



Staff Report Presented to the Planning Commission

REQUEST: The applicant is requesting a conditional use permit to construct an ADU (Accessory Dwelling Unit) approximately 800 square feet in size on the property located at 599 6th Avenue. The parcel currently contains approximately half of a 1,651 square foot preexisting, non-conforming residence that was constructed on the property line that separates the identified parcel (Tax Lot 5600), and the neighboring parcel (Tax Lot 5601). Once construction of the ADU is completed, the preexisting residence will be demolished, leaving the parcel without a primary residential use. Per SHMC Chapter 17.10.040(I) a conditional use is required for a secondary use of a lot without primary use. Tax lot 5601 contains approximately 11,903 square feet and is located in the Residential Low-Density (R1) Zone.

Application CU25-04 is being filed concurrently but is not reliant on the approval of Application CU25-03.

APPLICANT AND

PROPERTY OWNER: Erin Miller

FILE NUMBER: CU25-04

PROPERTY LOCATION: 599 6th Avenue, located in Sweet Home, Oregon 97386; Identified on the Linn County Assessor’s Map as 31CA, Tax Lot 5600.

REVIEW AND

DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.10.040(I), 17.104, 17.108, 17.126

HEARING DATE & TIME: January 15, 2026, at 6:30 PM

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

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

REPORT DATE: January 8, 2026

I. PROJECT AND PROPERTY DESCRIPTION

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

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

Floodplain Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the subject property is not in the Special Flood Hazard Area.

Wetlands: Based on a review of the Statewide Wetlands Inventory and a review of the National Wetlands Inventory Map, the subject property does not contain inventoried wetlands.

Access: The subject property has frontage on 6th Avenue and alley access from Elm Street.

Services: The subject property has City water and sewer services to the existing dwelling.

TIMELINES AND HEARING NOTICE:

Mailed/Emailed Notice: December 8, 2025
 Notice Published in Newspaper: December 17, 2025
 Planning Commission Public Hearing: January 15, 2026
 120-Day Deadline: April 7, 2026
 Notice was provided as required by SHMC 17.126.01

II. COMMENTS

Building Division: No comments as of the issuance of this Staff Report.
CEDD Engineering: No comments as of the issuance of this Staff Report.
Public Works Dept. No comments as of the issuance of this Staff Report.
Public Comments: No comments as of the issuance of this Staff Report.

III. REVIEW AND DECISION CRITERIA

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

17.104.050 DECISION CRITERIA

A Conditional Use shall be approved if the applicant provides supporting evidence that all the requirements of this Development Code relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

A. The use is listed as a conditional use in the underlying district and complies with the development requirements of the underlying zone.

Staff Findings: The applicant is requesting a Conditional Use Permit to construct an approximately 800-square-foot Accessory Dwelling Unit (ADU) on the subject property. The parcel currently contains a 1,651-square-foot preexisting, nonconforming residence that was constructed over the property line. Upon completion of the ADU, the existing residence will be demolished, resulting in a parcel without a primary residential dwelling.

The applicant is applying for a Conditional Use Permit pursuant to SHMC Chapter 17.10.040(l), which allows a secondary use on a lot without a primary use. The purpose of the R-1 (Residential Low Density) zone is to provide areas suitable for single-family homes, associated public service uses, and duplexes on corner lots. This zoning designation is intended for areas developed, or planned for development, with single-family residences at a density that supports public water and sewer services.

The proposed use is identified as a conditional use within the R-1 zone and is required to comply with the development standards set forth in SHMC Chapter 17.10.070. Staff finds that the proposed ADU meets the applicable development standards and is compatible with the purpose and intent of the Residential Low Density Zone.

Based on the above findings, staff concludes that the application complies with the applicable conditional use criteria.

B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.

Staff Findings: Unless otherwise specified by this Development Code, the following minimum dimensional standards apply to all development within the R-1 zone: a minimum lot area of 7,000 square feet; a minimum lot width of 70 feet at the building line; a front yard setback of 15 feet; a garage/carport setback of 20 feet; interior side yard setbacks of 5 feet minimum with a combined total of 12 feet; a rear yard setback of 15 feet; and a maximum lot coverage of 40 percent.

There is no record of a completed property line adjustment to formally combine the subject tax lots. Staff contacted the Linn County Assessor's Office and confirmed that the lots were consolidated for tax billing purposes only. As a result, the existing residential dwelling is considered a preexisting, nonconforming structure that was constructed across the property line between Tax Lots 5600 and 5601.

