



## **STAFF REPORT PRESENTED TO THE PLANNING COMMISSION**

**REQUEST:** The applicant is requesting approval of a three-parcel land partition. The applicant is proposing to partition an approximately 27,858-square-foot lot into three parcels per Sweet Home Municipal Code Chapter 17.98. Proposed Parcel 1 shall be approximately 17,724 square feet, Proposed Parcel 2 (containing an existing dwelling) shall be approximately 5,126 square feet, and Proposed Parcel 3 shall be approximately 5,008 square feet. The subject property is located in the Residential High Density (R-3) zone.

The applicant is also requesting a Variance to allow for a reduced lot width of 55 feet for Parcel 2 and 57 feet for Parcel 3, where the standard minimum width is 60 feet. Additionally, the request seeks to formally recognize an existing 5-foot setback for the pre-existing home on Parcel 2. No physical changes to the pre-existing structure's setbacks are occurring as a result of this partition.

Pursuant to Sweet Home Municipal Code (SHMC) Chapter 17.14, the required lot frontage is 60 feet. The reductions represent individual deviations of 9.09% and 5.26%, respectively. While each deviation is below the 10% threshold, the cumulative deviation for all three parcels within the partition is 14.35%, exceeding the maximum adjustment allowed without a Variance pursuant to SHMC 17.106.010.

Proposed Parcel 2 contains a pre-existing residential structure with a legally established but nonconforming 5-foot front yard setback. Under SHMC 17.98.050(A), each parcel must meet the dimensional standards of the applicable zone unless a Variance is granted. Because the proposed configuration increases a nonconforming condition, a Variance is required

Application P26-04 is being filed concurrently with Application VR26-03. Application P26-04 is reliant on the approval of application VR26-03. Both applications shall be heard by the Planning Commission pursuant to SHMC 17.120.010:

Applications for more than one land use action and permit for the same property may, at the applicant's discretion, be heard or reviewed concurrently. Multiple land use requests involving different processing Types shall be heard and decided at the higher processing Type. For example, an application involving a Conditional Use (Type III) with an Adjustment (Type II) shall be reviewed and decided as a Type III request.

**APPLICANT:** Andrew Johnson, TerraTech Land Surveyors

**PROPERTY OWNER:** Duke Rohner

**FILE NUMBER:** P26-04

**PROPERTY LOCATION:** 2034 Long St, located in Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 32BC, Tax Lot 2900

**REVIEW AND DESIGN CRITERIA:** Sweet Home Municipal Code Section(s): 17.14.030, 17.58, 17.90.030, 17.98, 17.126, 17.130

**HEARING DATE & TIME:** May 21, 2026, at 6:30 PM

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

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

**REPORT DATE:** May 15, 2026

**I. PROJECT AND PROPERTY DESCRIPTION**

**ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:**

<b>Property</b>	<b>Zoning Designation</b>	<b>Comprehensive Plan Designation</b>
Subject Property	Residential High Density (R-3)	High Density Residential
Property North	Commercial Highway (C-2)	High Density Residential Highway Commercial
Property East	Residential High Density (R-3)	High Density Residential
Property South	Residential High Density (R-3) Public Facility (PF)	High Density Residential Public Facility
Property West	Commercial Highway (C-2) Public Facility (PF)	Highway Commercial Public Facility

**Floodplain:** Based on a review of the FEMA FIRM Maps; Panel 41043C0913G, dated September 29, 2010, the subject property is not the special flood hazard area.

**Wetlands:** The subject property does not show wetlands/waterways on the properties that are depicted on the Statewide Wetlands Inventory Map or the National Wetlands Inventory Map.

**Access:** Based on the Subject Property Map (Attachment A), the property abuts and has access from Long Street.

**Services:** There are existing City water and sewer services to the existing dwelling from Long Street.

**Street:** The subject property abuts approximately 196 feet of Long Street. Long Street is classified as a minor arterial and has existing sidewalks, curbs and gutters.

