submitted site plans (attachment B), the length of the subdivision blocks ranges from approximately 371 feet to approximately 567 feet. The width of the subdivision blocks ranges from approximately 82 feet to approximately 200 feet.

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

C. Traffic circulation. The subdivision shall be laid out to provide safe, convenient, and direct vehicle, bicycle and pedestrian access to nearby residential areas; neighborhood activity centers (e.g., schools and parks); shopping areas; and employment centers; and provide safe, convenient and direct traffic circulation. At a minimum, "nearby" means the distance from the subdivision boundary – 1/4 mile for pedestrians, and one mile for bicyclists.

Applicant Comments: Part IV, Page 3: The proposed subdivision layout provides connectivity to all existing street rights of way in order to facilitate the desired connectivity.

Staff Findings: Per the CEDD Engineering comments in Section II above: This development will require a traffic impact study. An increase of 300 trips is the threshold at which a study is

required. Considering all phases of development, average daily trips would increase by a minimum of approximately 1480.

D. *Connectivity. To achieve the objective in “C. Traffic Circulation” above, The City may require the following:*

- 1. *Stub-end streets. Where the potential exists for additional residential development on adjacent property. The City may require reserve strips and streets plugs to preserve the objectives of street extensions.***
- 2. *Accessways. Public accessways to provide a safe, efficient and direct connection to cul-de-sac streets, to pass through oddly shaped or blocks longer than 600-feet, to provide for networks of public paths creating access to nearby residential areas, neighborhood activity centers (e.g., schools and parks); shopping areas; and employment centers.***

Applicant Comments: Part IV, Page 3: The applicant concurs and in preparing the accompanying Exhibits has attempted to locate street connectivity and pedestrian/bicycle accessways where appropriate. Please note, in Phase 4 the 46th Avenue right of way is not continuous to the southerly property line. This is because of the significant steep slopes along the southeast boundary of the property.

Staff Findings: Per the CEDD Engineering comments in Section II above: A 1-foot-wide reserve strip should be dedicated to the city at the end of each incomplete street, and all hammerhead style fire-department turnarounds should be constructed as temporary measures. It appears that this applies to exhibit ‘E-2’, east end of: A Street, B Street, C Street, D Street, and Coulter Lane. Any additional hammerheads that are being put in place until a subsequent phase of street construction is initiated, as indicated in the plan.

All streets that will not be extended in a subsequent phase of construction should end with a cul-de-sac, as opposed to a hammerhead. The streets that were identified as streets that will not be extended in a subsequent phase of construction are as described: the eastern end of C Street, the eastern end of A Street, the eastern end of Coulter Lane, and the southern end of 46th Avenue.

E. Collector and arterial connections. Accessway, bikeway, or sidewalk connections with adjoining arterial and collector streets shall be provided if any portion of the site’s arterial or collector street frontage is over 600 feet from either a subdivision access street or other accessway. The placement of an accessway may be modified or eliminated if natural features (e.g., adverse topography, streams, wetlands) preclude such a connection.

Applicant Comments: Part IV, Page 3: Not applicable.

Staff Findings: Based on the submitted site plans (attachment B), A Street, C Street, and Coulter Lane will connect to 43rd Avenue. 44th Avenue extends from A Street to Coulter Lane. 45th Avenue and 46th Avenue will be extended from the north property boundary to D Street. The applicant has proposed 7-foot-wide sidewalks and curbing throughout the subdivision design.

F. Design standards. Pedestrian/bicycle accessways shall meet the following design standards:

- 1. *Minimum dedicated width: 10 feet***
- 2. *Minimum improved width: 8 feet***
- 3. *The accessway shall be designed to prohibit vehicle traffic.***

Applicant Comments: Part IV, Page 3 and 4: The applicant concurs. The required accessway width is reflected on the Tentative Plat drawings. Compliance with the improvement standards will be assured under 17.58.070.A.

Staff Findings: No pedestrian or bicycle accessways are shown on the submitted site plans (attachment B).

17.58.060 IMPROVEMENT REQUIREMENTS - SUBDIVISION

A. Improvements. The following improvements shall be required for all subdivisions:

1. **Frontage improvements.** Half-street improvements designed to The City's Engineering Standards shall be required for all public streets on which a proposed subdivision fronts. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, water lines, other public utilities as necessary, and such other improvements as The City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

Applicant Comments: Part IV, Page 4: Exhibits 'H', 'H-1', and 'H-2' establish the street frontage improvements proposed in this application and which meet this standard. Utilities will be constructed as indicated on the Grading and Utilities Plans, 'F' series Exhibits.

2. **Project streets.** Streets within the subdivision shall be constructed as required by City Engineering Standards.

Applicant Comments: Part IV, Page 4: The applicant concurs.

3. **Monuments.** Monuments shall be established as required by the Engineering Design Standards.

Applicant Comments: Part IV, Page 4: The applicant concurs, such monuments will be shown on the final subdivision plat.

4. **Surface drainage and stormwater system.** Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainageways or to storm sewers outside the subdivision. Design of drainage within the subdivision shall be constructed in accordance with the Engineering Design Standards. In the circumstance where existing stormwater lines are adjacent to or within the project, a system development charge is required in accordance with The City's adopted System Development Charge ordinance.

Applicant Comments: Part IV, Page 4: The applicant concurs, a Conceptual Stormwater Drainage Facilities Layout is shown on the Preliminary Grading and Utilities drawings, Exhibit series 'F'. Compliance with Engineering Design Standards will be assured under 17.58.070.A. There are no existing stormwater facilities on the applicant's property.

5. **Sanitary sewers.** Sanitary sewer shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided conforming to Engineering Design Standards. The City may require that the developer construct sewage lines of a size in excess of that necessary to adequately service the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the developer as is desirable to assure his share of the construction. In the circumstance where existing sanitary sewer lines are adjacent to or within the project, a system development charge is required in accordance with The City's adopted System Development Charge ordinance.

Applicant Comments: Part IV, Page 4 and 5: The applicant concurs, a Conceptual Sanitary Sewer Layout is shown on the Preliminary Grading and Utilities drawings, Exhibit series 'F'. Compliance with Engineering Design Standards will be assured under 17.58.070.A. There are no existing sanitary sewer lines on the applicant's property.

6. **Water system.** Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to The City mains shall be installed in conformance with the Engineering Design Standards. The design shall take into account provisions for extension beyond the subdivision to adequately grid The City system and to serve the area within which the development is located when the area is fully developed. However, The City will not expect the developer to pay for the extra cost of mains exceeding eight inches in size. In the circumstance where existing water lines are adjacent to or within the project, a system development charge is required in accordance with The City's adopted System Development Charge ordinance.

Applicant Comments: Part IV, Page 5: The applicant concurs, a Conceptual Water System Layout is shown on the Preliminary Grading and Utilities drawings, Exhibit series 'F'. Compliance with Engineering Design Standards will be assured under 17.58.070.A.

7. **Sidewalks.** Sidewalks shall be installed along both sides of each public street and in any pedestrian ways within the subdivision. Sidewalks shall be constructed at time of development of the subdivision.

Applicant Comments: Part IV, Page 5: The applicant concurs where development occurs on both sides of each public street. Where development occurs on only one side of a new public street the off-side planter strip and sidewalk shall be the responsibility of the adjacent property owner under a future development application. Please see Exhibit 'H-2'.

8. **Street lights.** The installation of street lights is required at locations, and of a type required by City standards.

Applicant Comments: Part IV, Page 5: The applicant concurs.

9. **Street signs.** The installation of street name signs and traffic control signs is required at locations determined to be appropriate by The City and shall be of a type required by City standards.

Applicant Comments: Part IV, Page 5 and 6: The applicant concurs.

10. **Other requirements.**

- a. Curb cuts and driveway installations are not required of the developer at the time of development, but if installed, shall be according to The City standards.
- b. Street tree planting is not required of the developer, but, if planted, shall be according to City requirements and of a species compatible with the width of the planting strip and underground facilities. At least one tree will be located in the planting strip. An additional tree shall be planted either in the planting strip or yard adjacent to the street or streets. Trees must be planted and viable prior to occupancy.

Applicant Comments: Part IV, Page 6: The applicant concurs. The applicant proposes street tree planting as shown on Exhibit 'I'.

- B. **Completion of improvements.** All improvements required under this Chapter shall be completed to City standards, or assured through a performance bond or other instrument acceptable to the City Attorney, prior to the approval of the Final Plat of the subdivision. In no case shall the bond exceed 5% of the remaining project improvements as determined by the City Engineer.

Applicant Comments: Part IV, Page 6: The applicant concurs.

Staff Findings: Per the CEDD Engineering comments in Section II above: This development will require a traffic impact study. An increase of 300 trips is the threshold at which a study is required. Considering all phases of development, average daily trips would increase by a minimum of approximately 1480. A 1-foot-wide reserve strip should be dedicated to the city at the end of each incomplete street, and all hammerhead style fire-department turnarounds should be constructed as temporary measures. It appears that this applies to exhibit 'E-2', east end of: A Street, B Street, C Street, D Street, and Coulter Lane. Any additional hammerheads that are being put in place until a subsequent phase of street construction is initiated, as indicated in the plan. All streets that will not be extended in a subsequent phase of construction should end with a cul-de-sac, as opposed to a hammerhead. The streets that were identified as streets that will not be extended in a subsequent phase of construction are as described: eastern end of 'C' Street, eastern end of 'A' Street, eastern end of Coulter Lane, and southern end of 46th Avenue.

Streetlights will need to be installed at the appropriate locations. All new streetlights in subdivisions shall be aluminum material with an anchor pier. The light fixture itself shall be a LED luminaire and shall conform to Oregon PUC rules.

Per the Public Works Engineering comments in Section II above: The waterline on 43rd Avenue will allow the proposed tie-in shown in the design. The waterline entering the subdivision from the 43rd Avenue 16-inch water main tap will need to be an 8-inch c900 PVC line. The 8-inch PVC waterline serving the subdivision will need to be looped and tied back into our existing 8-inch ductile iron water main on 46th Avenue. The design calls for a sanitary sewer tie-in on 43rd Avenue, into an existing 10-inch line, however, the existing sewer line on 43rd Avenue is only an 8-inch concrete line. The design also shows the existing sewer on Coulter Lane being a 6-inch concrete line, and it is an 8-inch concrete line. The existing sewer line size on Coulter Lane will be sufficient, but the 43rd Avenue 8-inch line will need to be upsized to a 10-inch 30/34 PVC from the A Street tie-in, north to Long Street, where it will tie into our existing 12-inch line. Where subdivision storm water system outlets into the 43rd Avenue ditch, we would need to see an engineered storm water development report that shows pre and post development run-off rates, to ensure the existing 43rd Avenue ditch has appropriate capacity.

Staff shall recommend a conditional of approval that the applicant comply with all improvement requirements listed in SHMC 17.58.060.

17.110.040 SUBMITTAL REQUIREMENTS

The following submittal requirements shall apply to all Preliminary Plat applications for subdivisions or Planned Development.

- A. All applications shall be submitted on forms provided by The City along with the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria.**
- B. Applicants for subdivisions shall submit one 11" x 17" copy of the preliminary plan along with one digital copy. The preliminary plan shall include the following:**
 - 1. General Information.** The following general information shall be shown on the tentative plan:
 - a. Vicinity map showing all streets, property lines, streams, flood plain and other pertinent data to locate the proposal.**
 - b. North arrow and scale of drawing.**
 - c. Tax map and tax lot number or tax account of the subject property.**
 - d. Dimensions and size in square feet or acres of the subject property.**
 - e. Name of the Subdivision or Planned Development.**
 - 2. Existing conditions.**
 - a. Location of all existing easements within the property.**

- b. Location of City utilities (water, sanitary sewer, storm drainage) within or adjacent to the property proposed for use to serve the development.
 - c. The location and direction of water courses or drainage swales on the subject property.
 - d. Existing use of the property, including location of existing structures. It should be noted whether the existing structures are to remain or be removed from the property.
 - e. Direction of drainage and approximate grade of abutting streets.
 - f. Proposed streets, approximate grade, and radius of curves.
 - g. Any other legal access to the subdivision other than a public street.
 - h. Contour lines related to an established bench mark on City datum, having the following minimum intervals:
 - 1) Areas with less than 5% slope: One-foot contours
 - 2) Areas with slope between 5% and 10%: Two-foot contours.
 - 3) Areas with slope greater than 10%: Five-foot contours.
3. **Proposed plan.**
- a. Locations, approximate dimensions and area in square feet of all proposed lots. All lots shall be numbered consecutively.
 - b. Location, width and purpose of any proposed easements.
 - c. All areas to be offered for public dedication.
 - d. If any portion of the property is not proposed to be included in the subdivision or any public dedication, that portion shall be identified as a remnant parcel. A draft subdivision or development plan shall be included showing how the proposed subdivision will provide needed access and utilities to serve future development of the remnant parcel.
 - e. Proposed phasing.

Staff Findings: The applicant submitted Application SD23-01 on December 12, 2023. Staff deemed the application complete on December 20, 2023.

IV. CONCLUSION AND RECOMMENDATION

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

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

Recommended Conditions If the Application is Approved:

1. The final configuration of the proposed lots shall substantially conform to the plot plan reviewed in this application (See Attachment B). Phase I includes 41 residential lots and 1 storm water tract. Phase 2 includes 43 residential lots and 1 storm water tract. Phase 3 includes 46 residential and 2 storm water tracts. Phase 4 includes 27 residential lots. The subject properties are north of Coulter Lane, east of 43rd Avenue, south of 45th Avenue, and south of 46th Avenue. The subject properties are identified on the Linn County Tax Assessor's Map No. 13S01E33D Tax Lots 2800 and 3502. Lot sizes shall range in size from approximately 7,029 square feet to approximately 28,907 square feet. All lots shall be eligible to be developed with single, family dwellings or duplexes [SHMC 17.10.020. (A-B)]. The subject properties are in the Residential Low Density (R-1) Zone.

2. The applicant shall comply with all requirements identified by the CEDD Engineering and Public Works Engineering Department comments in Section II above.
3. The applicant shall comply with all Storm Drainage and Grading requirements in SHMC 17.46.
4. The applicant shall comply with all Utility Lines and Facility requirements in SHMC 17.48.
5. The applicant shall comply with all Street Standard requirements in SHMC 17.42.
6. The new property lines shall be situated so that all buildings and structures comply with yard (setback) requirements of the Residential Low Density (R-1) Zone.
7. In addition to Engineering Design Standards, improvements installed by a developer for any land division, either as a requirement of these regulations or the developer's option, shall conform to the requirements of this Development Code, the improvement standards and specifications adopted by The City, and shall be installed in accordance with the following procedures:
 - A. *City approval required.* Improvement work shall not commence until plans are approved by The City. All plans shall be prepared in accordance with requirements of The City.
 - B. *Notification.* Improvement work shall not commence until The City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until The City has been notified.
 - C. *Inspections.* Improvements shall be constructed under the inspection and to the satisfaction of the Public Works Director or designee. The City may require changes in typical street sections and improvements if unusual conditions arise during construction to warrant such changes.
 - D. *Installation of utilities.* All underground utilities, sanitary sewers, and storm drains installed by the developer shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.
 - E. *As-built drawings.* A map or plan showing all public improvements as built shall be filed with the Department of Public Works upon completion of the improvements. [SHMC 17.58.070]
8. Within two years of the Final Decision, a final approved plat (or first phase) shall be recorded with the County. If the first phase final plat is not recorded within two years, the preliminary approval shall lapse and a new application shall be required. All phases of an approved plat shall be recorded within 10 years of the final date of decision. [SHMC 17.110.080(A)]
9. *Effective date for final plat approval.* The approval process for a development shall become final upon the recording of the approved final plat together with any required documents with the County. Approved final plats shall become void one year after final City approval if they are not recorded. [SHMC 17.110.080(G)]
10. The applicant shall obtain all applicable development permits which include, but are not limited to: Public Works permits, development permits including building permits, and erosion control permits. The applicant shall obtain a 1200-C Stormwater Permit from the Oregon Department of Environmental Quality and any Department of State Lands permits as applicable.

V. PLANNING COMMISSION ACTION

In taking action on a subdivision, the Planning Commission will hold a public hearing at which it may either approve or deny the application. The decision on the application must be based on the applicable review and decision criteria. If approved, the Planning Commission may impose

conditions of approval. Staff's recommended conditions are included in Section IV.

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

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

Motion:

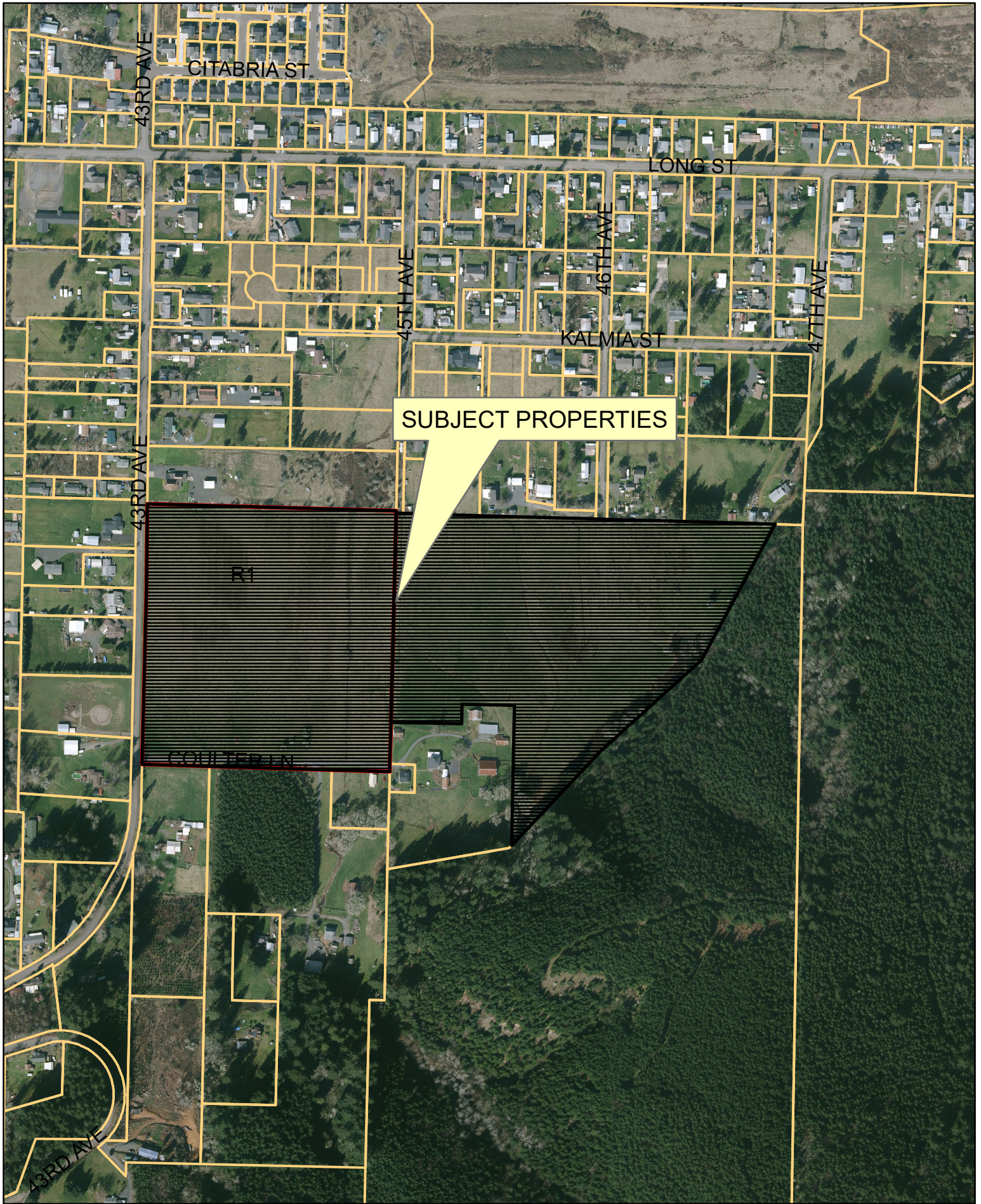
After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to approve application SD23-01; including the conditions of approval listed in Section IV of the Staff Report; adopting the findings of fact listed in Section III of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
2. Move to deny application SD23-01; including adopting findings (specify), the setting of a 12-day appeal period from the date of mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

- A. Subject Property Map
- B. Application, Narrative, Tentative Subdivision Maps, Wetland Delineation Report
- C. Application PLA23-05 – for informational purposes only

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



SUBJECT PROPERTIES

R1

COULTER LN

Subject Property Map
SD23-01

Date: 12/21/23



1 inch = 440 feet

Coulter Subdivision

**A Low-Density Residential Phased Land Division Application
and
A Property Line Adjustment Application**

Submitted to



**The City of Sweet Home
Community and Economic Development Department
Planning Program**

3225 Main Street
Sweet Home, OR 97386

Prepared by



MCH Project Strategies, LLC

806 NW Buchanan Ave. #102
Corvallis, Oregon 97330

and



245 NE Conifer Boulevard, P.O. Box 1211
Corvallis, Oregon 97339-1211

for

Cordle Construction LLC

38747 Scrael Hill Road
Albany, Oregon 97322

**Narrative
Application Graphics (Exhibits)**

08 DECEMBER 2023

COULTER SUBDIVISION APPLICATION CONTENTS

PART I – SUMMARY & APPLICATION FORMS

PART II – SUBDIVISION AND PROPERTY LINE ADJUSTMENT SUBMITTAL REQUIREMENTS

PART III – PROPERTY LINE ADJUSTMENT STANDARDS

PART IV – LAND DIVISION (SUBDIVISION) AND GENERAL STANDARDS

PART V – R-1 ZONE STANDARDS

PART VI – GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

PART VII – EXHIBITS

Exhibit “A”	County Assessor’s Map
Exhibit “A-1”	Property Legal Description
Exhibit “A-2”	Adjacent Property Owners
Exhibit “B”	Zoning Map
Exhibit “C”	Vicinity Map and Surrounding Uses (Partition)
Exhibit “D”	Existing Site Conditions
Exhibit “D-1”	Existing Site Slopes
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Exhibit “E-1”	Tentative Plat Master and Phasing Plan
Exhibit “E-2”	Tentative Plat, Phase 1
Exhibit “E-3”	Tentative Plat, Phase 1 (Enlarged)
Exhibit “E-4”	Tentative Plat, Phase 1 (Enlarged)
Exhibit “E-5”	Tentative Plat, Phase 2
Exhibit “E-6”	Tentative Plat, Phase 2 (Enlarged)
Exhibit “E-7”	Tentative Plat, Phase 2 (Enlarged)
Exhibit “E-8”	Tentative Plat, Phase 3
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Exhibit “F”	Site Grading and Utility Plan Sheet Key
Exhibit “F-1”	Site Grading and Utility Plan, Phase 1
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Exhibit “F-3”	Site Grading and Utility Plan, Phase 2
Exhibit “F-4”	Site Grading and Utility Plan, Phase 2
Exhibit “F-5”	Site Grading and Utility Plan, Phase 3
Exhibit “F-6”	Site Grading and Utility Plan, Phase 3
Exhibit “F-7”	Site Grading and Utility Plan, Phase 4
Exhibit “F-8”	Site Grading and Utility Plan, Phase 4

COULTER SUBDIVISION APPLICATION CONTENTS

Exhibit "F-9"	Site Grading and Utility Plan, Phase 4
Exhibit "G"	Conceptual Site Plan Sheet Key
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Exhibit "G-3"	Conceptual Site Plan, Phase 2
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Exhibit "G-5"	Conceptual Site Plan, Phase 3
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Exhibit "G-8"	Conceptual Site Plan, Phase 4
Exhibit "G-9"	Conceptual Site Plan, Phase 4
Exhibit "H"	Typical Street Section, 43 rd Avenue
Exhibit "H-1"	Typical Local Street Section
Exhibit "H-2"	Typical Street Section
Exhibit "I"	Conceptual Streetscape Plan, Phase 1

Appendix

Subdivision Name Request
Wetland Delineation Report (excluding appendix)
Draft PLA Legal Descriptions

Part I – Summary & Application Forms

PART I – SUMMARY

This application proposes a sequenced property line adjustment and a phased subdivision. The applicant, Cordle Construction LLC (Cordle), is also the owner of both parcels of land, tax lots 2800 and 3502 map 13S01E33D, included in these applications. Cordle also owns tax lots 3600 and 3602 which are covered by roadway easements for the extensions of 45th Avenue and 46th Avenue, respectively, to the south and thus serving tax lots 2800 and 3502. When required to complete the phased street connectivity proposed herein tax lots 3600 and 3602 will be dedicated separately to the City for street right-of-way.

The first action is the Property Line Adjustment (PLA). The PLA creates an adjusted property line between tax lots 2800 and 3502 which aligns with the common boundary of subdivision phases 2 and 3.

The second action will be the subdivision of tax lots 2800 and 3502 to R-1 (low-density residential) standards. The applicant is requesting tentative plat approval of each phase. Phase I includes 41 residential lots and 1 storm water tract. Phase 2 includes 43 residential lots and 1 storm water tract. Phase 3 include 46 residential and 2 storm water tracts. Phase 4 includes 27 residential lots. Final plat approval would occur as each phase is developed.

Part I of this application is a brief overview of the applicant's forms. Part II includes the annotated application submittal checklists for subdivision and property line adjustment. Part III addresses the property line code standards. Part IV addresses the subdivision and general code standards for a land division. Part V addresses the R-1, low-density zone standards as they relate to the PLA and Coulter Subdivision. Part VI addresses multiple code sections as those sections relate to these applications. Part VII contains exhibits prepared in support of these applications.

END OF PART I



Land Use Application

- Adjustment
- Annexation
- Comprehensive Plan Map Amendment
- Conditional Use
- Home Occupation
- Interpretations
- Nonconforming Uses
- Partition
- Property Line Adjustment
- Site Development Review
- Subdivisions and Planned Developments
- Text Amendments
- Variance
- Zone Map Amendment

Date Received: _____
 Date Complete: _____
 File Number: _____
 Application Fee: _____
 Receipt #: _____
 Planning Commission Hearing Date: _____
 City Council Hearing Date: _____

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

Applicant's Name: Melinda Cordle, Cordle Construction LLC
 Applicant's Address: 38747 Scravel Hill Rd., Albany, OR 97322

Applicant's Phone Number: 541-409-4290
 Applicant's Email Address: mindyrcordle@gmail.com

Property A
 Owner's Name: Cordle Construction LLC
 Owner's Address: 38747 Scravel Hill Rd., Albany, OR 97322
 Owner's Phone Number: 541-409-4290
 Owner's Email: mindyrcordle@gmail.com
 Property Address: Unassigned
 Assessor's Map and Tax Lot: 13S01E33D; 2800
 Property Size Before: 19.466 ac Property Size After: 19.518 ac
 Zoning Classification: R-1 Comprehensive Plan: Low-Density Residential

Property B
 Owner's Name: Cordle Construction LLC
 Owner's Address: 38747 Scravel Hill Rd., Albany, OR 97322
 Owner's Phone Number: 541-409-4290
 Owner's Email: mindyrcordle@gmail.com
 Property Address: Unassigned
 Assessor's Map and Tax Lot: 13S01E33D; 3502
 Property Size Before: 21.57 ac Property Size After: 21.518 ac
 Zoning Classification: R-1 Comprehensive Plan: Low-Density Residential

Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.
Phased low-density residential subdivision, see accompanying narrative.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature: [Signature]
 Property Owner's Signature: [Signature]
 Property Owner's Signature: _____
 Property Owner's Signature: _____

Date: 12-11-23
 Date: 12-11-23
 Date: _____
 Date: _____

Land Use Application Checklist:

- All applicable sections of the Land Use Application have been filled in.
- The Land Use Application has been signed and dated by all applicable parties.
- I have received the applicable criteria for the Land Use Action that I am applying for.
 - Appendix A: Adjustments**
 - Chapter 17.100 Adjustments; and
 - Applicable Zoning Criteria
 - Chapter 17.124 Type II Applications and Review Procedures (optional)
 - Appendix B: Annexations**
 - Chapter 17.118 Annexations; and
 - Applicable Zoning Criteria
 - Chapter 17.128 Type IV Applications and Review Procedures (optional)
 - Appendix C: Comprehensive Plan Map Amendment**
 - Chapter 17.112 Comprehensive Plan Map Amendment; and
 - Applicable Zoning Criteria
 - Chapter 17.128 Type IV Applications and Review Procedures (optional)
 - Appendix D: Conditional Use**
 - Chapter 17.104 Conditional Use; and
 - Applicable Zoning Criteria
 - 2019 OR Structural Building Code, Section 419, Live/Work Units (if applicable)
 - Chapter 17.126 Type III Applications and Review Procedures (optional)
 - Appendix E: Home Occupation**
 - Chapter 17.94 Home Occupation; and
 - Chapter 17.68 Home Occupations
 - Applicable Zoning Criteria; and
 - 2019 OR Structural Building Code, Section 419, Live/Work Units
 - Chapter 17.122 Type I Application and Review Procedures (optional)
 - Appendix D: Conditional Use (if applicable)
 - Appendix F: Interpretations**
 - Chapter 17.96 Interpretations; and
 - Applicable Zoning Criteria
 - Chapter 17.122 Type I Application and Review Procedures (optional)
 - Appendix G: Nonconforming Uses**
 - Chapter 17.108 Nonconforming Uses; and
 - Applicable Zoning Criteria
 - Chapter 17.126 Type III Applications and Review Procedures (optional)
 - Appendix H: Partitions**
 - Chapter 17.98 Partitions
 - Applicable Zoning Criteria
 - Chapter 17.124 Type II Applications and Review Procedures (optional)
 - Appendix I: Property Line Adjustment**
 - Chapter 17.92 Property Line Adjustment
 - Applicable Zoning Criteria
 - Chapter 17.122 Type I Application and Review Procedures (optional)

- Appendix J: Site Development Review**
 - Chapter 17.102 Site Development Review
 - Applicable Zoning Criteria
 - Chapter 17.126 Type III Applications and Review Procedures (optional)

- Appendix K: Subdivisions and Planned Developments**
 - Chapter 17.110 Subdivisions and Planned Developments
 - Applicable Zoning Criteria
 - Chapter 17.126 Type III Applications and Review Procedures (optional)

- Appendix L: Text Amendments**
 - Chapter 17.116 Text Amendments
 - Applicable Corresponding Chapter
 - Chapter 17.128 Type IV Applications and Review Procedures (optional)

- Appendix M: Variance**
 - Chapter 17.106 Variance
 - Applicable Zoning Criteria
 - Chapter 17.126 Type III Applications and Review Procedures (optional)

- Appendix N: Zone Map Amendment**
 - Chapter 17.114 Zone Map Amendment
 - Applicable Zoning Criteria
 - Chapter 17.128 Type IV Applications and Review Procedures (optional)

Part II – Subdivision and Property Line Adjustment
Submittal Requirements



City of Sweet Home

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

APPENDIX K

SUBDIVISIONS AND PLANNED DEVELOPMENTS

All Subdivisions and Planned Developments (PD) shall conform to all applicable standards of the underlying zone, as well as the development standards and other provisions of this Development Code unless otherwise modified by provisions in this Section. [SHMC 17.110.010]

Preliminary plats for Subdivisions and Planned Developments shall be reviewed in accordance with the Type III review procedures in Chapter 17.126. [SHMC 17.110.020]

An application for a Subdivision or Planned Development shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.126. [SHMC 17.110.030]

SHMC 17.110.040 SUBMITTAL REQUIREMENTS

The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)

The following submittal requirements shall apply to all Preliminary Plat applications for subdivisions or Planned Development.

- A. All applications shall be submitted on forms provided by The City along with the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria.
- B. Applicants for subdivisions shall submit one 11" x 17" copy of the preliminary plan along with one digital copy. The preliminary plan shall include the following:
1. General Information. The following general information shall be shown on the tentative plan:
 - Vicinity map showing all streets, property lines and other pertinent data to locate the proposal.
 - North arrow and scale of drawing.
 - Tax map and tax lot number or tax account of the subject property.
 - Dimensions and size in square feet or acres of the subject property and of all proposed parcels.
 - Name of the Subdivision or Planned Development.
 2. Existing Conditions:
 - Location of all existing easements within the property.
 - Location of City utilities (water, sanitary sewer, storm drainage) within or adjacent to the property proposed for use to serve the development.
 - The location and direction of water courses or drainage swales on the subject property.
 - Existing use of the property, including location of existing structures with dimensions of the structures and distances from property lines. It shall be noted whether the existing structures are to remain or be removed from the property.
 - Direction of drainage and approximate grade of abutting streets.
 - Proposed streets, approximate grade, and radius of curves.
- ~~N/A~~ Any other legal access to the subdivision other than a public street.

- Contour lines related to an established benchmark on City datum, having the following minimum intervals:
 - Areas with less than 5% slope: One-foot contours.
 - Areas with slope between 5% and 10%: Two-foot contours.
 - Areas with slope greater than 10%: Five-foot contours.

3. Proposed Plan:

- Locations, approximate dimensions and area in square feet of all proposed lots. All lots shall be numbered consecutively.
- Location, width and purpose of any proposed easements.
- All areas to be offered for public dedication.

~~N/A~~ If any portion of the property is not proposed to be included in the subdivision or any public dedication, that portion shall be identified as a remnant parcel. A draft subdivision or development plan shall be included showing how the proposed subdivision will provide needed access and utilities to serve future development of the remnant parcel.

- Proposed phasing.

~~N/A~~ The following supplemental information shall be required for all Planned Development Preliminary Plan applications:

- Proposed uses on the property, including sites, if any, for attached dwelling units, recreational facilities, parks and playgrounds or other public or semi-public uses, with the purpose, condition and limitations of such reservations clearly indicated.
- Designation of the location of the building pads, or areas, or setback lines or setback standards for all buildings to be constructed.
- Architectural renderings of the proposed residential and commercial buildings and structures.
- The approximate location and dimensions of all commercial, mixed-use, or multi-family structures proposed to be located on the site.
- Calculations justifying the proposed density of development as required by Chapter 17.60.
- Landscaping plan indicating location of existing vegetation and proposed improvements.
- Statement of improvements to be made or installed including streets, sidewalks, bikeways, trails, lighting, tree planting, landscaping, and time such improvements are to be made or completed.

- Written statement outlining proposals for ownership and maintenance of all open space areas and any commonly owned facilities.
All open space areas, pedestrian and bicycle facilities shall be owned and maintained by a property owners' association.

D. Does each subdivision parcel satisfy the dimensional standards of the applicable zone? Explain:
 Yes, see Narrative Part V and Series 'E' Exhibits.

E. Do the subdivision parcels meet the Development Standards for Land Division of Chapter 17.58? Explain:
 See Narrative Part IV.

F. Do the existing buildings comply with the setback requirements of the applicable zone? Explain:
There are no existing buildings on the applicant's property.

G. Are adequate public facilities, including access, available to serve the existing and newly created parcels?
Explain:
Yes, see Narrative Parts IV, VI, and 'F' Series Exhibits.

H. Approval of a Planned Development shall require compliance with the following:
1. Explain how the Planned Development conforms with provisions of Chapter 17.60 (Purpose Statement) and Chapter 17.110 (Objectives of this Chapter).
Not applicable.

2. Explain how the proposal shall comply with the applicable development and layout provisions contained in Chapter 17.60.
Not applicable.



APPENDIX I

PROPERTY LINE ADJUSTMENTS

A Property Line Adjustment is a change to a property boundary that only extinguishes property lines or modifies existing lots or parcels and does not create a new parcel of land. This may include the elimination of property boundaries to consolidate lots or parcels. [SHMC 17.92.010]

A Property Line Adjustment application shall be reviewed in accordance with the Type I review procedures specified in Chapter 17.122. [SHMC 17.92.020]

An application for a Property Line Adjustment shall be filed with The City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Chapter. Notice shall be subject to the provisions in Chapter 17.122. [SHMC 17.92.030]

SHMC 17.92.040 SUBMITTAL REQUIREMENTS

The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)

- A. The following information and material must be submitted by the applicant:
 - The application signed by the owners of all lots of record affected by the application.
- B. In addition, the following information shall be submitted by the applicant:
 - Copies of the officially recorded title transfer instrument (deed, warranty deed, or contract) that shows the legal description for the affected parcels. **Appendix**
 - Plan, map or other document showing the properties before and after the adjustment. **Exhibit 'E'**
 - A written statement which explains the applicants' reasons for adjusting the boundaries and demonstrating that the adjustment conforms to City land use regulations of the applicable zone. **Narrative Part III**

- 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. **Narrative Parts I and III.**

- D. Creation or vacation of a parcel requires approval of a land division. Does property line adjustment create or vacate a parcel? Yes No. (If yes, please explain):

- 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. **Narrative Part V.**

- 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.
No existing structures on the properties.

Part III – Property Line Adjustment Standards

PART III - PROPERTY LINE ADJUSTMENT STANDARDS

17.92.010 APPLICABILITY

A Property Line Adjustment is a change to a property boundary that only extinguishes property lines or modifies existing lots or parcels and does not create a new parcel of land. This may include the elimination of property boundaries to consolidate lots or parcels.

Applies.

17.92.020 PROCESS

A Property Line Adjustment application shall be reviewed in accordance with the Type I review procedures specified in Chapter 17.122.

The applicant concurs.

17.92.030 APPLICATION

An application for a Property Line Adjustment shall be filed with The City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Chapter. Notice shall be subject to the provisions in Chapter 17.122.

Application form included in Part I of this Narrative.

17.92.040 SUBMITTAL REQUIREMENTS

The following information and material must be submitted by the applicant:

- A. The application must be signed by the owners of all lots affected by the application.

Signed application form included in Part I of this Narrative.

- B. In addition, the following information shall be submitted by the applicant:

- 1. Copies of the officially recorded title transfer instrument (deed, warranty deed, or contract) that shows the legal description for the affected parcels.

Draft PLA legal descriptions are included in the Appendix for review prior to recording.

- 2. Plan, map or other document showing the properties before and after the adjustment.

Exhibit 'E'.

- 3. A written statement which explains the applicants' reasons for adjusting the boundaries and demonstrating that the adjustment conforms to City land use regulations of the applicable zone.

The adjusted property line coincides with the proposed line between Phases 2 and 3 of the subdivision while maintaining two discrete parcels of land. Retaining the two discrete parcels provides the applicant’s flexibility with respect to future ownership of the subdivision Phases 3 and 4 land.

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.

Exhibit ‘E’ documents that no new parcel or lot is created.

- 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.

Narrative Part V documents that the adjusted lots meet the R-1 zone dimensional standards.

- 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.

There are no existing structures on either parcel.

17.92.060 IMPLEMENTATION

After a property line adjustment is approved, the new boundary becomes effective only after the following steps are completed:

- A. A legal description of the adjusted lots is recorded with the Linn County Clerk.
- B. If required by ORS Chapter 92, or the County Surveyor, a final map and boundary survey are prepared and all new boundaries are monumented as required by ORS Chapters 92 and 209. The final map is submitted to The City for signatures and approval as outlined in Chapter 17.98.

The applicant concurs.

END OF PART III

Part IV – Land Division (Subdivision) and
General Standards

PART IV – LAND DIVISIONS (SUBDIVISION) AND GENERAL STANDARDS

17.58.010 PURPOSE

The purpose of this Chapter is to provide for the orderly, safe and efficient division of land within The City.

17.58.020 SCOPE

The provisions of this Chapter shall apply to all partitions and subdivisions within The City of Sweet Home. The following shall determine the appropriate process and design standards:

- B. Subdivision – A land division creating four or more lots within a calendar year shall be processed as a Subdivision and subject to the design and improvement standards for a Subdivision.

Applies.

17.58.030 STANDARDS FOR LOTS OR PARCELS

The following standards shall apply to all partitions and subdivision.

- A. Minimum Lot Area – Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located. Access easements, or the access strip to a flag lot, shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Development Code.

Addressed in Narrative Part V and on the Tentative Plat.

- B. Lot Width and Depth – The depth of a lot or parcel shall not be more than three times the width. Lots or parcels created for commercial, industrial or public uses shall be exempt from width to depth ratio provisions.

Addressed in Narrative Part V and on the Tentative Plat.

- C. Access – All new lots or parcels shall access a public street. Except that, residential lots or parcels may be accessed by a private access easement developed in accordance with the provisions of Chapter 17.42 when it is determined that a public
 - 1. Infeasible due to parcel shape, terrain, or location of existing structures;
 - 2. Unnecessary to provide for the future development of adjoining property.
 - 3. No more than 10% of the lots within a subdivision may be accessed by a private street or private access easement.

All proposed lots are accessed by public street.

D. Flag Lots – Flag lots shall be subject to the following development standards:

1. The access strip shall be a minimum of 20 feet in width. The improved surface shall be a minimum of 14 feet in width.
2. The access strip shall not be included in the lot area calculation.
3. If the length of the access strip exceeds 150 feet, the parcel or lot shall include a turn-around area per applicable fire district requirements.

No flag lots are proposed.

E. Through Lots – Through lots shall be avoided except where essential to provide separation of residential development from traffic arteries, adjacent non-residential activities, or to overcome specific disadvantages of topography. Screening or buffering, pursuant to the provision of Chapter 17.54, may be required during the review of the land division request.

No through lots are proposed.

F. Lot Side Lines – The side lines of lots, as far as practicable, shall run at right angles to the public street, private street or private access easement upon which the lot or parcel faces.

Complies, as shown on the Tentative Plat, series ‘E’ Exhibits.

G. Utility Easements – Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Easement width shall conform to adopted Engineering Standards.

A 7’ wide UE will be provided parallel to all lot street frontages as shown on the Tentative Plat Exhibits.

17.58.40 ADDITIONAL STANDARDS FOR SUBDIVISIONS

A. General – The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated: consideration of needs for convenient access, circulation, control, and safety of street traffic – including pedestrian and bicyclist - and recognition of limitations and opportunities of topography.

Generally blocks are aligned with existing north-south street rights of way in order to continue the existing street pattern. The proposed street pattern and block layout provides pedestrian and bicycle access and continuity as well as vehicle access to existing streets.

B. Sizes – Blocks shall not exceed 1,000 feet in between street lines with a preferred length of 500 feet. Exceptions are permitted for blocks adjacent to arterial streets, or if the previous development pattern or topographical conditions Justify a greater length. The recommended minimum distance between collector street intersections with arterial streets is 1,800 feet.

Generally blocks are aligned with existing north-south street rights of way. No block length exceeds 1000'. Where matching the existing street pattern creates block lengths exceeding 500' a mid-block pedestrian/bicycle accessway is proposed.

No block width between new streets exceeds 500.

No collector or arterial streets are transportation system planned to serve the applicant's property or the vicinity.

