



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

TO: City Council
Jason Ogden, City Manager
Interested Parties
FROM: Angela Clegg, Planning and Building Manager
DATE: June 10, 2025
SUBJECT: Planning, Building & Engineering Department Report – May 2025

The Planning, Building, and Engineering Department consists of the City's Building, Planning, Engineering, and Parks and Recreation programs. The following is a summary of activities and notes on current projects from May 1 to May 31, 2025.

1. BUILDING

SUMMARY OF BUILDING PROGRAM PERMITS ISSUED					
Permit Category	May 2025	April 2025	2025 YTD	2024 Total	2020-2024 Annual Average
Residential 1 and 2 Family Dwellings	0	1	10	27	24
Residential Demolition	0		2	4	7.8
Residential Manufactured Dwellings	0		1	5	6.8
Residential Mechanical	4	9	26	112	103.2
Residential Plumbing	0	1	5	13	25.8
Residential Site Development	0		0	0	0.2
Residential Structural	4	13	30	39	47.4
Commercial Alarm or Suppression Systems	0		0	2	3.6
Commercial Demolition	0		0	0	3
Commercial Mechanical	2	1	9	19	16.6
Commercial Plumbing	0		1	7	8.2
Commercial Phased	0	2	2		
Commercial Site Development	0		0	1	2.4
Commercial Structural	0	2	6	28	32.2
Total Permits	10	29	92	243	278.4
Value Estimate of All Permits	\$2,873.05	\$2,274,443.00	\$8,816,073.25	\$17,738,221.41	\$18,256,308.81
Fees Collected	\$125,159.00	\$28,014.12	\$81,852.08	202,214.77	\$227,074.23

Developments of note: For your reference, below are some developments of note that were previously reported. Any changes are noted with **bold text**.

- The Storage Depot is expanding. They plan to add storage building at the back of the lot west of their RV/boat storage space.
- Mountain Fir Subdivision: a 5 lot plus 1 remainder lot subdivision extending Mountain Fir Street and adding 'Street A' (to be renamed prior to development). The applicant plans to develop the 5 lots with senior living cottages similar to those the abutting lot. The Planning Commission approved the Subdivision on November 21, 2024. **The developer has begun the infrastructure and right-of-way dedication process.**
- Duck Hollow Phase III Subdivision: 51-lot single-family home subdivision located adjacent to the existing Duck Hollow Subdivision (41st Avenue and Long Street). This subdivision received planning approval in 2020, however there was a long delay due to wetlands regulations administered by the Oregon Department of State Lands. State approval has been granted, however there is no timeline available on actual construction.
- Live Oak Subdivision: 8-lot single-family home subdivision located between the two existing portions of Live Oak Street. The subdivision was approved in 2021, however the property changed hands, which delayed development. The new owner is planning on constructing 8 duplexes (16 housing units) on the lots. Development of the road and infrastructure is complete, and construction of the first buildings has begun. The developer is constructing duplexes taking advantage of the Middle Housing criteria. **Two duplexes were completed in May, and the HB 458 Partitions were approved for those duplexes.**
- Foothills Ridge Subdivision: A single-family home subdivision located at the west end of Foothills Drive was originally approved in 2021; however, the property changed ownership, and the previous subdivision expired. The Planning Commission approved a new subdivision for the site consisting of 27 lots, on September 18, 2024. The developer is in the process of obtaining a wetland delineation report.
- Clear Water Subdivision: 18-lot single-family home subdivision located on the west side of 45th Avenue, just north of Kalmia Street. Planning approval was granted in June. Road, sidewalk, and other infrastructure construction is complete. Construction has been steady, development is moving forward, and homes are being sold.
- Coulter Subdivision: The Sweet Home Planning Commission approved a 157-lot low-density residential subdivision located at 43rd Avenue and Coulter Lane. This subdivision will be built in four phases. The property includes wetlands, and development will require mitigation and permitting through the Department of State Lands, which will likely decrease the number of lots that are ultimately developed. The initial phase is unhindered by wetlands and will likely move forward as soon as market conditions warrant construction. The Developer has submitted an amended site plan and infrastructure plans currently in review by staff. The developer has begun infrastructure and utility work.

2. PLANNING

- Summary of **Final Decisions** on Planning Division Applications:

Application Type	May 2025	April 2025	2025 YTD	2024 Total	2020-2024 Annual Average
Adjustments		0	0	1	N/A
Annexations		0	0	0	0.4
Code Amendments		0	0	0	1.4
Conditional Use		1	1	4	7.4
Fence Permit	4	4	16	40	TBD
Home Occupation	1	1	2	0	0.20
Partition	2	0	3	3	11.8
Planned Development/ Subdivision		0	0	3	1.8
Property Line Adjustments		0	1	6	13.4
Temp RV Permit		0	0	4	TBD
Vacation		0	0	0	0.2
Variance		0	0	1	3.0
Zoning Map Amendment		0	0	1	2.2

- Total Planning Division Applications **Submitted**:

Total Completed Application	7	6	24	61	31.20
Total Fees Collected	\$880.00	\$535.00	\$2,295.00	\$10,150.00	\$15,883.50

- 3 Land Use Applications were submitted in May.
- 6 Land Use Applications are pending final approval.
- The City received a grant from the State to update our Transportation System Plan and create an Area Plan for the undeveloped land on the north side of the City. The project is fully underway. The Technical Advisory and Public Advisory Committee met with consultants on January 9th to discuss Technical Memo #6. The City held a joint work session with the Planning Commissioners and City Council on January 28th. The final draft of the TSP will be heard by the Planning Commission on April 3, 2025, and City Council on April 22, 2025. The Planning Commission voted to recommend the TSP and NSHA Plan to City Council at their April 3, 2025 meeting. The City Council voted to approve the TSP and NSHA Plan at the April 22, 2025 meeting. The Council completed the 1st and 2nd readings of the Ordinance. The 3rd reading is scheduled for the May 13th meeting. **Staff is completing the final reporting requirements to close out the grant.**
- The Planning Commission last met for a regular meeting on April 3rd.

3. ENGINEERING

City Projects:

- Addressing questions, concerns and permit requirements related to the Ziply Fiber installation, right of way and utility easements

GIS & Engineering Housekeeping:

- Met with OpenGov to create a gameplan for overcoming technical challenges in work order and asset management tracking

Property Development:

- Engineering issued 13 Right of Way permits for the month of May

Application Type	May 2025	April 2025	2025 YTD	2024 Total	2023-2024 Annual Average
ROW	\$60.00	\$120.00	\$1,380.00	\$510.00	\$1,005.00
SC Inspections		\$30.00	\$60.00	\$50.00	\$510.00
Erosion Control		\$0	\$75.00	\$50.00	\$412.50
Parks SDC		\$1,201.00	\$16,814.00	\$12,708.00	\$22,729.36
Sewer SDC	\$402.95	\$4,345.00	\$67,532.95	\$41,822.39	\$75,911.03
Storm SDC		\$983.00	\$11,062.00	\$10,238.00	\$19,968.50
Streets SDC		\$2,947.00	\$41,258.00	\$30,764.88	\$72,691.07
Water SDC	\$512.29	\$5,524.00	\$66,800.26	\$62,483.00	\$92,623.87
Total	\$975.24	\$15,150.00	\$204,007.00	\$158,626.00	\$285,851.00

4. PARKS

- The Park and Tree Committee last met on May 21st. Their next meeting will be June 18th.
- Staff applied for a grant from the Oregon Park and Recreation Department for Phase III of Sankey Park improvements, which will provide trail connections (including ADA access) to the upper portion of the park as well as amphitheater-style seating. The engineers submitted 100% design documents. Staff are in the process of final review. Staff is collaborating with the Timber Framers Guild on a potential design and construction of the bandstand.
- Staff plans to re-apply for the Oregon Department of Forestry Community Green Infrastructure Grant. If approved, the grant funds will support the DEQ water quality project, which serves as mitigation for the fines issued to the WWTP in 2023. The City plans to collaborate with the South Santiam Watershed Council for project management and implementation. **The City and the SSWC met onsite on May 21st to chose a location and scope for the DEQ project.**
- Park & Tree Committee members will be reaching out to Mill City regarding their campaign to save their bridge. The Committee members hope to gain some insight into how to move forward with a successful Weddle Bridge campaign. Staff have also applied for Weddle Bridge to be re-listed on the National Register of Historic Places. **The State's National Register Program Coordinator replied on May 1st stating that the bridge may be eligible for relisting if additional criteria are met. Staff will coordinate a meeting with their office to discuss next steps.**
- **Movies in the Park starts on June 13th. We will be showing Luca at dusk. Free snacks are provided by the Gregory Home Team, Keller Williams Realty.**

5. SPECIAL EVENTS, RENTALS, AND MEMBERSHIPS

Application Type	May 2025	April 2025	2025 YTD	2024 Total	2023-2024 Annual Average
Chair & Table Rental	\$0	\$100.00	\$100.00	\$260.00	\$325.00
Gazebo Rental	\$30	\$232.50	\$262.50	\$640.05	\$607.58
Hut Rental	\$0	\$0	\$0	\$150.00	\$125.03
Racquetball Membership	\$0	\$0	\$0	\$257.00	\$391.13
Weddle Bridge Rental	\$0	\$0	\$0	\$135.00	\$117.53
Total Fees Collected	\$30.00	\$332.50	\$362.50	\$1,442.00	\$1,566.27

6. OTHER PROJECTS

- Willow Street Neighborhood LID: Staff have finalized a financing plan and received approval from the financing agency. Design was completed; however, staff identified additional items that may require a change order for engineering. If the change order is authorized, additional time for engineering will be needed and the financing plan may need to be amended, after which an RFP for construction can be issued.
- ODOT Foster Lake Sidewalk Project: Construction is complete. Staff contacted ODOT this month to restart talks on connecting the sidewalk portion under the railroad trestle.