**TIMELINES AND HEARING NOTICE:**

Application Received: March 31, 2026

Application Deemed Complete: April 2, 2026

Notice Distribution to Neighboring Property  
Owners Within 300 feet and Service Agencies: April 7, 2026

Notice Published in New Era Newspaper: April 15, 2026

Date of Planning Commission Hearing: May 21, 2026

120-Day Processing Deadlines: July 31, 2026

Notice was provided as required by SHMC 17.126.010

## II. COMMENTS

**CEDD Engineering:** No comments as of the issuance of this staff report.

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

**Jaysen Cunningham  
Building Division:** Building has no comment.

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

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

## III. REVIEW AND DESIGN CRITERIA

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

Application P26-04 is being filed concurrently with Application VR26-03. Application P26-04 is reliant on the approval of application VR26-03. Both applications shall be heard by the Planning Commission pursuant to SHMC 17.120.010:

### **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.***

Staff Findings: In the R-3 Zone, the minimum required lot area is 5,000 square feet for both single-family dwellings and duplexes, 2,000 square feet for attached dwellings, and 9,000 square foot parcels for multi-family. All other proposed uses shall meet the applicable density and development standards.

According to the tentative partition plat (Attachment B), the existing parcel has an area of approximately 27,858 square feet prior to partition. Following the proposed partition, proposed Parcel 1 shall be approximately 17,724 square feet, proposed Parcel 2 shall be approximately 5,126 square feet, and proposed Parcel 3 shall be approximately 5,008 square feet.

Based on these measurements, staff find that each proposed parcel meets the minimum lot area requirement and that the application complies with this criterion.

**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.***

Staff Findings: Based on the tentative partition plat (Attachment B), proposed Parcel 1 has an average width of approximately 99 feet and an average depth of approximately 185 feet. Proposed Parcel 2 has an average width of approximately 52.5 feet and an average depth of approximately 98.5 feet. Proposed Parcel 3 has an average width of approximately 56.5 feet and an average depth of approximately 89 feet.

The depth of each proposed parcel does not exceed three times its width, consistent with development code requirements

Based on these findings, staff conclude that the application complies with this criterion.

- 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.**

Staff Findings: According to the tentative partition plat (Attachment B), proposed Parcels 1, 2 and 3 have existing frontage and direct access from Long Street.

Based on these findings, staff conclude that the application meets the access requirements of this criterion.

- 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.**

Staff Findings: No flag lots are being proposed with this partition.

- 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.**

Staff Findings: The applicant is not proposing a through lot

- 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.**

Staff Findings: Based on the tentative partition plat (Attachment B), proposed Parcels 1, 2 and 3 shall have side lot lines that run at right angles to Long Street.

Based on the above findings, staff conclude that the application complies with this criterion.

- 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.**

Staff Findings: According to the Sweet Home Infrastructure Map, the existing residential dwelling has access to City water and sewer services in Long Street.

No new development is proposed as part of this application. Required utility easements shall be shown on the final plat, and connection costs for City services will be determined during the building permit review process.

With these conditions, staff find that the application complies with this criterion.

**17.58.050 IMPROVEMENT REQUIREMENTS – PARTITION**

***During the review of partition proposals, The City shall require, as a condition of approval, the following improvements:***

***A. Private access. Where included, private driveways serving flag lots, or private easements shall be surfaced per the requirements of this Development Code.***