- C. Traffic Circulation – The subdivision shall be laid out to provide safe, convenient, and direct vehicle, bicycle and pedestrian access to nearby residential areas; neighborhood activity centers (e.g., schools and parks); shopping areas; and employment centers; and provide safe, convenient and direct traffic circulation. At a minimum, “nearby” means the distance from the subdivision boundary -1/4 mile for pedestrians, and one mile for bicyclists.

The proposed subdivision layout provides connectivity to all existing street rights of way in order to facilitate the desired connectivity.

- D. Connectivity – To achieve the objective in “C. Traffic Circulation” above, The City may require the following:
 - 1. Stub-end Streets: Where the potential exists for additional residential development on adjacent property. The City may require reserve strips and streets plugs to preserve the objectives of street extensions.
 - 2. Accessways: Public accessways to provide a safe, efficient and direct connection to cul-de-sac streets, to pass through oddly shaped or blocks longer than 600-feet, to provide for networks of public paths creating access to nearby residential areas, neighborhood activity centers (e.g., schools and parks); shopping areas; and employment centers.

The applicant concurs and in preparing the accompanying Exhibits has attempted to locate street connectivity and pedestrian/bicycle accessways where appropriate.

Please note, in Phase 4 the 46th Avenue right of way is not continuous to the southerly property line. This is because of the significant steep slopes along the southeast boundary of the property.

- E. Collector and Arterial Connections – Accessway , bikeway, or sidewalk connections with adjoining arterial and collector streets shall be provided if any portion of the site's arterial or collector street frontage is over 600 feet from either a subdivision access street or other accessway. The placement of an accessway may be modified or eliminated if natural features (e.g., adverse topography, streams, wetlands) preclude such a connection.

Not applicable.

- F. Design Standards – Pedestrian/bicycle accessways shall meet the following design standards:
 - 1. Minimum dedicated width: 10 feet

2. Minimum improved width: 8 feet
3. The accessway shall be designed to prohibit vehicle traffic.

The applicant concurs. The required accessway width is reflected on the Tentative Plat drawings. Compliance with the improvement standards will be assured under 17.58.070.A.

17.58.060 IMPROVEMENT REQUIREMENTS - SUBDIVISION

A. Improvements – The following improvements shall be required for all subdivisions:

1. Frontage Improvements – Half-street improvements designed to The City’s Engineering Standards shall be required for all public streets on which a proposed subdivision fronts. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, water lines, other public utilities as necessary, and such other improvements as The City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

Exhibits ‘H’, ‘H-1’, and ‘H-2’ establish the street frontage improvements proposed in this application and which meet this standard. Utilities will be constructed as indicated on the Grading and Utilities Plans, ‘F’ series Exhibits.

2. Project Streets – Streets within the subdivision shall be constructed as required by City Engineering Standards.

The applicant concurs.

3. Monuments – Monuments shall be established as required by the Engineering Design Standards.

The applicant concurs, such monuments will be shown on the final subdivision plat.

4. Surface Drainage and Stormwater System – Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainageways or to storm sewers outside the subdivision. Design of drainage within the subdivision shall be constructed in accordance with the Engineering Design Standards. In the circumstance where existing stormwater lines are adjacent to or within the project, a system development charge is required in accordance with The City’s adopted System Development Charge ordinance.

The applicant concurs, a Conceptual Stormwater Drainage Facilities Layout is shown on the Preliminary Grading and Utilities drawings, Exhibit series ‘F’. Compliance with Engineering Design Standards will be assured under 17.58.070.A.

There are no existing stormwater facilities on the applicant’s property.

5. Sanitary Sewers – Sanitary sewer shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided

conforming to Engineering Design Standards. The City may require that the developer construct sewage lines of a size in excess of that necessary to adequately service the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the developer as is desirable to assure his share of the construction. In the circumstance where existing sanitary sewer lines are adjacent to or within the project, a system development charge is required in accordance with The City's adopted System Development Charge ordinance.

The applicant concurs, a Conceptual Sanitary Sewer Layout is shown on the Preliminary Grading and Utilities drawings, Exhibit series 'F'. Compliance with Engineering Design Standards will be assured under 17.58.070.A.

There are no existing sanitary sewer lines on the applicant's property.

6. Water System – Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to The City mains shall be installed in conformance with the Engineering Design Standards. The design shall take into account provisions for extension beyond the subdivision to adequately grid The City system and to serve the area within which the development is located when the area is fully developed. However, The City will not expect the developer to pay for the extra cost of mains exceeding eight inches in size. In the circumstance where existing water lines are adjacent to or within the project, a system development charge is required in accordance with The City's adopted System Development Charge ordinance.

The applicant concurs, a Conceptual Water System Layout is shown on the Preliminary Grading and Utilities drawings, Exhibit series 'F'. Compliance with Engineering Design Standards will be assured under 17.58.070.A.

7. Sidewalks – Sidewalks shall be installed along both sides of each public street and in any pedestrian ways within the subdivision. Sidewalks shall be constructed at time of development of the subdivision.

The applicant concurs where development occurs on both sides of each public street. Where development occurs on only one side of a new public street the off-side planter strip and sidewalk shall be the responsibility of the adjacent property owner under a future development application. Please see Exhibit 'H-2'.

8. Street Lights – The installation of street lights is required at locations and of a type required by City standards.

The applicant concurs.

9. Street Signs – The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the City and shall be of a type required by City standards.

The applicant concurs.

10. Other Requirements –

- a. Curb cuts and driveway installations are not required of the developer at the time of development, but if installed, shall be according to The City standards.

The applicant concurs.

- b. Street tree planting is not required of the developer, but, if planted, shall be according to City requirements and of a species compatible with the width of the planting strip and underground facilities. At least one tree will be located in the planting strip. An additional tree shall be planted either in the planting strip or yard adjacent to the street or streets. Trees must be planted and viable prior to occupancy.

The applicant proposes street tree planting as shown on Exhibit 'I'.

- B. Completion of Improvements – All improvements required under this Chapter shall be completed to City standards, or assured through a performance bond or other instrument acceptable to the City Attorney, prior to the approval of the Final Plat of the subdivision. In no case shall the bond exceed 5% of the remaining project improvements as determined by the City Engineer.

The applicant concurs.

17.58.070 IMPROVEMENT PROCEDURES

In addition to Engineering Design Standards, improvements installed by a developer for any land division, either as a requirement of these regulations or the developer's option, shall conform to the requirements of this Development Code, the improvement standards and specifications adopted by The City, and shall be installed in accordance with the following procedures:

- A. City Approval Required – Improvement work shall not commence until plans are approved by The City. All plans shall be prepared in accordance with requirements of The City.

The applicant concurs.

- B. Notification – Improvement work shall not commence until The City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until The City has been notified.

The applicant concurs.

- C. Inspections – Improvements shall be constructed under the inspection and to the satisfaction of the Public Works Director or designee. The City may require changes in typical street sections and improvements if unusual conditions arise during construction to warrant such changes.

The applicant concurs.

- D. Installation of Utilities – All underground utilities, sanitary sewers, and storm drains installed by the developer shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.

The applicant concurs.

- E. As-Built Drawings – A map or plan showing all public improvements as built shall be filed with the Department of Public Works upon completion of the improvements.

The applicant concurs.

END CHAPTER 17.58

17.82.010 LOTS OF RECORD

- A. A parcel is a legal lot of record for purposes of this Development Code when the lot conforms to all zoning requirements, subdivision requirements, and Comprehensive Plan provisions, if any, in

effect on the date when a recorded separate deed or contract creating the separate lot or parcel was signed by the parties to the deed or contract.

Tax Lots 2800 and 3502 are separate legal lots of record with separate legal descriptions as documented in Exhibit 'A-1'.

- B. Lots in recorded plats may be combined under a single ownership for the purpose of developing the combined property, subject to approval of a property line adjustment.

The applicant does not wish to combine the two lots.

- C. The use or development of any legal lot of record shall be subject to the regulations applied to the property when such development or use is commenced, irrespective of the lot width, street frontage, depth or area, but subject to all other regulations.

The applicant concurs.

17.82.020 EXCEPTIONS TO LOT SIZE REQUIREMENTS

This section shall apply in the event that a lot or the aggregate of contiguous lots held in a single ownership as recorded in the office of the Recorder of the county and located in The City as of January 1, 1971, or the date of annexation of the property to The City, whichever is later, has an area or dimension which does not meet the lot size requirements of the zone in which the property is located. In this case, the holdings may be by a use permitted in the zone subject to the other requirements of the zone. If there is an area deficiency, residential use shall be limited to a single-family dwelling, or to the number of dwelling units consistent with the lot area per dwelling unit requirement of the zone.

Not applicable, zone lot size requirements are met.

17.82.030 LOTS ABUTTING A PARTIAL STREET

New structures which are proposed to be constructed on lots abutting an existing public street which does not meet the minimum standards of Chapter 17.42 for right of way width shall provide setbacks sufficient to allow for the future widening of the right of way. Building permits shall not be issued unless a yard setback equal to the minimum yard requirements of the zoning district plus the required minimum additional right of way width is provided.

The applicant proposes 5' of right of way dedication along the frontage of existing 43rd Avenue to accommodate a full half-street improvement and provide for ½ of the required street right of way based upon the existing right of way centerline. Reference Exhibit 'H'.

17.82.040 PROTECTION OF RUNOFF CAPACITY OF NATURAL DRAINAGE CHANNELS

A property owner shall not allow the water carrying capacity of any drainageway within his property to deteriorate and subsequently contribute to flood hazard. The property owner shall remove excess debris

from the channel including dead vegetation. Neither shall any fill or garbage be dumped in any drainageway. Failure to maintain the water carrying capacity of the drainageway shall empower The City to enter the property and take whatever action is necessary to ensure that the carrying capacity of the drainageway is not impaired and then assess the real property and improvements for the cost of The City's actions. Grading permits may be required and are subject to provisions in Chapter 17.46.

Applies and the applicant concurs.

17.82.050 FARM USES AND LIVESTOCK

Not applicable.

17.82.060 GENERAL EXCEPTION TO BUILDING HEIGHT LIMITATIONS

Projections such as chimneys, spires, domes, elevator shaft housing, towers, aerials, flagpoles, and other similar objects not used for human occupancy may be constructed to a height not to exceed 1.25 times the height limit for the zone.

The applicant concurs.

17.82.070 HEIGHT EXCEPTIONS FOR PUBLIC BUILDINGS

Not applicable.

17.82.080 ADDITIONS TO EXISTING STRUCTURES

Not applicable.

17.82.090 MISCELLANEOUS EXCEPTIONS TO SETBACK REQUIREMENTS

Setback limitations stipulated elsewhere in this Development Code may be modified as follows:

- A. Bus Shelters – Bus shelters which are intended for use by the general public and are under the ownership and/or control of a city, county, state or municipal corporation shall be exempt from setback requirements, provided they do not violate clear-vision provisions in Chapter 17.56.

Not applicable.

- B. Underground structures – Side and rear yards of underground structures may be reduced to 3 feet except:
 - 1. Where the perimeter wall of the structure is above the natural elevation of the adjacent ground, in which case the setback provisions of the district shall apply.

2. All openings into the structure, including doors, windows, skylights, plumbing, intake and exhaust vents, shall meet the minimum setbacks of the district.

Not applicable.

- C. Public dedication – Setback restrictions of this Development Code shall not apply to existing structures where the setback is reduced by a public dedication.

Not applicable.

- D. Special right-of-way – The placement of buildings and the establishment of yards shall conform the right-of-way widths for existing and proposed street alignments shown on the Sweet Home Street Plan.

Not applicable.

- E. Commercial & industrial setbacks – In commercial or industrial districts where an interior yard is not required and a structure is not located at the property line, it shall be set back at least three (3) feet from the property line to accommodate access to the building.

Not applicable.

- F. Drainageway setback provisions –
 1. All fish-bearing streams and all year-round flowing streams shall have a minimum setback of 50-feet from the top of each bank and 75-feet for the South Santiam River. Additional setbacks may be required for riparian areas, wetlands and floodplains. Building Permit applications and land use applications to The City shall clearly indicate the boundary limits for riparian areas, wetlands and floodplains. Alteration of these areas, other than for continuation of agricultural use, by grading or placement of structures or impervious surfaces is prohibited unless approved by The City in accordance with the procedures of this Development Code and State Law.

Not applicable.

2. All other intermittent drainageways and watercourses shall have a minimum setback that includes the vegetative fringe, top of bank or a minimum 15 feet from the center of the drainageway whichever is greater.

The applicant's property includes several wetland ditches with intermittent flows as identified on the local wetlands inventory map and confirmed by the accompanying Wetlands Delineation. The delineation is included, in part, in the Appendix.

Phase 1 development has no wetlands, ditch, or impacts to existing ditch flows. With Phase 2 and future development the applicant anticipates Joint wetland fill Permit Application (JPA) will be made to Oregon Division of State Lands and Army Corps of Engineers. The resolution of the JPA's will determine if any vegetative setback is required.

In addition to mitigating wetland impacts through the JPA process, any existing off-site storm water flows onto and through the applicant's property will be incrementally accounted for and accommodated, per Oregon Drainage Law, in the new storm water facilities designed and constructed with each subdivision phase.

17.82.100 NONCONFORMING USES

Not applicable.

END CHAPTER 17.82

END PART IV

Part V – R-1 Zone Standards

PART V - R-1 ZONE STANDARDS

17.10.010 PURPOSE

The purpose of the R-1 zone is to provide areas suitable and desirable for single-family homes, associated public service uses and duplexes on corner lots. The R-1 zone is most appropriate in areas which have developed or will develop with single-family homes at a density which warrants provision of public water and sewer facilities.

The subdivision proposed herein is for property currently zoned R-1 on the official zoning map. This narrative demonstrates compliance of the proposed subdivision with the R-1 Zone Standards.

17.10.020 PERMITTED USES

The following uses, when developed under the applicable development standards in the Development Code, are permitted in the R-1 zone:

- A. Single-family dwelling;
- B. Duplex dwelling, including those duplexes created through conversion of an existing detached single-family dwelling.
- C. Residential facility or homes, licensed by the State of Oregon.
- D. Open space and parks identified in the City's adopted Parks Master Plan.

Compliance with the allowed uses will be determined at the time of building permit application for a specific structure and its proposed use.

17.10.030 SPECIAL USES

The following uses, when developed under the special development requirements, are permitted in the R-1 zone:

- A. Property line adjustments, subject to provisions in Chapter 17.92.

Not applicable to this application.

- B. Partitions, subject to provisions in Chapter 17.58.

Not applicable to this application.

- C. Subdivisions, subject to provisions in Chapter 17.58.

See Narrative Part IV.

- D. Planned development, subject to the provisions in Chapter 17.60.

Not applicable to this application.

- E. Cottage cluster development, subject to provisions in Chapter 17.62.

Not applicable to this application.

- F. Manufactured homes on individual lots, subject to provisions in Chapter 17.66.

Not applicable to this application.

- G. Home occupations, subject to the provisions of Chapter 17.68.

Not applicable to this application.

- H. Residential accessory structures, subject to the provisions in Chapter 17.70.

Not applicable to this application.

- I. Residential accessory dwelling, subject to the provisions in Chapter 17.72.

Not applicable to this application.

- J. Temporary uses, subject to provisions in Chapter 17.74.

Not applicable to this application.

17.10.040 CONDITIONAL USES

There are no conditional uses anticipated as part of the land divisions proposed in this application.

17.10.050 DENSITY REGULATIONS

- A. Single Family and Manufactured Homes – No more than one dwelling per lot or parcel, other than an approved residential accessory dwelling unit.

Compliance will be determined at the time of building permit application.

- B. Duplex – No more than one duplex per ~~corner~~ lot or parcel.

Compliance will be determined at the time of building permit application.

- C. Residential Development – Maximum of 5.4 dwelling units per net acre. Duplexes shall count as one dwelling unit for purposes of density calculation.

Tax Lots 2800 & 3502	Gross Area Acres	Net Area ⁽¹⁾ Acres	Single Family or Duplex Lots	Density
Total	41.04	30.71	157	5.11
Phase 1	9.75	6.99	41	5.86
Phase 2	10.23	7.42	43	5.80
Phase 3	11.86	8.59	46	5.36
Phase 4	9.20	7.71	27	3.50

⁽¹⁾ Gross Area – Proposed street ROW = Net Area

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-1 zone:

Minimum Lot Area & Width	Standard	Proposed Lots
Single Family Dwelling, Manufactured Home	7,000 square feet	7,000 square feet minimum
Duplex	7,000 square feet	7,000 square feet minimum
Other Uses	Sufficient to meet density and development requirements	Not anticipated in this application
Minimum Width at Building Line	70-feet	Comply
Minimum Setbacks		See 'G' series Exhibits
Front Yard	15-feet	(a)
Garage, Carport	20-feet to entrance	(a)
Side Yard (Interior)	5-feet minimum any side 12-feet both sides combined	(a)
Side Yard (Street)	15 feet	(a)
Rear Yard	15 feet	(a)
Maximum Structure Height		
Primary Building	30 feet	(a)
Accessory Building	20 feet (Roof Apex)	(a)
Maximum Lot Coverage	40%	(a)

(a) Compliance will be determined at the time of building permit application.

B. On a flag lot, or similarly configured lot, the inset front yard setback shall be a minimum of 15 feet.

Compliance will be determined at the time of building permit application.

C. Regardless of the side and rear yard requirements of the zone, an accessory structure, excluding detached accessory dwellings, may be built to within five feet of side or rear lot line; provided, the structure is more than 70 feet from the street abutting the front yard and 20 feet from the street abutting the street side yard.

Compliance will be determined at the time of building permit application.

17.10.070 DEVELOPMENT STANDARDS

All development in the R-1 Zone shall comply with the applicable provisions of this Development Code. The following references additional development requirements:

- A. Off-street Parking – All single-family homes and duplexes shall require a garage or carport; and in addition, provide two hard-surfaced parking spaces. Other uses identified in the zone shall comply with the provisions in Chapter 17.44.

Compliance will be determined at the time of building permit application. “Other” uses are not anticipated in this application.

- B. Signs – Signs shall conform to the standards contained in Chapter 17.50.

Signage will be addressed in the future under a separate permit application.

- C. Fencing – Fences shall conform to provisions contained in Chapter 17.52.

Compliance will be determined at the time of building permit application.

- D. Landscaping – Landscaping improvements shall conform to provisions contained in Chapter 17.54.

Addressed in Part VI of this Narrative.

- E. Yards and Lots – Yards and lots shall conform to provisions contained in Chapter 17.56.

Compliance will be determined at the time of building permit application.

- 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).

Compliance will be determined at the time of building permit application.

END OF PART V

Part VI – General Provisions and Development Standards

PART VI - GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

CHAPTER 17.28 NATURAL RESOURCES OVERLAY ZONE (NRO)

17.28.020 ESTABLISHMENT AND APPLICABILITY

The NRO zone is an overlay zone is used and applied to any parcel having one of the following identified natural resources:

- A. Significant wetlands, as mapped in the City’s Local Wetlands Inventory (LWI).
- B. Riparian corridors, as mapped in the City’s Riparian Inventory.

As documented on the official zoning map there are no natural resource overlay zones on the applicant’s property.

END CHAPTER 17.28

CHAPTER 17.40 GENERAL PROVISIONS

17.40.010 PURPOSE

The purpose of this Article is to:

- A. Carry out the Comprehensive Plan with respect to development standards and policies.
- B. Promote and maintain healthy environments and minimize development impacts upon surrounding properties and neighborhoods.

The applicant concurs.

17.40.20 APPLICATIONS OF STANDARDS

- A. Application – The standards set forth in this Article shall apply to partitions; subdivisions; developments; commercial and industrial projects; single family dwellings, duplexes and multi-family dwellings.

Applies, this is a subdivision application.

- B. Alternatives to standards – The application of these standards to a particular development shall be modified as follows:
 - 1. Development standards which are unique to a particular use, or special use, shall be set forth within the applicable zone or in this Chapter.
 - 2. Those development standards which are unique to a particular zone shall be set forth in the Chapter governing that zone.

The R-1 zone uses and development standards are addressed in Part IV of this Narrative.

17.40.030 APPLICATION OF PUBLIC FACILITY STANDARDS

Standards for the provision and utilization of public facilities or services available within The City of Sweet Home shall apply to all land developments in accordance with the following table of reference. No development permit shall be approved unless the following improvements are provided prior to occupancy or operation, or unless future provision is assured through a bond, deposit, agreement or similar instrument approved by The City.

Public Facilities Improvement Requirements Table – Table 17.40.1							
Land Use Activity	Fire Hydrant	Street Improvement	Water Hookup	Sewer Hookup	Storm Drain	Street Lights	Bike and Pedestrian
Subdivision, PD & Mnf. Home Park	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Legend: No = Not Required Yes = Required C = Conditional, as noted:

The applicant concurs with the improvement requirements as stated. This Narrative and the Exhibits provided demonstrate conceptually how compliance with this standard will be achieved.

END CHAPTER 17.40

CHAPTER 17.42 STREET STANDARDS

17.42.020 SCOPE

The provisions of this Chapter shall be applicable to:

- A. The creation, dedication or construction of all new public or private streets, bikeways, or accessways in all subdivisions, partitions or other developments in The City of Sweet Home.

Applies.

- B. The extension or widening of existing public or private street rights-of-way, easements, or street improvements Including those which may be proposed by an individual or The City, or which may be required by The City in association with other development approvals.

Applies.

17.42.030 GENERAL PROVISIONS

The following provisions shall apply to the dedication, construction, improvement or other development of all public streets in The City of Sweet Home. Unless otherwise modified through provisions in this Chapter, all streets shall be designed in conformance with the specific requirements of The City's Transportation System Plan and most current Engineering Standards.

- A. Site Layout – The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

The 'E', 'F', and 'G' series Exhibits included herewith demonstrate compliance with this standard.

- B. Continuation – Development proposals shall provide for the continuation of all streets, bikeways and accessways within the development and to existing streets, bikeways, and accessways outside the development.

The 'E', 'F', and 'G' series Exhibits included herewith demonstrate compliance with this standard.

- C. Future Street Extensions – When it appears possible to continue a street, bicycle path and/or pedestrian accessway into a future subdivision, adjacent acreage area attractors such as schools and shopping centers, these facilities shall be platted to a boundary of the subdivision or development. Further, the street may be platted without a turnaround unless the Public Works Department or local Fire District finds a turnaround is necessary for reasons of traffic safety.

Steep slopes generally preclude the practical extension of all streets into adjacent properties to the southeast of the site. C Street in Phase 4 is shown to be extended to the easterly property line. The proposed improvement of Coulter Lane and the southerly Phase 3 street allow for future street connections in the properties to the south. At present all adjacent properties to the south and east are outside the city limits and the urban growth boundary.

D. Dead End Streets – The following shall apply:

1. Dead end streets can be allowed only when the extension of street is not possible due to one or more of the following reasons:
 - a. A natural feature, such as a wetland, stream or steep slope makes it impractical for the street to be extended.

Steep slopes generally preclude the extension of all Phase 4 streets to the southerly and easterly property boundary. As noted above C Street is proposed to extend to the easterly property boundary. There are no dead-end streets in Phases 1, 2, and 3.

2. Reserve strips and street plugs may be required to preserve the objectives of dead-end streets.

If required, the applicant concurs.

- E. Alignment – All streets other than local streets or cul-de-sacs, shall be in alignment with existing streets by continuation of the centerlines to the maximum extent feasible. The staggering of street alignments resulting in ‘T’ intersections shall be avoided wherever practical. However, when not practical, the staggering of street alignments resulting in “T” intersections shall meet with the approval of the City Engineer and ensure compliance with accepted traffic safety standards.

The ‘E’, ‘F’, and ‘G’ series Exhibits included herewith demonstrate compliance with this standard.

- F. Intersection Angles – Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angles. Intersections of less than 80 degrees shall require approval of the City Engineer. All tangent calculations and curb radii shall comply with Engineering Standards.

The ‘E’, ‘F’, and ‘G’ series Exhibits included herewith demonstrate compliance with this standard.

- G. Existing Streets – Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision, partitioning, or development.

The ‘E’, ‘F’, and ‘G’ series Exhibits included herewith demonstrate compliance with this standard.

- H. Half-Streets – Half-streets may be approved where essential to the reasonable development of an area and when The City finds it to be practical to require the dedication of the other half when the adjoining property is developed. Whenever a half-street is adjacent to a tract to be developed, the other half of the street shall be dedicated. Specific improvement requirements are contained in Chapter 17.42.050. Reserve strips and street plugs may be required to preserve the objectives of half-streets.

This application proposes a full street improvement less planting strip and sidewalk when such street is adjacent to a property not included in this application.

- I. Cul-de-sacs – Cul-de-sacs are not encouraged and allowed only where no other reasonable alternative exists. Where permitted, a cul-de-sac shall have maximum lengths of 800 feet and terminate with a circular turn-around. Cul-de-sacs over 400 feet in length shall provide accessways to provide connectivity to adjacent streets and uses, unless physical constraints preclude a pedestrian/bicycle accessway. The Fire Code may establish additional standards.

One cul-de-sac street is proposed in Phase 4 and meets the dimensional standards and accessway connectivity stated above.

- J. Street Names – Street names and numbers shall conform to regulations contained in the Sweet Home Municipal Code Chapter 12.20.

The applicant concurs.

- K. Grades and Curves – Grades shall conform with City of Sweet Home Engineering Standards.

The ‘E’, ‘F’, and ‘G’ series Exhibits included herewith demonstrate compliance with this standard.

- L. Marginal Access Streets – If a development abuts or contains an existing or proposed arterial street, The City may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Not applicable.

- M. Lots Abutting a Partial Street – Development of property abutting an existing public street which does not meet the minimum right-of-way standards, shall include sufficient yard setback equal to the minimum yard requirements of the zoning district, plus, the additional land required to meet the minimum right-of-way width.

The ‘E’, ‘F’, and ‘G’ series Exhibits included herewith demonstrate compliance with this standard.

- N. Unimproved Street – Development of property adjacent to an unimproved right-of-way shall require the installation of an improved surface to meet fire code requirements and the submittal of a non-remonstrance agreement to participate in, future street improvements.

Not applicable.

17.42.040 STREETS

The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical and drainage conditions, public convenience and safety, the proposed use of land to be served by the streets, and full land utilization which will not result in tracts of vacant inaccessible

land. Street design standards are intended to provide city staff with standards and guidelines for protecting the function and integrity of The City's transportation system. There are two types of Improved Type Standards for City streets:

- Improved streets are Urban Standard roadways that provide paved travel lanes, curb and gutter or infiltration basin drainage, pedestrian sidewalks, bike lanes, and landscaped planter areas. Improved streets are also Rural Standard roadways that provide paved travel lanes, roadside ditch or infiltration basin drainage, pedestrian sidewalks, shared road & bike lanes, and sometimes beautification planter areas.

Applies.

- Unimproved streets are Rural Standard roadways that provide paved travel lanes, roadside ditch drainage, however no pedestrian sidewalks or bike lanes, and no landscaped planter areas.

Not applicable.

The following table implements the standards of the Transportation System Plan.

Standards	Local Street	Proposed for 43 rd Ave.	Proposed for all other new local streets
ROW Width	50' (max)	Varies 40' to 55'	45'
Curb to curb width	36' (max)	28' paved	28'
Travel Lane width	7' (min)	7'	7'
Number of lanes	2 (max)	2	2
Median/center turn width (max)	Not required	None	None
Bike Lane width (min)	7'	7'	7'
Parking width (max)	7'	7'	7'
Curb*	6"	6"	6"
Planting Strip width (min)**	3'	3.0'	3.0'
Sidewalk width (min)	5'	5'	5'
System spacing	250'	Complies	Complies
Design speed – (max)	25 mph	25 mph	25 mph
Access management: intersection spacing (min)****	75'	Complies	Complies
Access Management: driveway spacing	Direct access allowed	Compliance determined at time of building permit application.	

* Other City approved alternatives may be proposed, such as “Green Streets” standards, as defined by Portland Metro Green Streets handbook, and subsequent updates. A green street can be defined as a street designed to integrate a system of storm water management within its right of way, and to:

- Reduce the amount of water that is piped directly to streams and rivers.

- Be a visible component of a system of “green infrastructure” that is incorporated into the aesthetics of the community.
- Make the best use of the street tree canopy for storm water interception as well as temperature mitigation and air quality improvement.
- Ensure the street has the least impact on its surroundings, particularly at locations where it crosses a stream or other sensitive area.
 - ** Planting strips may include filtration strips and swales.
 - *** Allowed only within a Planned Development.
 - **** Measured as adjacent edge of right-of-way, with the higher street category controlling.

While not proposed as “green street” design by definition, the storm water design as shown on the Preliminary Grading and Utilities drawings, the ‘F’ series Exhibits, incorporates infiltration/filtration planters as well as detention basins to mitigate storm water flows and improve storm water quality.

17.42.050 HALF STREET DEVELOPMENT AND IMPROVEMENT

Half-Street development conditions typically occur in areas where existing travel lanes are pre-existing and development occurs on one side of the right-of-way only.

- A. Extension of Roadways – In areas where street pavement, curbs, stormwater drainage, and sidewalks do not exist; sidewalk, curb, drainage system and driveway construction shall be required in the following conditions:
 - 1. When located adjacent to existing street improvements of sidewalk, curb, drainage system and street paving.

Half-Street frontage improvements as proposed for 43rd Avenue are shown on Exhibit ‘H’.

- B. Layout Standards – Half-Street improvements shall follow the existing grade and curvature alignment of the roadway and right-of-way. Half-Street Improvements have 3 different scenarios.
 - 1. Half-Street improvements in the truest condition shall extend to the centerline of the right-of-way. In cases where the roadway is not centered in the right-of-way the improvement will terminate as close as practical to the center of the roadway. The Public Works Director shall review the project for consideration of alternative options.

This scenario applies to 43rd Avenue, with the proposed layout as shown on Exhibit ‘H’.

17.42.060 MODIFICATION OF RIGHT-OF-WAY AND IMPROVEMENT WIDTH

The City may allow modification to the public street standards of Chapter 17.42.040 when both of the following criteria are satisfied.

No modification to the street standards in 17.42.040 is proposed in this application.

17.42.070 CONSTRUCTION SPECIFICATIONS

Construction specifications for all public streets shall comply with the criteria of the most recently adopted public works/street standards of The City of Sweet Home.

The applicant concurs.

17.42.080 SIDEWALKS

Public sidewalk improvements are required for all property development in The City of Sweet Home and along Arterial and Collector streets. Sidewalks may be deferred by The City where future road or utility improvements will occur and on property in the rural fringe of The City where urban construction standards have not yet occurred. The property owner is obligated to provide the sidewalk when requested by The City or is obligated to pay their fair share if sidewalks are installed by The City at a later date.

- A. Sidewalks shall be constructed within the street right-of-way. Sidewalk easements shall only be accepted where the Public Works Department determines that full right-of-way acquisition is impractical.

The applicant concurs.

- B. Sidewalks shall connect to and align with existing sidewalks. Sidewalks may transition to another alignment as part of the approval process.

There are no existing sidewalks adjacent to the applicant's property to which a connection can be added.

- C. Sidewalks width and location, including placement of any landscape strip, shall comply with City of Sweet Home Engineering Standards.

Exhibits 'H', 'H-1', and 'H-2' demonstrate compliance.

- D. Planter strips and the remaining right-of-way shall be landscaped and maintained as part of the front yard of abutting properties. Maintenance of sidewalks and planters shall be the continuing obligation of the abutting property owner.

The applicant concurs.

- E. Mid-block Crosswalks. The City may require mid-block crosswalks for long blocks or to provide access to schools, parks, shopping centers, public transportation stops or other community services.

The applicant proposes mid-block accessways where block lengths exceed 500'. At present there is no connectivity available to the amenities and services listed.

The applicant notes that the public street and sidewalk system and the public accessways proposed in this application are consistent with the Trails Concept, Map 5.5, from the Park System Master Plan.

- F. Internal pedestrian circulation and accessways shall be provided within all commercial, multifamily and planned developments.

Not applicable.

17.42.090 BIKEWAYS

Bikeways are required along Arterial and Collector streets. Bikeways shall comply with City Engineering Standards. Developments adjoining existing or proposed bikeways shall include provisions for connection and extension of such bikeways through dedication of easements or rights-of-way.

Not applicable.

17.42.100 PRIVATE STREETS

Private streets shall only be permitted as part of an approved Planned Development. At a minimum, the streets shall conform to the Residential Neighborhood Street requirements unless otherwise modified by the decision.

There are no private streets proposed.

17.42.110 PRIVATE ACCESS EASEMENT (JOINT USE DRIVEWAY)

A private access easement (joint use driveway) created as the result of an approved land division shall conform to the following.

- A. Width – Where permitted, the access easement shall comply with the following standards:
 - 1. Minimum easement width: 20 feet
 - 2. Minimum paved width: For private access of 150’ or less and serving one dwelling – 12 feet; serving two dwellings – 16 feet. For private access of more than 150’ – 16 feet
 - 3. Maximum length: 200 feet
 - 4. No more than 2 single-family detached dwellings or 2 duplexes shall have their sole access to the easement. Easements serving more than 2 homes or 2 duplexes shall comply with the provisions for a Residential Neighborhood Street.
- B. Surface Improvement – The surface width noted in A.1. above shall be improved with either asphalt or concrete for the entire length of the private access easement.
- C. Maintenance – Provision for the maintenance of a private access driveway shall be provided in the form of a maintenance agreement, homeowners’ association, or similar instrument acceptable to The City. The applicable document shall be recorded against the deed record of each parcel, and if appropriate, placed on the final partitioning plat.

- D. Turn-around – A turn-around shall be required for any access easement which is the sole access, and which is either in excess of 150 feet or which serves more than one dwelling. Turn-arounds shall comply with the requirements of the Sweet Home Fire District.
- E. Fire Lanes – All private access easements shall be designated as fire lanes and signed for "no parking." All private access easements and joint use driveways shall comply with International Fire Code.
- F. Easement Required – Where The City approves a private access easement or joint driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to The City for its records, but The City is not responsible for maintaining the driveway or resolving any dispute between property owners.

The proposed subdivision lots have sufficient public street frontage that joint use driveways should not be required.

17.42.120 LOTS AND PARCELS SERVED BY PRIVATE ACCESS EASEMENTS

The following shall apply to all lots and parcels that are accessed by either a private street or private access easement:

Not applicable, no private streets or private access easements are proposed.

- A. Lot and Parcel Size – The easement containing the private access easement shall be excluded from the lot or parcel size calculation.
- B. Setbacks – The line fronting along a private street or private access easement shall be considered a property line. Setbacks to the garage and home shall be measured from this easement line.
- C. Lot Depth and Width – Where required by the underlying zone, the lot width shall be measured along the easement boundary and the lot depth shall be measured from the easement boundary to the rear lot line.

Not applicable.

17.42.130 TRAFFIC IMPACT STUDY

The purpose of this subsection is to coordinate the review of land use applications with roadway authorities and to implement Section OAR 660-012-00451.E. of the state Transportation Planning Rule, which requires The City to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities: the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.

A. When a Traffic Impact Analysis is Required – The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development involves one or more of the following:

1. A change in zoning or a plan amendment designation;
2. Operational or safety concerns documented in writing by a road authority;
3. An Increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more;
4. An increase in peak hour volume of a particular movement to and from a street or highway by 20 percent or more;
5. An increase in the use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day;
6. Existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;
7. A change in internal traffic patterns that may cause safety concerns; or
8. A TIA required by ODOT pursuant to OAR 734-051.

If required the applicant will provide a Traffic Impact Study.

B. Traffic Impact Analysis Preparation – A professional engineer registered by the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis.

The applicant concurs.

END CHAPTER 17.42

CHAPTER 17.44 OFF-STREET PARKING AND LOADING

17.44.020 SCOPE

- A. Application – Except as modified or restricted elsewhere within this Development Code, the provisions of this Chapter shall apply to the following types of development:
1. Any new building or structure erected after the effective date of this Development Code.

Applies.

17.44.030 LOCATION

Off-street parking and loading areas shall be provided on the same lot with the main building or structure or use except that:

- C. Parking – Driveways may be used for off-street parking for single-family and duplex dwellings.

Applies.

17.44.040 JOINT USE

Not applicable.

17.44.050 GENERAL PROVISIONS OFF-STREET PARKING AND LOADING

- A. Parking Required – The provision and maintenance of off-street parking and loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Development Code.

The applicant concurs.

- B. Interpretation of Parking Requirements – Requirements for types of buildings and uses not specifically listed herein shall be determined by the City Planner based upon the requirements of comparable uses listed and expectations of parking and loading need.

Not applicable.

- C. Multiple Use Facilities – In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the uses computed separately, unless a reduction is approved for shared parking pursuant to Chapter 17.44.040.

Not applicable.

- D. Storage Prohibited – Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials.

The applicant concurs.

17.44.60 OFF STREET AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS

- A. Vehicle Parking Spaces – Provisions for off street vehicle and bicycle parking shall comply with the following minimum requirements:

Vehicle and Bicycle Parking Space Requirements				
	Land Use Activity	Vehicle Spaces	Bicycle Spaces	Measurement
A.	Single Family and Duplex	2 spaces per single family dwelling unit; two spaces total for a duplex	0	None

Compliance will be assured at the time of building permit application.

- B. Bicycle Spaces – Bicycle parking development requirements.

Not applicable, no bicycle parking spaces are required.

- C. Maximum Vehicle Parking Spaces – The minimum spaces identified under item A. in this Section, shall not be increased by more than 30%.

Compliance will be assured at the time of building permit application.

17.44.070 OFF-STREET LOADING REQUIREMENTS

Not applicable.

17.44.080 PARKING AND LOADING AREA DEVELOPMENT REQUIREMENTS

All parking and loading areas shall be developed and maintained as follows:

- A. Surfacing – All driveways, parking and loading areas shall have a durable hard surface of asphaltic cement or concrete. Surface improvements shall conform to the following:
 1. Paving Improvements – Paving shall comply with adopted Engineering Standards of The City of Sweet Home.
 2. Timing – Unless modified by a variance or a site development review, or, bonded per City requirements, all driveways and off-street parking and loading areas shall be Improved prior to occupancy of the primary structure.

Compliance will be assured at the time of building permit application.

- B. Parking Spaces – Parking spaces shall be a minimum 9-feet wide and 20-feet in length. Up to 20% of the parking area may contain "compact spaces" with dimensions of 8.5-feet in width and 18-feet in length.

Compliance will be assured at the time of building permit application.

- C. Driveways – The following standards shall apply to all driveways:

- 1. Single Family Residence, and Duplex Dwellings

- a. If one driveway is installed, no driveway width shall be less than 12 feet nor exceed 24 feet as measured at the property line. For lots or parcels exceeding 100-feet in width, the driveway width shall not exceed 36-feet.
- b. If more than one driveway is installed, for property with 50 to 100 feet of frontage, the maximum width for each driveway is 20 feet and no more than two driveways may be permitted. For frontage in excess of 100 feet, each additional 100 feet or fraction thereof shall be considered as separate frontage.
- c. Driveways shall be limited to off-street parking, and, the parking and storage of recreational vehicles.

Compliance will be assured at the time of building permit application.

- 2. Multi-Family, Commercial, Industrial and Public Uses

Not applicable.

- 3. General Standards

- a. Distance from intersection. All driveways shall be located the maximum distance which is practical from a street intersection and in no instance shall the distance from an intersection be closer than the following measured from the nearest curb return radius, which is the nearest beginning point of the arc of a curb:

Local street	20 feet
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Compliance will be assured at the time of building permit application.

Where streets of different functional classification intersect, the distance required shall be that of the higher classification.

Not applicable.

- b. Number of accesses permitted. Access points to a public street shall be the minimum necessary to provide reasonable access while not inhibiting the safe circulation and street carrying capacity.

Compliance will be assured at the time of building permit application.

- c. Double frontage properties. Properties which have frontage on more than one street may be restricted to access on the streets of a lower classification through site plan review or other review procedures.

Compliance will be assured at the time of building permit application.

- d. Joint access encouraged. Common accessways at a property line shall be encouraged and, in some instances, may be required, in order to reduce the number of access points to street. Construction of common accessways shall be preceded by recording of joint access and maintenance easements.

Compliance will be assured at the time of building permit application.

- e. Maximum slope. Access and approach grades shall not exceed 10% slope except as otherwise approved by the City Engineer.

Compliance will be assured at the time of building permit application.

- f. Access to state highways. Access to designated state highways shall be subject to the provisions of this chapter in addition to requirements of the Highway Division, Oregon Department of Transportation. Where regulations of The City and state may conflict, the more restrictive requirement shall apply.

Not applicable.

- D. Screening – When any public parking or loading area is within or adjacent to a residential zone, such parking or loading area shall be screened from all residential properties with an ornamental fence, wall or hedge of at least 4 feet in height. The screening shall otherwise comply with applicable height limitations and clear vision requirements.

Not applicable.

- E. Lighting – Any light used to illuminate a parking or loading area shall be arranged to be directed entirely onto the loading or parking area, shall be deflected away from any residential use and shall not cast a glare or reflection onto moving vehicles on public rights-of-way.

Compliance will be assured at the time of building permit application.

- F. Driveway Required – Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or maneuvering within a street right-of-way.

Not applicable.

- G. Traffic Safety – Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the site.

Not applicable.

- H. Curbing – Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail at least 4" high, located a minimum of 3 feet from the property line, to prevent a motor vehicle from extending over an adjacent property or a street.

Compliance will be assured at the time of building permit application.

END CHAPTER 17.44

CHAPTER 17.46 STORM DRAINAGE AND GRADING

17.46.020 SCOPE

The provisions of this Chapter shall apply to all partitions, subdivisions, multi-family developments, commercial developments and industrial development; and to the reconstruction or expansion of such developments.

Applies.

17.46.030 PLAN FOR STORM DRAINAGE AND EROSION CONTROL

No construction of any facilities in a development included in Chapter 17.90 shall be permitted until a storm drainage and erosion control plan, designed in accordance with The City’s Engineering Standards, for the project is prepared by an engineer registered in the State of Oregon and is approved by The City. This plan shall contain at a minimum:

- A. The methods to be used to minimize the amount of runoff, siltation, and pollution created from the development both during and after construction.
- B. Plans for the construction of storm sewers, open drainage channels and other facilities which depict line sizes, profiles, construction specifications and other such information as is necessary for The City to review the adequacy of the storm drainage plans.
- C. Calculations used by the engineer in sizing storm drainage facilities.

Compliance will be assured at the time of building permit application.

17.46.040 GENERAL STANDARDS

- A. Design Standards – All development shall be planned, designed, constructed and maintained to:
 - 1. Protect and preserve existing natural drainage channels to the maximum practicable extent;
 - 2. Protect development from flood hazards;
 - 3. Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin;
 - 4. Assure that waters drained from the development are substantially free of pollutants, through such construction and drainage techniques as sedimentation ponds, reseeding, phasing or grading;
 - 5. Assure that waters are drained from the development in such a manner that will not cause erosion to any greater extent than would occur in the absence of development;

6. Avoid placement of surface detention or retention facilities in road rights of way.

Compliance will be assured at the time of building permit application.