The applicant applied for a tax lot segregation through Linn County, which was approved and resulted in the assignment of separate tax lots. The R-1 zone requires a minimum building line width of 70 feet; however, the building line for this lot is 65 feet. This reduced building line width is a preexisting, nonconforming condition and is permitted pursuant to SHMC 17.108.010.

An individual currently resides in the existing dwelling and will relocate to the proposed ADU on Tax Lot 5601 (605 6th Avenue). The applicant proposes to demolish the existing residence once the ADU is constructed and resident is moved. Following demolition, an ADU and a new primary dwelling are planned for construction on the site.

Staff finds that the site's size, shape, location, topography, existing improvements, and natural features are adequate to accommodate the proposed use.

Based on the above findings, staff concludes that the application complies with the applicable criteria.

C. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use.

Staff Findings: The applicant is requesting a conditional use permit to construct an accessory dwelling unit (ADU) prior to the construction of a primary dwelling.

An existing primary dwelling is currently located on the property; however, it was constructed over the property line and is therefore nonconforming. An individual currently resides in this dwelling. The applicant proposes to construct the ADU on Tax Lot 5601 first, relocate the resident into the ADU, and then demolish the existing nonconforming dwelling. Once the existing primary dwelling is demolished the applicant proposes to build an ADU on the subject property (Tax Lot 5600) prior to building a primary dwelling. A conditional use permit is required to allow a secondary dwelling in the absence of a primary dwelling.

The proposed development is considered timely. The applicant's proposal allows for construction of the ADU on Tax Lot 5601 without displacing the current resident. During a pre-application meeting with staff, the applicant stated that constructing the ADU prior to the primary dwelling on the subject property (Tax Lot 5600) could provide possible rental income to assist in financing the primary dwelling. In addition, adequate public services and access to the subject property currently exist.

Based on the above information, staff finds that the application complies with the applicable criteria.

D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone.

Staff Findings: The subject property is bordered by single-family dwellings to the north, south, and west. To the east, across 6th Avenue, are additional single-family dwellings and a church. The proposed use is compatible with the surrounding development and will not alter the character of the area or interfere with the continued use of neighboring properties.

Based on this information, staff finds that the application meets the applicable criteria.

E. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.

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

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

17.104.060 CONDITIONS OF APPROVAL

In approving a conditional use permit application, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this chapter, additional conditions determined to be necessary to assure that the proposed development meets the decision criteria as well as the best interests of the surrounding properties, the neighborhood, and The City as a whole.

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

- 1. Requiring larger setback areas, lot area, and/or lot depth or width;***
- 2. Limiting the hours, days, place and/or manner of operation;***

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

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

C. The Planning Commission may require the applicant of an approved conditional use permit to enter into an agreement with The City for public facility improvements.

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

IV. CONCLUSION AND RECOMMENDATION

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

Recommended Conditions of Approval for CU25-04:

1. The applicant/property owner shall demolish the existing primary structure within 90 days of issuance of the Certificate of Occupancy for the ADU being constructed on Tax Lot 5601.
2. The applicant/property owner shall complete construction of the primary residential dwelling within two (2) years of issuance of the Certificate of Occupancy for the ADU on the subject

property (Tax Lot 5600). If needed, the applicant/property owner may be granted either a one (1) year administrative extension or a two (2) year extension approved by the Planning Commission.

3. The ADU shall have its own sewer connection to the City mainline, and a mainline water connection.
4. The applicant/property owner shall obtain and comply with all applicable local, state, and federal permits and requirements. Copies of all required permits and licenses shall be submitted to the Sweet Home Community and Economic Development Department for inclusion in the record for CU25-04.

V. PLANNING COMMISSION ACTION

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

Appeal Period: Pursuant to ORS 227.175, the Planning Commission may establish an appeal period of not less than 12 days from the date the written notice of the Planning Commission's decision is mailed. Staff's recommendation is that the Planning Commission's decision on this matter be subject to a **12-day appeal period** from the date that the notice of decision is mailed.