- B. Public easements – In the event a development or any part thereof is traversed by any water course, channel, stream or creek, gulch or other natural drainage channel, adequate easements for storm drainage purposes shall be provided to The City. This shall not imply maintenance by The City.

Compliance will be assured at the time of building permit application.

- C. Obstruction of channel – Channel obstructions are not allowed except as approved for the creation of detention or retention facilities approved under the provisions of this Development Code and in compliance with City Engineering Standards.

Compliance will be assured at the time of building permit application.

- D. City inspection – Prior to acceptance of a stormwater system by The City, it shall be flushed and inspected by The City. All costs shall be borne by the developer.

The applicant concurs.

17.46.050 GRADING

- A. Grading Permits are required for the following activities and shall be subject to City of Sweet Home Public Works Standards.
 1. Grading in excess of 50 cubic yards;
 2. Grading potentially impacting, Riparian Areas, Drainage ways, Flood Hazard Areas or Greenways;
 3. Grading that could possibly impact adjacent properties;
 4. Grading proposed over public storm drains, sanitary sewers or water lines;
 5. Grading requiring tree removal;
 6. Other areas with potential impacts as determined by The City as part of a land use review;
 7. Land partitions and subdivisions.

Compliance will be assured at the time of building permit application.

- B. If the approved grading activity is associated with a building permit, a final grading inspection shall be required prior to issuance of certificate of occupancy.

The applicant concurs.

END CHAPTER 17.46

CHAPTER 17.48 UTILITY LINES AND FACILITIES

17.48.020 STANDARDS

- A. Design and location – The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site.
- B. Private utilities – All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground.
- C. Water service required – All development which has a need for public water shall install the facilities pursuant to the requirements of The City. Installation of such facilities shall be coordinated with the extension of necessary sanitary sewer services and storm drainage facilities.
- D. Sanitary sewer required – All development which has a need for public sanitary sewers shall install the facilities pursuant to the requirements of The City. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities.
- E. Street lights – When required, the installation of street lights shall be pursuant to the requirements of The City Engineering Standards and the requirements of the utility company serving the development.
- F. Easements, general – Easements shall be provided along property lines as deemed necessary by The City, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat of all subdivisions and partitions.

The applicant concurs with all. Compliance will be assured at the time of review of utility and public improvement plans.

17.48.030 PUBLIC FACILITY IMPROVEMENTS

All public facility improvements shall be designed and constructed in compliance with adopted City of Sweet Home Engineering Standards. The Director of Public Works (or designee) shall determine compliance with these standards. These standards are considered requirements and may not be altered pursuant to provisions in this Development Code.

The applicant concurs.

END CHAPTER 17.48

CHAPTER 17.50 SIGNS

Permits for any Coulter Subdivision signs will be submitted separately in the future.

END CHAPTER 17.50

CHAPTER 17.52 FENCING AND SCREENING

17.52.020 GENERAL STANDARDS

Construction of fences and walls shall conform to all of the following requirements:

- A. Permits required – No person shall construct or reconstruct any fence or wall without first obtaining a permit.
- B. Clear vision areas – All fences, hedges, and walls adjacent to a roadway intersection shall comply with clear vision requirements.
- C. Land use approval – The Planning Commission may require installation of walls and/or fences as a condition of development in a land use approval. When so conditioned by a land use action, no further land use review is required for the fence or wall.
- D. Measuring fence height – Fence height shall be measured from the average height of the grade adjacent to where the fence is to be located. If a fence is to be constructed on top of a berm, the height shall be measured from the bottom of the berm. Where the natural grade changes (i.e., hillside or swale) the fence, hedge, and wall height shall change with the grade.
- E. Temporary fences – A temporary fence may be constructed with wire, rolled plastic, wood or other suitable material as determined by the City Manager or designee. The City Manager or designee shall establish the time duration for a temporary fence not to exceed 12 months. All temporary fences, prior to installation, must first have the approval of the City Manager or designee.
- F. Hedges – Hedges located within five feet of a property line abutting a street shall not exceed a maximum height of three and one-half feet.
- G. Gates – Gates shall not open or swing into public right-of-way.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.52.030 MATERIALS

Fences and walls shall comply with the materials standards set forth in this subsection.

- A. Fences – Fences shall be constructed of materials specifically designed and manufactured for fencing purposes, including, but not limited to, wood, wrought iron, vinyl, aluminum, and chain link (with a top rail support). Materials not specifically designed as fencing material, include, but are not limited to, corrugated cardboard, corrugated metal, plywood, wooden pallets, concrete rubble, and junked material, are prohibited.
- B. Walls – Walls shall be constructed of materials specifically designed and manufactured for use as walls, including, but not limited to, masonry, rock, concrete, concrete block, or other similar materials.

- C. Hazardous materials – Fences and walls shall not be constructed of or contain any material that will do bodily harm, such as electric or barbed wire, broken glass, spikes, or any other hazardous or dangerous materials, except as follows:
1. Barbed wire is permitted on top of a six-foot tall fence in the industrial (M) zone. The total height of the fence and barbed wire is limited to seven feet. Barbed-wire-only fences are prohibited except as allowed in subsection "a." below:
 - a. Livestock Containment – Where cattle, sheep, horses or other livestock are permitted or existed when the property was annexed to The City, barbed wire is permitted when used to contain or restrict livestock provided that the fences are posted at 15-foot intervals with clearly visible warnings of the hazard.
 2. Above ground electrically charged fences are only permitted when used to pasture or control livestock, for farming or other similar agricultural uses in zones where such uses are permitted and when the following standards can be met:
 - a. On boundary fences, the electrically charged wires shall be located on the inside face of the fence posts;
 - b. The electrically charged fence shall not exceed four feet in height;
 - c. The electrically charged fence shall be a pulsed charge system, and not a continuous charge system; and
 - d. Warning signs stating, "Warning, Electric Fence" shall be posted at intervals not less than 15 feet.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.52.040 LOCATION AND HEIGHT – RESIDENTIAL ZONES

Residential Zoning Districts (R-1, R-2, R-3, MU). The maximum height of a fence and wall within residential zoning districts shall be as follows:

- A. Fences and walls.
1. Front yard abutting street – Fences and walls within a front yard abutting a street shall not exceed a maximum height of three and one-half feet when constructed with solid materials (i.e. wood fence) or four feet when constructed with open material (i.e. chain-link fence).
 2. Side and rear yards abutting street
 - a. Fences and walls located less than three feet from a street property line shall not exceed a maximum height of three and one-half feet when constructed with solid materials (i.e. wood fence) or four feet when constructed with open material (i.e. chain-link fence).

- b. Fence and walls located more than three feet from the street property line shall not exceed a maximum height of seven feet.
- 3. Interior side and rear yards – Fences and walls located at a property line not abutting a street shall not exceed a maximum height of seven feet.
- 4. Through lots – Fences and walls shall be constructed in accordance with the front setbacks required by underlying zone on both streets.
- 5. Flag lots – On flag lots, the maximum height of a front yard fence or wall shall not exceed seven feet, provided the front yard of the flag lot is abutting interior side or rear yards on all sides.
 - a. Fences and walls located in the portion of the pole that abut a front or corner side yard (i.e. from the street property line to the front building line of the adjacent property, or respective front setbacks required by underlying zone, whichever is less) shall not exceed a maximum height of three- and one-half feet when constructed with solid materials (i.e. wood fence) or four feet when constructed with open material (i.e. chain-link fence).

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.52.050 LOCATION AND HEIGHT – NON-RESIDENTIAL ZONES

Not applicable.

17.52.060 PLACEMENT OF FENCING ON PUBLIC RIGHTS-OF-WAY OR EASEMENTS

Not applicable.

17.52.070 PATHWAY FENCING

- A. When residential construction includes a pathway or walkway intended to be constructed adjacent to these pedestrian type features, the Applicant shall install along the full length of the property frontage intersecting or encountering these features, a fence composed of metal, rock or vinyl material with the supporting wood treated posts placed on an adequate concrete footing. Pathway or walkway type fencing shall be installed in such a fashion as to provide better visibility from adjacent homes or buildings and to assure public safety and avoid a tunneling effect associated with tall fences bordering narrow pathways.
- B. See-through pathway fencing shall not exceed five feet in height and solid fencing shall not exceed four feet in height the length of the property frontage intersecting or encountering the pathway, walkway or greenbelt.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.52.080 FENCES REQUIRED FOR SIGHT-OBSCURING PURPOSES

Not applicable.

17.52.090 FENCE ADVERTISING OR SIGNAGE

- A. Except as noted in item “B.”, no signage may be installed on fencing except for advisory purposes (such as “no trespassing”) consistent with the sign code provisions in this Development Code. No such sign shall exceed two square feet and no such sign shall be located closer than 20 feet from any other sign posted on the same fence.
- B. Signs may be placed on the interior side of fences delineating athletic fields, such as the outfield fence at a baseball park.

The applicant concurs with all.

17.52.100 SWIMMING POOL FENCING

All swimming pools shall be enclosed by a locking fence of at least six (6) feet in height. An existing structure or structures may be incorporated into the fence design.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

END CHAPTER 17.52

CHAPTER 17.54 LANDSCAPING

17.54.20 SCOPE

- A. Landscaping required – All construction, expansion, or redevelopment of structures or parking lots for commercial, multi-family, or industrial uses shall be subject to the landscaping requirements of this Section. No building permit shall be issued for new construction or for additions to existing buildings without compliance with this Section.

- B. Plan submittal – With the exception of land divisions, landscaping plans shall be submitted for all Type II and Type 111 land use applications.

For an R-1 zone, low-density residential development, landscaping per this chapter is not required.

END CHAPTER 17.54

CHAPTER 17.56 YARD AND LOT STANDARDS

17.56.010 SCOPE

Every building erected shall be located on a lot as herein defined.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.56.020 YARDS APPLY ONLY TO ONE BUILDING

No required yard or other open space or required driveway provided around or for any building or structure for the purpose of complying with the provisions of this Development Code shall be considered as providing a yard or open space for any other building. No yard or other required space on an adjoining lot shall be considered as providing a yard or open space on the lot whereon the building is to be erected.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.56.030 FRONT YARD PROJECTIONS

The following features, when not more than one story high, may project into the front yard setback area, provided the projection shall come no closer than 10 feet from the property line; planter boxes, chimneys and flues, steps, cornices, eaves, gutters, belt courses, leaders, sills, pilasters, lintels, and other ornamental features, uncovered porches, covered but unenclosed porches.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.56.40 SIDE YARD PROJECTIONS

- A. Cornices, eaves, gutters and fire escapes may project into a required side yard not more than one-third of the width of the required side yard.
- B. Chimneys, flues, belt courses, leaders, sills, pilasters, lintels and ornamental features may project not more than 1.5 feet into a required side yard, provided the chimneys and flues shall not exceed 6 feet in width.
- C. Uncovered decks and patios attached to the main building, and no more than 3-feet in height when measured directly beneath the outside edge of the deck or patio, may be extended to the side yard property line. This provision shall exclude street side yards.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.56.50 REAR YARD PROJECTIONS

- A. Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, gutters and other ornaments features, may project not more than 1.5 feet into a required rear yard, provided the chimneys and flues shall not exceed 6 feet in width.

- B. A fire escape, balcony, outside stairway, cornice or other unenclosed, unroofed projections may project not more than 5 feet into a required rear yard.
- C. The following features, when not more than one story high, may project into the rear yard setback area: planter boxes, chimneys and flues, steps, cornices, eaves, gutters, belt courses, leaders, sills, pilasters, lintels, and other ornamental features, uncovered porches, covered but unenclosed porches.
- D. No permitted projection into a required rear yard shall extend within 10-feet of the center line of an alley or within 5-feet of a rear lot line if no alley exists.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

17.56.060 VISION CLEARANCE

A clear vision area shall be maintained where streets and private points of access intersect. The clear vision area shall conform to the following:

- A. Measurement – A clear vision area at an intersection shall be the triangular area established according to the following procedure:
 - 1. A line extending a certain number of feet from the intersection along a public street right-of-way:
 - 2. A line extending a certain number of feet from the intersection along the intersecting access;
 - 3. A third line that creates the triangular clear vision area by connecting the ends of the lines described in 1. and 2., above.
- B. Street-driveway – The clear vision area for a street-driveway intersection shall be 10 feet along the driveway from its intersection with the street right-of-way and 20 feet along the street right-of-way at the point of intersection with the driveway.
- C. Street-alley – The clear vision area for street-alley intersections shall be 10 feet along the alley from its intersection with the street right-of-way and 20 feet along the street right-of-way at the point of intersection with the alley.
- D. Street private access easement – The clear vision area for street-access easement intersections shall be 10 feet along the access easement from its intersection with the street right-of-way and 20 feet along the street right-of-way at the point of intersection with the access easement.
- E. Corner lots (street-street intersection) – The clear visions area for corner lots shall be 20 feet along the right-of-way of each intersecting street.
- F. Prohibited development – A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 36 inches in height, measured from the top of

the curb or, where no curb exist, from the established street centerline grade, except that the following may be allowed in the clear vision area:

1. Trees, provided all branches and foliage are removed to a height of eight feet above Grade;
2. Telephone, power, and cable television poles; and
3. Telephone switch boxes provided they are less than ten inches wide at the widest dimension.

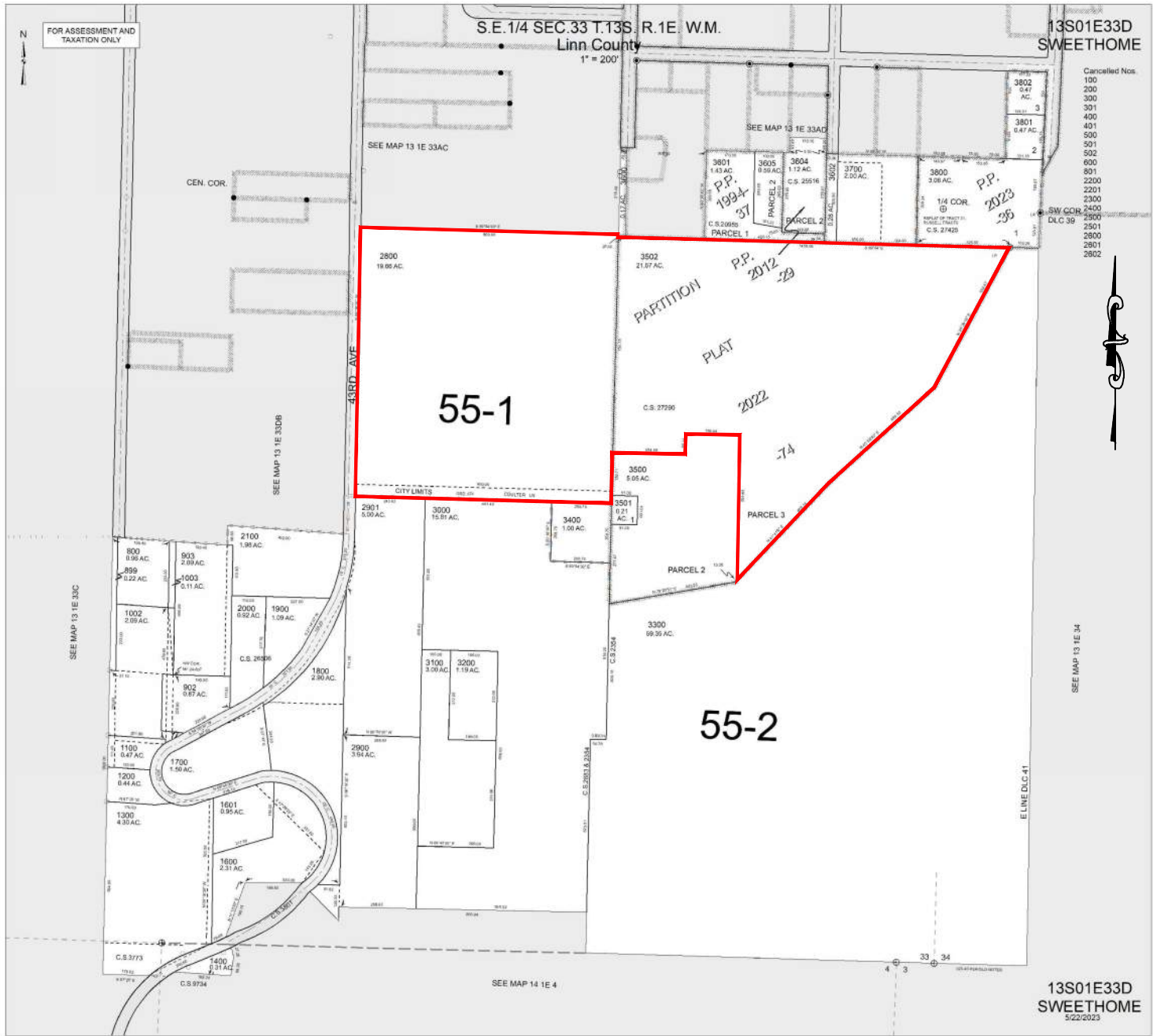
G. Exemption. Clear visions areas shall not be required at intersections containing traffic signals.

The applicant concurs with all. Compliance will be assured at the time of building permit application.

END CHAPTER 17.56

END OF PART VI

Part VII – Exhibits



LINN COUNTY ASSESSOR'S MAP
 T13S, R01E, SECT. 33
 TAX LOTS 2800 AND 3502

EXHIBIT 'A-1'

LEGAL DESCRIPTION

Parcel I: Being a part of the Newton Russell and Susan L. Russell, D.L.C. No. 41, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, and being more particularly described as follows, to-wit: Beginning at a 3-inch wagon skein set on the East line of a Country Road which is South $0^{\circ}16'30''$ East 2197.70 feet and South $89^{\circ}54'30''$ East 20.00 from the Northeast corner of the George Young D.L.C. No. 42 in said Township and Range; thence South $89^{\circ}56'30''$ East 900.90 feet to a 3 inch wagon skein set on the East line of the lands of the Grantors herein named; thence North $0^{\circ}16'30''$ West along said East line 942.46 feet to the Southeast corner of tract conveyed to Hermans by Deed recorded in Book 204, page 763, Deed Records of Linn County, Oregon; thence North $89^{\circ}56'30''$ West 900.90 feet on the South line of said Hermans tract to a 3/4" by 29" bolt set on the East line of said County Road ; thence south $0^{\circ}16'30''$ East 942.46 feet parallel to the West line of the said Russell D.L.C. No. 41 to the place of beginning.

Parcel II:

Parcel 3, PARTITION PLAT 2022-074, recorded on September 9, 2022 as Instrument No. 2022-15655, Linn County Deed Records, Linn County, Oregon.

**EXHIBIT A-2
ADJACENT PROPERTY OWNERS**

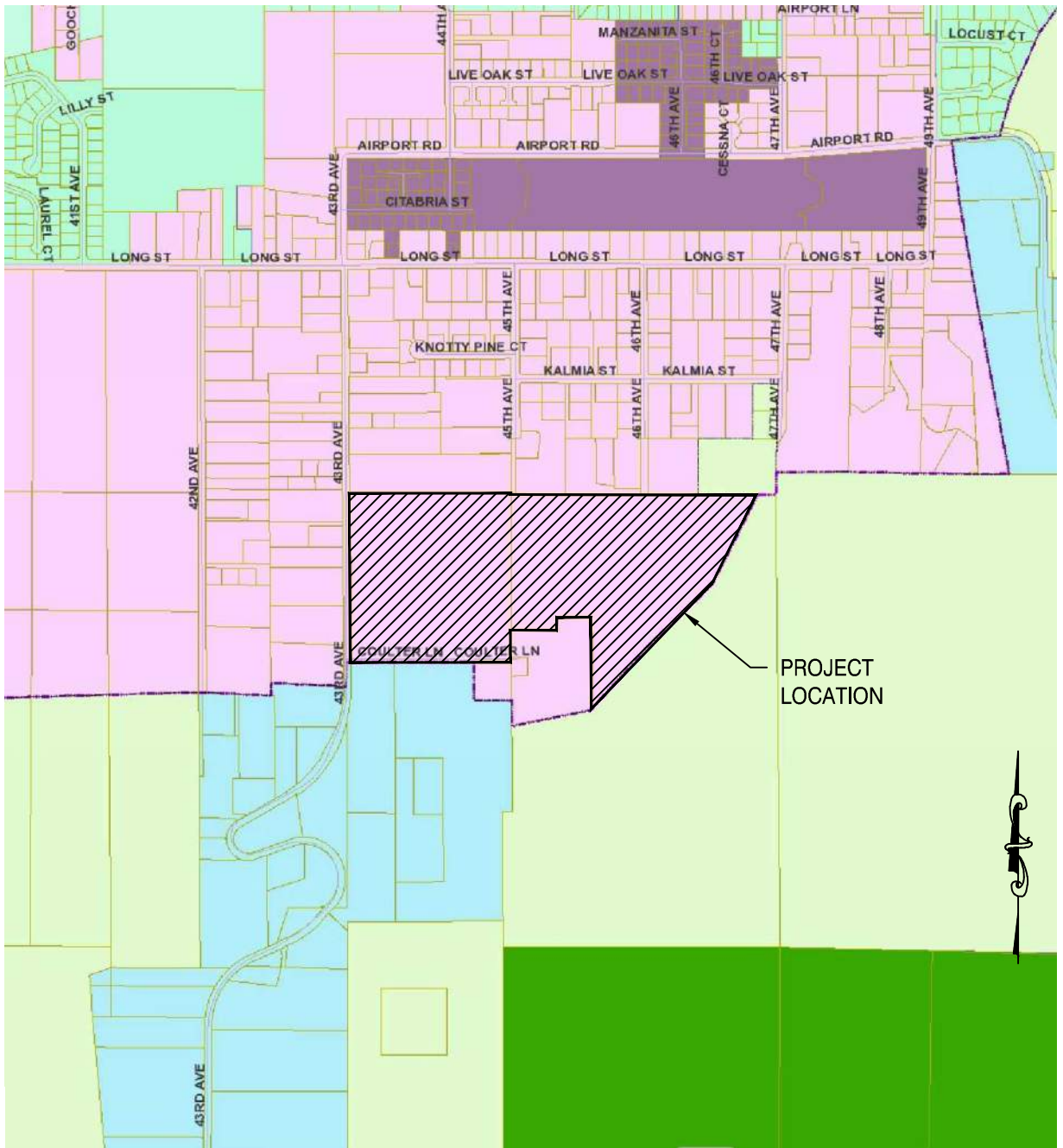
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Map # Mailing Name Mailing Address	13S01E33-D0-02800 CORDLE CONSTRUCTION LLC 38747 SCRAVELHILL RD NE ALBANY OR 97322	Map # Mailing Name Mailing Address	13S01E33-D0-03000 STEVEN & DANIELLE HANSCAM REV LIV TRUST 4427 COULTER LN SWEET HOME OR 97386
Map # Mailing Name Mailing Address	13S01E33-D0-03502 CORDLE CONSTRUCTION LLC 38747 SCRAVEL HILL RD NE ALBANY OR 97322	Map # Mailing Name Mailing Address	13S01E33-D0-03300 TIMBER SERVICE CO INC PO BOX 446 SWEET HOME OR 97386-0446
Map # Mailing Name Mailing Address	13S01E33-D0-03600 CORDLE CONSTRUCTION LLC 38747 SCRAVEL HILL RD NE ALBANY OR 97322	Map # Mailing Name Mailing Address	13S01E33-D0-03605 DEFFENBAUGH CHARLES & JUANITA 1084 46TH AVE SWEET HOME OR 97386
Map # Mailing Name Mailing Address	13S01E33-D0-03602 CORDLE CONSTRUCTION LLC 38747 SCRAVEL HILL RD NE ALBANY OR 97322	Map # Mailing Name Mailing Address	13S01E33-D0-03400 COULTER LARRY E & WILMA Y TR 4423 COULTER LN SWEET HOME OR 97386
Map # Mailing Name Mailing Address	13S01E33-D0-03700 BRENNEMAN CYNTHIA A 1083 46TH AVE SWEET HOME OR 97386-1208	Map # Mailing Name Mailing Address	13S01E33-D0-03500 COULTER LARRY E & WILMA Y TR 4423 COULTER LN SWEET HOME OR 97386
Map # Mailing Name Mailing Address	13S01E33-D0-03800 THRASH KATHERINE 1118 47TH AVE SWEET HOME OR 97386-1213	Map # Mailing Name Mailing Address	13S01E33-D0-03501 COULTER LARRY E & WILMA Y TR 4423 COULTER LN SWEET HOME OR 97386
Map # Mailing Name Mailing Address	13S01E33-D0-03601 CONLEY TIMOTHY D & SIMPSON DANIELLE D 1080 46TH AVE SWEET HOME OR 97386		

Map #	13S01E33-AD-05700	Map #	13S01E33-AD-05706
Mailing Name	HOVATER DONAL C & CINDY M	Mailing Name	MCCUBBINS DEVELOPMENTS LLC
Mailing Address	955 45TH AVE SWEET HOME OR 97386-1207	Mailing Address	PO BOX 522 SWEET HOME OR 97386

Map #	13S01E33-AC-05100	Map #	13S01E33-AC-04400
Mailing Name	AIELLO CASEY J	Mailing Name	MILES SCOTT C MILES-RUSSELL ALISSA R
Mailing Address	1093 43RD AVE SWEET HOME OR 97386-3121	Mailing Address	1068 45TH AVE SWEET HOME OR 97386

Map #	13S01E33-DB-00900	Map #	13S01E33-DB-00500
Mailing Name	CROTTS JAMES F & JANIS I	Mailing Name	GION CORT
Mailing Address	988 43RD AVE SWEET HOME OR 97386-3114	Mailing Address	1082 43RDAVE SWEET HOME OR 97386-3120
Map #	13S01E33-DB-00800	Map #	13S01E33-DB-00501
Mailing Name	BATINICH MARKOW & VIRGINIA L	Mailing Name	PLATTNER LAURA & PLATTNER ALAN
Mailing Address	1189 S 39TH ST SPRINGFIELD OR 97478	Mailing Address	1084 43RD AVE SWEET HOME OR 97386
Map #	13S01E33-DB-00700	Map #	13S01E33-DB-00400
Mailing Name	HUTCHINS NICKEY B & JUANITA G TR	Mailing Name	FOULTNER JERRY L & JOANNE M
Mailing Address	1074 43RD AVE SWEET HOME OR 97386	Mailing Address	1086 43RD AVE SWEET HOME OR 97386-3120
Map #	13S01E33-DB-00600	Map #	13S01E33-DB-00100
Mailing Name	BROOKFIELD MARSHALL & BROOKFIELD REA	Mailing Name	SCHONING MICHELLE A
Mailing Address	1078 43RD AVE SWEET HOME OR 97386-3120	Mailing Address	806 NW 4TH ST STE B CORVALLIS OR 97330

- City Zoning**
- C-1, COMMERCIAL
 - CB -- CENTRAL BUSINESS
 - CC -- COMMUNITY COMMERCIAL
 - CC-CENTRAL COMMERCIAL
 - CENTRAL COMMERCIAL
 - COMMERCIAL
 - COMMERCIAL-RECREATION
 - COMMERCIAL-RESIDENTIAL
 - EFU-EXCLUSIVE FARM USE
 - ES -- ELM STREET
 - GENERAL INDUSTRIAL
 - GREENWAY
 - GREENWAY SPECIAL PURPOSE DISTRICT
 - HC-I-HIGHWAY/COMMERCIAL/INDUSTRIAL
 - HD -- HISTORIC DOWNTOWN
 - HI -- HEAVY INDUSTRIAL
 - HIGH DENSITY RESIDENTIAL
 - HIGHWAY COMMERCIAL
 - HM -- HACKLEMAN MONTEITH
 - I-INDUSTRIAL
 - INDUSTRIAL
 - IP -- INDUSTRIAL PARK
 - LE -- LYON ELLSWORTH
 - LI -- LIGHT INDUSTRIAL
 - LIGHT INDUSTRIAL
 - LIMITED INDUSTRIAL
 - LIMITED INDUSTRIAL/COMMERCIAL
 - LOW DENSITY RESIDENTIAL
 - M-2, GENERAL INDUSTRIAL
 - M-4, LIMITED INDUSTRIAL
 - MEDIUM DENSITY RESIDENTIAL
 - MS -- MAIN STREET
 - MUC - MIXED USE COMMERCIAL
 - MUC -- MIXED USE COMMERCIAL
 - MULTI-FAMILY RESIDENTIAL
 - MUR -- MIXED USE RESIDENTIAL
 - NC -- NEIGHBORHOOD COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - OFFICE PROFESSIONAL
 - OLD TOWN COMMERCIAL
 - OPEN LAND/PUBLIC
 - OPEN SPACE
 - OS - OPEN SPACE
 - OS -- OPEN SPACE
 - PB -- PACIFIC BOULEVARD
 - PUBLIC
 - PUBLIC/SEMI-PUBLIC
 - PUZ, PUBLIC USE ZONE
 - R-1, SINGLE-FAMILY RESIDENTIAL
 - R-2, MULTI-FAMILY RESIDENTIAL
 - R-3, MULTI-FAMILY RESIDENTIAL
 - RC -- REGIONAL COMMERCIAL
 - RC-- REGIONAL COMMERCIAL
 - RECREATION COMMERCIAL
 - RESIDENTIAL
 - RESIDENTIAL WITH COMMERCIAL OVERLAY
 - RESIDENTIAL-RESTRICTED DEVELOPMENT
 - RESIDENTIAL/INDUSTRIAL/TRANSITION
 - RM -- RESIDENTIAL MEDIUM DENSITY
 - RM-10-MULTI-FAMILY-RESIDENTIAL
 - RM-6-MULTI-FAMILY-RESIDENTIAL
 - RMA -- RESIDENTIAL MEDIUM DENSITY ATTACHED
 - RS-10-SINGLE-FAMILY-RESIDENTIAL
 - RS-5 -- RESIDENTIAL SINGLE FAMILY
 - RS-6.5 -- RESIDENTIAL SINGLE FAMILY
 - RURAL RESIDENTIAL 10UC
 - RURAL RESIDENTIAL 2.5UC
 - SINGLE-FAMILY RESIDENTIAL
 - SPECIAL DEVELOPMENT
 - SPECIAL PLANNED DEVELOPMENT
 - URBAN RESIDENTIAL
 - VOLUME COMMERCIAL
 - WATER
 - WF -- WATERFRONT
 - Z-COM : Central Business Commercial
 - Z-HCM : Highway Commercial
 - Z-IND : Industrial
 - Z-MU : Mixed Use
 - Z-NCM : Neighborhood Commercial
 - Z-PU : Public Use
 - Z-RH : Residential High Density
 - Z-RL : Residential Low Density
 - Z-RM : Residential Mixed Density
 - COMMERCIAL OFFICE
- County Zoning**
- | | | |
|-------------|-------------|-------------|
| AB | Lyons | UGA-AB |
| ARO | Mill City | UGA-EFU |
| Albany | Millersburg | UGA-EFU-80 |
| Brownsville | NR-5 | UGA-F/F |
| EFU | RCM | UGA-HI |
| F/F | RCT-1 | UGA-LI |
| FCM | RCT-2.5 | UGA-RCM |
| FIC | RCT-5 | UGA-RR-1 |
| FIC-LUO | RR-1 | UGA-RR-2.5 |
| Gates | RR-10 | UGA-RR-5 |
| HI | RR-2.5 | UGA-UGM-10 |
| HI-LUO | RR-5 | UGA-UGM-2.5 |
| HRO | Scio | UGA-UGM-20 |
| Halsey | Sodaville | UGA-UGM-5 |
| Harrisburg | Sweet Home | Waterloo |
| Idanha | Tangent | |
| LI | UD-I | |
| Lebanon | UD-II | |
- GENERAL COMMERCIAL**
- MIXED USE**
- PUBLIC FACILITIES**
- RESIDENTIAL LOW**
- RESIDENTIAL MIXED DENSITY**
- RURAL**

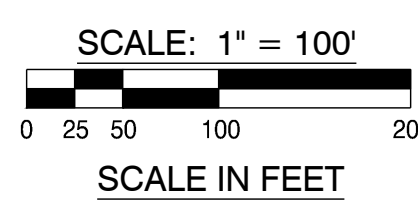
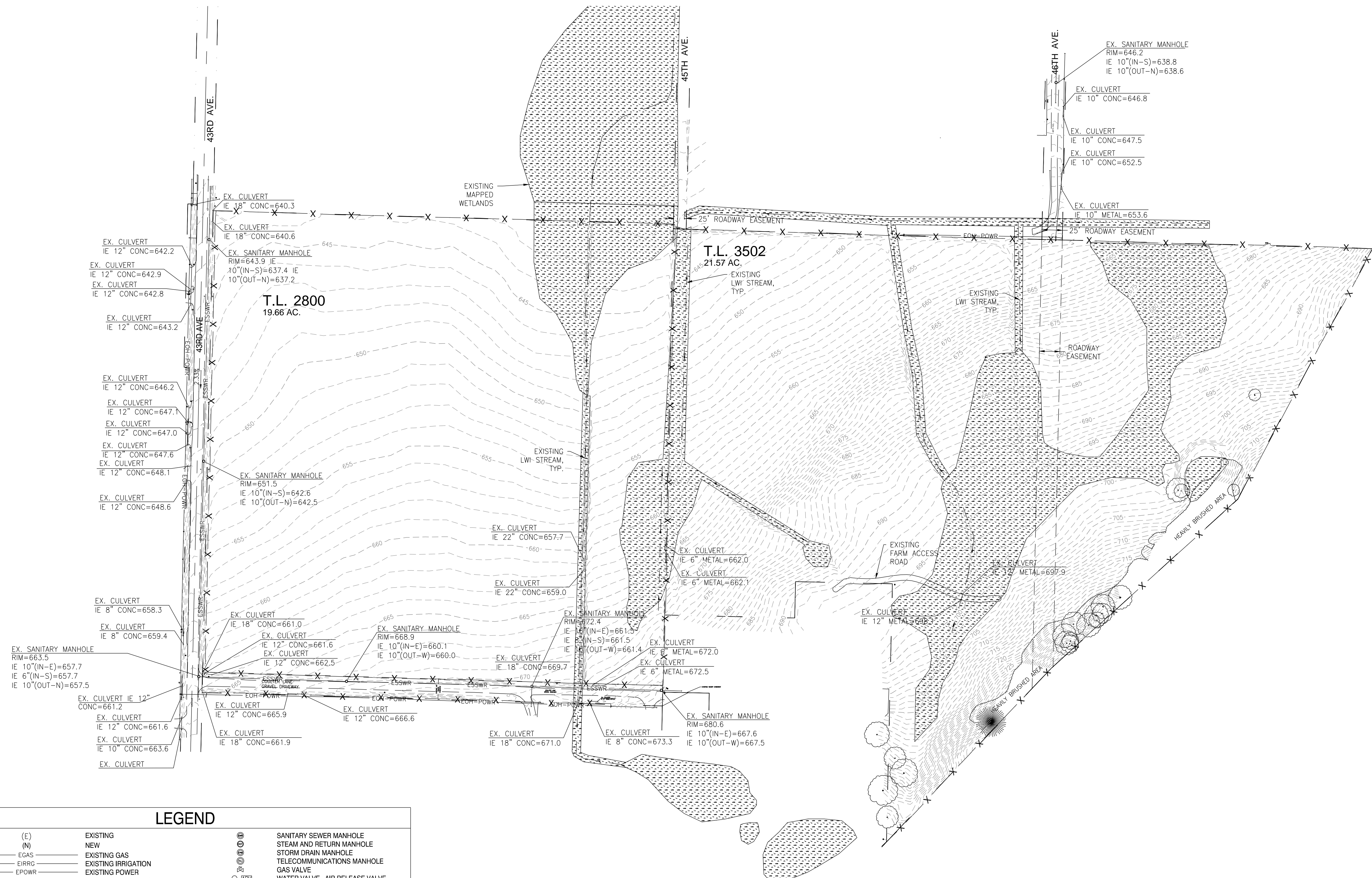


CITY OF SWEET HOME AND LINN COUNTY ZONING DESIGNATIONS



COULTER SUBDIVISION SWEET HOME, OREGON

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FOR LAND
USE
PURPOSES
ONLY

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<input type="checkbox"/> PERMIT SET			
<input type="checkbox"/> CONST. SET			

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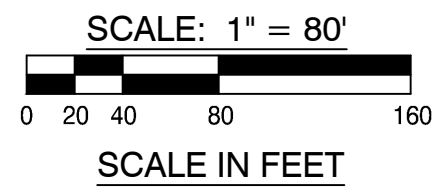
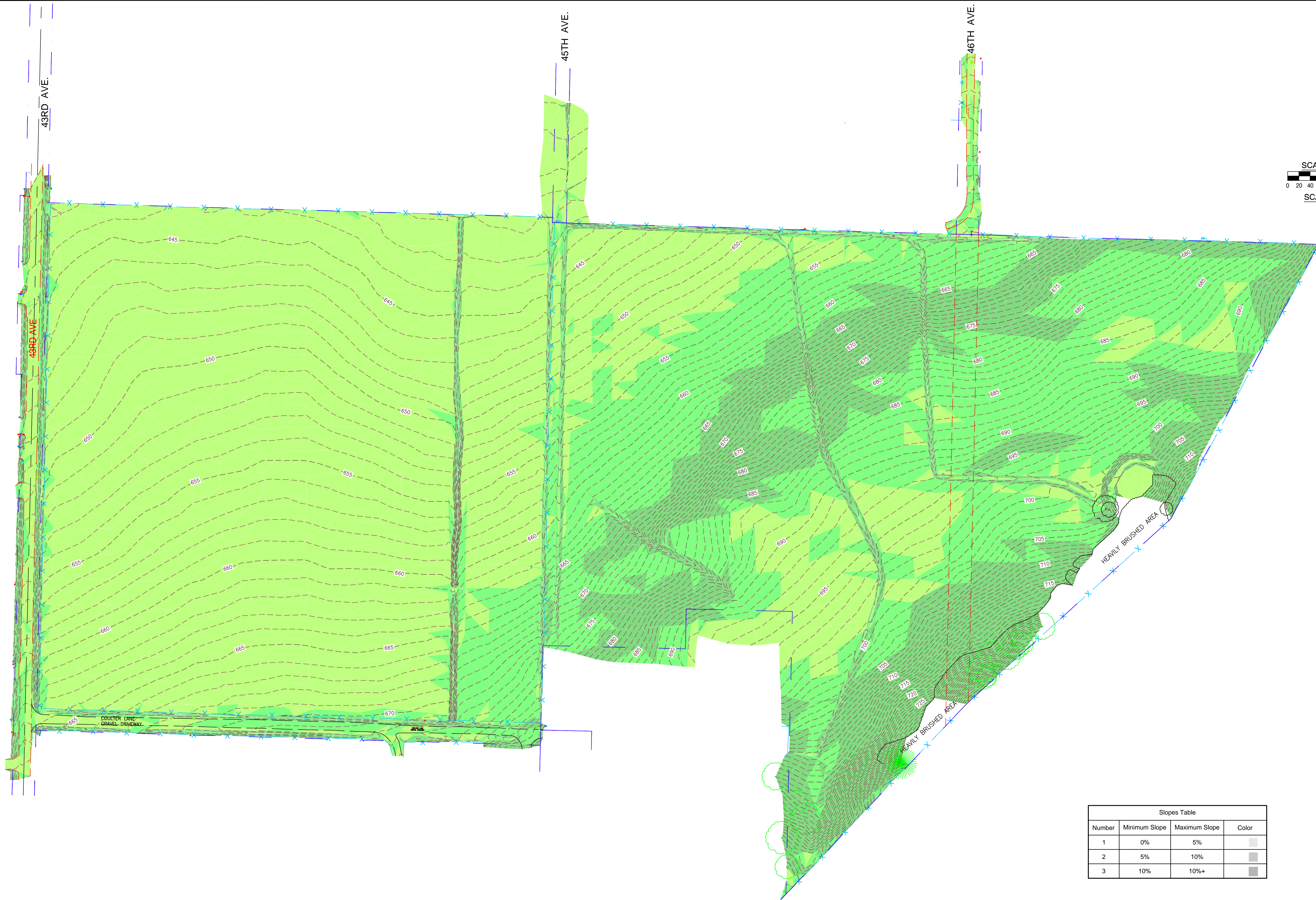
PROJECT:
COULTER SUBDIVISION
PROJECT LOCATION:
TAX LOTS 2800 AND 3502
SE 1/4, SEC. 33, T13S, R01E, W.M.
CLIENT:
CORDLE CONSTRUCTION LLC

SHEET TITLE:
EXISTING CONDITIONS

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

LEGEND	
(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRIG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRIG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
CLR	APPROXIMATE CLEARING LIMITS
○	EXISTING DECIDUOUS TREE
●	EXISTING EVERGREEN TREE
○	EXISTING SHRUB
○	FENCE
---	DITCH FLOW LINE
○	SANITARY SEWER MANHOLE
○	STEAM AND RETURN MANHOLE
○	STORM DRAIN MANHOLE
○	TELECOMMUNICATIONS MANHOLE
○	GAS VALVE
○	WATER VALVE, AIR RELEASE VALVE
○	WATER METER, GAS METER
○	FIRE HYDRANT
○	FIRE DEPARTMENT CONNECTION
○	HOSE BIB
○	IRRIGATION SPRINKLER HEAD
○	CATCH BASIN
○	CURB INLET
○	CLEAN OUT
○	RAIN DRAIN
○	THRUST BLOCK
○	STREET LIGHT, PARKING LOT LIGHT
○	LANDSCAPE LIGHT
○	UTILITY POLE
○	UTILITY VAULT
○	ELECTRICAL PEDESTAL
○	TRANSFORMER
○	CABLE PEDESTAL
○	TELECOMMUNICATIONS PEDESTAL
○	SIGN
○	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
•	BENCH MARK
•	EXISTING SPOT ELEVATION
•	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
•	EXISTING FINISH ELEV.(IE=FLOW LINE)
•	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
•	DESIGN FINISH (IE=FLOW LINE)

EXHIBIT 'D'



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0%	5%	Light Green
2	5%	10%	Medium Green
3	10%	10%+	Dark Green

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USE
PURPOSES
ONLY

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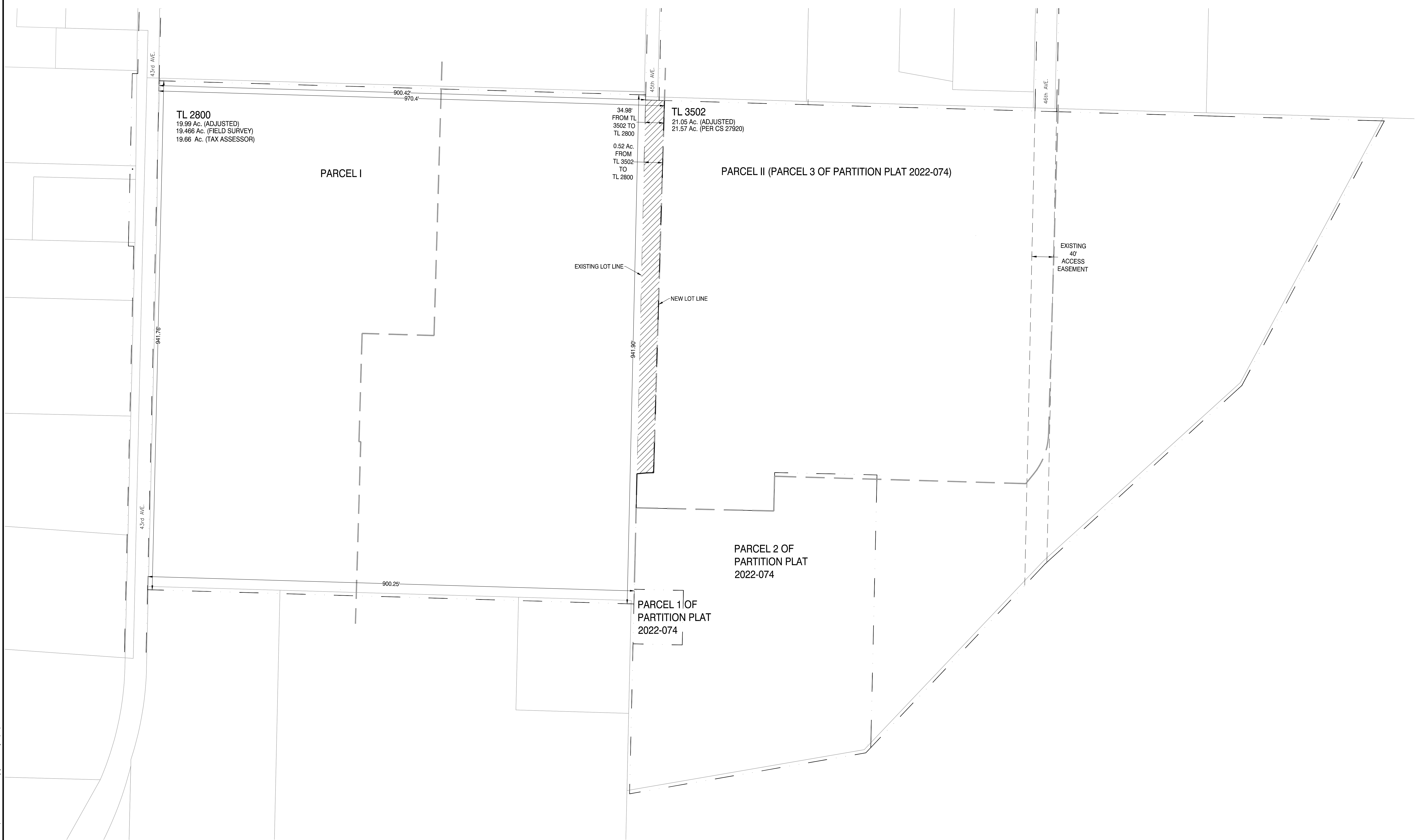
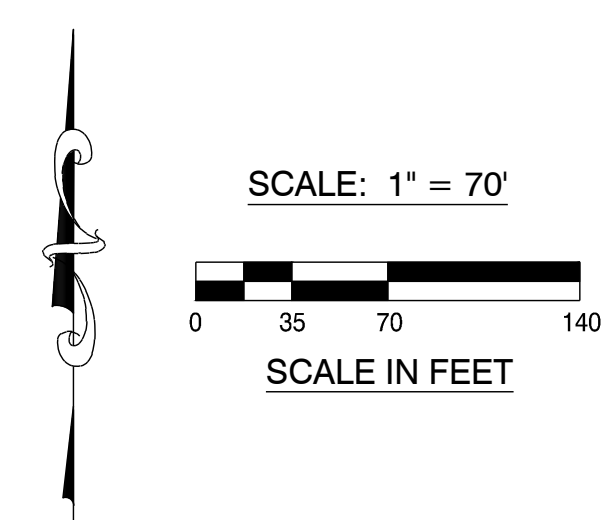
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PROJECT:
COULTER SUBDIVISION
PROJECT LOCATION:
TAX LOTS 2800 AND 3502
SE 1/4, SEC. 33, T13S, R01E, W.M.
CLIENT:
CORDLE CONSTRUCTION LLC

SHEET TITLE:
EXISTING SITE SLOPES

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'D-1'



TL 2800
 19.99 Ac. (ADJUSTED)
 19.466 Ac. (FIELD SURVEY)
 19.66 Ac. (TAX ASSESSOR)

TL 3502
 21.05 Ac. (ADJUSTED)
 21.57 Ac. (PER CS 27920)

PARCEL I

PARCEL II (PARCEL 3 OF PARTITION PLAT 2022-074)

PARCEL 1 OF
 PARTITION PLAT
 2022-074

PARCEL 2 OF
 PARTITION PLAT
 2022-074

EXISTING LOT LINE

NEW LOT LINE

EXISTING
 40'
 ACCESS
 EASEMENT

DRAWING STATUS:	DATE:	No. REVISION:	DATE:
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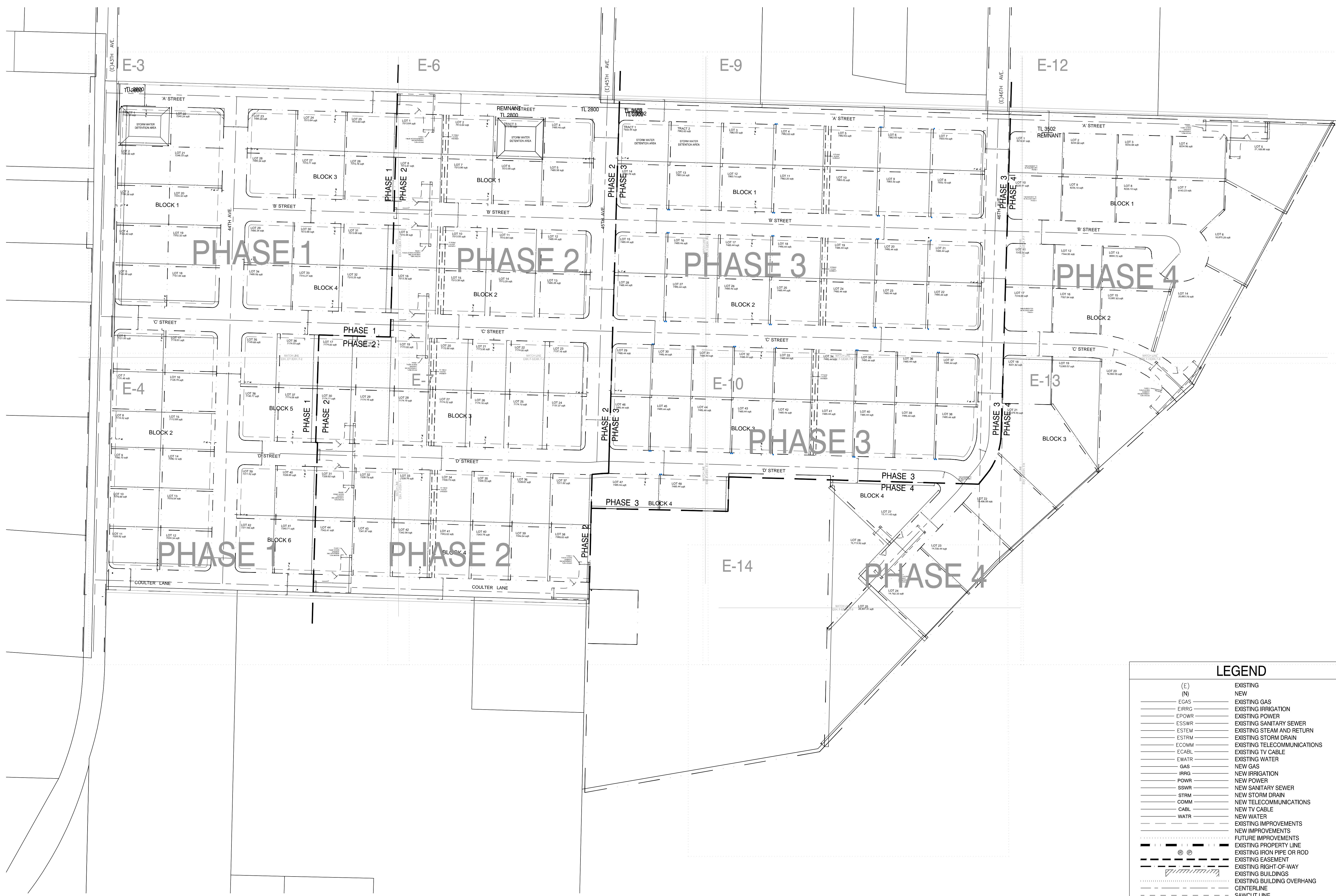
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PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
 PROPERTY LINE ADJUSTMENT
 TAX LOTS 2800 AND 3502

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

EXHIBIT 'E'



LEGEND	
(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
ERRG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
NGAS	NEW GAS
NRIG	NEW IRRIGATION
NPOWR	NEW POWER
NSWR	NEW SANITARY SEWER
NSTRM	NEW STORM DRAIN
NCOMM	NEW TELECOMMUNICATIONS
NCABL	NEW TV CABLE
NWATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAB DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV.(IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)

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<input type="checkbox"/> CONST. SET		
DATE:		

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PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
 TENTATIVE SUBDIVISION PLAT SHEET MASTER
 AND PHASING PLAN
 PHASE 1, PHASE 2, PHASE 3 AND PHASE 4

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

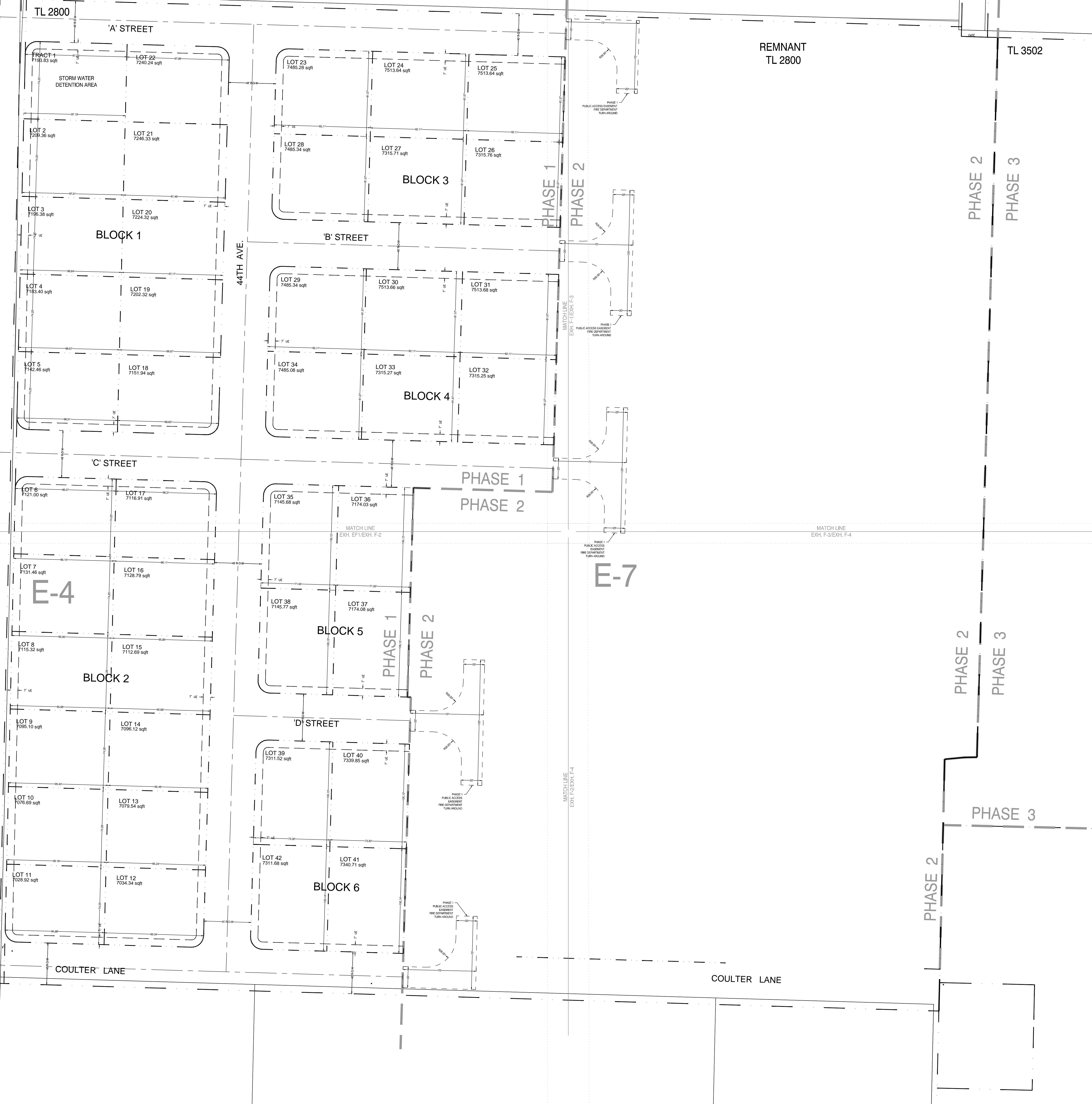
EXHIBIT 'E-1'

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E-3

E-6

SCALE: 1" = 80'
SCALE IN FEET



LEGEND

(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRIG	EXISTING IRRIGATION
EPWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWER	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
CCOM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV.(IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)

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PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: TENTATIVE SUBDIVISION PLAT
PHASE 1
TAX LOT 2800

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

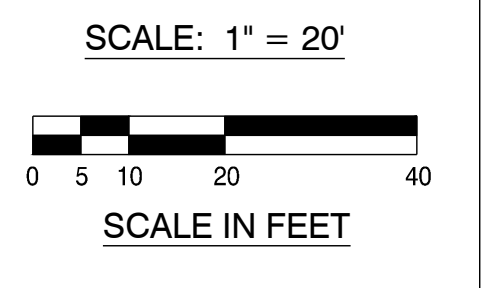
EXHIBIT 'E-2'

FILE: \N:\3D - Project\22442\Production - Drawings\user-sah\22442R01_P14-1.dwg [NEW] DATE: 12/11/2023 9:21 AM - User

(E)4

E-3

E-6



TL 2800

'A' STREET

FRACT 1
7193.83 sqft

LOT 22
7240.24 sqft

STORM WATER
DETENTION AREA

LOT 2
7209.36 sqft

LOT 21
7246.33 sqft

LOT 3
7196.38 sqft

LOT 20
7224.32 sqft

BLOCK 1

LOT 4
7183.40 sqft

LOT 19
7202.32 sqft

LOT 5
7142.46 sqft

LOT 18
7151.94 sqft

LOT 6
7121.00 sqft

LOT 17
7116.91 sqft

'C' STREET

44TH AVE.

'B' STREET

LOT 23
7485.28 sqft

LOT 24
7513.64 sqft

LOT 25
7513.64 sqft

LOT 28
7485.34 sqft

LOT 27
7315.71 sqft

LOT 26
7315.76 sqft

BLOCK 3

LOT 29
7485.34 sqft

LOT 30
7513.66 sqft

LOT 31
7513.68 sqft

LOT 34
7485.08 sqft

LOT 33
7315.27 sqft

LOT 32
7315.25 sqft

BLOCK 4

LOT 35
7145.68 sqft

LOT 36
7174.03 sqft

PHASE 1

PHASE 2

MATCH LINE
EXH. EF1/EXH. F-2

MATCH LINE
EXH. F-1/EXH. F-3

PHASE 1
PUBLIC ACCESS EASEMENT
FIRE DEPARTMENT
TURN AROUND

PHASE 1
PUBLIC ACCESS EASEMENT
FIRE DEPARTMENT
TURN AROUND

PHASE 1
PUBLIC ACCESS EASEMENT
FIRE DEPARTMENT
TURN AROUND

FOR LAND
USE
PURPOSES

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<input type="checkbox"/> PERMIT SET		
<input type="checkbox"/> CONST. SET		

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PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

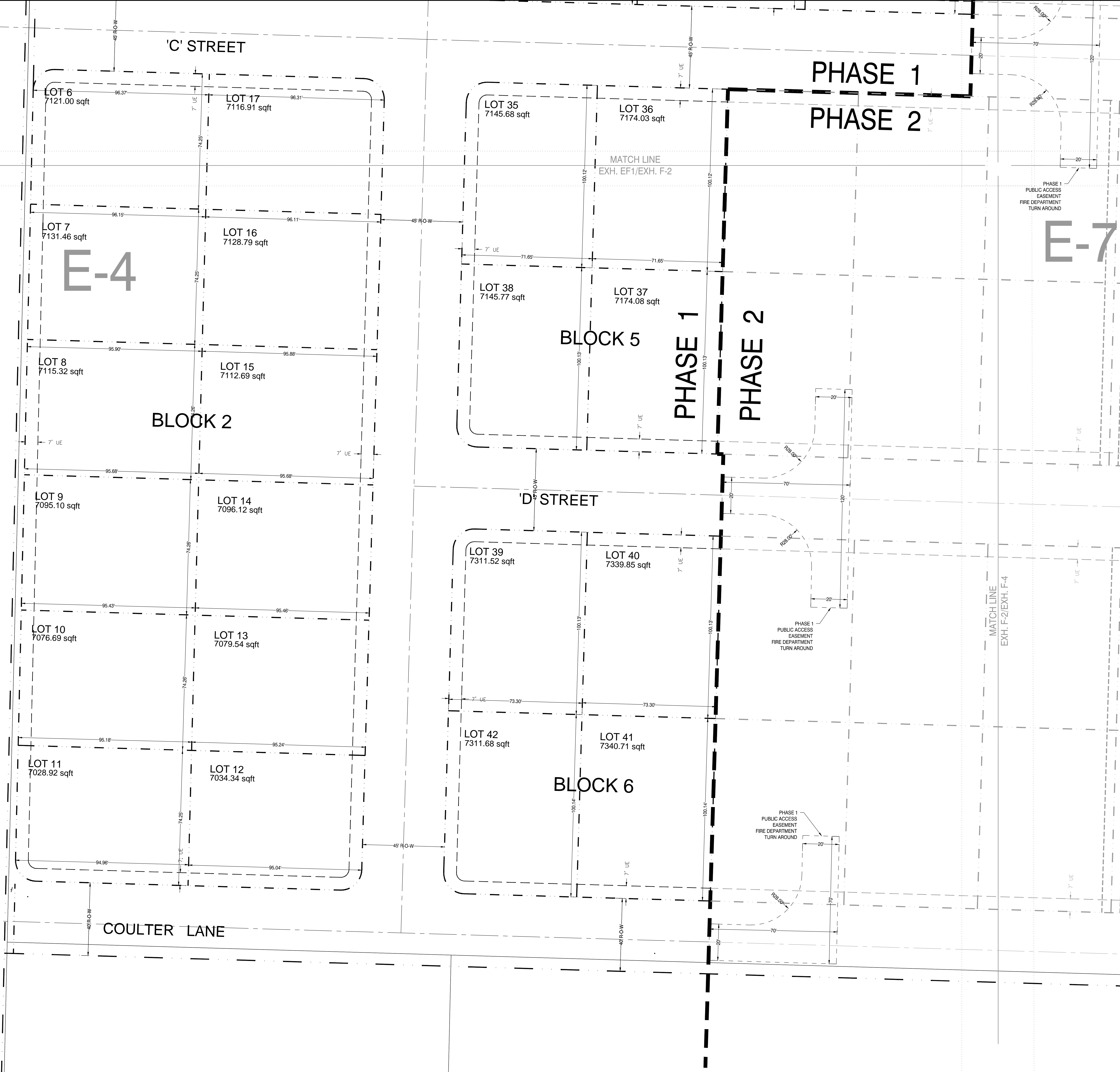
SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 1 (NORTH)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-3'

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FILE: \CON\3D - Projects\22442\Production Drawings\22442\DWG\PHASE 1\PHASE 1 (SOUTH) 12/11/2023 3:24 AM - Lines



SCALE: 1" = 20'
SCALE IN FEET

FOR LAND
USE
PURPOSES

DRAWING STATUS:	DATE:	No. REVISION:
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PROJECT LOCATION: SWEET HOME, OR
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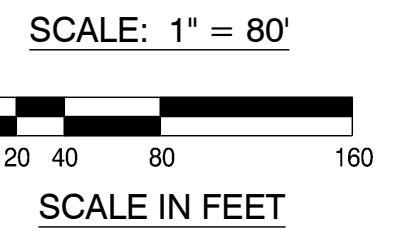
SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 1 (SOUTH)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-4'

E-3

E-6

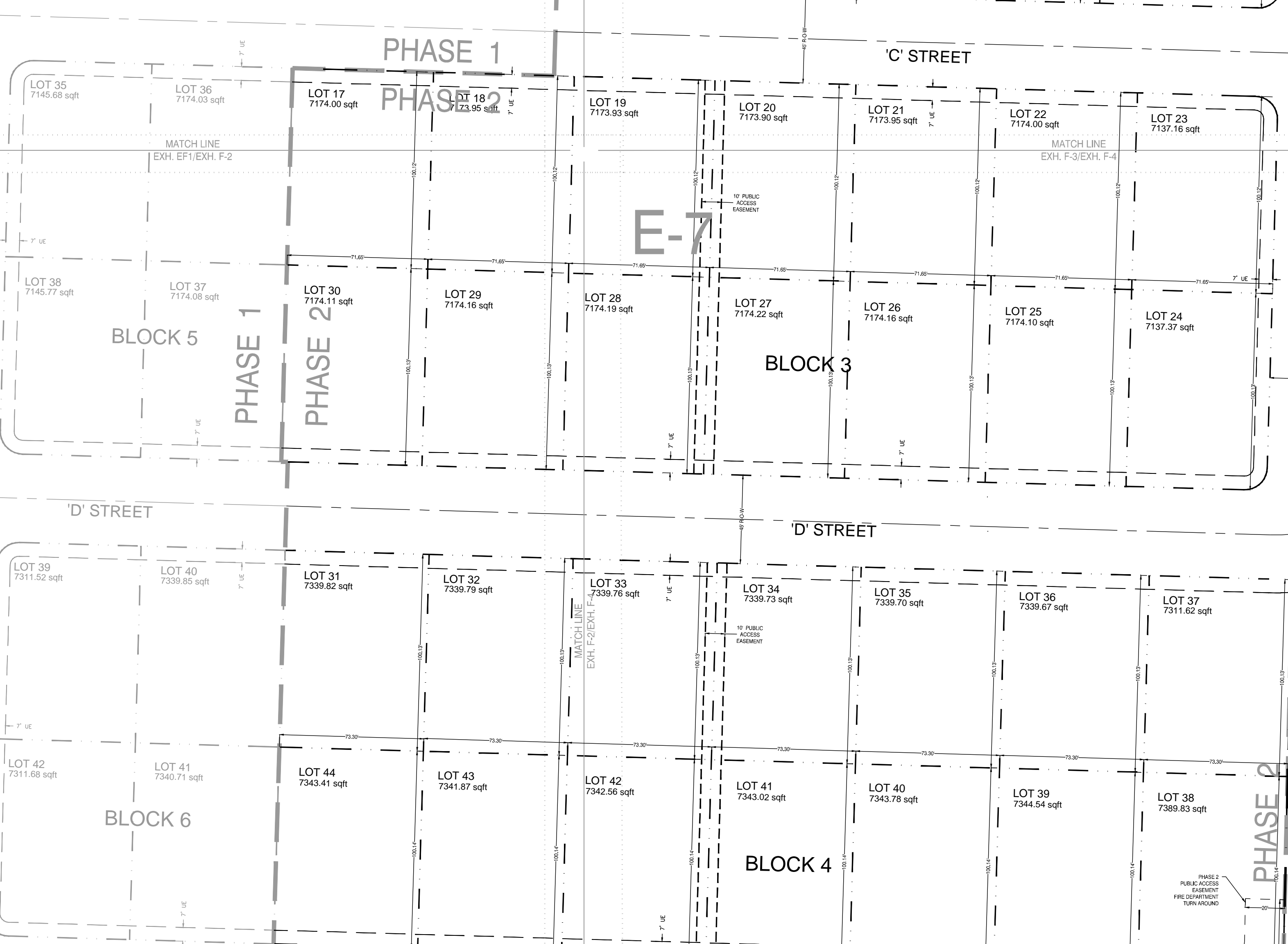
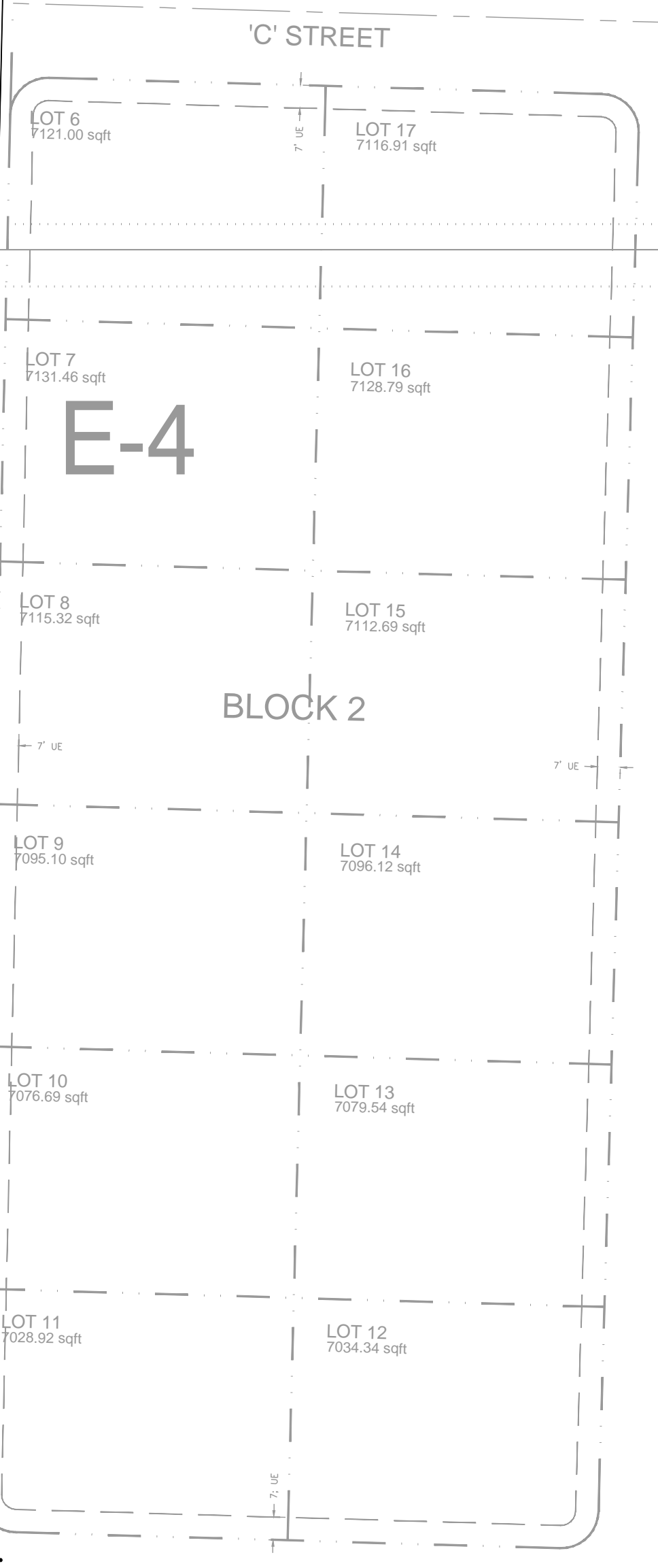
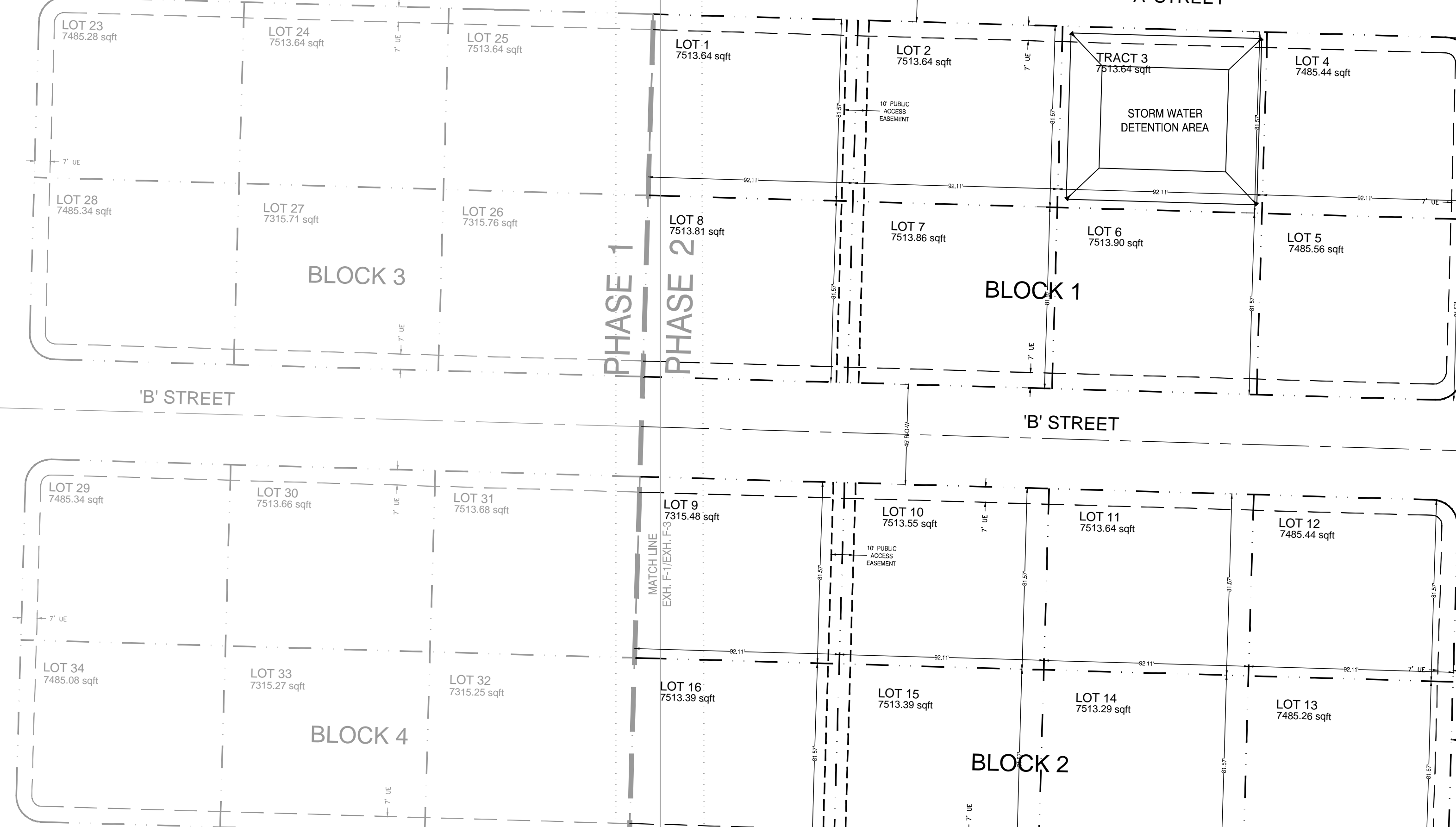
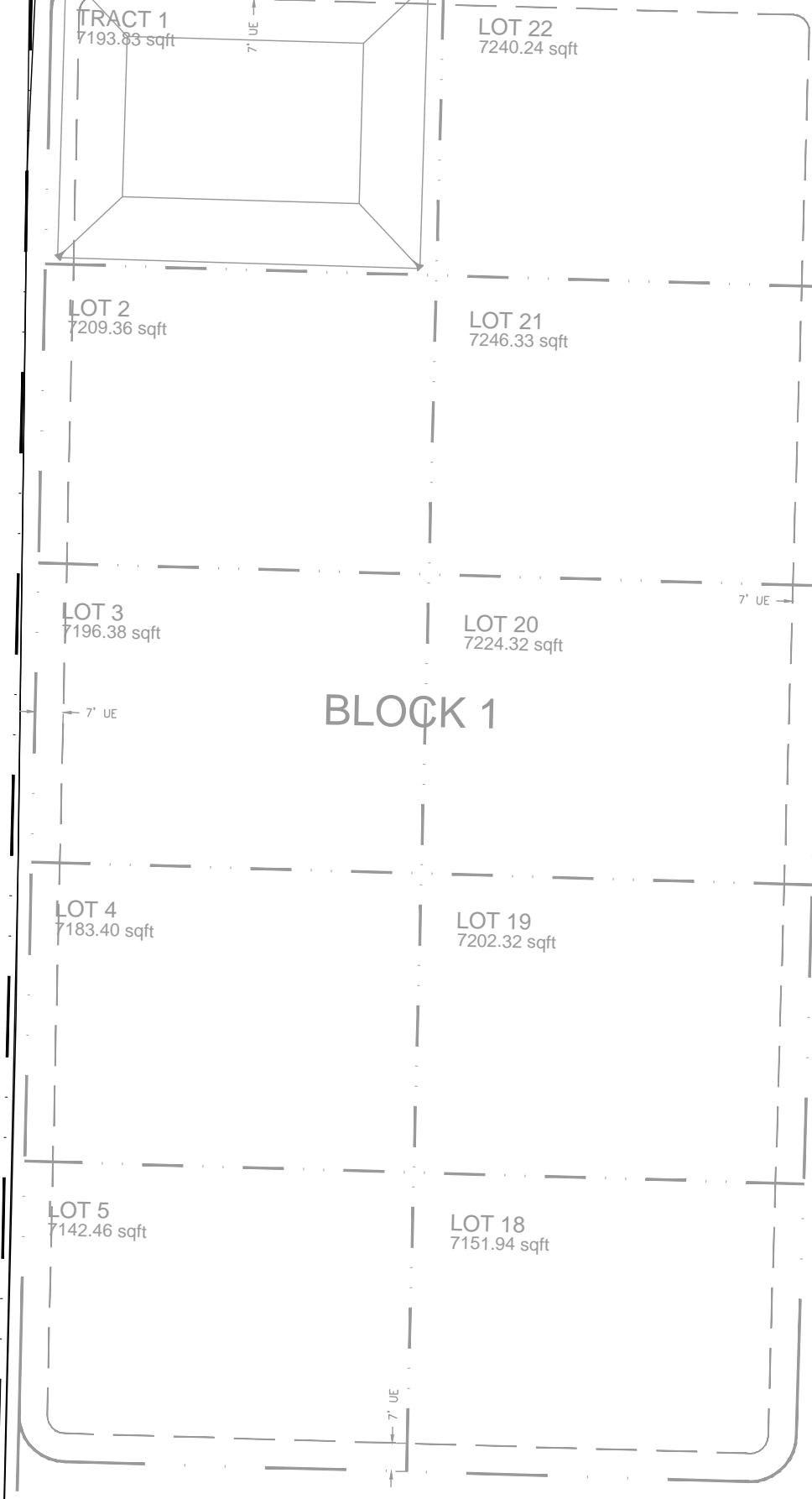


TL 2800

TL 3502

'A' STREET

'A' STREET



COULTER LANE

COULTER LANE

LEGEND	
(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRIG	EXISTING IRRIGATION
EPOWER	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRIG	NEW IRRIGATION
POWER	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
CCOMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAW CUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
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---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
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---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV.(IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)

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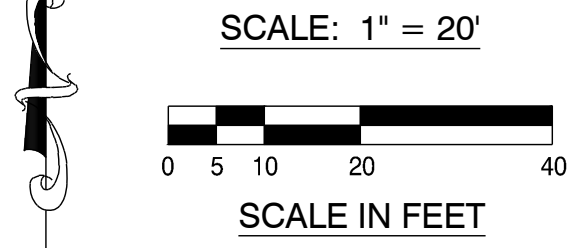
PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: TENTATIVE SUBDIVISION PLAT
 PHASE 2
 TAX LOT 2800

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

EXHIBIT 'E-5'

FILE: E:\CONTR\Projects\22442\Production\Drawings\Lot-Sub\TL 2800 E-5 PHASE 2.dwg DATE: 12/11/2023 9:28 AM USER: d...