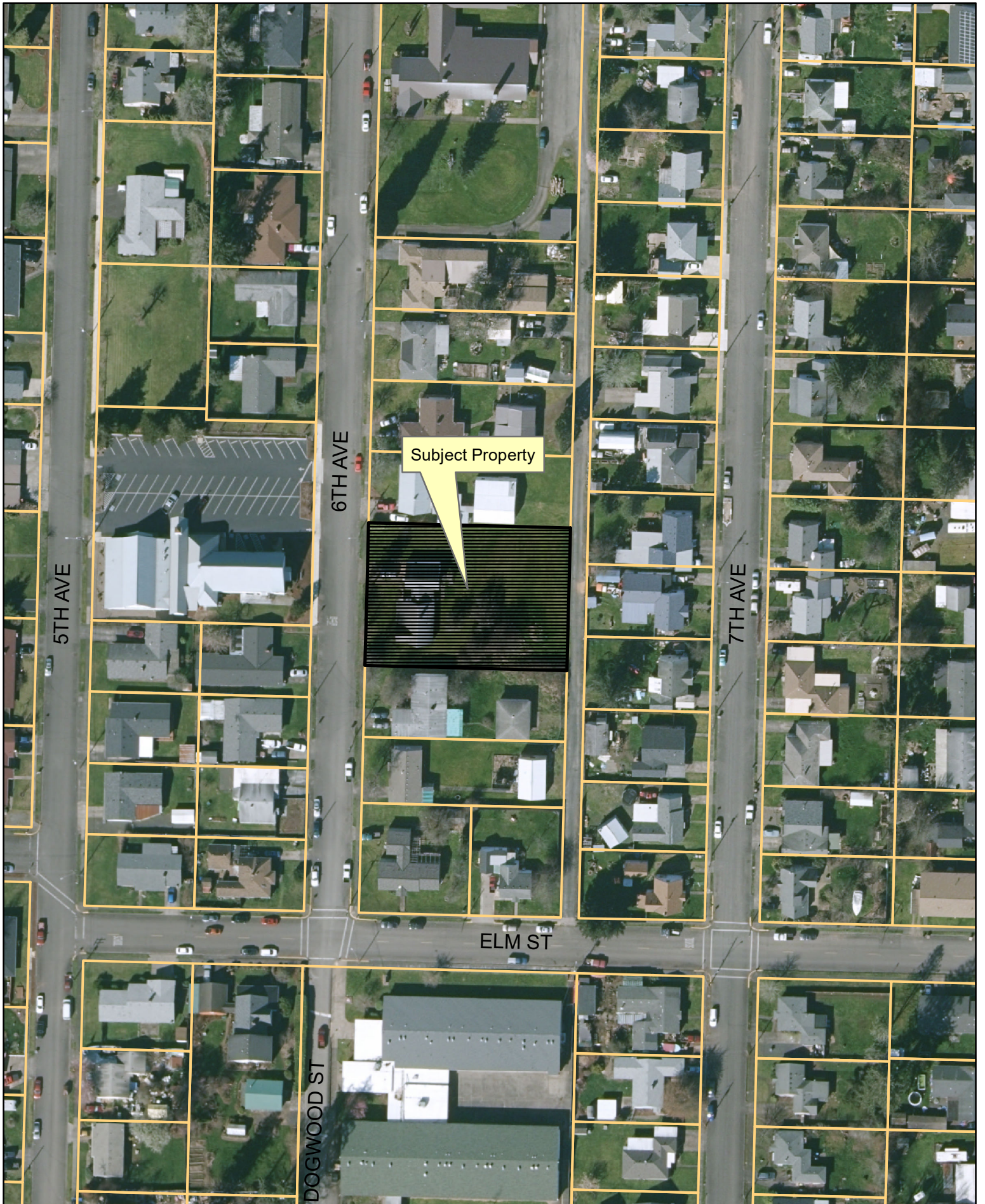
Order: After the Planning Commission decides, staff recommend that the Planning Commission direct staff to prepare an order that is signed by the Chairperson of the Planning Commission. The Order would memorialize the decision and provide the official list of conditions (if any) that apply to the approval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

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

1. Move to approve application CU25-04; which includes adopting the findings of fact listed in the staff report and the conditions of approval listed in Section IV of the staff report, the setting of a 12-day appeal period from the date of the mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
2. Move to deny application CU25-04; which includes adopting the findings of fact (specify), including the setting of a 12-day appeal period from the date of mailing of the decision, and hereby direct staff to prepare an order to be signed by the Chair to memorialize this decision.
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