**FOR LAND
USE
PURPOSES**

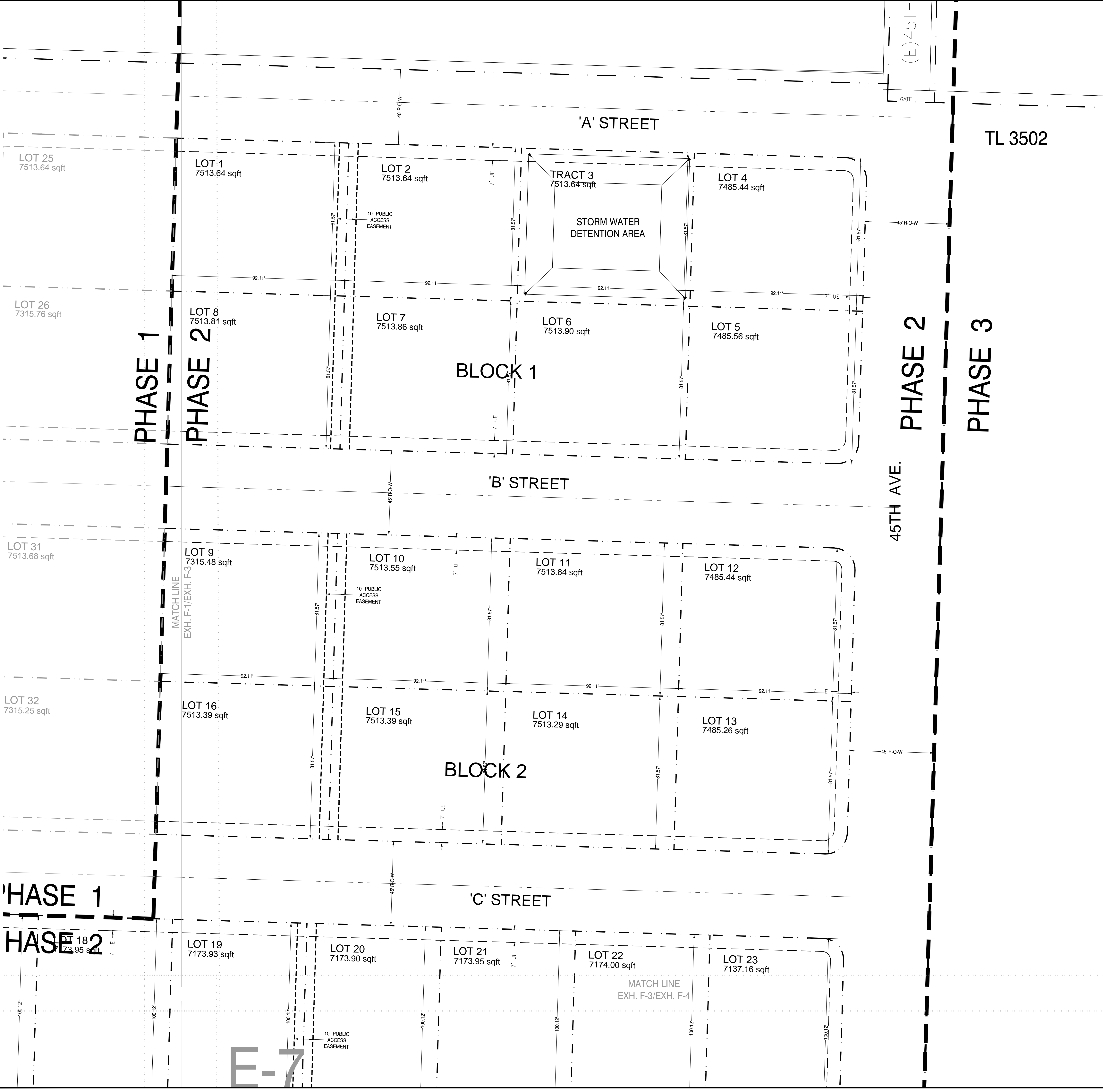
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PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
**TENTATIVE SUBDIVISION PLAT
 PHASE 2 (NORTH)**

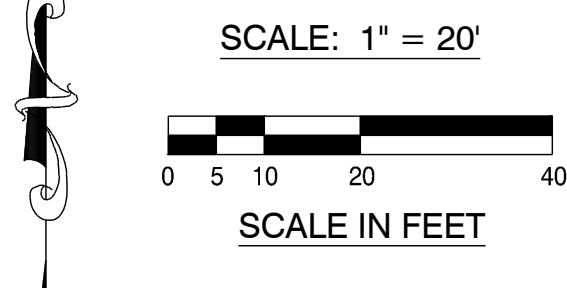
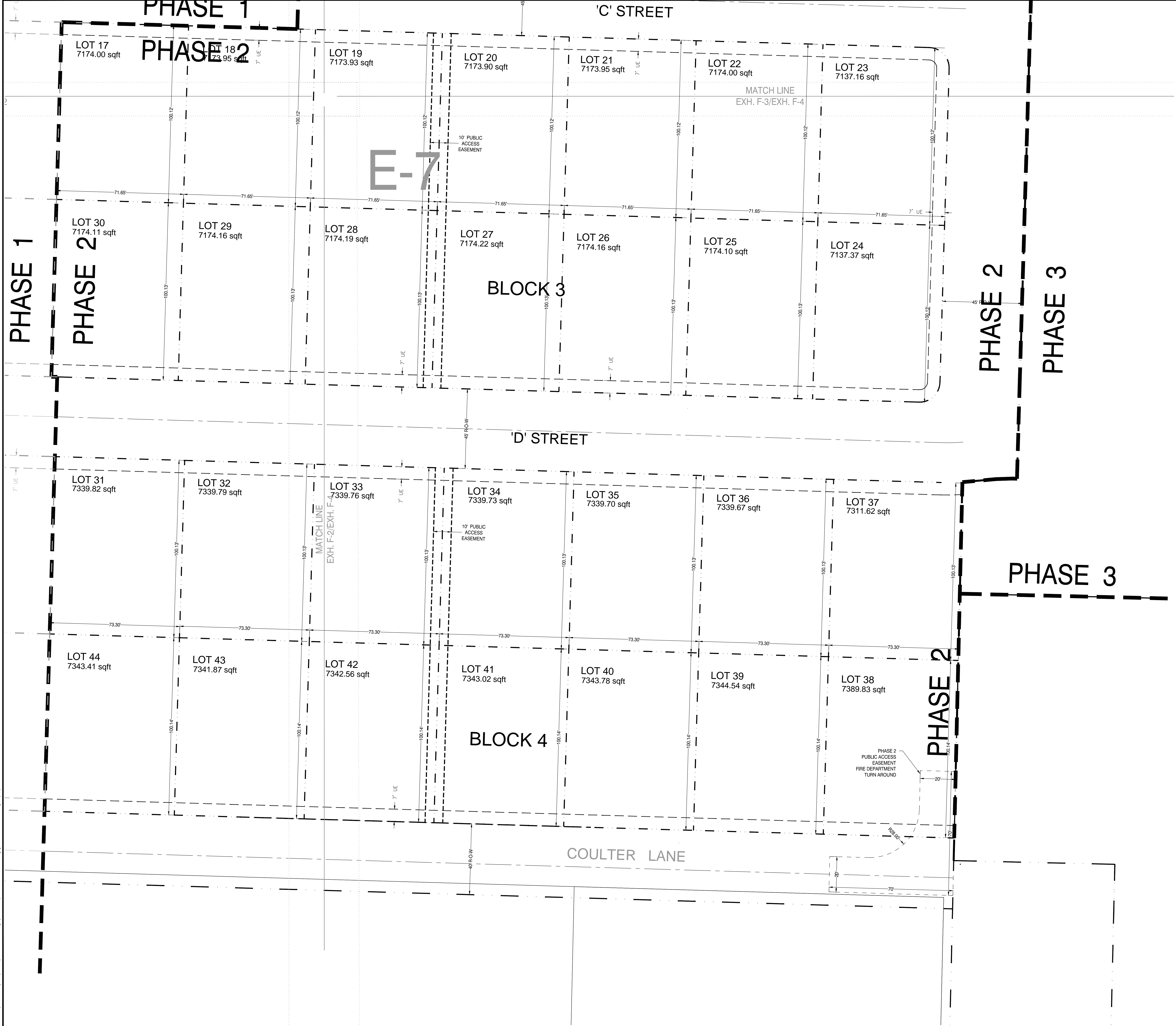
JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:



E-7

EXHIBIT 'E-6'

FILE: \N\03\03\Projects\22442\Production Drawings\22442\DWG_P\Sub-Living [New] DWG - E-6 PHS 21 12/11/2023 3:31 AM - Lines



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USE
PURPOSES

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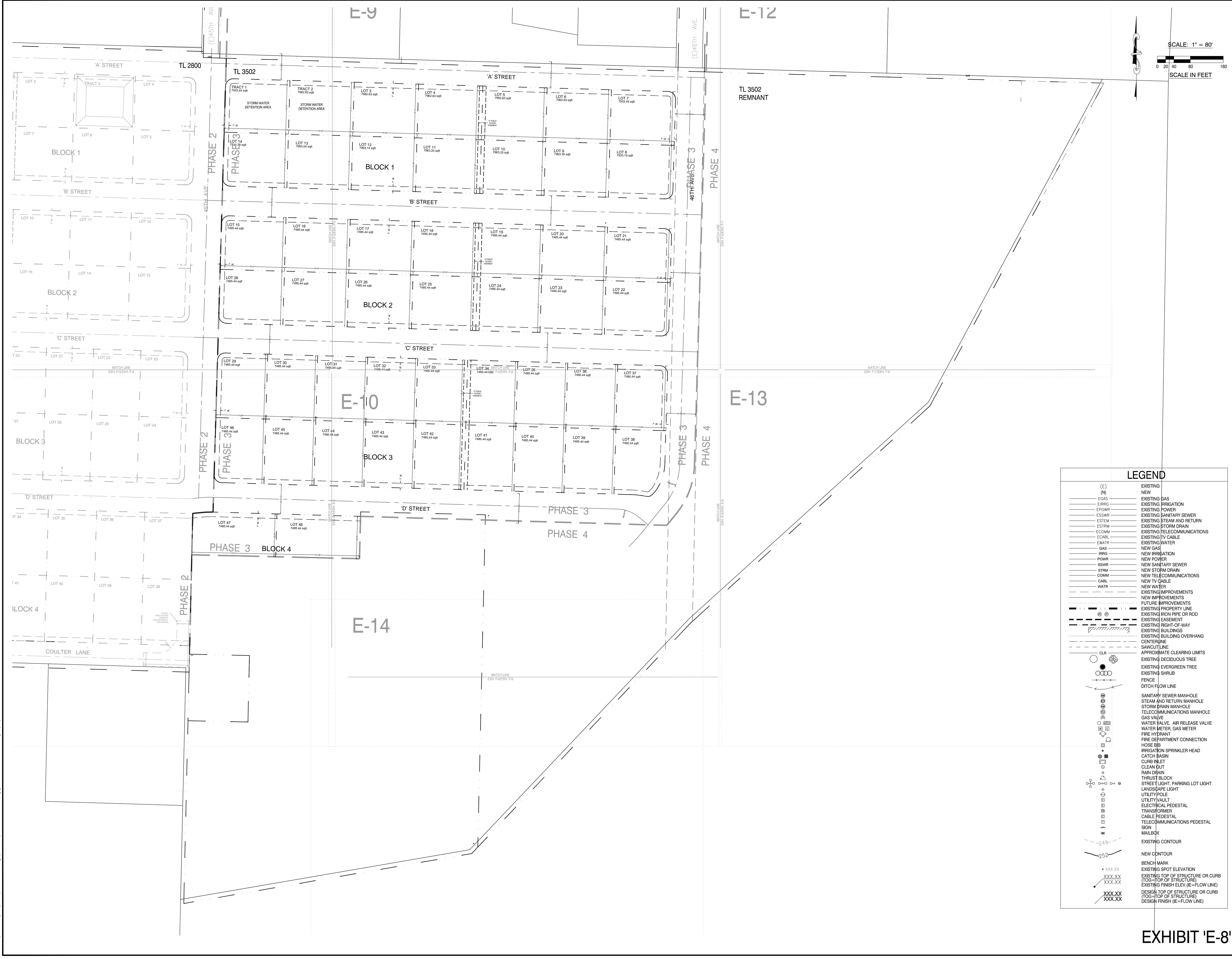
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 2 (SOUTH)

JOB NO. 22442
DRAWN BY: DEVCO
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EXHIBIT 'E-7'

FILE: \CON\30 - Projects\22442\Production - Drawings\user-sah\22442\DWG [NEW] EXH E-7 PHASE 2 12/11/2023 3:33 AM - Lines



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 SCALE IN FEET

LEGEND

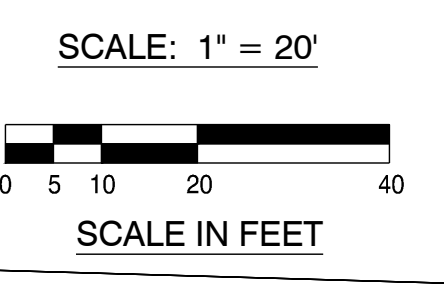
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(N)	NEW
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
EPWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
IRRG	NEW IRRIGATION
POWER	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
• XXX.XX	BENCH MARK
• XXX.XX	EXISTING SPOT ELEVATION
XXX.XX	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
XXX.XX	EXISTING FINISH ELEV.(IE=FLOW LINE)
XXX.XX	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
XXX.XX	DESIGN FINISH ELEV.(IE=FLOW LINE)

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PROJECT: COULTER SUBDIVISION	CLIENT: CORDLE CONSTRUCTION LLC
SHEET TITLE: TENTATIVE SUBDIVISION PLAT PHASE 3 TAX LOT 3502	PROJECT LOCATION: SWEET HOME, OR
JOB NO.: 22442	DRAWN BY: DEVCO
DRAWING:	

EXHIBIT 'E-8'

FILE: E:\CON\3D - Projects\22442\Production - Drawings\Layouts\22442E08.dwg [DWG] DATE: 12/11/2023 9:37 AM - User: [Name]

PHASE 2
PHASE 3



TL 3502

'A' STREET

(E) 46TH

TRACT 1
7933.44 sqft

TRACT 2
7962.63 sqft

LOT 3
7962.63 sqft

LOT 4
7962.63 sqft

LOT 5
7962.63 sqft

LOT 6
7962.63 sqft

LOT 7
7933.44 sqft

STORM WATER
DETENTION AREA

STORM WATER
DETENTION AREA

10' PUBLIC
ACCESS
EASEMENT

LOT 14
7934.78 sqft

LOT 13
7963.04 sqft

LOT 12
7963.14 sqft

LOT 11
7963.20 sqft

LOT 10
7963.25 sqft

LOT 9
7963.30 sqft

LOT 8
7933.19 sqft

BLOCK 1

46TH PHASE 3

'B' STREET

LOT 15
7485.44 sqft

LOT 16
7485.44 sqft

LOT 17
7485.44 sqft

LOT 18
7485.44 sqft

LOT 19
7485.44 sqft

LOT 20
7485.44 sqft

LOT 21
7485.44 sqft

MATCH LINE
EXH. F-3/EXH. F-5

10' PUBLIC
ACCESS
EASEMENT

LOT 28
7485.44 sqft

LOT 27
7485.44 sqft

LOT 26
7485.44 sqft

LOT 25
7485.44 sqft

LOT 24
7485.44 sqft

LOT 23
7485.44 sqft

LOT 22
7485.44 sqft

BLOCK 2

'C' STREET

LOT 29
7485.44 sqft

LOT 30
7485.44 sqft

LOT 31
7485.44 sqft

LOT 32
7485.44 sqft

LOT 33
7485.44 sqft

LOT 34
7485.44 sqft

LOT 35
7485.44 sqft

LOT 36
7485.44 sqft

LOT 37
7485.44 sqft

MATCH LINE
EXH. F-5/EXH. F-6

10' PUBLIC
ACCESS
EASEMENT

E-10

EXHIBIT E-9'

FOR LAND
USE
PURPOSES

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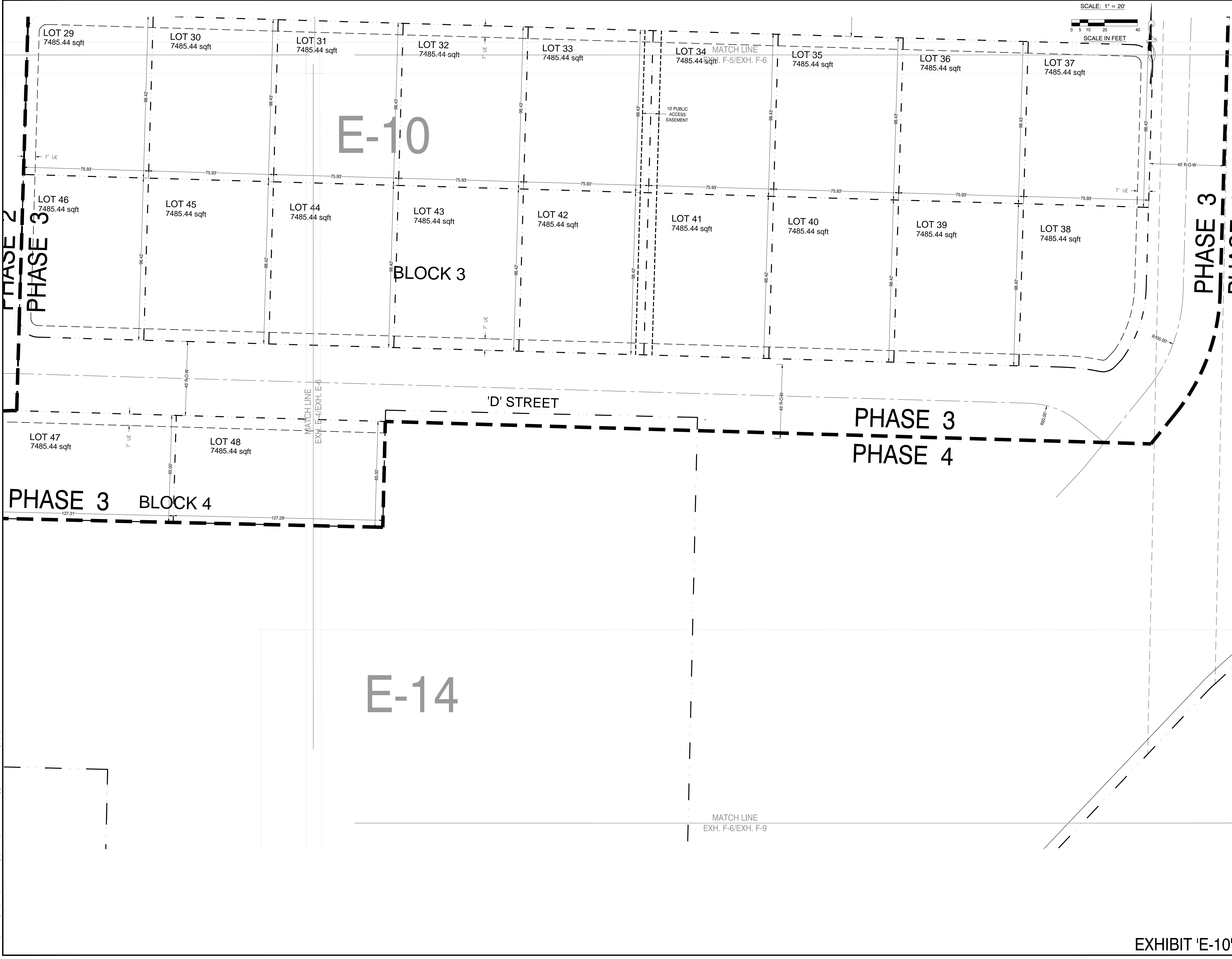
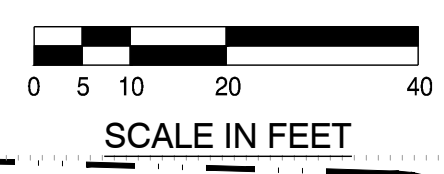
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 3 (NORTH)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

FILE: E:\2023\Projects\22442\Production Drawings\user-sa\22442\TENTATIVE SUBDIVISION PLAT PHASE 3 (NORTH) 12/11/2023 9:42 AM - User

SCALE: 1" = 20'



FOR LAND
USE
PURPOSES

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PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 3 (SOUTH)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-10'

FILE: \CON\30 - Projects\22442\Production Drawings\user-22442\DWG [NEW] EXH E-10 PHASE 3 12/17/2023 9:48 AM - Issues



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SCALE IN FEET

LEGEND	
(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
EPWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWER	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
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---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
• XXX.XX	BENCH MARK
• XXX.XX	EXISTING SPOT ELEVATION
XXX.XX	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
XXX.XX	EXISTING FINISH ELEV.(IE=FLOW LINE)
XXX.XX	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
XXX.XX	DESIGN FINISH (IE=FLOW LINE)

DRAWING STATUS:	DATE:	NO. REVISION:
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<input type="checkbox"/> PERMIT SET		
<input type="checkbox"/> CONST. SET		

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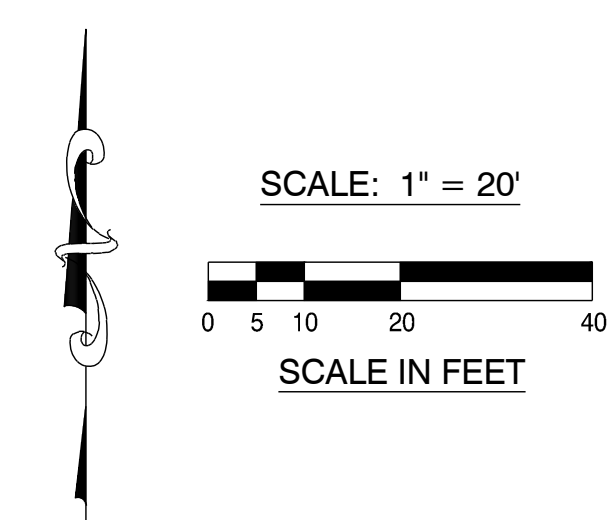
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: TENTATIVE SUBDIVISION PLAT
PHASE 4
TAX LOT 3502

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-11'

FILE: E:\CON\3D - Project\22442\Production - Drawings\Layouts\22442\TENTATIVE SUBDIVISION PLAT - LAYOUT.dwg [NEW] DATE: E-11 THIS: E-11001 [12/17/2023 8:47 AM] - LAYOUT



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DRAWING STATUS:	DATE:	No. REVISION:
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<input type="checkbox"/> BID SET		
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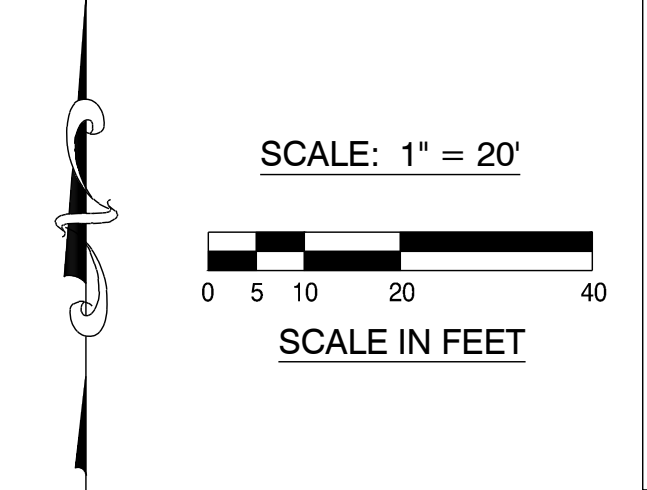
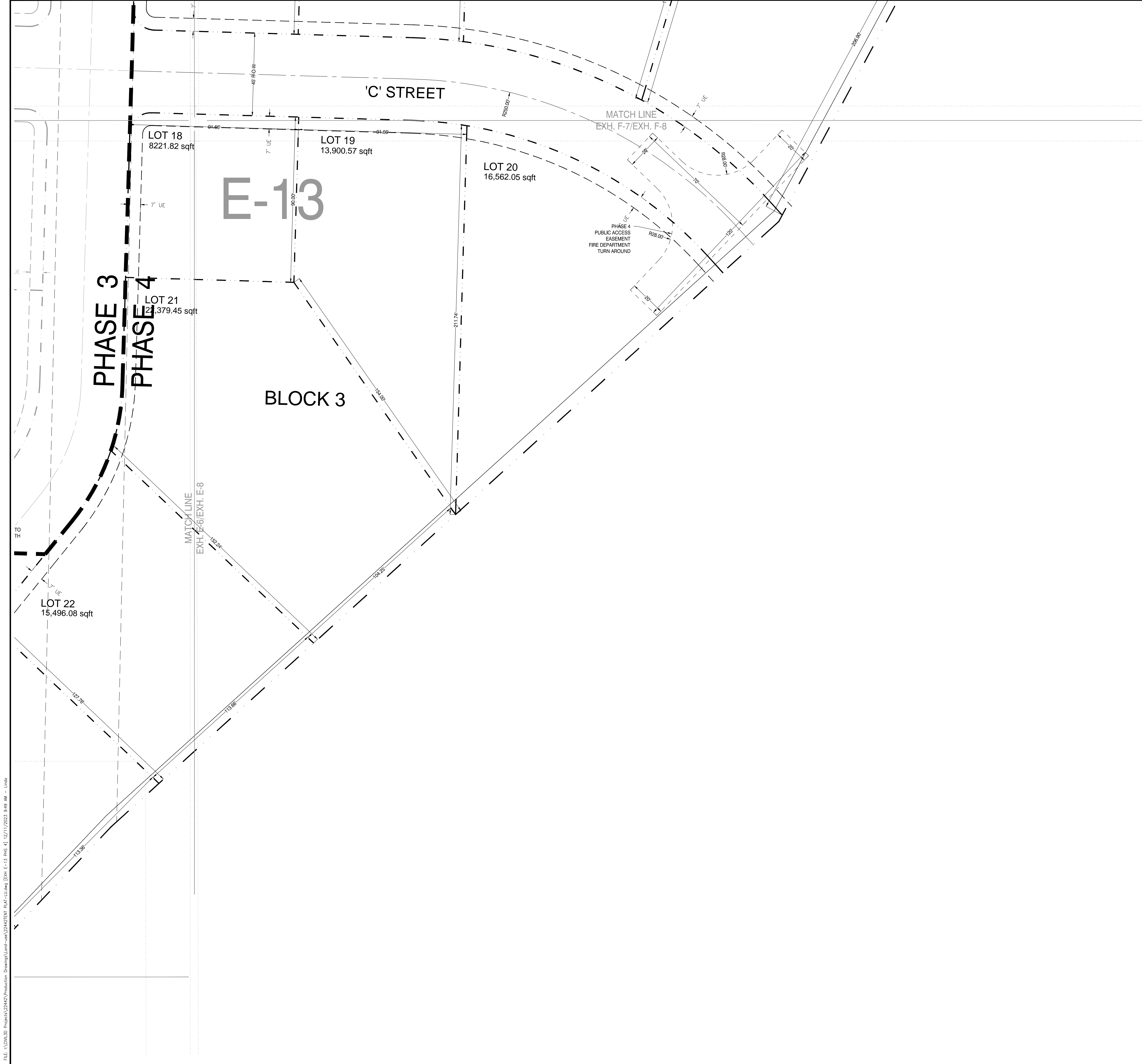
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
 TENTATIVE SUBDIVISION PLAT
 PHASE 4 (NORTH)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-12'

FILE: \\NOR3D - Projects\22442\Production Drawings\user-22442\DWG - PHASE 4 (NORTH) 12/11/2023 9:48 AM - Issue



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PROJECT:
 COULTER SUBDIVISION

PROJECT LOCATION:
 SWEET HOME, OR

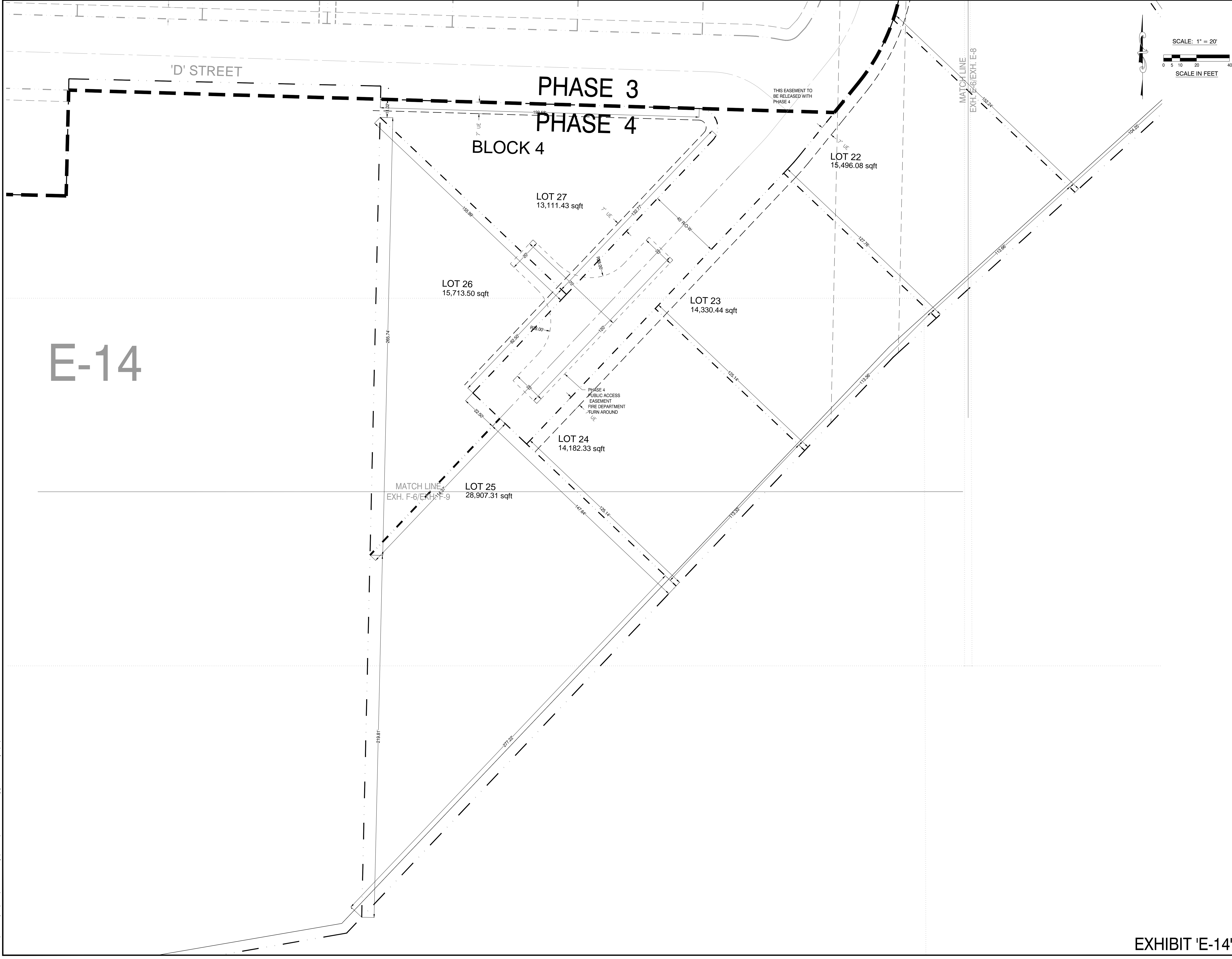
CLIENT:
 CORDLE CONSTRUCTION LLC

SHEET TITLE:
 TENTATIVE SUBDIVISION PLAT
 PHASE 4 (MID)

JOB NO.: 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-13'

FILE: \NON-3D - Projects\22442\Production Drawings\user-sah\22442\DWG [DWG] E-13.plt [1] 12/17/2023 9:49 AM - lms



E-14

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PURPOSES

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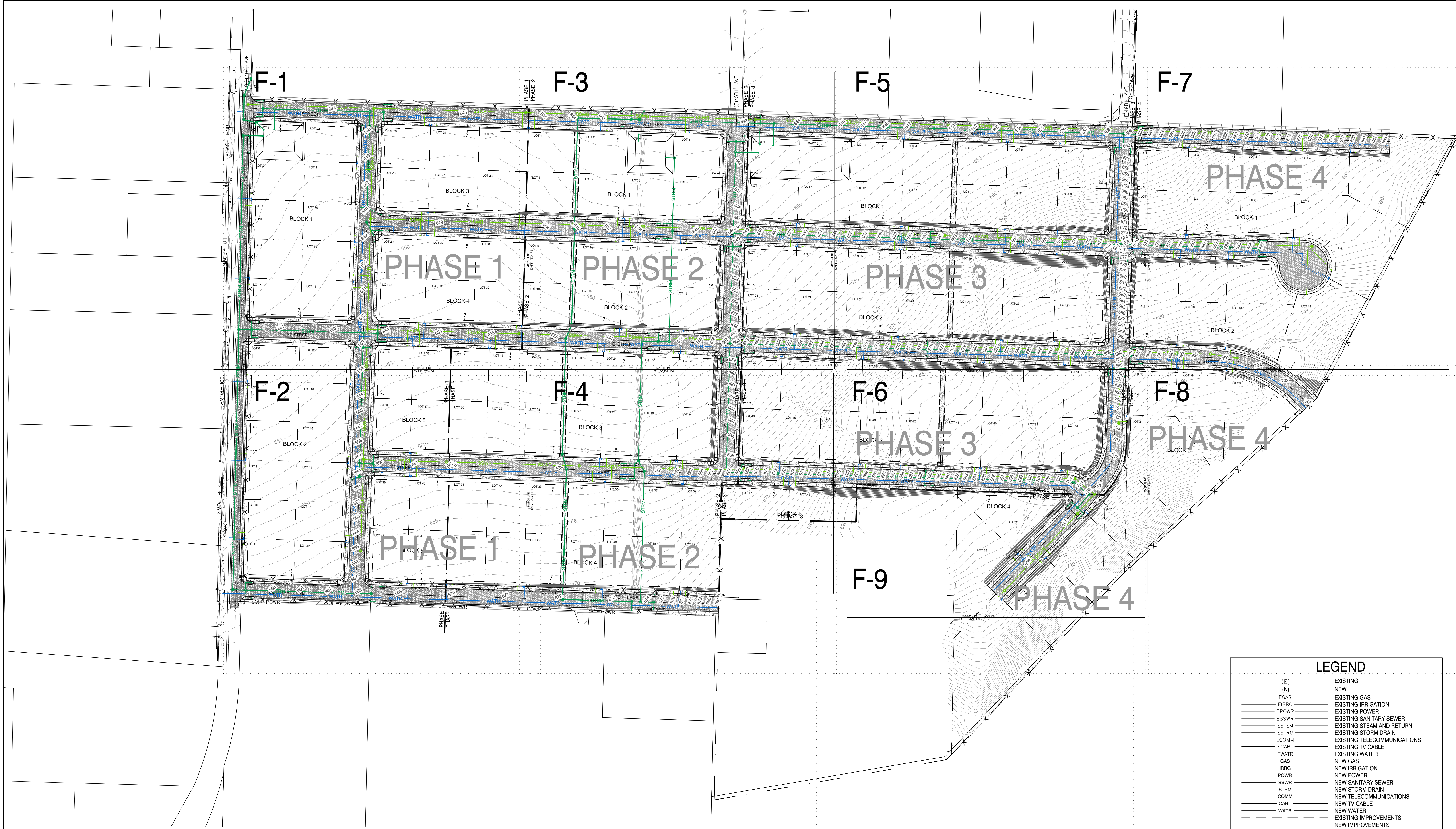
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 4 (SOUTH)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'E-14'

FILE: \\NOR30\Projects\22442\Production Drawings\22442\DWG E-14.dwg [DWG: E-14.dwg] [2/17/2023 9:49 AM] - lms



SCALE: 1" = 80'
SCALE IN FEET

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PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
GRADING AND UTILITIES MASTER PLAN
AND
PHASE 1, PHASE 2, PHASE 3, PHASE 4

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

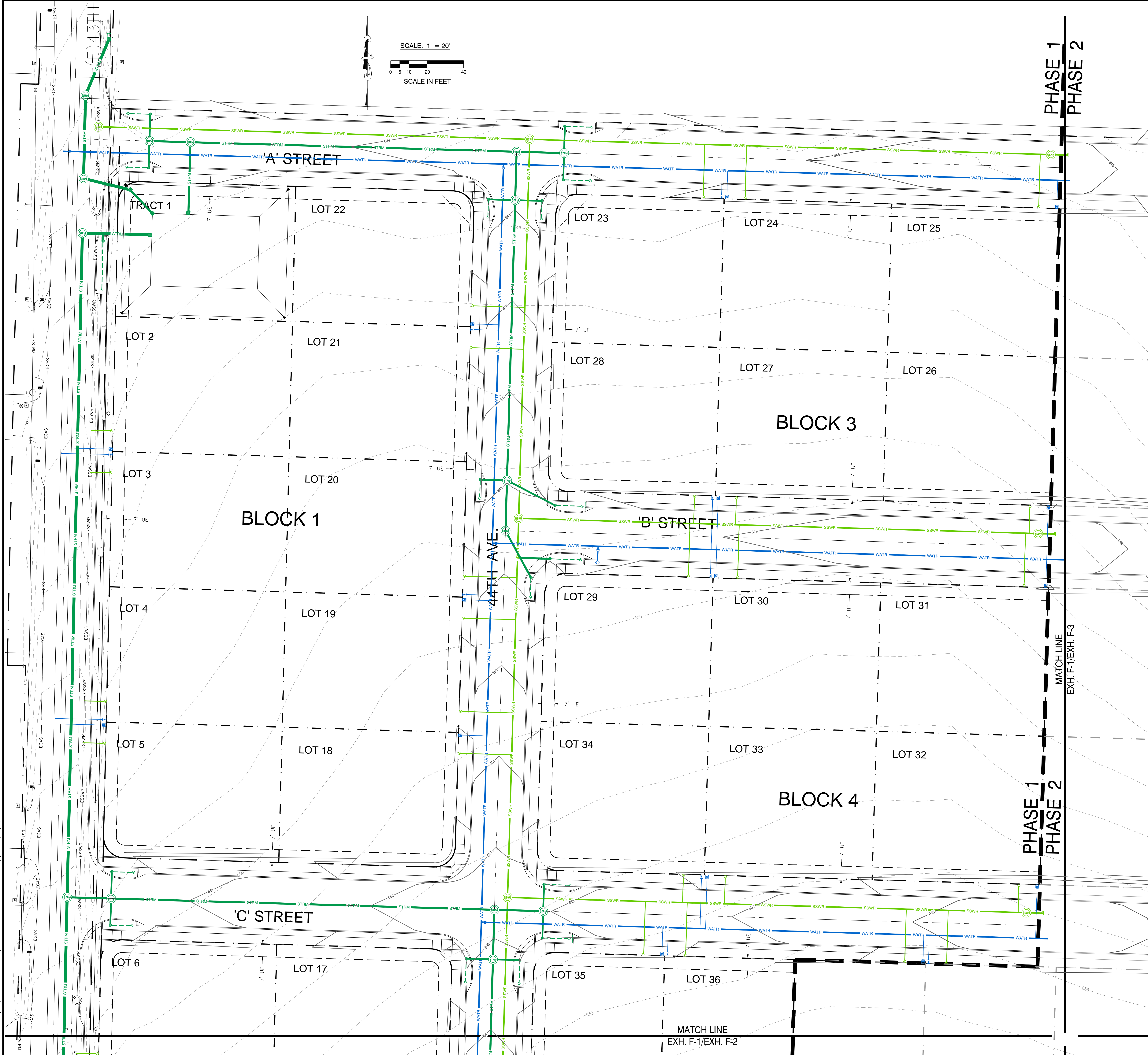
LEGEND

(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EPWR	EXISTING POWER
EPWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FLUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWTOOTH LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV.(IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)

EXHIBIT 'F'

FILE: \\N:\3D\Projects\22442\Production Drawings\22442\22442\1111_PRELIM_1111.dwg [Job: F] 12/17/2023 10:37 AM - Linda

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SCALE: 1" = 20'
SCALE IN FEET

LEGEND

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- (N) NEW
- EGAS EXISTING GAS
- EPRRG EXISTING IRRIGATION
- EPOWR EXISTING POWER
- ESSWR EXISTING SANITARY SEWER
- ESTEM EXISTING STEAM AND RETURN
- ESTRM EXISTING STORM DRAIN
- ECCOM EXISTING TELECOMMUNICATIONS
- ECAB EXISTING TV CABLE
- EWATR EXISTING WATER
- EGAS NEW GAS
- WRIG NEW IRRIGATION
- POWR NEW POWER
- SSWR NEW SANITARY SEWER
- STRM NEW STORM DRAIN
- COMM NEW TELECOMMUNICATIONS
- CABL NEW TV CABLE
- WATR NEW WATER
- EXISTING IMPROVEMENTS
- NEW IMPROVEMENTS
- FUTURE IMPROVEMENTS
- EXISTING PROPERTY LINE
- EXISTING IRON PIPE OR ROD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDINGS
- EXISTING BUILDING OVERHANG
- CENTERLINE
- SAWCUT LINE
- APPROXIMATE CLEARING LIMITS
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB
- FENCE
- DITCH FLOW LINE
- SANITARY SEWER MANHOLE
- STEAM AND RETURN MANHOLE
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS MANHOLE
- GAS VALVE
- WATER VALVE, AIR RELEASE VALVE
- WATER METER, GAS METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- IRRIGATION SPRINKLER HEAD
- CATCH BASIN
- CURB INLET
- CLEAN OUT
- RAIN DRAIN
- THRUST BLOCK
- STREET LIGHT, PARKING LOT LIGHT
- LANDSCAPE LIGHT
- UTILITY POLE
- UTILITY VAULT
- ELECTRICAL PEDESTAL
- TRANSFORMER
- CABLE PEDESTAL
- TELECOMMUNICATIONS PEDESTAL
- SIGN
- MAILBOX
- EXISTING CONTOUR
- NEW CONTOUR
- BENCH MARK
- EXISTING SPOT ELEVATION
- EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
- EXISTING FINISH ELEV. (IE=FLOW LINE)
- DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
- DESIGN FINISH (IE=FLOW LINE)

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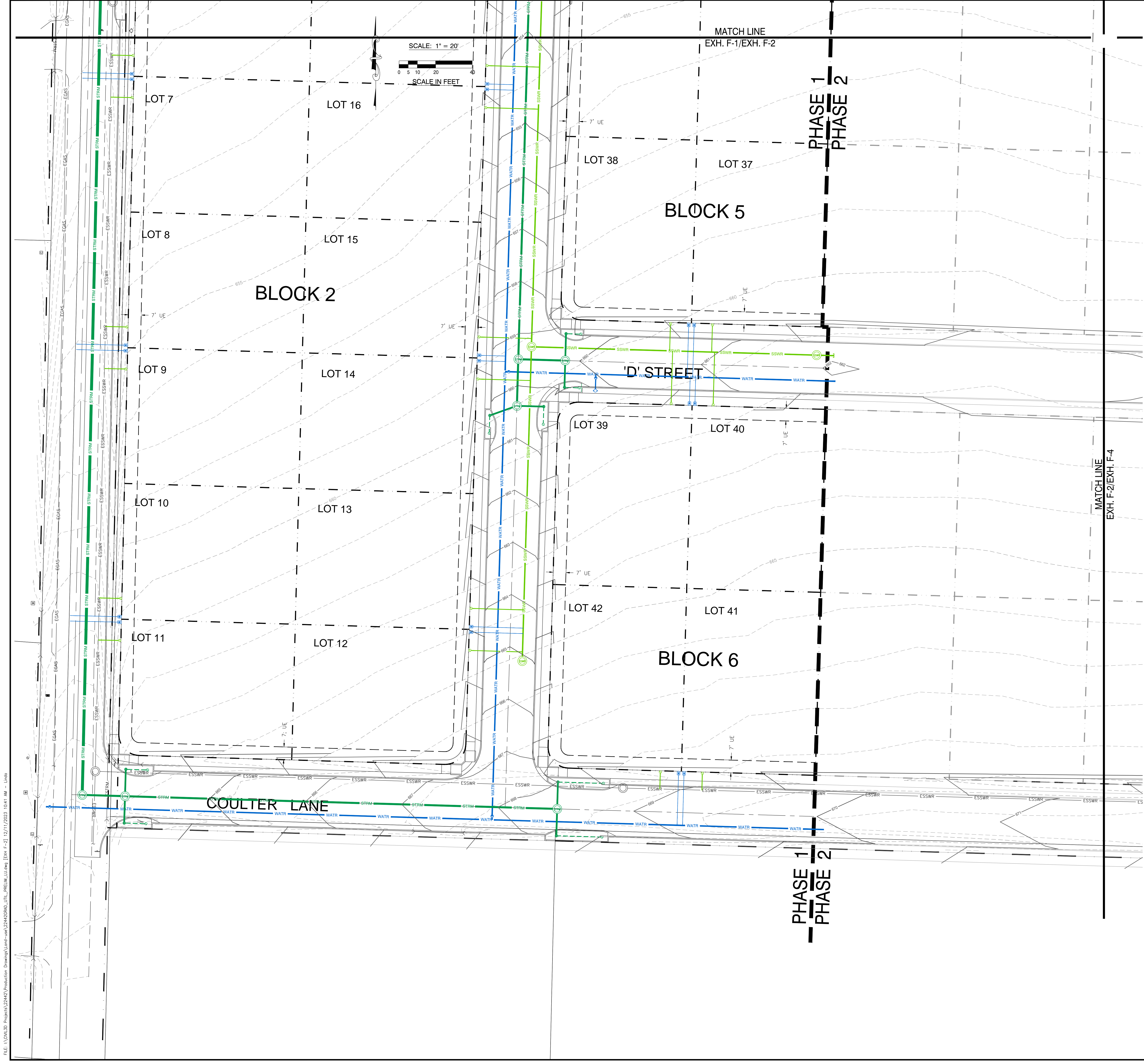
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PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
PRELIMINARY GRADING AND UTILITIES PLAN
(PHASE 1)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'F-1'



LEGEND

(C)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EPRG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
NGAS	NEW GAS
NIWRG	NEW IRRIGATION
NPOWR	NEW POWER
NSWR	NEW SANITARY SEWER
NSTRM	NEW STORM DRAIN
NCCOM	NEW TELECOMMUNICATIONS
NCABL	NEW TV CABLE
NWATR	NEW WATER
IMP	EXISTING IMPROVEMENTS
IMP	NEW IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
CLR	EXISTING DECIDUOUS TREE
CLR	EXISTING EVERGREEN TREE
CLR	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV. (IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)

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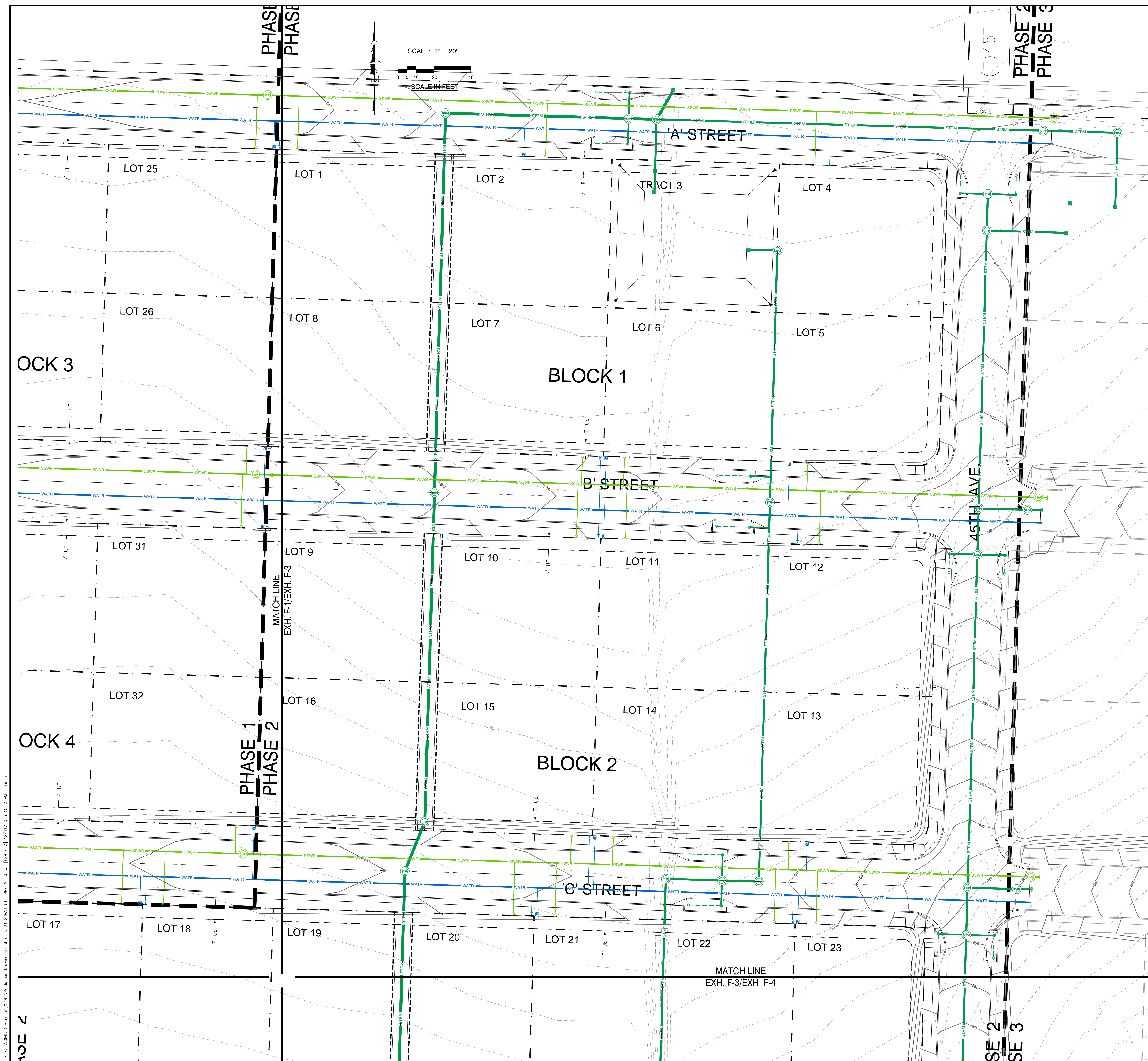
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
PRELIMINARY GRADING AND UTILITIES PLAN
(PHASE 1)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'F-2'