- A. Subject Property Map
- B. Application



Subject Property



1 inch = 111 feet

605 6th Ave

Date: 12/08/2025



City of Sweet Home

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

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: 12.01.25
 Date Complete: 12.02.25
 File Number: CU25-04
 Application Fee: \$325.00 (1/2)
 Receipt #: 6253
 Planning Commission Hearing Date: 01.15.26
 City Council Hearing Date: N/A

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:

Erin Miller

Applicant's Address:

900 Robbin Circle, McKinney, TX 75072

Applicant's Phone Number:

818.426.0012

Applicant's Email Address:

erinalexia@yahoo.com

Property A

Owner's Name:

Erin Miller

Owner's Address:

900 Robbin Circle, McKinney, TX 75072

Owner's Phone Number:

818.426.0012

Owner's Email:

erinalexia@yahoo.com

Property Address:

TBD, Sweet Home, OR 97386

Assessor's Map and Tax Lot:

13S01E31-CA-5600

Property Size Before:

11,903 SF

Property Size After:

11,903 SF

Zoning Classification:

R1

Comprehensive Plan:

R2

Property B

Owner's Name:

Owner's Address:

Owner's Phone Number:

Owner's Email:

Property Address:

Assessor's Map and Tax Lot:

Property Size Before:

Property Size After:

Zoning Classification:

Comprehensive Plan:

Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.

see attached letter and appedix

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:

Erin Miller

Date:

12/01/2025

Property Owner's Signature:

Date

Property Owner's Signature:

Date

Property Owner's Signature:

Date



APPENDIX D

CONDITIONAL USE

A conditional use is one which is generally acceptable as a land use activity in a particular zone, but due to certain aspects of the activity, buffering, screening, time limitations or other conditions are necessary to ensure compatibility with adjacent property. Conditional uses are presumed to be allowed unless conditions to ensure their compatibility cannot be established. [SHMC 17.104.010]

Conditional Use shall be reviewed in accordance with the Type III review procedures specified in Chapter 17.126. [SHMC 17.104.020]

An application for a conditional use shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.126 [SHMC 17.104.030]

SHMC 17.104.040 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 applicant shall prepare and submit an application, site plan, and other supplemental information as may be required by City staff to indicate the intent of the development. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria. The site plan shall show pertinent information to scale to facilitate the review of the proposed development.

- A. The following general information shall be shown on the site 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.
 - Location of all existing easements and City utilities (water, sanitary sewer, storm drainage) within the 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.
 - A site plan clearly indicating the proposed location of the proposed conditional use including the dimensions of any existing, expanded, or new structure proposed to house the conditional use along with all site improvements including parking, lighting, screening, landscaping, etc.

B. Is the use listed as a conditional use in the underlying district and does it comply with the development requirements of the underlying zone? Explain:

(1710.04.01 - 2nd use without primary house) ADUs are a permitted accessory use in the zone. A conditional use permit is requested only to allow one ADU to be built before its

primary residence. The project will proceed in phases (one ADU, then one new home and the second ADU, then the final home). At completion, both lots will meet all development

standards with one primary dwelling and one ADU each.

C. Are the characteristics of the site suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features? Explain:

Yes. The site is well suited for the proposed use. It consists of a double lot with adequate size, flat topography, and existing utility access to support the planned redevelopment.

The lot configuration allows for logical placement of both primary residences and ADUs with proper setbacks, parking, and open space.

There are no natural constraints or site features that limit development, and all improvements can be constructed in compliance with the City's standards.

D. Is the proposed development timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use? Explain:

Yes. The development is timely: the site is served by existing streets, water, sewer, and storm facilities with sufficient capacity to support the proposed dwellings.

No major utility extensions or roadway upgrades are required.

The project aligns with local residential infill objectives and can be constructed without placing undue demand on public services.

E. The applicant shall address how the proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone.

The proposed use will not alter the character of the surrounding area.

The project involves new single-family residences and ADUs consistent with the existing residential neighborhood.

Building scale, design, and setbacks will align with nearby homes, maintaining neighborhood character while improving overall housing quality and appearance.

F. The applicant shall address how any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.

Any potential impacts, such as construction activity or temporary access disruption, will be limited and managed through standard building and site development requirements.

All work will comply with City codes regarding noise, parking, drainage, and construction hours, ensuring compatibility with adjacent properties and minimal impact to the public.

Erin Miller

900 Robbin Circle
McKinney, TX 75072
erinalexia@yahoo.com
818.426.0012

12/01/2025**City of Sweet Home**

Community and Economic Development Department
3225 Main Street
Sweet Home, OR 97386

Subject: Request for Variance and Conditional Use Permit – 605 6th Ave., Sweet Home, OR 97386

Dear Planning Department,

Project Summary

This letter serves as a formal request for approval of a variance and conditional use permit related to the redevelopment of my property located at 605 6th Ave., Sweet Home, OR 97386. The proposed project will restore the property's original two-lot configuration and develop each lot with a new 3-bedroom, 2-bath single-family residence and a 2-bedroom, 2-bath accessory dwelling unit (ADU). The project will be completed in two phases to accommodate existing site conditions and to prevent displacement of the current tenant. Upon completion, the property will provide modern, energy-efficient housing for four families and contribute to Sweet Home's housing supply through thoughtful infill development.

This letter is included in the submission package accompanying the **Conditional Use Permit Application** for this project.

Project Overview

The property currently consists of an existing double lot with one residential structure. I propose to replat the property back to its originally designed condition, creating two separate lots. Each lot will be improved with a new 3-bedroom, 2-bath primary residence (approx. 1,500–2,000 SF) and a 2-bedroom, 2-bath ADU (approx. 800 SF).

Due to existing conditions, the project will proceed in two phases:

- Phase 1: Construction of one (1) ADU at the rear of the property.
- Phase 2: Demolition of the existing residence and construction of one (1) new primary residence at the front of one lot and one (1) additional ADU on the other lot.

- Phase 3: Construction of the final primary residence on the remaining lot.

This phasing approach allows the existing tenant to remain housed throughout the project and ensures that construction occurs in a logical, compliant manner consistent with City requirements.

At completion, the property will provide two well-proportioned lots, each containing a main dwelling and an ADU.

Requested Approvals

1. **Conditional Use Permits:** Authorization to construct the ADUs prior to the completion of both primary residences. This sequencing is necessary to maintain tenant housing during construction and to manage the redevelopment efficiently. Once the first ADU is complete, the tenant will relocate into it, and the second ADU may be leased to help offset project costs.

Public Benefit

This project represents a significant private investment that supports the City's goals for infill housing, efficient land use, and increased housing options within the existing urban area. It will replace an aging structure with two modern, energy-efficient homes and two new ADUs, enhancing the neighborhood's appearance, livability, and long-term housing capacity.

Please advise if additional documentation, plans, or supporting materials are required to process this request. I appreciate your consideration and look forward to working with City staff to ensure the project aligns with the City's development standards and community objectives.

Sincerely,

Erin Miller

Erin Miller

Attachments:

- (2) Land Use Applications
- (2) Conditional Use Permit Applications
- (1) Tax Lot Segregation Request
- (1) Existing Site Plan
- (1) New Site Plan with Conceptual Layout



**LINN COUNTY
ASSESSMENT AND TAXATION**

P.O. Box 100; Albany, Oregon 97321
Phone: (541) 967-3808
FAX: (541) 917-7448
www.linncountyor.gov

Matt Pitcher
Assessor & Tax Collector

TAX LOT SEGREGATION REQUEST FORM

SEGREGATION REQUIREMENTS (Splitting of a tax lot into two or more lots)

This request only applies to previously platted lots (subdivisions, partition plats, etc.), and can only be created along the original lot lines of those plats.

The Assessor's Office must have this request form signed by the owner(s) (i.e. person(s) holding deeded title).

The signed request must include signatures of the majority of deeded title holders (tenants-in-common) in the parcel (i.e., if the parcel has two owners as tenants-in-common, we must have the signatures of both; if the parcel has three owners as tenants-in-common, we must have the signatures of two). Only one signature is required for property held by tenants-by-the-entirety (husband/wife).

Taxes must be paid in full; no taxes can be owing on the parcel(s) involved (ORS 308.210).

The DEADLINE for submitting segregation requests, to be worked for the coming tax roll, is in August.