FILE: \\C:\Users\j22442\Production\Drawings\22442\22442\PRELIM\Utilities\PHASE 1\22442-01-01.dwg [Plot F-2] 12/11/2023 10:41 AM - Issue



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EPRGR	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOMM	EXISTING TELECOMMUNICATIONS
ECABLE	EXISTING TV CABLE
EWATR	EXISTING WATER
NGAS	NEW GAS
NIWRD	NEW IRRIGATION
NPOWR	NEW POWER
NSSWR	NEW SANITARY SEWER
NSTRM	NEW STORM DRAIN
NCCOMM	NEW TELECOMMUNICATIONS
NCABLE	NEW TV CABLE
NWATR	NEW WATER
IMP	EXISTING IMPROVEMENTS
IMP	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV. (IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
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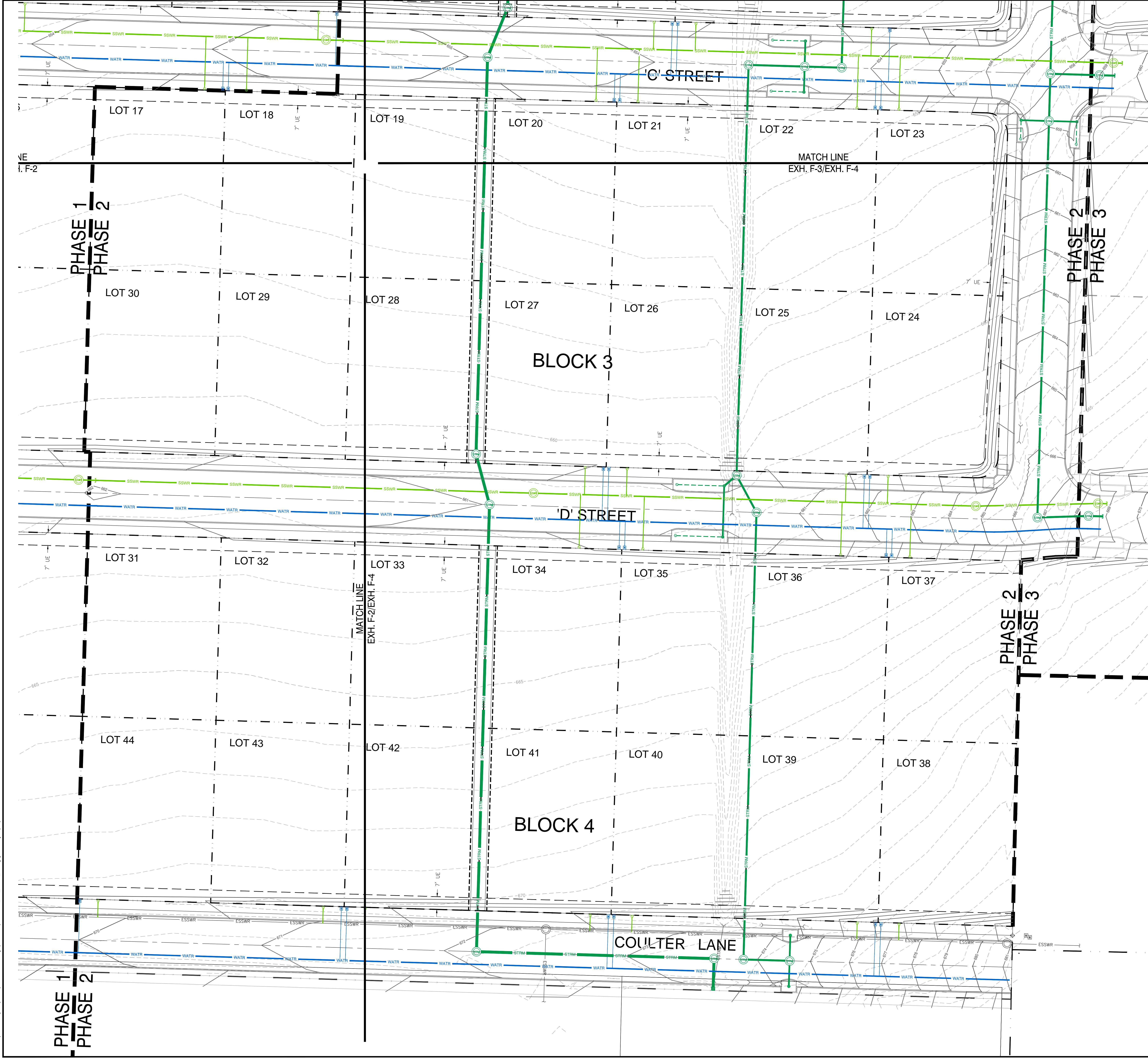
PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: PRELIMINARY GRADING AND UTILITIES PLAN (PHASE 2)

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

EXHIBIT 'F-3'

FILE: \\N:\3D - Project\22442\Production - Drawings\Layouts\22442\22442_PRELIM_Utilities.dwg [DWG] - 12/11/2023 10:43 AM - Issue



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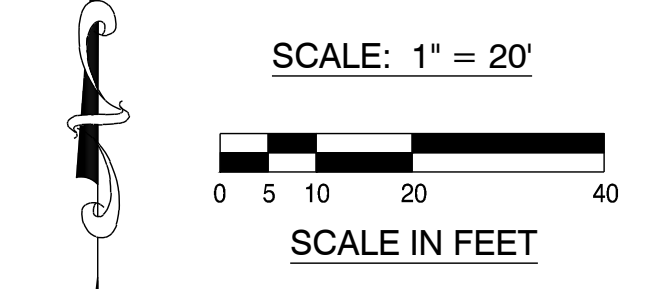
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- (N) NEW
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- EPGRV EXISTING IRRIGATION
- EPPWR EXISTING POWER
- ESSWR EXISTING SANITARY SEWER
- ESTEM EXISTING STEAM AND RETURN
- ESTRM EXISTING STORM DRAIN
- ECCOMM EXISTING TELECOMMUNICATIONS
- ECABL EXISTING TV CABLE
- EWATR EXISTING WATER
- GAS NEW GAS
- IRRD NEW IRRIGATION
- PPWR NEW POWER
- SSWR NEW SANITARY SEWER
- STRM NEW STORM DRAIN
- CCOMM NEW TELECOMMUNICATIONS
- CABL NEW TV CABLE
- WATR NEW WATER
- EXISTING IMPROVEMENTS
- NEW IMPROVEMENTS
- FUTURE IMPROVEMENTS
- EXISTING PROPERTY LINE
- EXISTING IRON PIPE OR ROD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDINGS
- EXISTING BUILDING OVERHANG
- CENTERLINE
- SAWCUT LINE
- APPROXIMATE CLEARING LIMITS
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB
- FENCE
- DITCH FLOW LINE
- SANITARY SEWER MANHOLE
- STEAM AND RETURN MANHOLE
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS MANHOLE
- GAS VALVE
- WATER VALVE, AIR RELEASE VALVE
- WATER METER, GAS METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- IRRIGATION SPRINKLER HEAD
- CATCH BASIN
- CURB INLET
- CLEAN OUT
- RAIN DRAIN
- THRUST BLOCK
- STREET LIGHT, PARKING LOT LIGHT
- LANDSCAPE LIGHT
- UTILITY POLE
- UTILITY VAULT
- ELECTRICAL PEDESTAL
- TRANSFORMER
- CABLE PEDESTAL
- TELECOMMUNICATIONS PEDESTAL
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- DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
- DESIGN FINISH (IE=FLOW LINE)

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<input type="checkbox"/> PERMIT SET		
<input type="checkbox"/> CONST. SET		

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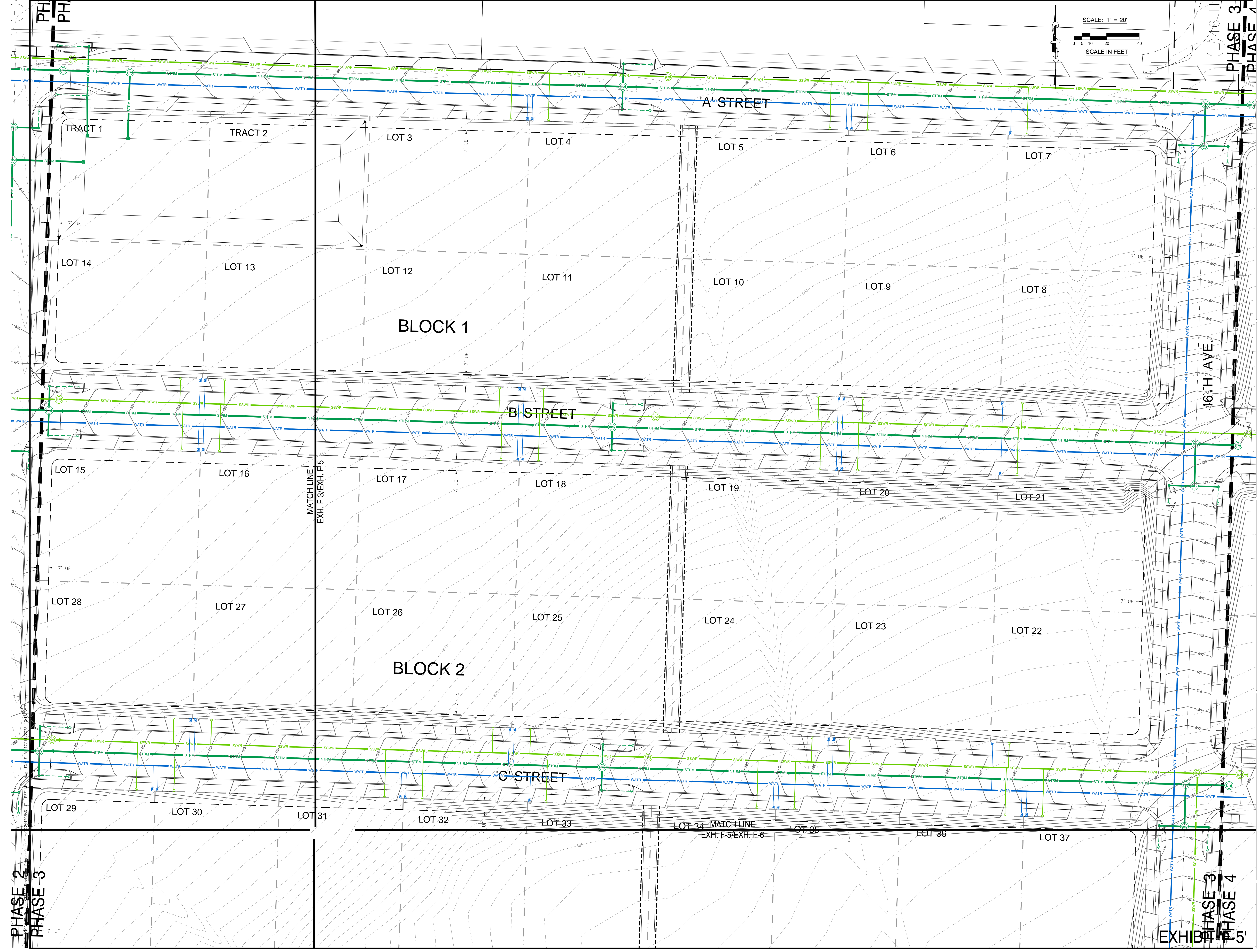


PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
PRELIMINARY GRADING AND UTILITIES PLAN
(PHASE 2)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'F-4'



SCALE: 1" = 20'
 SCALE IN FEET
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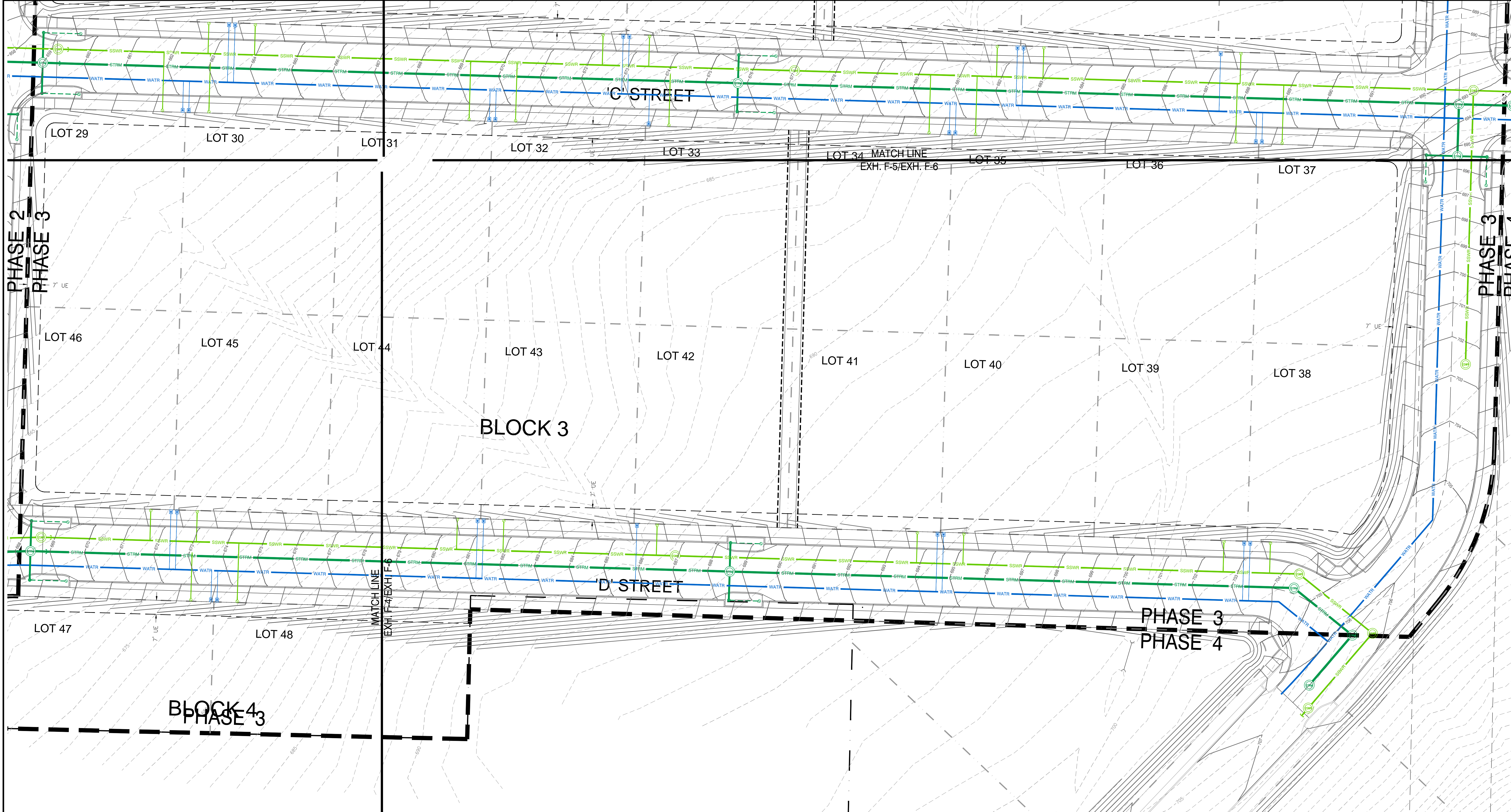
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 (PHASE 3)

JOB NO. 22442
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 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: PRELIMINARY GRADING AND UTILITIES PLAN (PHASE 3)

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

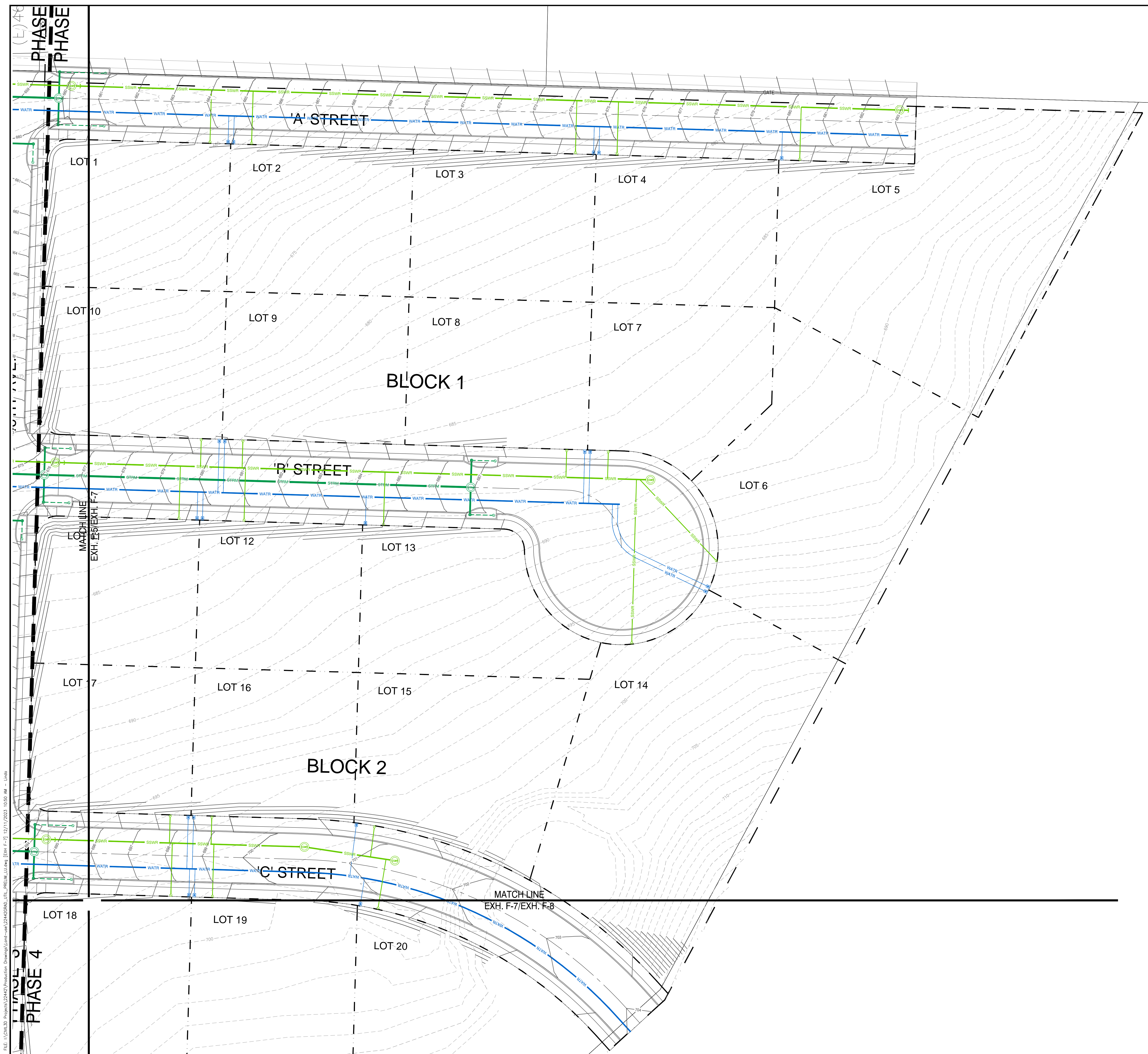
EXHIBIT 'F-6'

LEGEND

(E)	EXISTING
(N)	NEW
-EGAS	EXISTING GAS
-EIRRIG	EXISTING IRRIGATION
-EPOWR	EXISTING POWER
-ESSWR	EXISTING SANITARY SEWER
-ESTEM	EXISTING STEAM AND RETURN
-ESTRM	EXISTING STORM DRAIN
-ECOMM	EXISTING TELECOMMUNICATIONS
-ECABL	EXISTING TV CABLE
-EWATR	EXISTING WATER
-GAS	NEW GAS
-IRRIG	NEW IRRIGATION
-POWR	NEW POWER
-SSWR	NEW SANITARY SEWER
-STRM	NEW STORM DRAIN
-COMM	NEW TELECOMMUNICATIONS
-CABL	NEW TV CABLE
-WATR	NEW WATER
-	EXISTING IMPROVEMENTS
-	NEW IMPROVEMENTS
-	FUTURE IMPROVEMENTS
-	EXISTING PROPERTY LINE
-	EXISTING IRON PIPE OR ROD
-	EXISTING EASEMENT
-	EXISTING RIGHT-OF-WAY
-	EXISTING BUILDINGS
-	EXISTING BUILDING OVERHANG
-	CENTERLINE
-	SAWCUT LINE
-	APPROXIMATE CLEARING LIMITS
-	EXISTING DECIDUOUS TREE
-	EXISTING EVERGREEN TREE
-	EXISTING SHRUB
-	FENCE
-	DITCH FLOW LINE
-	SANITARY SEWER MANHOLE
-	STEAM AND RETURN MANHOLE
-	STORM DRAIN MANHOLE
-	TELECOMMUNICATIONS MANHOLE
-	GAS VALVE
-	WATER VALVE - AIR RELEASE VALVE
-	WATER METER GAS METER
-	FIRE HYDRANT
-	FIRE DEPARTMENT CONNECTION

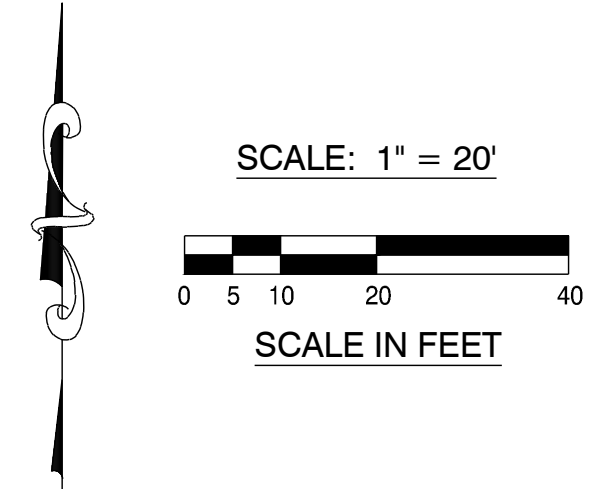
-	HOSE BIB
-	IRRIGATION SPRINKLER HEAD
-	CATCH BASIN
-	CURB INLET
-	CLEAN OUT
-	RAIN DRAIN
-	THRUST BLOCK
-	STREET LIGHT, PARKING LOT LIGHT
-	LANDSCAPE LIGHT
-	UTILITY POLE
-	UTILITY WALL
-	ELECTRICAL PEDESTAL
-	TRANSFORMER
-	CABLE PEDESTAL
-	TELECOMMUNICATIONS PEDESTAL
-	SIGN
-	MAILBOX
-	EXISTING CONTOUR
-	NEW CONTOUR
-	BENCH MARK
-	EXISTING SPOT ELEVATION
-	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
-	EXISTING FINISH ELEV. (IE=FLOW LINE)
-	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
-	DESIGN FINISH (IE=FLOW LINE)

FILE: I:\NON3D\Projects\22442\Production_Drawing\22442\22442\PRELIM_Utilities.dwg [2023/12/08 10:49 AM] - Issue



LEGEND

(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EPRRG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV. (IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)



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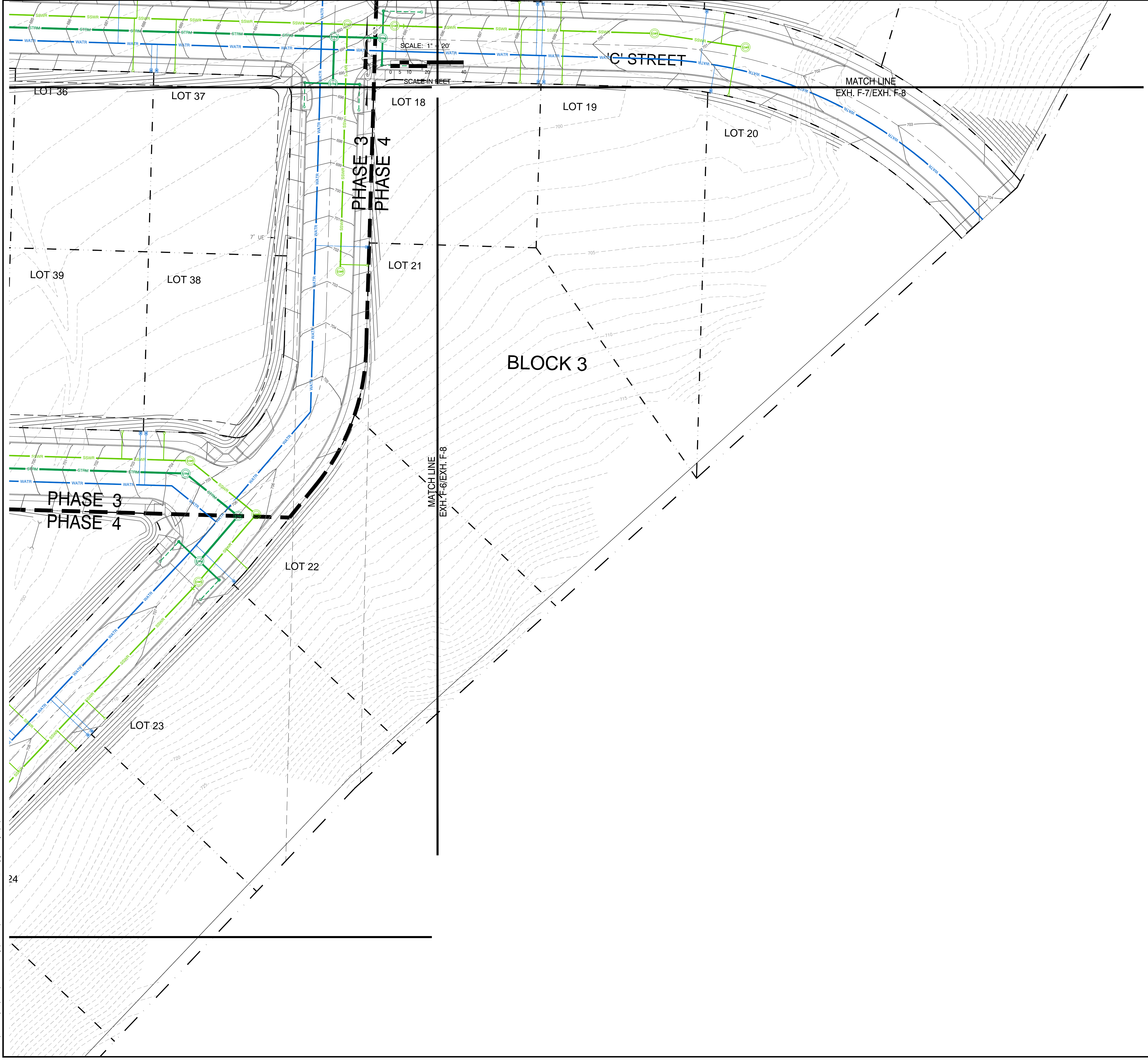
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
PRELIMINARY GRADING AND UTILITIES PLAN
(PHASE 4)

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'F-7'

FILE: I:\CON\3D - Project\22442\Production Drawings\22442\CON\3D_PRELIM\1.dwg [Plot 1] 12/11/2023 10:20 AM - Issue



LEGEND

(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECCOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
---	EXISTING IMPROVEMENTS
---	NEW IMPROVEMENTS
---	FUTURE IMPROVEMENTS
---	EXISTING PROPERTY LINE
---	EXISTING IRON PIPE OR ROD
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING BUILDINGS
---	EXISTING BUILDING OVERHANG
---	CENTERLINE
---	SAWCUT LINE
---	APPROXIMATE CLEARING LIMITS
---	EXISTING DECIDUOUS TREE
---	EXISTING EVERGREEN TREE
---	EXISTING SHRUB
---	FENCE
---	DITCH FLOW LINE
---	SANITARY SEWER MANHOLE
---	STEAM AND RETURN MANHOLE
---	STORM DRAIN MANHOLE
---	TELECOMMUNICATIONS MANHOLE
---	GAS VALVE
---	WATER VALVE, AIR RELEASE VALVE
---	WATER METER, GAS METER
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	HOSE BIB
---	IRRIGATION SPRINKLER HEAD
---	CATCH BASIN
---	CURB INLET
---	CLEAN OUT
---	RAIN DRAIN
---	THRUST BLOCK
---	STREET LIGHT, PARKING LOT LIGHT
---	LANDSCAPE LIGHT
---	UTILITY POLE
---	UTILITY VAULT
---	ELECTRICAL PEDESTAL
---	TRANSFORMER
---	CABLE PEDESTAL
---	TELECOMMUNICATIONS PEDESTAL
---	SIGN
---	MAILBOX
---	EXISTING CONTOUR
---	NEW CONTOUR
---	BENCH MARK
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	EXISTING FINISH ELEV. (IE=FLOW LINE)
---	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
---	DESIGN FINISH (IE=FLOW LINE)

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NO. REVISION:	
DATE:	12/05/23
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 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
 PRELIMINARY GRADING AND UTILITIES PLAN
 (PHASE 4)

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

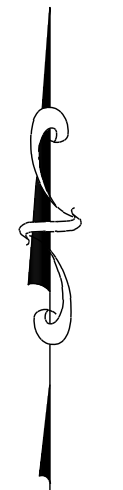
EXHIBIT 'F-8'

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FILE: \CON\3D - Projects\22442 - Production - Drawings\22442-01-22442-01-01.dwg [DWG] 12/11/2023 10:08 AM - Lines



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SCALE IN FEET



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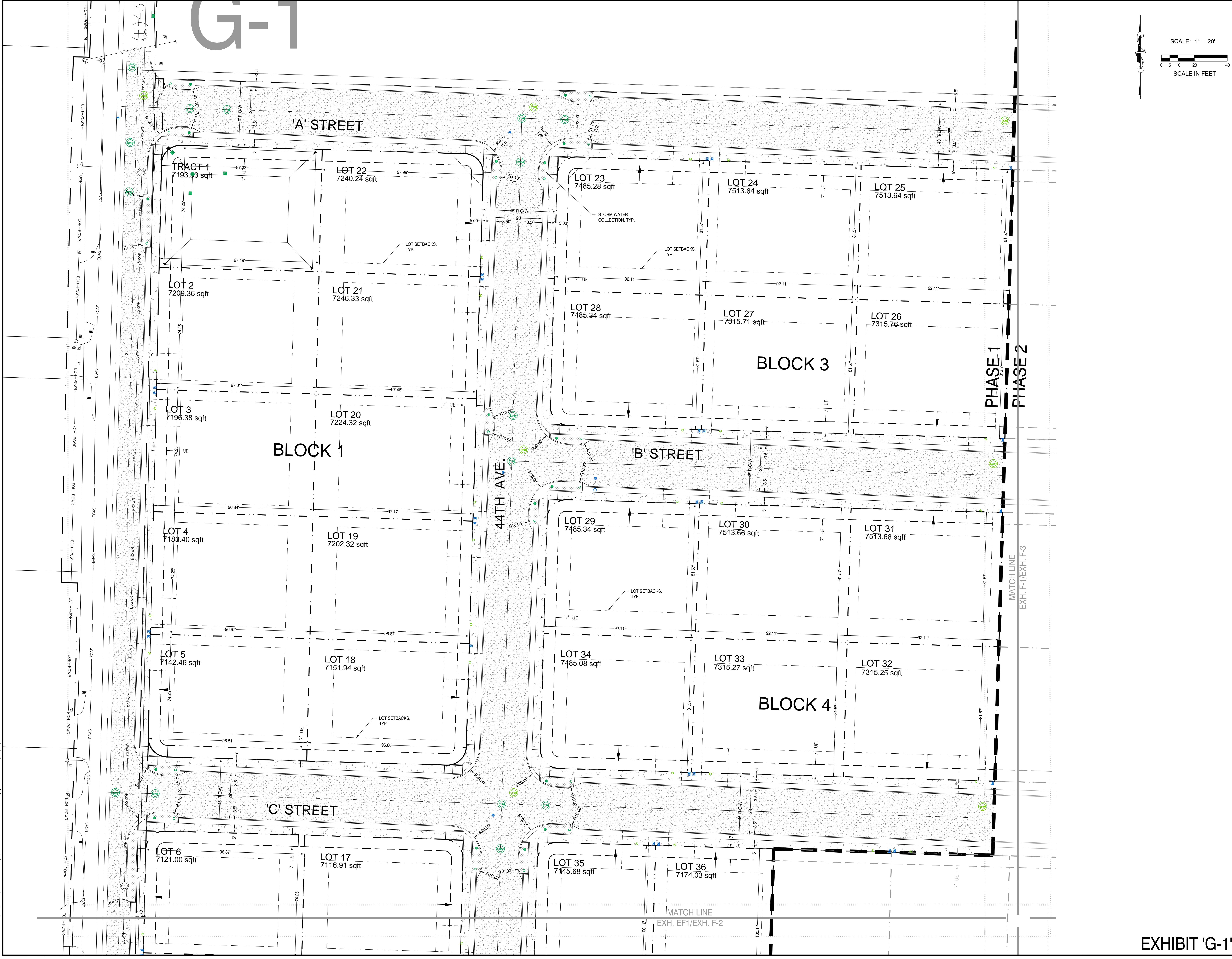
SHEET TITLE:
CONCEPTUAL SITE PLAN SHEET MASTER
AND
PHASE 1, PHASE 2, PHASE 3 AND PHASE 4

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'G'

G-1

SCALE: 1" = 20'
SCALE IN FEET



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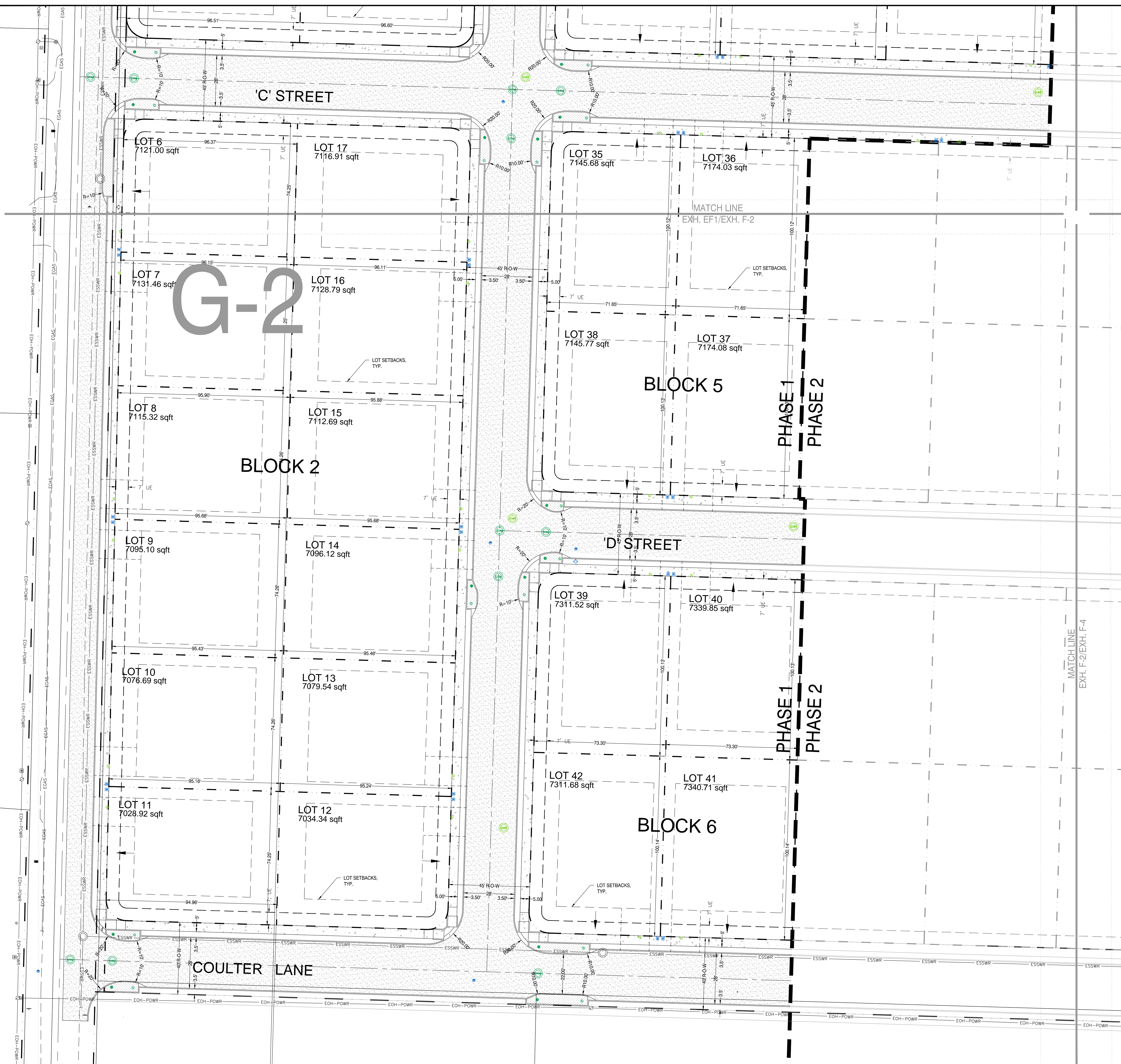
SHEET TITLE: CONCEPTUAL SITE PLAN PHASE 1

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

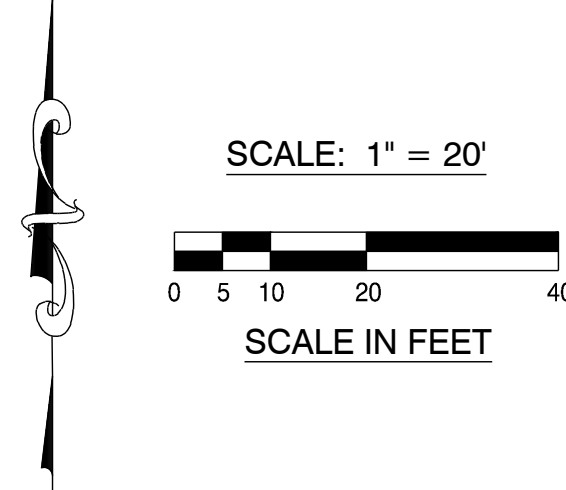
EXHIBIT 'G-1'

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FILE: \\N:\3D - Projects\22442\Production Drawings\22442\22442-01-PHASE 1\22442-01-PHASE 1.dwg [DWG: 12/11/2023, 10:07 AM] - Issue



G-2



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SHEET TITLE:
**CONCEPTUAL SITE PLAN
 PHASE 1**

JOB NO. 22442
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 DRAWING:

EXHIBIT 'G-2'

SCALE: 1" = 20'
 0 5 10 20 40
 SCALE IN FEET

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SHEET TITLE:
 CONCEPTUAL SITE PLAN
 PHASE 2

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

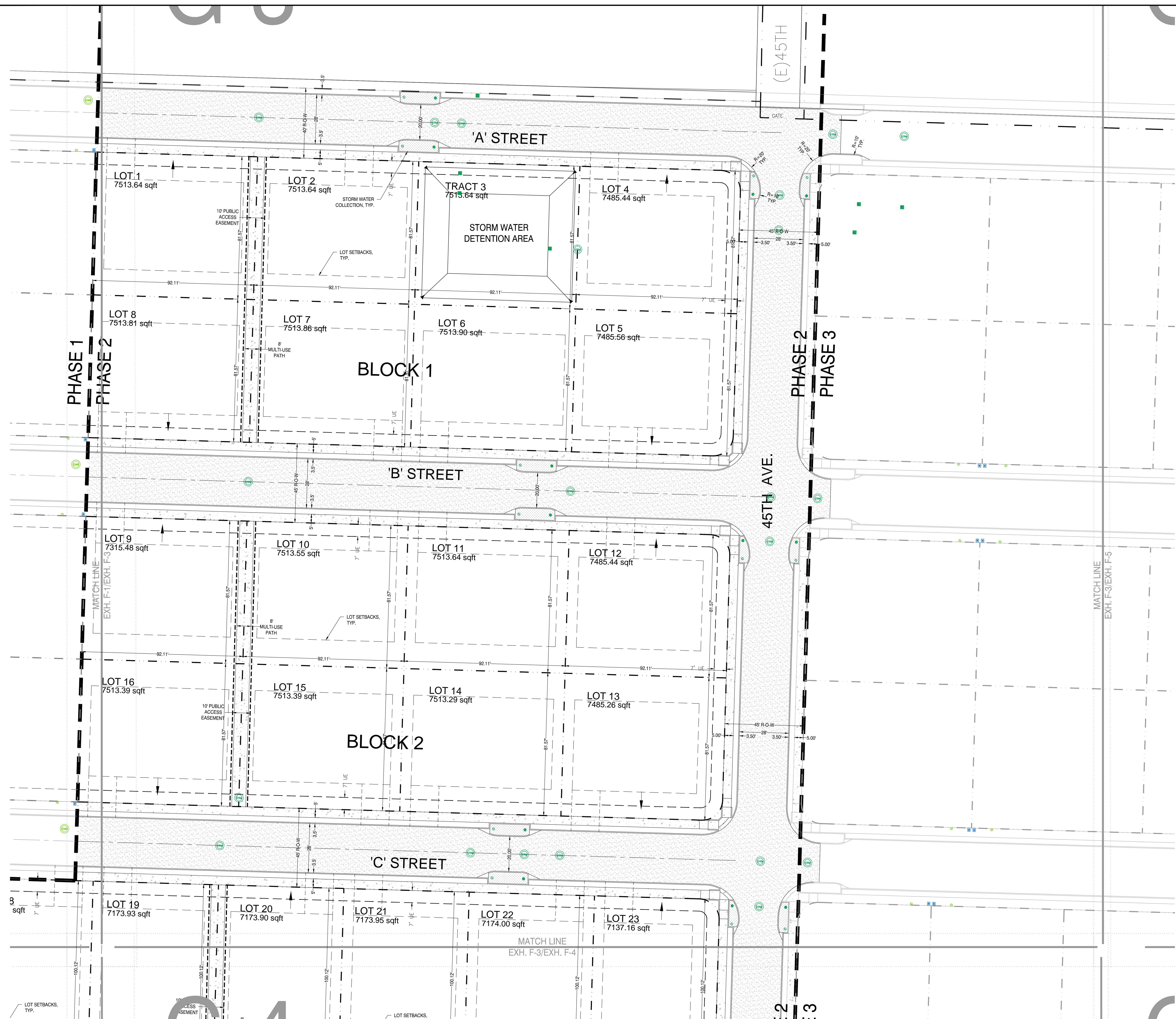


EXHIBIT 'G-3'

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SCALE: 1" = 20'
SCALE IN FEET

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CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
CONCEPTUAL SITE PLAN
PHASE 2

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'G-4'

FILE: \\N:\3D - Projects\22442\Production Drawings\22442-02-C-PHASE 2\12/11/2023 10:18 AM - Issues



SCALE: 1" = 20'
SCALE IN FEET

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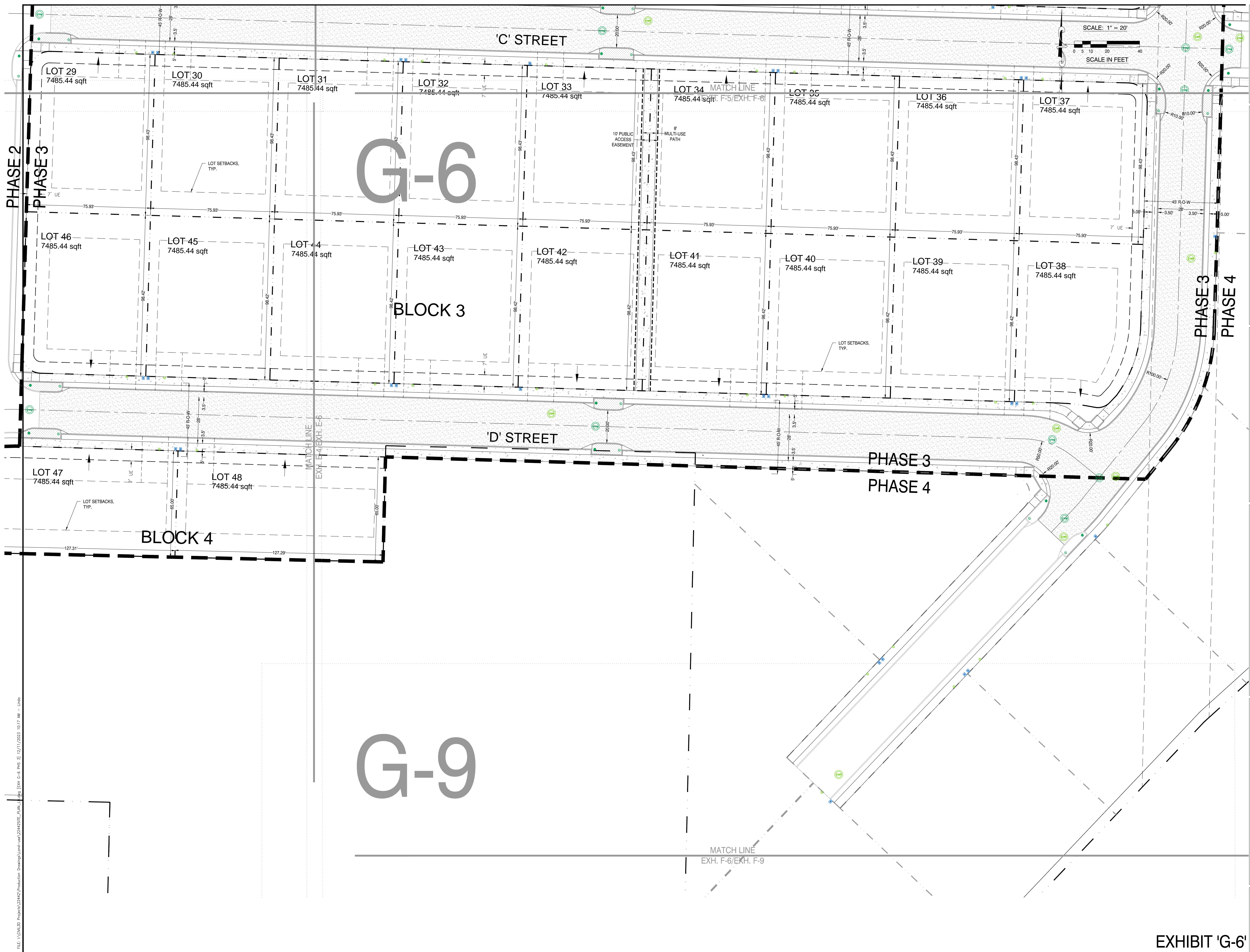
PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
 CONCEPTUAL SITE PLAN
 PHASE 3

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

G-6

EXHIBIT 'G-5'



G-6

G-9

BLOCK 3

BLOCK 4

'C' STREET

'D' STREET

SCALE: 1" = 20'
SCALE IN FEET

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PROJECT LOCATION: SWEET HOME, OR
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SHEET TITLE:
CONCEPTUAL SITE PLAN
PHASE 3

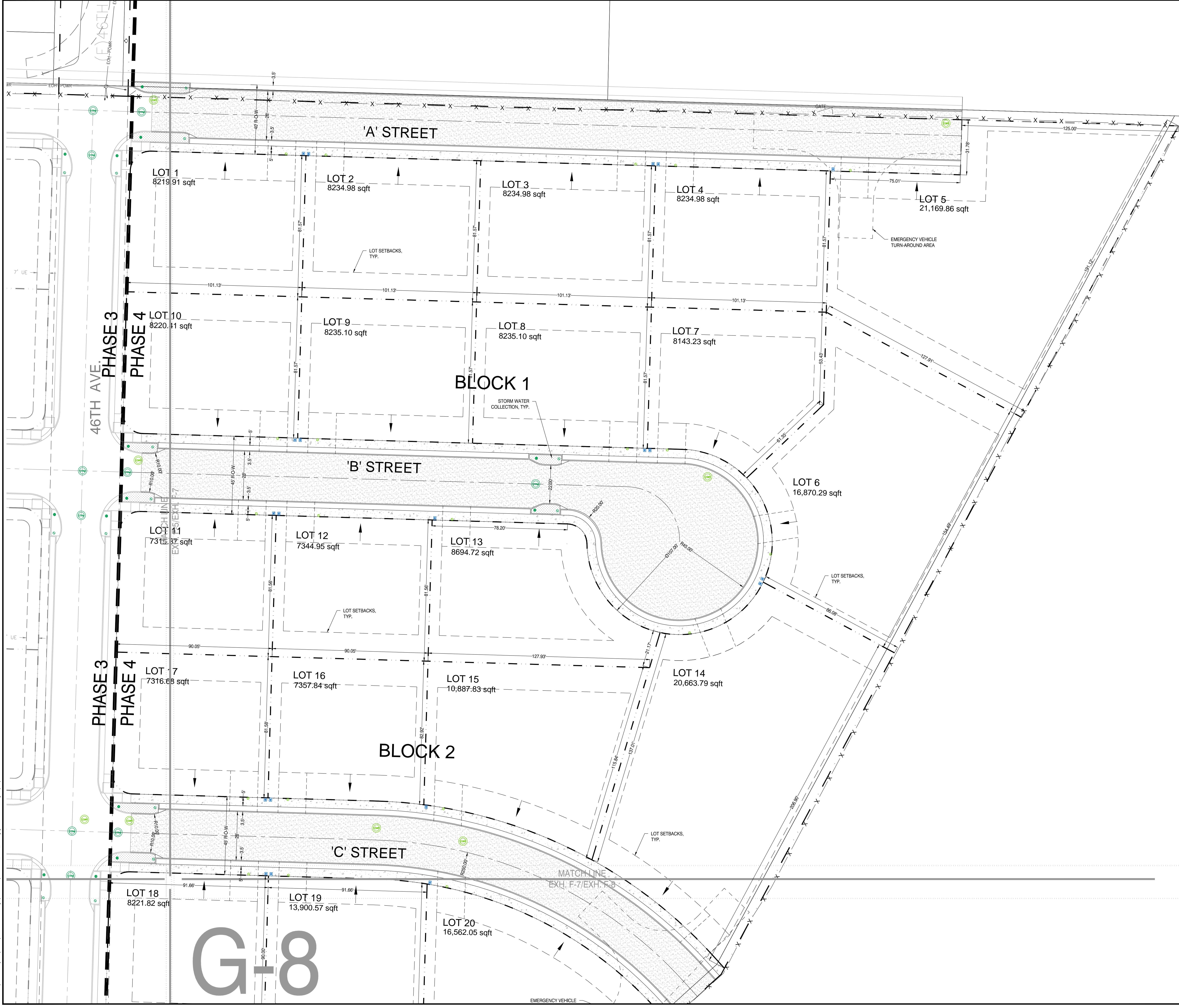
JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'G-6'

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 SCALE IN FEET

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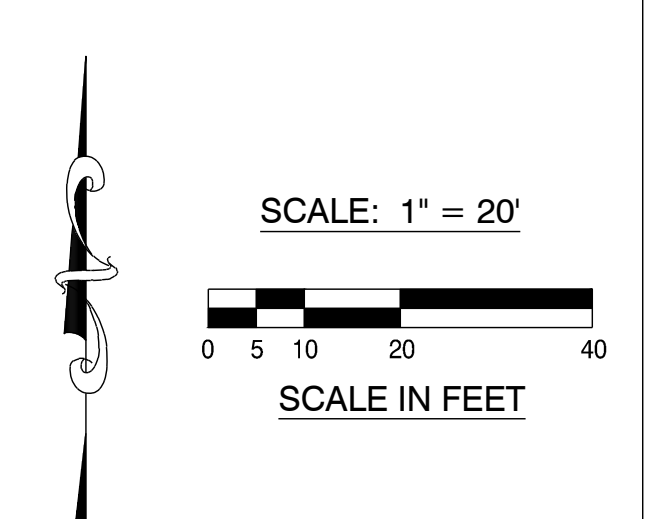
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PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: CONCEPTUAL SITE PLAN
 PHASE 4

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

FILE: \\NOR3D\Projects\22442\Production Drawings\22442\22442-01-PHASE 3.dwg [2016-12-17 12:02:31 PM] - User



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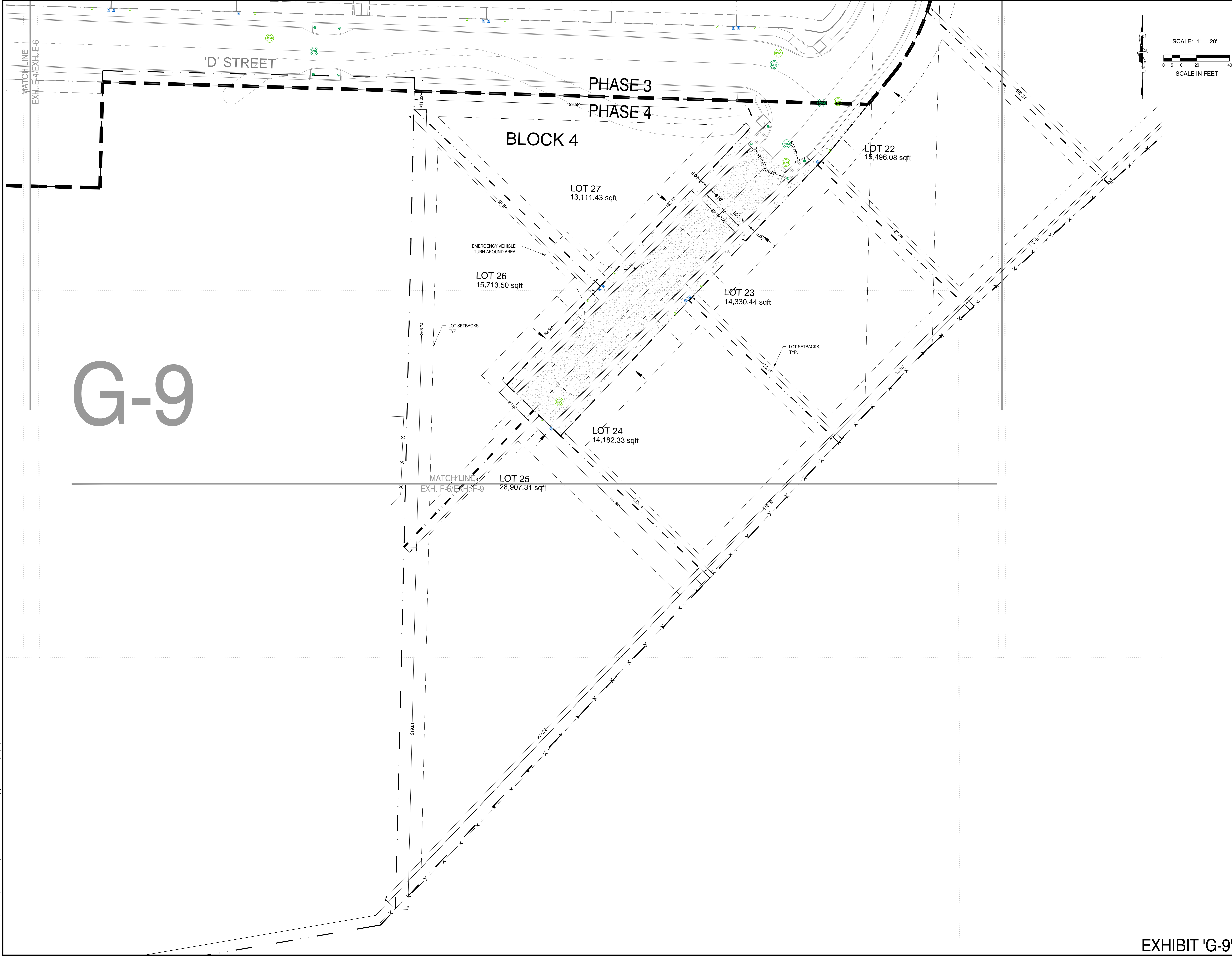
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
TENTATIVE SUBDIVISION PLAT
PHASE 3

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'G-8'

G-9



SCALE: 1" = 20'
SCALE IN FEET

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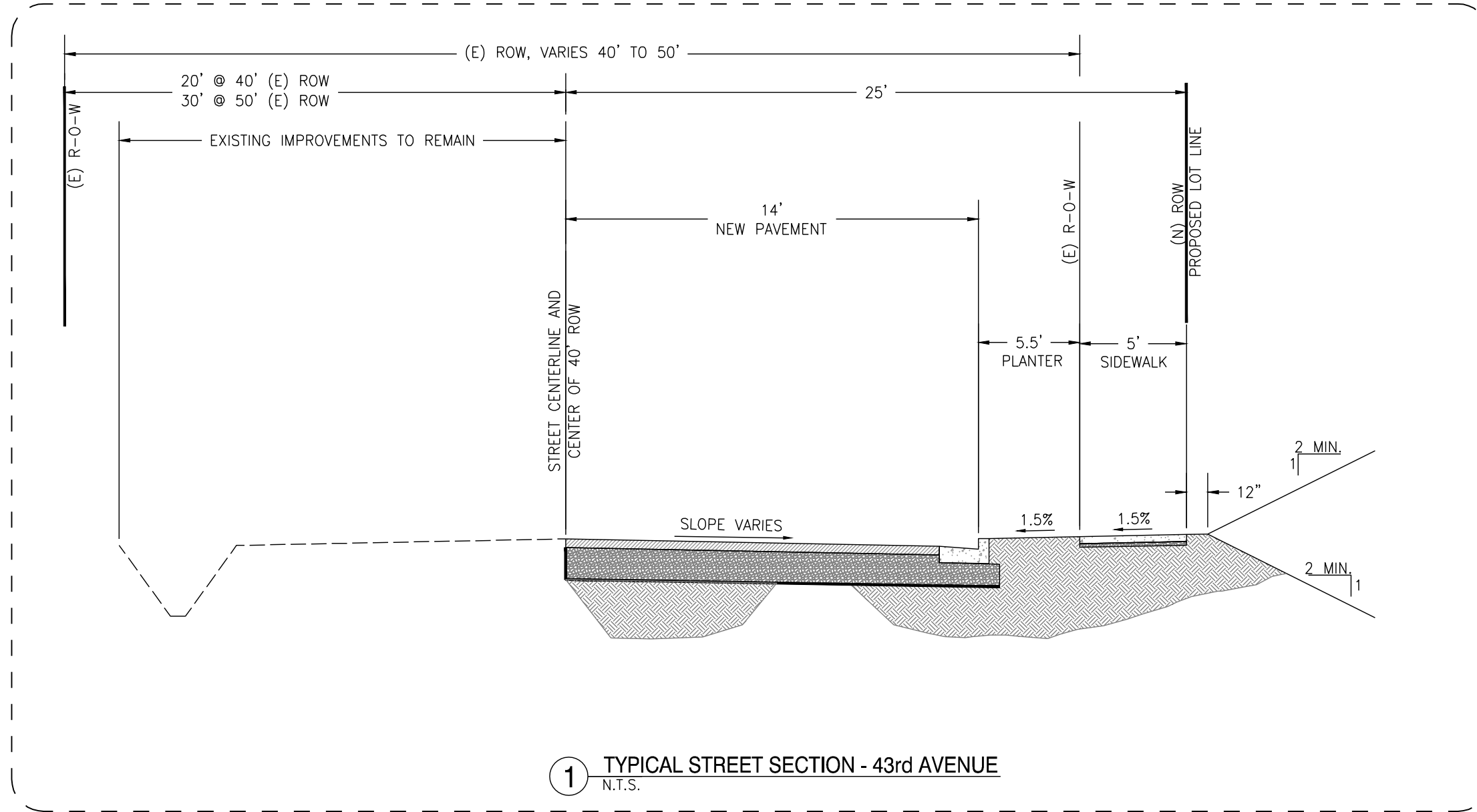
PROJECT: COULTER SUBDIVISION
PROJECT LOCATION: SWEET HOME, OR
CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE:
CONCEPTUAL SITE PLAN
PHASE 4

JOB NO. 22442
DRAWN BY: DEVCO
DRAWING:

EXHIBIT 'G-9'

FILE: \\NOR3D\Projects\22442\Production Drawings\user-sah\22442\2312_Plan_Land.dwg [2023-12-08 10:21 AM - User]



1 TYPICAL STREET SECTION - 43rd AVENUE
N.T.S.

FOR LAND
USE
PURPOSES
ONLY

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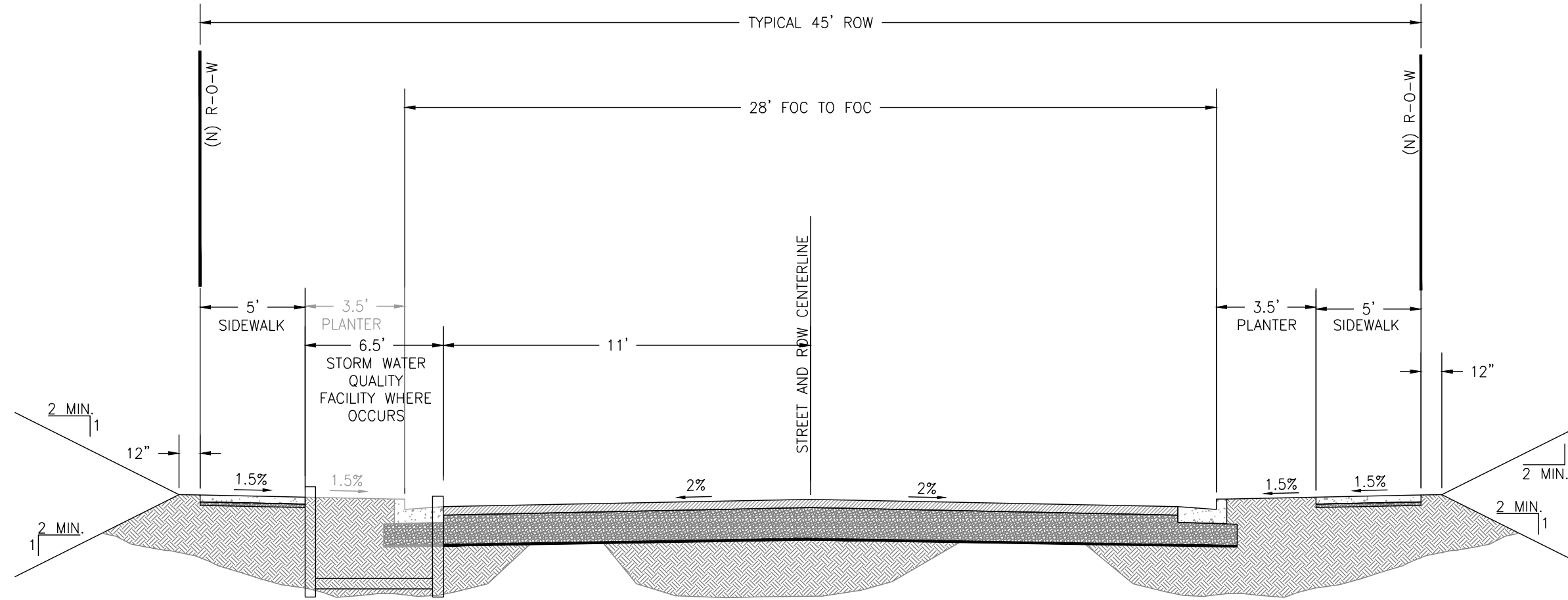
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JOB NO. 22442
DRAWN BY: DEVCO
SHEET TITLE:
TYPICAL STREET
SECTION-43rd Ave.
DRAWING:

EXHIBIT 'H'

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1 TYPICAL LOCAL STREET SECTION - 28' PAVEMENT
(PROPOSED DEVELOPMENT ON BOTH SIDES OF STREET)
N.T.S.

DRAWING STATUS:	DATE:
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PROJECT LOCATION:
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JOB NO. 22442

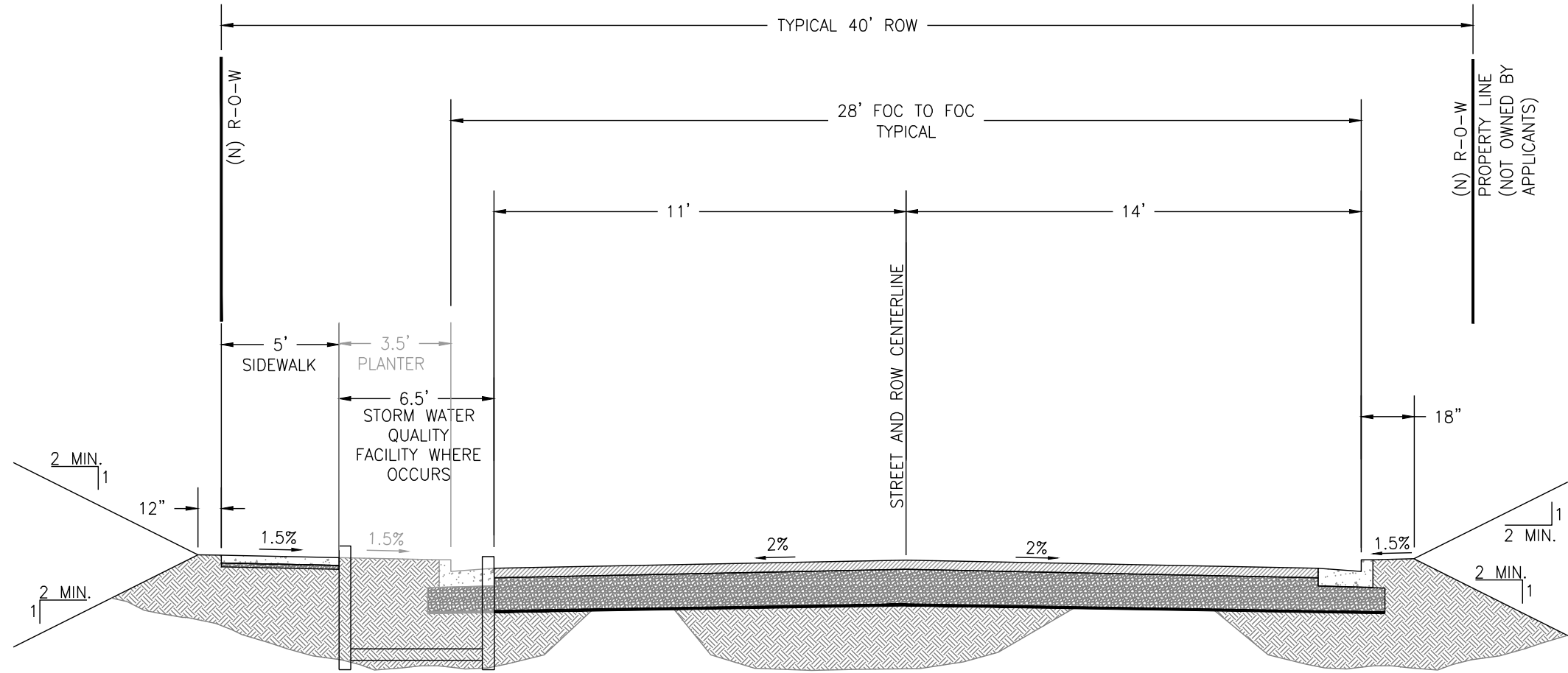
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SHEET TITLE:
TYPICAL LOCAL
STREET SECTION

DRAWING:

EXHIBIT 'H-1'

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1 TYPICAL LOCAL STREET SECTION - 28' PAVEMENT
(PROPOSED DEVELOPMENT ON ONE SIDE OF STREET)
N.T.S.

DRAWING STATUS:	DATE:
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engineering inc. (541) 757-8891
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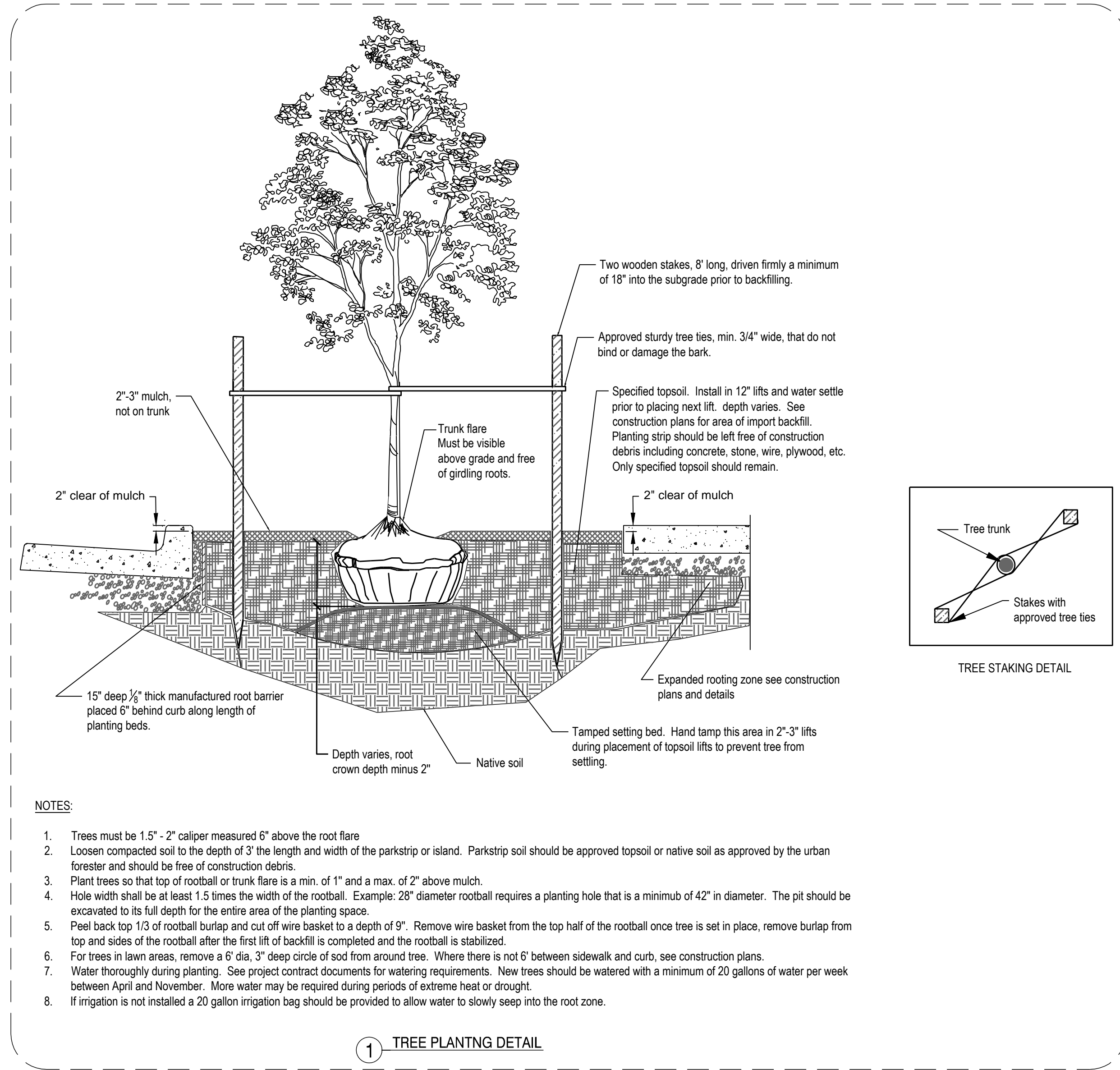
JOB NO.	22442
DRAWN BY:	DEVCO
SHEET TITLE:	TYPICAL LOCAL STREET SECTION
DRAWING:	

EXHIBIT 'H-2'

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LEGEND SYMBOL	NAME
	SMALL CANOPY, DECIDUOUS STREET TREE (APPROXIMATELY 25' DIAMETER)

DRAWING HATCHING LEGEND	NAME
	NEW SIDEWALK AREA
	NEW PAVED AREA



NOTES:

- Trees must be 1.5" - 2" caliper measured 6" above the root flare
- Loosen compacted soil to the depth of 3' the length and width of the parkstrip or island. Parkstrip soil should be approved topsoil or native soil as approved by the urban forester and should be free of construction debris.
- Plant trees so that top of rootball or trunk flare is a min. of 1" and a max. of 2" above mulch.
- Hole width shall be at least 1.5 times the width of the rootball. Example: 28" diameter rootball requires a planting hole that is a minimum of 42" in diameter. The pit should be excavated to its full depth for the entire area of the planting space.
- Peel back top 1/3 of rootball burlap and cut off wire basket to a depth of 9". Remove wire basket from the top half of the rootball once tree is set in place, remove burlap from top and sides of the rootball after the first lift of backfill is completed and the rootball is stabilized.
- For trees in lawn areas, remove a 6" dia. 3" deep circle of soil from around tree. Where there is not 6" between sidewalk and curb, see construction plans.
- Water thoroughly during planting. See project contract documents for watering requirements. New trees should be watered with a minimum of 20 gallons of water per week between April and November. More water may be required during periods of extreme heat or drought.
- If irrigation is not installed a 20 gallon irrigation bag should be provided to allow water to slowly seep into the root zone.

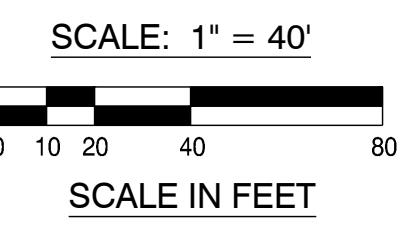
1 TREE PLANTING DETAIL

GENERAL LANDSCAPING CONSTRUCTION NOTES:

- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY FOR TOPSOIL PREPARATION, PLACEMENT, SPREADING, PLANTER BACKFILL, APPLICATION OF SOIL AMENDMENTS (AS REQUIRED) AND FERTILIZERS, FINISH GRADING, AND INSTALLATION OF TREES AND APPLICATION OF BARK MULCH. CONTRACTOR SHALL PROTECT, MAINTAIN, GUARANTEE AND/OR REPLACE ANY PLANTS AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED.
- PROVIDE PLANT MATERIALS IN ACCORDANCE WITH SPECIES, SIZES, AND QUANTITIES INDICATED ON DRAWING(S). SUBMIT REQUEST FOR ANY PLANT MATERIAL SUBSTITUTIONS BASED ON PLANT SURVIVABILITY AND/OR AVAILABILITY TO ENGINEER.
- LANDSCAPE CONTRACTOR SHALL LOCATE, VERIFY AND PROTECT ALL EXISTING UTILITIES AND FEATURES ON AND ADJACENT TO THE PROJECT SITE PRIOR TO AND DURING WORK TASKS. LANDSCAPE CONTRACTOR SHALL REPAIR, AT THEIR OWN EXPENSE, ALL DAMAGE RESULTING FROM THEIR OPERATIONS OR NEGLIGENCE. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PROTECT THE PUBLIC AT ALL TIMES DURING THE INSTALLATION PROCESS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS AND RELATED WORKMANSHIP ON INSTALLATION, BEGINNING AFTER THE DATE OF WRITTEN APPROVAL AND ACCEPTANCE OF WORK FOR ONE FULL CALENDAR YEAR, OR ONE FULL GROWING SEASON, WHICHEVER IS LONGER.
- ALL PLANTS AND PLANTING MATERIALS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE AND COUNTY LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND CONTROL.
- QUALITY DEFINITIONS AND CALIPER-TO-HEIGHT RATIOS SHALL BE NO LESS THAN THE MINIMUMS SPECIFIED IN THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. PROVIDE HEALTHY STOCK, IN PRIME CONDITION EXHIBITING NORMAL BALANCED GROWTH PATTERNS, WELL BRANCHED AND ROOTED, FULL FOLIAGE WHEN IN LEAF, FREE OF DISEASE, INJURY, HARMFUL INSECTS, EGGS, LARVAE, WEEDS, AND WEED ROOTS. PLANTS SHALL BE NURSERY GROWN. DO NOT USE COLD STORAGE PLANTS.
- TOPSOIL SHALL BE THAT WHICH WAS FOUND ON SITE IN A NATURAL STATE, FOUND AT A DEPTH OF LESS THAN 30". TOPSOIL SHALL BE FREE OF STICKS, SUBSOIL, CLAY LUMPS LARGER THAN 2" DIA., DEBRIS, ROCKS LARGER THAN 1" DIA., TURF, WEEDS, ROOTS, CONTAMINATES, OR OTHER OBJECTIONABLE MATERIAL. IF EXISTING SOILS ARE OF INSUFFICIENT QUALITY OR QUANTITY, PROVIDE REQUEST FOR ADDITIONAL TOPSOIL TO ENGINEER AND IMPORT TOPSOIL AS APPROVED BY THE ENGINEER.
- AMEND PLANTING MIX TO CONSIST OF 50% SANDY LOAM, 25% COMPOSTED MANURE, AND 25% FINE GROUND FIR BARK.
- BED AREAS SHALL HAVE A MIN. OF SIX INCHES OF TOPSOIL OVER PLANTING AREAS. ROTOTILL SUFFICIENTLY TO INCORPORATE TOPSOIL INTO SUBGRADE.
- APPLY OSMOCOTE SLOW RELEASE FERTILIZER (OR APPROVED EQUAL) TO ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS AT TIME OF PLANT INSTALLATION.
- INSTALL PLANTS PER LANDSCAPE PLANS AND DETAILS. INSTALL TREES PER DETAIL 1.
- MULCH PLANTING BEDS AND AREAS WITH A FIR, OR HEMLOCK, MULCH FREE OF NOXIOUS WEEDS, PESTS AND MATERIALS HARMFUL TO PLANT LIFE, AND SHALL BE AS PER STATE AND LOCAL INDUSTRY STANDARD FOR COMMERCIAL/RESIDENTIAL ORNAMENTAL LANDSCAPE BEDS, FOR WEED AND MOISTURE CONTROL. PROVIDE SURFACE MULCH AT A MINIMUM OF 3" DEPTH.
- REMOVE ALL EXCESS WASTE MATERIAL DAILY. SWEEP AND WASH "SPOTLESSLY" CLEAN ALL BUILDINGS, WALLS, WALKS, PAVEMENTS AND LIGHTING.

GENERAL NOTES:

- FINAL STREET TREE LOCATION AND QUANTITY WILL BE DETERMINED BASED UPON ACTUAL UTILITY SERVICE AND DRIVEWAY LOCATIONS.



FOR LAND USE PURPOSES ONLY

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 ENGINEERING, INC.
 245 NE CONVERSE BLDG. BOX 1201
 CORVALLIS, OR 97339
 WWW.DEVCOENGINEERING.COM
 (503) 757-8801

PROJECT: COULTER SUBDIVISION
 PROJECT LOCATION: SWEET HOME, OR
 CLIENT: CORDLE CONSTRUCTION LLC

SHEET TITLE: CONCEPTUAL STREETSCAPE PLAN PHASE 1

JOB NO. 22442
 DRAWN BY: DEVCO
 DRAWING:

EXHIBIT 'I'

Appendix

Subdivision Name Request

LINN COUNTY
SURVEYOR'S OFFICE

SUBDIVISION PLAT NAMING

I request that the Linn County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	COULTER
MAP AND TAX LOT NUMBER:	13501E33D 2800 & 3502
CITY JURISDICTION (Which City?) OR COUNTY JURISDICTION:	SWEET HOME
SURVEYOR'S NAME:	BRIAN SAILOR COLE SURVEYING
OWNER'S NAME:	MELINDA CORDLE, MEMBER CORDLE CONSTRUCTION LLC

I understand that if the name is not used within one year, it will be automatically canceled.

Name of person reserving name: MELINDA CORDLE
 Address: 38747 SCRAPER HILL RD NE ALBANY, OR 97322
 Telephone number: 541 409 4290 Fax number: _____

Signature:  Date: 12-11-23

 Name approved _____ Date _____
 Linn County Surveyor's Office

92.090 Approval of subdivision plat names; requisites for approval of tentative subdivision or partition plan or plat. (1) Subdivision plat names shall be subject to the approval of the county surveyor or, in the case where there is no county surveyor, the county assessor. No tentative subdivision plan or subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name. All subdivision plats must continue the lot numbers and, if used, the block numbers of the subdivision plat of the same name last filed. On or after January 1, 1992, any subdivision submitted for final approval shall not use block numbers or letters unless such subdivision is a continued phase of a previously recorded subdivision, bearing the same name, that has previously used block numbers or letters.

P.O. Box 100 Albany, OR 97321 Phone (541) 967-3857 Fax: (541) 967-3801

Wetland Delineation Report
(excluding appendix)

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with applicable review fee, are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ Under 50MB - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ 50MB or larger - A single unlocked PDF can be uploaded to DSL's Box.com website. After upload notify DSL by email at: wetland.delineation@dsl.oregon.gov.
- ❖ OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information	
<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Mindy Cordle, Cordle Construction, LLC 38747 Scraffel Hill Road Albany OR 97322	Business phone # (541) 409-4290 Mobile phone # (optional) E-mail: Mindyrcordle@gmail.com
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Lyle Hutchens, MCH Project Strategies, LLC PO Box 1211 Corvallis, OR 97339	Business phone # (541) 740-3679 Mobile phone # (optional) E-mail: lyle@mchps.net
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Lyle Hutchens</u> Signature:	
Date: <u>02/20/2023</u> Special instructions regarding site access: <u>Call prior</u>	
Project and Site Information	
Project Name: 4425 Coulter	Latitude: 44.39406 Longitude: -122.686785 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Residential	Tax Map # 13S01E33D. Tax Lot(s) 2800, 3500 Tax Map # _____ Tax Lot(s) _____
Project Street Address (or other descriptive location): 4425 Coulter Lane	Township 13 S Range 1 E Section 13 QQ Use separate sheet for additional tax and location information
City: Sweet Home County: Linn	Waterway: _____ River Mile: _____
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Joe Bettis, Turnstone Environmental, Inc. PO Box 816 Philomath, OR 97370	Phone # (503) 283-5338 Mobile phone # (if applicable) E-mail: joe@turnstoneenvironmental.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: _____	Date: <u>02/20/2023</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 46.20 Total Wetland Acreage: 10.5100	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ _____
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code <u>SSR-2, SSR-3, SSR</u>
For Office Use Only	
DSL Reviewer: _____	Fee Paid Date: ____ / ____ / ____
Date Delineation Received: ____ / ____ / ____	DSL WD # _____
	DSL App.# _____



Prepared for:
Lyle E. Hutchens
MCH Project Strategies, LLC
245 NE Conifer Blvd.
Corvallis, OR 97330

Prepared by:
Turnstone Environmental
PO Box 816
Philomath, OR 97370

February 23, 2023



Wetland Delineation Report

for
**4425 Coulter
Lane**
Linn County, Oregon

PREFACE

Turnstone Environmental Consultants, Inc. (Turnstone) prepared this wetland delineation report for an approximately 46.20-acre Study Area located in Sweet Home, Linn County, Oregon. The findings of this report are based upon information gathered during the field investigation and upon state and federal laws regulating wetland areas. Turnstone staff utilized the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) along with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)* (USACE 2010) to conduct wetland delineations.

The wetland boundaries and classifications described in this document represent the best professional judgment of Turnstone staff. The decisions were based on the environmental circumstances and site conditions at the time of the field visit. Final verification of this wetland delineation is to be made by the appropriate federal, state, and local jurisdictions. Prior to final design or any construction activity on the site is to take place, all appropriate regulatory agencies should be contacted to verify the findings of this report and to obtain appropriate approvals and permits.