I request the Assessor's Office restore lot(s) 5 & 6 Dunsmoor Addition

Of block 6th Avenue

In subdivision Dunsmoor Addition

City of Sweet Home Linn County, Oregon

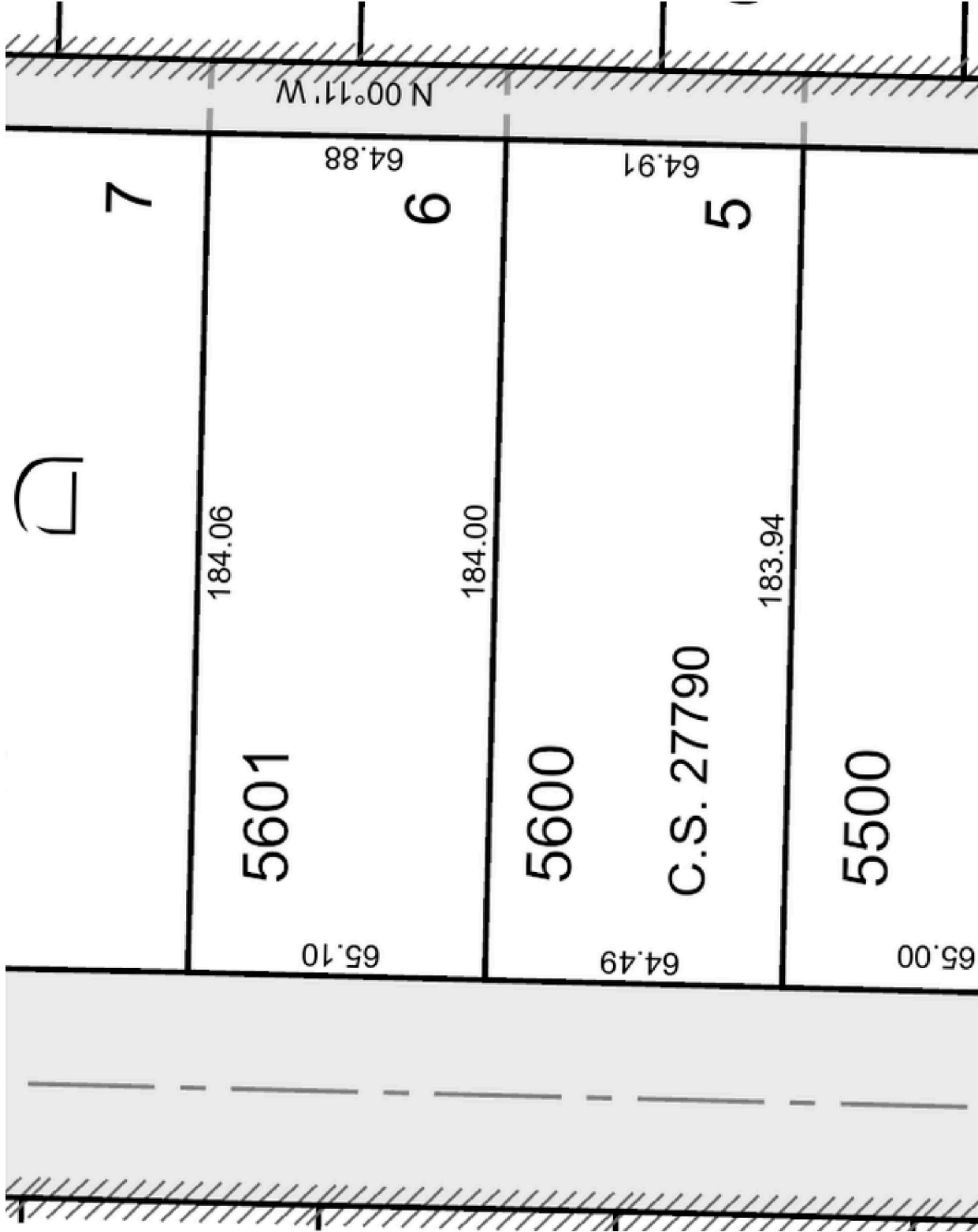
Linn County Tax Lot 5600 On map 31CA

Signature of owner(s) Erin Miller

Erin Miller

Date: 12/01/2025 Remarks: _____

THE ASSESSOR'S OFFICE RESERVES THE RIGHT TO REFUSE TO WORK THE ABOVE REQUEST IF ANY INFORMATION PROVIDED IS INCORRECT.