ACRONYMS

CFR	Code of Federal Regulations
DSL	Department of State Lands
ESH	Essential Salmonid Habitat
GIS	Geographic Information Systems
GPS	Global Positioning System
HGM	Hydrogeomorphic
LiDAR	Light Detection and Ranging
LWI	Local Wetland Inventory
NWI	National Wetland Inventory
NOAA	National Oceanic and Atmospheric Administration
NRCS	Natural Resources Conservation Service
OAR	Oregon Administrative Rules
OHWM	Ordinary High-Water Mark
PAB	Palustrine Aquatic Bed
PEM	Palustrine Emergent
RTK	Real Time Kinematic
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey

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Appendix C: Wetland Delineation Data Forms and Ground-level Photographs

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A. LANDSCAPE SETTING AND LAND USE

The Study Area totals approximately 46.20-acres (2,012,446 sq. ft.), located on a pair of private tax lots in Sweet Home, Linn County, Oregon (Appendix A, Figures 1-6). The Study Area encompasses the entirety of tax lots 2800 and 3500¹ on tax map 13S01E33D. The Study Area is located in Section 33 in Township 13 South, Range 1 East. The centroid coordinates for the Study Area are 44.39406, -122.686785². Land use in the Study Area vicinity is devoted to residences, pasture lands and private forest lands. This wetland delineation report has been prepared to provide an account of areas potentially subject to regulations related to protection of wetlands and other waters.

The eastern portion of the Study Area is positioned on a hummocky slope, while the western portion is located on a generally level, slightly sloping terrace. The Study Area is grazed by cattle and vegetation is dominated by expanses of pasture grasses. Upland pasture areas tend to be dominated by tall oatgrass (*Arrhenatherum elatius*), tall fescue (*Schedonorus arundinaceus*), sweet vernalgrass (*Anthoxanthum odoratum*), bentgrass (*Agrostis capillaris*), and handful of weedy forbs including hairy cat's ear (*Hypochaeris radicata*), oxeye daisy (*Leucanthemum vulgare*) and tansy ragwort (*Senecio jacobaea*). Wetland pasture include a similar composition with increasing amounts of meadow foxtail (*Alopecurus pratensis*) and soft rush (*Juncus effusus*). A stand of Oregon white oak (*Quercus garryana*) along with common fruit and nut trees surround a home and farm buildings in southwest corner of tax lot 3500. Fence lines and ditches host a shrubby mix of roses (*Rosa nutkana*, *R. pisocarpa*, *R. eglanteria*), blackberry (*Rubus armeniacus*, *R. laciniatus*) and English hawthorn (*Crataegus monogyna*).

Image 1-Looking northwest from the southwest corner of tax lot 3500.



¹ A proposed subdivision would create a new lot 13S01E33D 3502, that would exclude the homesite and farm buildings onto lot 13S01E33D 3500.

² NAD 1983, Oregon State Plane North (FIPS 3601)

B. SITE ALTERATIONS

No recent alterations were observed that would likely impact the character or extent of Study Area wetlands or other waters. Historic modifications include the excavation of ponds, trenching of ditches and construction of roads, all created in support of historic residential and agricultural uses of the property.

C. PRECIPITATION DATA

Study Area investigation was conducted November 29-30, 2022. Precipitation data is derived from the weather station at Foster Dam (NOAA 2022, GHCND: USC00353047). The station is located approximately 1.5 miles northeast of the Study Area.

Table 1-Two-week precipitation data for period preceding field investigation (October site visit)

17-Nov	18-Nov	19-Nov	20-Nov	21-Nov	22-Nov	23-Nov
0.01	0.00	0.00	0.00	0.00	0.00	0.24
24-Nov	25-Nov	26-Nov	27-Nov	28-Nov	29-Nov†	30-Nov†
0.02	0.00	0.23	0.00	0.37	0.21	0.07
†Dates of field investigation			Two Week Total (in.)		1.15	

Source: National Climate Data Center, NOAA

Table 2-Percent of normal rainfall for the 2022 water year (10/1/2021-9/30/2022)

Month	Actual	Average	Percent of Normal
	(in)	(in)	
October (2021)	4.84	4.64	104%
November	7.05	7.64	92%
December	9.67	8.4	115%
January (2022)	6.24	7.15	87%
February	1.86	5.56	33%
March	4.57	6.26	73%
April	5.55	5.37	103%
May	8.53	3.8	224%
June	6.3	2.46	256%
July	0.15	0.54	28%
August	0.35	0.64	55%
September	0.29	1.99	15%
TOTAL:	55.4	54.45	102%

Source: National Climate Data Center, NOAA

Table 3-Percent of normal rainfall for the partial 2023 water year (10/1/2022 to 9/30/2023)

Month	Actual	Average	Percent of Normal
	(in)	(in)	
October (2022)	2.20	4.64	47%
November	6.03	7.64	79%
TOTAL:	8.23	12.28	67%

Source: National Climate Data Center, NOAA

Table 4–Rainfall assessment for the preceding 3-month period

Rainfall Assessment for the Preceding 3-Month Period								
Prior Month		WETS Rainfall Percentile (in)		Measured Rainfall (in)	Condition (Dry, Wet, Normal)	Condition Value (1=dry, 2=normal, or 3= wet)	Month Weight	Multiply (previous two columns)
		30th	70th					
1st (most recent)	November 2022	5.47	9.03	6.03	Normal	2	3	6
2nd	October 2022	3.26	5.46	2.20	Dry	1	2	2
3rd	September 2022	0.90	2.37	0.29	Dry	1	1	1
							Sum	9
Rainfall of prior period was:								Drier
drier than normal (sum is 6-9), normal (sum is 10-14), wetter than normal (sum is 15-18)								
WETS Station: FOSTER DAM, OR 353047 (Coop) 1991-2020								
Measured Rainfall: Foster Dam, Oregon USC00353047 (GHCN)								

Source: National Climate Data Center, NOAA

D. METHODS

Preliminary Resource Review

Prior to the field investigation and report preparation, reference materials were compiled and reviewed to aid in the detection of wetlands and non-wetland waters. The materials reviewed included:

- 7.5-Minute Quadrangle for Sweet Home, Oregon (O-44122-D6) (USGS 2020)
- Linn County GIS data and maps. (Linn County 2022).
- Custom Hydric Soils List: Study Area Shape file (NRCS 2022b)
- Historic USGS Topographic Maps (Topoview) (USGS 2022a)
- National Climate Data Center precipitation data (NOAA 2022)
- National Hydrography Dataset Version 2.3 (USGS 2022b)
- National Wetland Inventory United States Fish and Wildlife Service (USFWS 2022)
- Oregon 8 Digit Hydrologic Unit Code Map (USGS 2007)
- Statewide Wetland Inventory Map (DSL 2022).
- Western Regional Climate Center WETS tables (NRCS 2000)

Precipitation Analysis

In order to inform field wetland delineation methods and procedures, climate data were analyzed to determine whether recent rainfall was sufficient to expect normal hydrology indicators be present at wetland sampling locations. Precipitation was analyzed by comparing rainfall amounts to historical averages (1991-2020) for the complete 2022 water year as well as the 2023 water year through November 2022. Recent precipitation was also analyzed using a weighted scoring that compares historical averages to rainfall measured the three months prior to field investigation (Sumner et al. 2009).

Additionally, the Antecedent Precipitation Tool (APT) (Deters 2020) was used to analyze precipitation in a 90-day period preceding the investigation dates.

1.15 inches of rain fell in the two weeks preceding field investigation, consistent with below normal precipitation for the autumn (Table 1). The 2022 water year ended at 102-percent of normal (Table 2). The 2023 water year through November 2022, was at 67-percent of normal (Table 3). Analysis of precipitation over the preceding three months using the “Sumner” methodology determined that recent conditions were “drier” (Table 4). Additionally, the Antecedent Precipitation Tool (APT) (Deters 2020) was used to analyze precipitation in a 90-day period preceding field investigation. The APT concluded that conditions were “drier than normal.”

Results of the APT are attached in Appendix B. In light of recent drier than normal precipitation, a “two-factor” wetland delineation approach was applied: plots containing qualifying hydric soils and hydrophytic vegetation determinations would be considered wetland.

National Wetland Inventory and Local Wetlands Inventory

National Wetland Inventory (NWI) and Sweet Home (LWI) data were reviewed prior to the delineation site visit (Appendix A, Figure 3). The NWI shows a single wetland in the Study Area, a farm pond on the southern portion of tax lot 3500 (USFWS 2022). The Sweet Home LWI shows several wetland areas on tax lot 3500 and the eastern portion of tax lot 2800 (Pacific Habitat Services 2000).

Soil Survey Analysis

Study Area NRCS major component soil units are illustrated in Table 5. About two-thirds of the Study Area is mapped with hydric soil units. Hydric soil units in the Study Area include clayey alluvium and colluvium, respectively positioned on stream terraces and lower slopes.

Table 5- Study Area soil mapping

Map Unit	Map Unit Name	Major Component Hydric?	Acres in Study Area	Percentage of Study Area
23	Clackamas gravelly silt loam	No	6.56	14.2%
36D	Dupee silt loam, 3 to 20 percent slopes	No	5.50	11.9%
51C	Jory silty clay loam, 2 to 12 percent slopes	No	3.83	8.3%
72F	Nekia silty clay loam, 30 to 50 percent slopes	No	0.14	0.3%
75C	Panther silty clay loam, 2 to 12 percent slopes	Yes	13.35	28.9%
77A	Pengra silt loam, 1 to 4 percent slopes	Yes	7.16	15.5%
2205A	Conser silty clay loam, 0 to 3 percent slopes	Yes	9.38	20.3%
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	Yes	0.28	0.6%
Totals			46.20	100.0%

Source: USDA NRCS, Web Soil Survey

Site Specific Methods

The field investigation utilized the “Routine Onsite” method from the *Corps Wetland Delineation Manual* (USACE 1987) as guidance. The delineation utilized wetland indicators and data forms from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (USACE 2010). The Study Area was traversed by foot and a visual assessment was conducted of hydrophytic vegetation, suspect topographical features, and dry-season wetland hydrology indicators. Recent drier than normal conditions required that the field investigation assume wetland hydrology would be present for areas harboring both qualifying hydric soil indicators and hydrophytic vegetation. Wetland scientists established 52 sample plots to determine the location of Study Area wetlands and uplands. (Appendix A-Figure 6).

Sample plot soil pits were dug to a depth of 20 inches, unless restricted by fill or shallow bedrock. Absolute aerial cover of plant species was reported for tree, shrub, woody vine, and herb layers, utilizing 10-, 5-, 5-, and 1-meter square plots, respectively. Numerous unrecorded soil pits and probes were also utilized to “rough-in” wetland boundaries prior to final boundary mapping and recording of formal plot data. Wetland data forms are included in Appendix C. Soil colors (wetted) were determined using The Globe Soil Color Book (Visual Color Systems 2012). Photo points were established near sample points to document site conditions at the time of field investigation and are included with the wetland data forms in Appendix C. On site determinations were possible for all portions of the Study Area.

Searches for and mapping of ordinary high-water marks (OHWMs) was predicated upon examining for the physical and biological characteristics associated with water courses outlined in Army Corps of Engineers' Regulatory Guidance letter 05-05 (USACE 2005). For Study Area ditches and ponds, all of which are at least partially excavated, OHWMs are coincident with the top of bank, where the channel slopes meet the adjoining terrace.

Image 2- Looking west at the eastern portion of Wetland 1.



Image 3- Looking south-southwest at the eastmost portion of Wetland 1.



E. DESCRIPTION OF WETLANDS AND NON-WETLAND WATERS

Wetlands

Wetland 1-Slope, PEM (10.08 ac. 438,900 sq. ft.)

Wetland 1 is positioned on a hillslope interspersed with terraces and excavated drainages. The wetland is grazed by cattle and dominated by pasture grasses. Dominant plant species include bentgrass, meadow foxtail, tall fescue, and soft rush. Several ditches are trenched through the wetland, ostensibly created in order to help drain the area for agricultural uses. Soils are silty or clayey throughout the wetland, occasionally with inclusions of coarse alluvium. Wetland hydrology appears to be driven by slope groundwater emergences that occur along the upper portion of the wetland, which is located at the toe of a hillside to the south. Additionally, runoff from adjoining lands to the south, as well as direct precipitation on poor draining soils provide inputs to maintain wetland hydrology. Dry conditions preceding the delineation likely contributed to some wetland plots not exhibiting shallow groundwater or saturated soils, however Oxidized Rhizospheres Along Living Roots (indicator C3) were present to provide a primary indicator of wetland hydrology where direct observation of wetland hydrology was not possible. Twenty pairs of plots were used to delineate Wetland 1. A short section of gravel road crosses the wetland, just north of the farm buildings. The wetland heads on tax lot 3500 and appears to extend offsite to the north onto adjacent lots, although offsite wetlands may be limited by homesite and roads construction.

Wetland 2-Slope, PEM (0.43 ac. 18,695 sq. ft.)

Wetland 2 is located in the southwest corner of tax lot 3500, located just south of a home and gardens. The wetland is positioned on a sloping terrace west of an excavated pond (Pond B). Pasture grasses and soft rush dominate vegetation. Adjacent uplands host pasture grasses, English daisy (*Bellis perennis*) and dandelion (*Taraxacum officinale*), as well as ornamental trees and shrubs. The wetland rises at slope groundwater discharges on its eastern edge; groundwater is likely augmented by seeps occurring at the base of the berm containing Pond B. Despite recent dry conditions, shallow groundwater and saturated soils were observed in wetland plots. Wetland soils are dominated by clayey colluvium, with depleted layers near the surface and wetland plots either qualified for the Depleted Matrix (F3) or Redox Dark Surface (F6) hydric soil indicators. Two pairs of plots were used to delineate Wetland 2. The wetland extends offsite to the west onto tax lot 3400.

Image 4- Looking east at the northern edge of Wetland 2.



Non-wetland waters

Non-wetland waters include a pair of excavated ponds and five sections of ditches. Non-wetland water details are included in Table 6.

Table 6-Non-wetland water details

Non-Wetland Water Name	HGM	Cowardin	Notes	Maximum OHWM Width (ft.)	Length (ft.)
Ditch A	Riverine	R4SBCx	Excavated channel, trenched through Wetland 1 and upland.	5	295
Ditch B	Riverine	R4SBCx	Excavated channel, trenched through Wetland 1 and upland.	2.5	291
Ditch C	Riverine	R4SBCx	Excavated channel, trenched through upland; western section of channel fades at edge of Wetland 1.	2	322
Ditch D	Riverine	R4SBCx	Excavated channel, trenched through Wetland 1.	3	592
Ditch E	Riverine	R4SBCx	Excavated channel, trenched through Wetland 1 and upland. The channel is crossed with a farm road and culverts.	13	922
Non-Wetland Water Name	HGM	Cowardin	Notes	Area (ac.)	Length (sq. ft.)
Pond A	Palustrine	PABFx	Excavated farm pond; fill spoils form pond banks.	0.09	3,761
Pond B	Palustrine	PABFx	Excavated farm pond; fill spoils form pond banks.	0.22	9,631

Image 5- Looking north-northeast at the west side of Pond A.



Image 6- Looking east at Pond B.



Image 7- Looking south (upstream) at Ditch E and culvert.



F. DEVIATION FROM NWI & LWI

The sole NWI feature mapped is a pond. No other delineated features are shown in the NWI. While the delineation roughly correlates to the LWI mapping, the delineation resulted in more wetlands than shown in the LWI. In particular, the LWI did not identify the westernmost portions of Wetland 1; these areas hosted numerous wetland plots and probes illustrating wetland conditions there. While there are slight differences in the geographic alignment of the delineation as compared to the LWI, the local inventory provides a useful approximation of the wetland extents in the Study Area.

G. MAPPING METHOD

Sample points, OHWMs and wetland boundaries were collected using an EOS™ Arrow 200 GPS receiver paired with a mobile computer equipped with ESRI™ Collector software. Real time kinematic (RTK) positioning over a digital cellular network was utilized to correct GPS data "on-the-fly" and points and resulting polygons are accurate horizontally to within 1-meter. To calculate areas and create associated figures, GPS data was collected in a WGS 84 geographic coordinate system and later transformed into a local coordinate system, NAD 1983 State Plane Oregon North FIPS3601 Feet. Photo points shown in wetland figures were digitized in GIS and locations are approximate.

H. RESULTS AND CONCLUSIONS

Two wetland areas totaling 10.51 acres (457,595 sq. ft.) were delineated in the Study Area (Table 7). Two ponds and five segments of ditches are also present in the Study Area (Table 6).

Table 7-Summary of Wetlands

Wetland Name	HGM	Cowardin	Area Acres	Area Square Feet
Wetland 1	Slope	PEM	10.08	438,900
Wetland 2	Slope	PEM	0.43	18,695
Totals			10.51	457,595

I. DISCLAIMER

This report documents the investigation, best professional judgment, and conclusions of the investigator. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the appropriate agencies. Jurisdictional determinations issued by the Oregon Department of State Lands must conform with OAR 141-090-005 through OAR 141-090-0055, while jurisdictional determinations issued by the Army Corps of Engineers are made in accordance with 33 CFR 331.2.

Appendix A

Figures

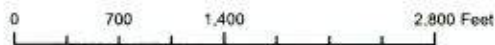
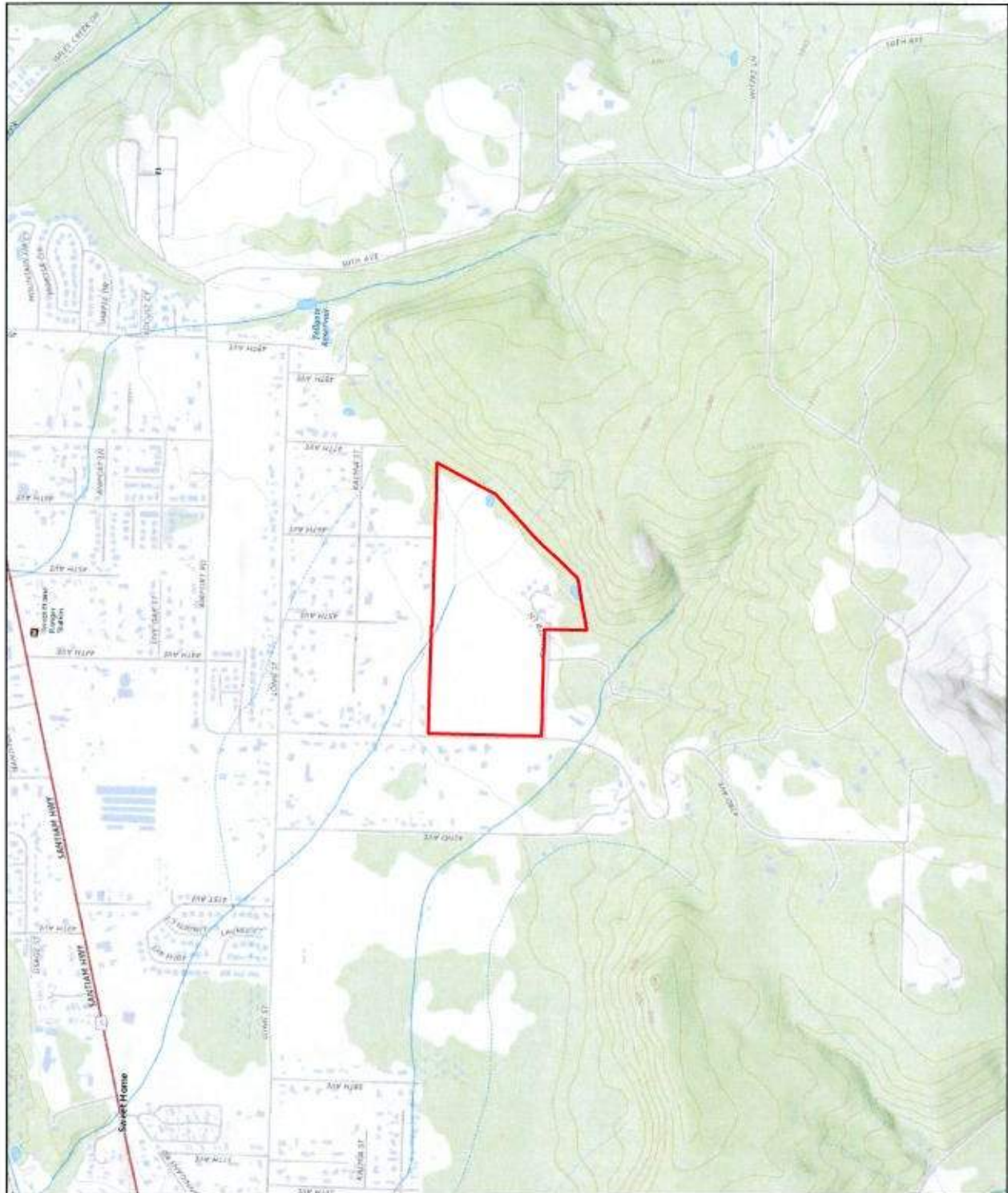
- **Figure 1-Overview Map**
- **Figure 2-Tax Lot Map**
- **Figure 3A-NWI Map**
- **Figure 3B-LWI Map**
- **Figure 4-Soil Survey Map**
- **Figure 5-Recent Aerial Photo Map**
- **Figure 6-Wetland Delineation Map (Overview & Detail Maps)**

4425 Coulter Lane Cordle Construction Wetland Delineation

1/30/2023

Sweet Home, Linn County, Oregon

1:10,000



Legend

Study Area

Notes:

1. Topographic basemap courtesy USGS The National Map, 2023.
2. Tax Lot boundaries provided by Linn County, assumed accurate to within 1-meter.
3. Native size of map layout is 11"x17".



**Figure 2:
Tax Lot
Map**

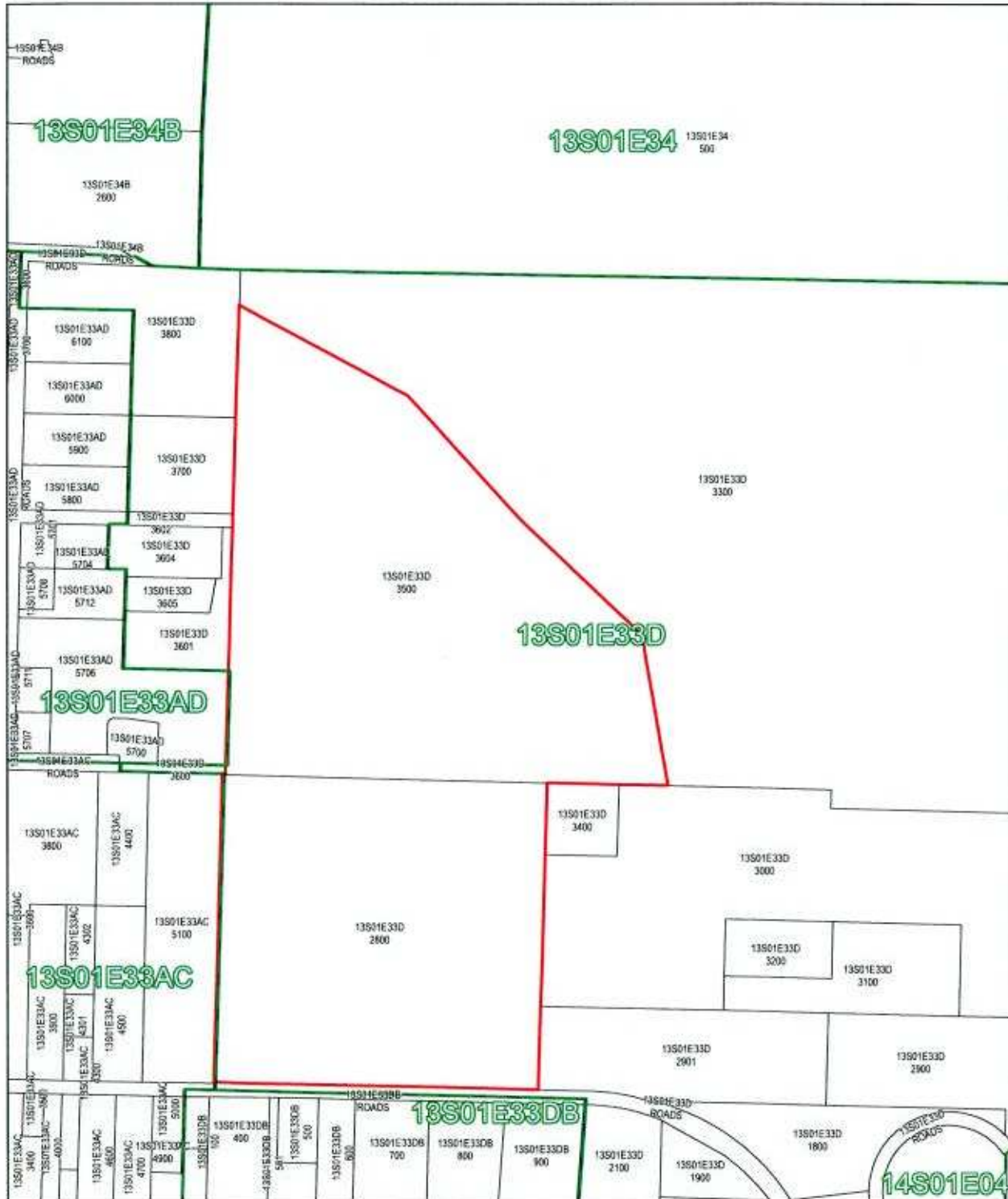
**4425 Coulter Lane
Cordle Construction
Wetland Delineation**



1/30/2023

Sweet Home, Linn County, Oregon

1:3,500



Legend

- Tax Map
- Tax Lots
- Study Area

Notes:

1. Tax Lot boundaries provided by Linn County, assumed accurate to within 1-meter.
2. Native size of map layout is 11"x17".

Figure 3:

NWI &
LWI Map

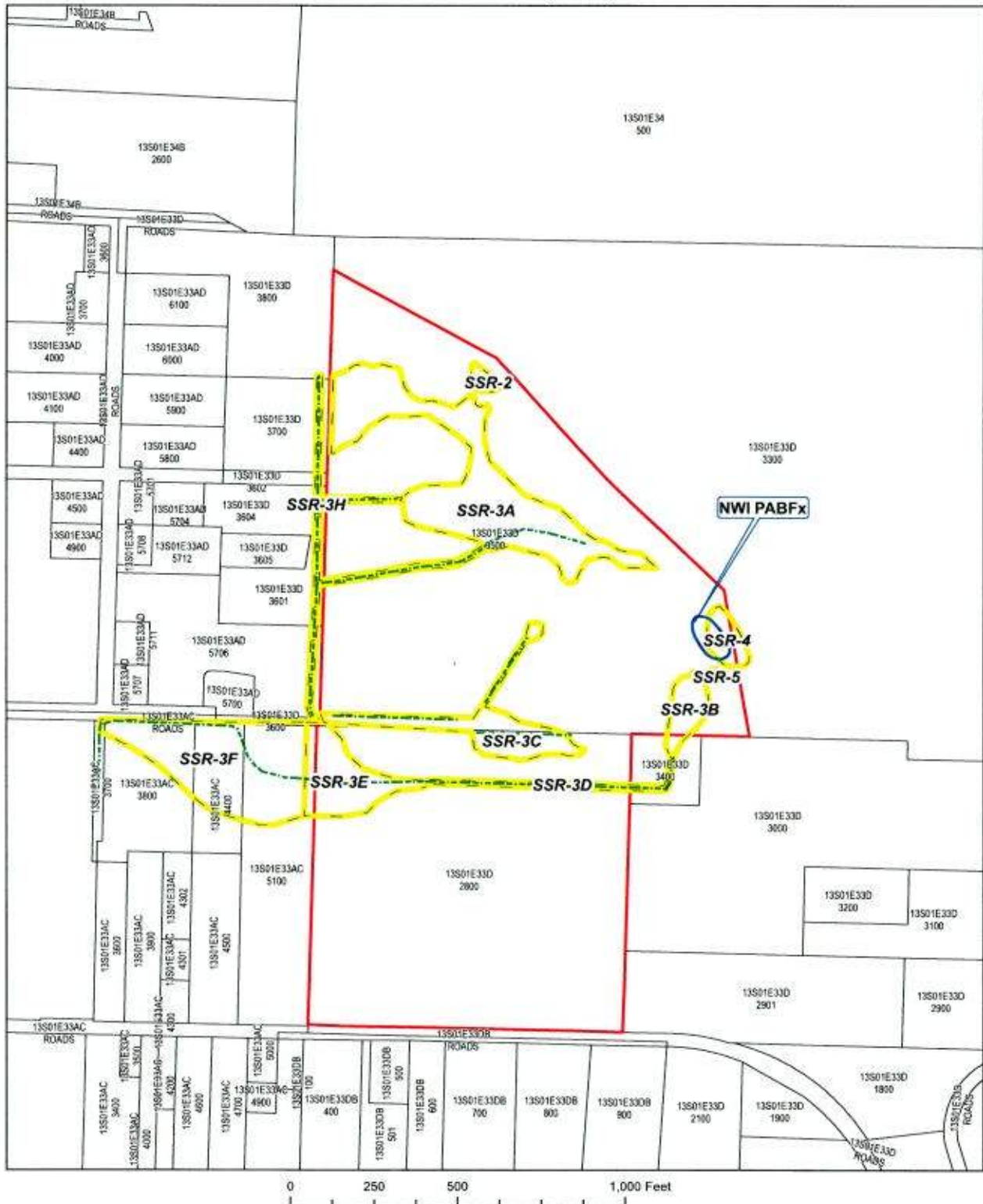
1/30/2023

4425 Coulter Lane Cordle Construction Wetland Delineation

Sweet Home, Linn County, Oregon



1:3,500



Legend

- Tax Lots
- Study Area
- NWI
- LWI
- LWI Stream

Notes:

1. Tax Lot boundaries provided by Linn County, assumed accurate to within 1-meter.
2. National Wetland Inventory (NWI) data courtesy USFWS, 2023.
3. Local Wetland Inventory (LWI) data courtesy Pacific Habitat Services, Inc., 2000.
4. Native size of map layout is 11"x17".

Figure 4:

NRCS Soil Map

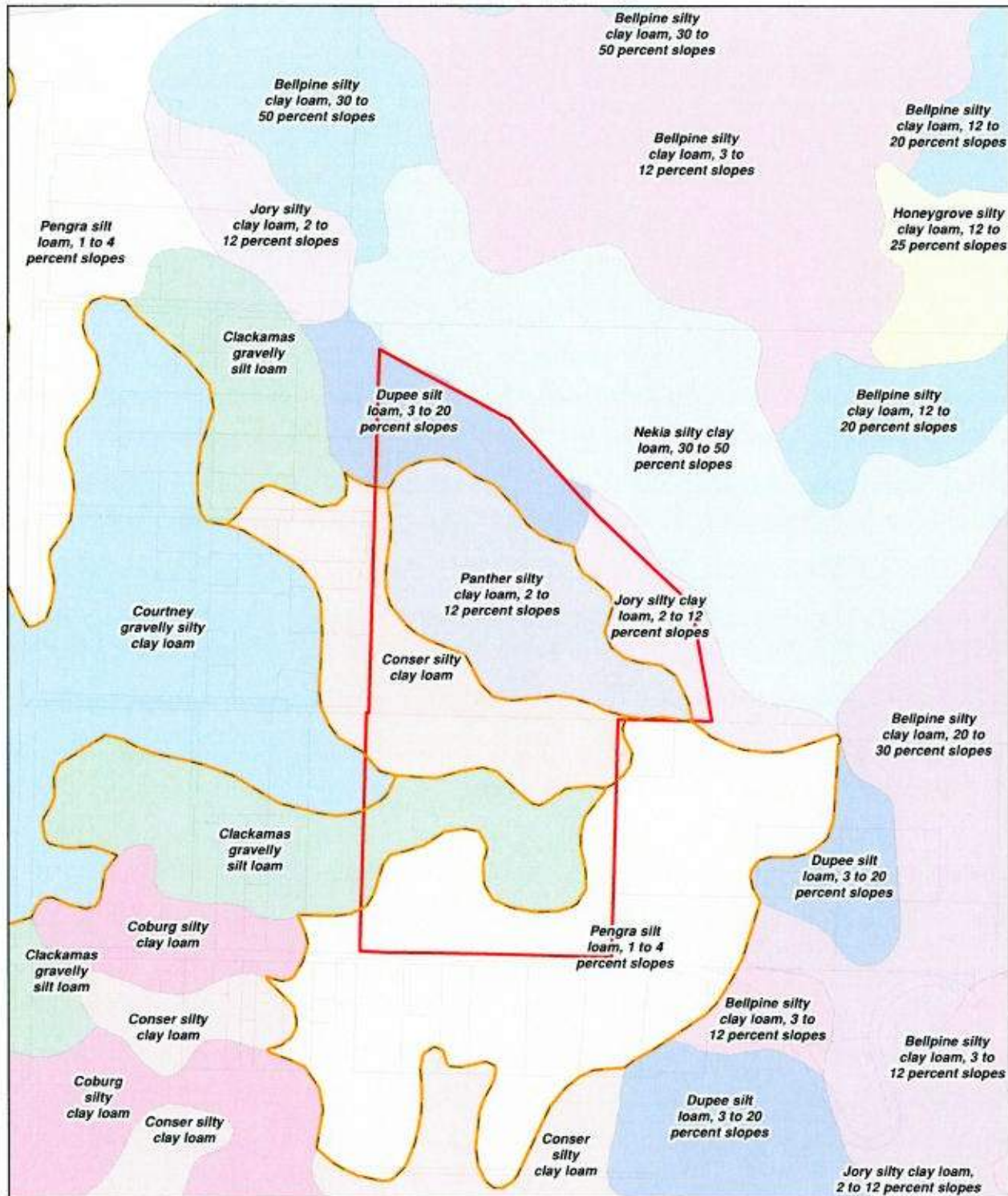
1/30/2023

4425 Coulter Lane Cordle Construction Wetland Delineation

Sweet Home, Linn County, Oregon



1:4,500



Legend

Tax Lots	NRCS Soils	72F
Study Area	23	75C
Hydric Soil	26	77A
	28	9C
	29	9D
	36D	9E
	47D	9F
	51C	

Notes:

1. Tax Lot boundaries provided by Linn County, assumed accurate to within 1-meter.
2. Soils data courtesy NRCS, 2023.
3. Native size of map layout is 11"x17".



4425 Coulter Lane Cordle Construction Wetland Delineation

1/30/2023

Sweet Home, Linn County, Oregon

1:3,000



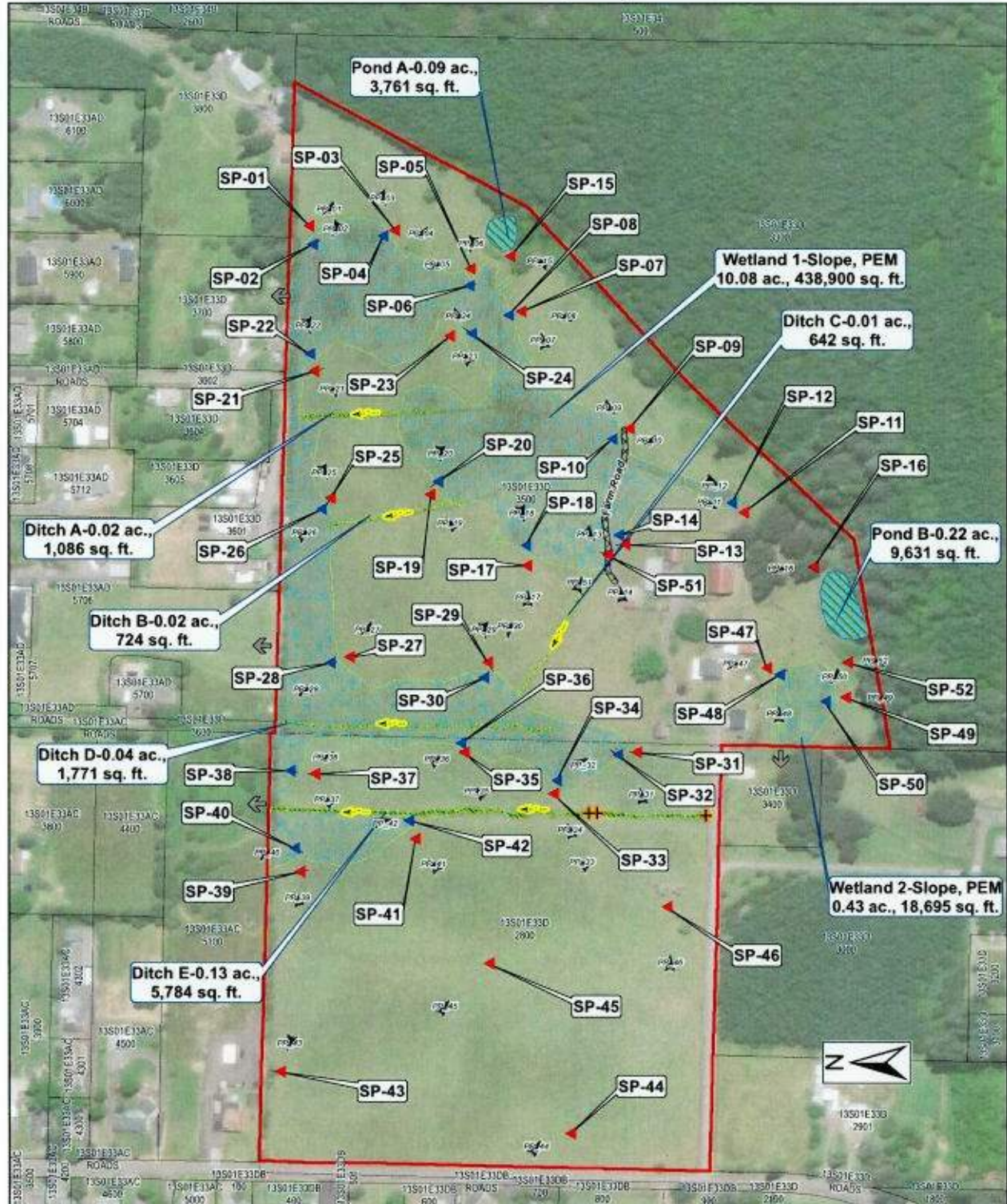
Legend

- Tax Lots
- Study Area

Notes:

1. Tax Lot boundaries provided by Linn County, assumed accurate to within 1-meter.
2. Aerial imagery courtesy ESRI/Maxar, 2021 (flight date 9/26/2021).
3. Native size of map layout is 11"x17".



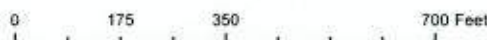


Legend

- | | | | |
|--|-------------------|--|----------------|
| | Tax Lot | | Wetland |
| | Study Area | | Upland |
| | Farm Road | | Wetland |
| | Non-Wetland Water | | Photo Points |
| | Ditch | | Water Extends |
| | Pond | | Flow Direction |
| | Culvert | | |

Notes:

1. All wetland points and boundary features were collected with a resource grade GPS and have a horizontal accuracy of 0.5 meter or less.
2. Tax Lot boundaries provided by Linn County, assumed accurate to within 1-meter.
3. Native size of map layout is 11"x17".
4. Aerial imagery courtesy ESRI/Maxar, 2022 (flight date 7/11/2022).



Draft PLA Legal Descriptions

Legal Description
Property Transferred from Parcel II to Parcel I

A tract of land located in the Newton Russell Donation Land Claim No. 41, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, and being more particularly described as follows:

Commencing at the Northwest corner of Parcel II (Parcel 3) of Partition Plat 2022-074, also the Point of Beginning; thence North $89^{\circ}51'50''$ East, 34.98 feet to a point on the North line of said Parcel II (Parcel 3); thence South $00^{\circ}05'38''$ East, 688.97 feet; thence South $87^{\circ}10'48''$ West, 11.86 feet; thence South $83^{\circ}95'33''$ West, 19.03 feet to a point on the East line of said Parcel II (Parcel 3); thence North $00^{\circ}26'39''$ West, 691.78 feet to the Point of Beginning. Containing 22,680 square feet (0.52 Ac.) of land, more or less.

Legal Description
Resultant Property 1 (Tax Lot 2800)

Parcel I: Being a part of the Newton Russell Donation Land Claim No. 41, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, and being more particularly described as follows: Beginning at the Northwest corner of Parcel I of Partition Plat 2022-074(?), also the Point of Beginning; thence North 89°54'30" East, 900.39 feet; thence South 00°26'39" West, 941.90 feet; thence South 89°55'04" West, 900.25 feet; thence North 00°27'10" West, 941.76 feet to the Point of Beginning. Containing 19.466 Ac. of land, more or less.

Together and with:

Commencing at the Northwest corner of Parcel II (Parcel 3) of Partition Plat 2022-074, also the Point of Beginning; thence North 89°51'50" East, 34.98 feet to a point on the North line of said Parcel II (Parcel 3); thence South 00°05'38" East, 688.97 feet; thence South 87°10'48" West, 11.86 feet; thence South 83°95'33" West, 19.03 feet to a point on the East line of said Parcel II (Parcel 3); thence North 00°26'39" West, 691.78 feet to the Point of Beginning. Containing 22,680 square feet (0.52 Ac.) of land, more or less.

Total combined land area being 19.99 Acres, more or less.

Legal Description
Resultant Property 2 (Tax Lot 3502)

A tract of land located in the Newton Russell Donation Land Claim No. 41, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, and being more particularly described as follows:

Parcel II:

Parcel 3, PARTITION PLAT 2022-074, recorded on September 9, 2022 as Instrument No. 2022-1565, Linn County Deed Records, Linn County, Oregon.

Less that property described as:

Commencing at the Northwest corner of Parcel II (Parcel 3) of Partition Plat 2022-074, also the Point of Beginning; thence North $89^{\circ}51'50''$ East, 34.98 feet to a point on the North line of said Parcel II (Parcel 3); thence South $00^{\circ}05'38''$ East, 688.97 feet; thence South $87^{\circ}10'48''$ West, 11.86 feet; thence South $83^{\circ}95'33''$ West, 19.03 feet to a point on the East line of said Parcel II (Parcel 3); thence North $00^{\circ}26'39''$ West, 691.78 feet to the Point of Beginning. Containing 22,680 square feet (0.52 Ac.) of land, more or less.

Parcel II (Parcel 3) resultant land area of 21.05 Acres, more or less.



Response Page

Department of State Lands (DSL) WN# *

WN2023-0990

Responsible Jurisdiction

Staff Contact

Diane Golden

Jurisdiction Type

City

Municipality

Sweet Home

Local case file #

SD23-01 and PLA23-05

County

Linn

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
13S	01E	33	D	2800, 3502

Street Address

N of Coulter Lane

Address Line 2

City

Sweet Home

Postal / Zip Code

State / Province / Region

Country

Linn

Latitude

44.394345

Longitude

-122.688435

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Your Activity

- It appears that the proposed project **will** impact wetlands and **requires** a State Permit.

Applicable Oregon Removal-Fill Permit Requirement(s)



- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information



Additional Comments

This project has a concurred wetland delineation (WD2023-0092). This delineation identified extensive wetlands onsite. A permit and associated mitigation are required. Please contact Aquatic Resource Coordinator Charles Redon (503) 302-6045 to discuss permitting for this project.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

12/28/2023

Response by:

Chris Stevenson

Response Phone:

503-798-7622