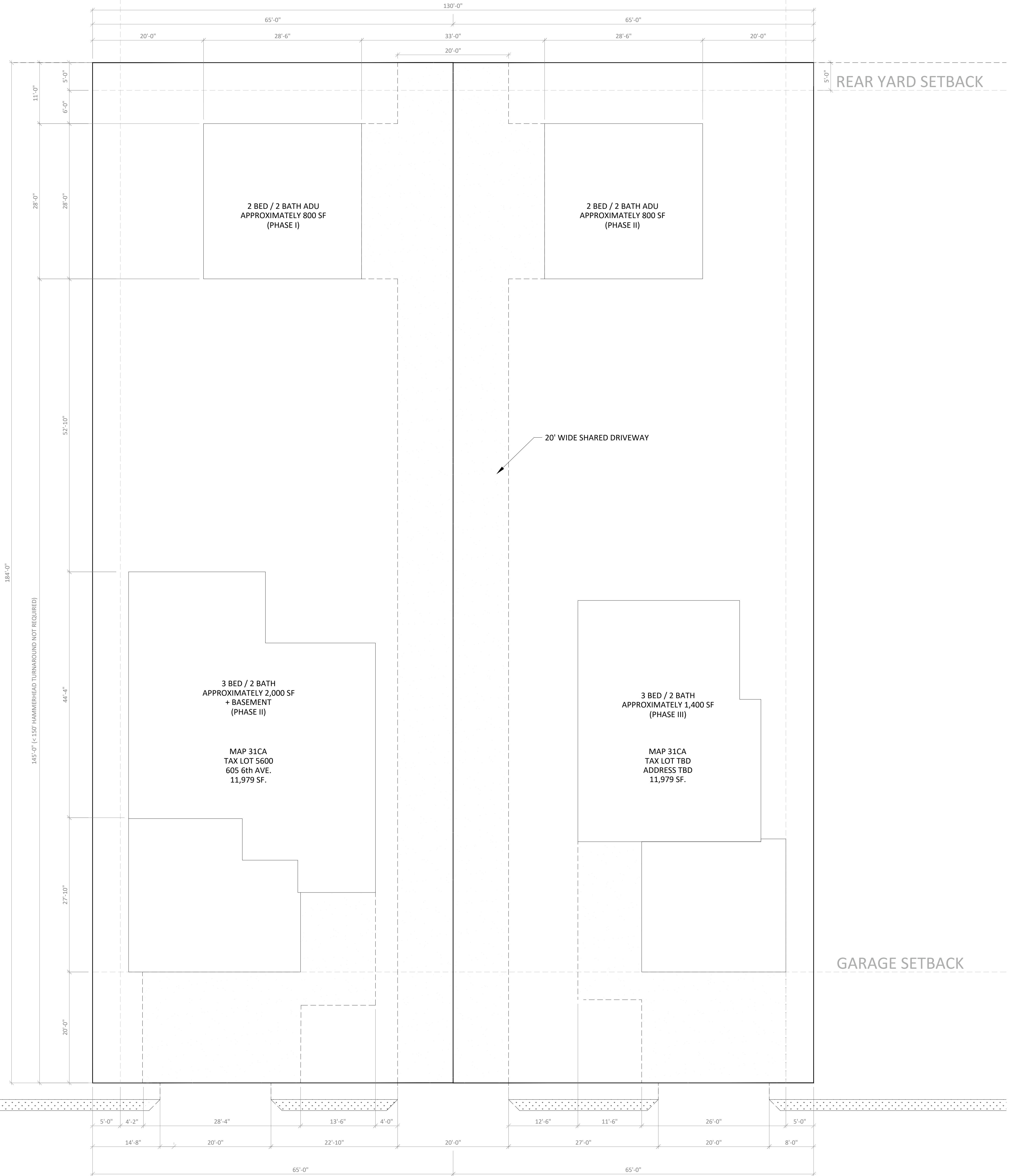
SWEET HOME
 13S 1E 31CA
 AFTER

SIDE YARD SETBACK

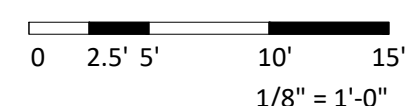
SIDE YARD SETBACK

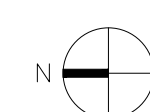
ALLEY

REAR YARD SETBACK

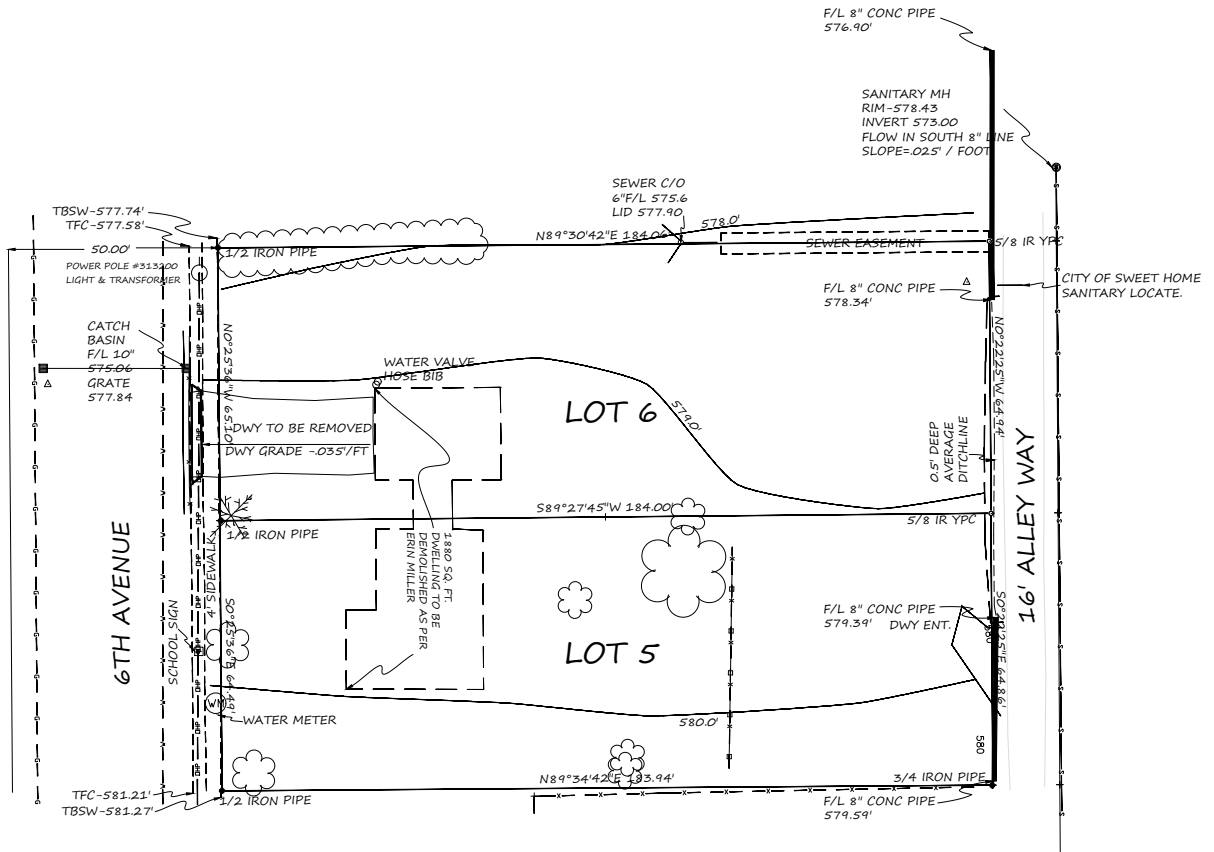
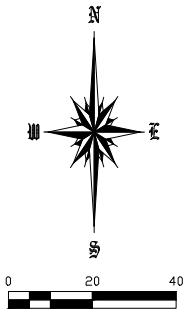


6th AVENUE




 605 6th Avenue
 Sweet Home, OR 97386

RESIDENTIAL SITE PLAN



NOTE:

THIS MAP PREPARED FOR CITY OF SWEET PANNING DEPARTMENT. FOR ANY FURTHER BOUNDARY DETAILS REFER TO LINN COUNTY SURVEY #27990. THE PROPERTY OWNER HAS CREATED A DRAWING OF THE PROPOSED NEW CONSTRUCTION, WHICH SHOWS ACCESS AND SET BACK DIMENSIONS TO PROPOSED BUILDINGS.

QZ LAND SURVEYING
 40686 HWY 228
 SWEET HOME
 OREGON 97386
 (541) 401-2233
 jwiseguys@gmail.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

CITY REVIEW

OREGON
 JULY 1, 2001
 JOHN MERRITT WISE
 SOT13
 EXPIRES: 6-30-2026

DATE: NOV. 21ST, 2025

ERIN MILLER
 LOTS 5 & 6 DUNSMOOR ADDITION TO SWEET HOME.
 SW 1/4 SECTION 31, T.13S., R.1E., W.M.
 SWEET HOME, LINN COUNTY, OREGON.