Staff Findings: No private access is proposed with this partition

***B. Street frontage improvements. The following improvements shall be required:***

- 1. Consistent with the adopted transportations plans, sufficient land shall be dedicated to establish the appropriate right-of-way width.***
- 2. If the street frontage of the subject property is less than or equal to 250 feet and does not connect to existing improvements, the applicant shall sign a development agreement with The City of Sweet Home. This agreement shall stipulate that the applicant, or future property owner, will agree to participate in right-of-way improvements. The agreement may include provisions for the following: street paving, curbing, sidewalks, water lines, storm sewer facilities and sanitary sewer facilities. The agreement shall be recorded at the County Clerk's Office at the time of the recording of the final plat.***
- 3. If the street frontage of the subject property exceeds 250 feet, or extends an existing dedicated right-of-way, the applicant shall improve the following:***
  - a. Public streets upon which the property fronts to public standards, including: surfacing from center line to curb, installation of curbing, storm sewers, sanitary sewers, water lines and other necessary public utilities per approved master plans. Where a master plan has not been adopted, the developer shall enter into a development agreement consistent with item (B)(2), above.***
  - b. Sidewalks, meeting City standards, along public street frontage. Sidewalk construction may be deferred until such time a building permit is issued.***
  - c. The installation of storm sewers, sanitary sewers, water lines and other utilities necessary to serve parcels accessing off of the new street.***

Staff Findings: Based on the tentative partition plat (Attachment B), proposed Parcel 1 will have approximately 84 feet of frontage along Long Street, proposed Parcel 2 shall have approximately 55 feet of frontage along Long Street, and proposed Parcel 3 shall have approximately 57 feet of frontage along Long Street.

Long Street has existing street frontage improvements. No additional improvements shall be required along Long Street.

Based on the above findings, and with the approval of Variance Application VR26-03, staff find that the application complies with this criterion.

***C. Public facilities. Sewer, Water, and Storm Drainage facilities may be required on and adjacent to the project. The developer shall submit engineering plans or facility improvement plans to The City for review. The plans shall address the required improvements contained in this Article, and any conditions of approval, and shall conform with City Engineering Design Standards. The plans shall be reviewed and approved prior to the recording of the final partition plat.***

Staff Findings: Based on the Sweet Home Infrastructure Map, the existing residence has City water and sewer services. There is an existing storm channel along the south side of Long Street.

No development is proposed as part of this application.

Connection fees for City services will be determined during the building permit review process. Staff recommend including a condition of approval requiring that all future development comply with the applicable standards of SHMC 17.14.070, 17.46, 17.48, and 17.58.050 at the time of development.

With these conditions, staff find that the application meets the criteria related to public facilities.

**D. Completion requirements. All required improvements shall be completed prior to the issuance of any building permits for the subject property. Alternatively, improvements required under this Section may be assured through a performance bond or other instrument acceptable to The City prior to the approval of the final plat of the partition.**

Staff Findings: The subject property contains an existing single-family dwelling. The dwelling is proposed to remain on proposed Parcel 2. No development has been proposed with this Partition for proposed Parcels 1 and 3.

Long Street has existing street frontage improvements. No additional improvement shall be required along Long Street.

Staff recommend a condition requiring that all future development comply with the applicable provisions of SHMC 17.14.070, 17.42, 17.44, and 17.58.050 in effect at the time of development.

With these conditions, staff finds the application satisfies the completion requirements of the applicable criteria.

#### **17.98.040 SUBMITTAL REQUIREMENTS**

**A. The applicant shall prepare and submit a preliminary 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 applicant shall submit one 11" x 17" copy of the preliminary plan along with one digital copy. The plan shall include the following information:**

- 1. General Information. The following general information shall be shown on the tentative plan:**
  - a. Vicinity map showing all streets, property lines, streams, 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 and of all proposed parcels.**
- 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 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.**
- 3. Proposed Plan:**
  - a. Locations, approximate dimensions and area in square feet of all proposed parcels. All parcels shall be numbered consecutively.**
  - b. Location, width and purpose of any proposed easements.**

**B. At the discretion of the City, specific requirements may be waived provided there is sufficient information to allow processing of an application.**

Staff Findings: The applicant submitted a tentative partition map on March 31, 2026. The Planning and Building Technician deemed the application complete on April 2, 2026.

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

**17.98.050 DECISION CRITERIA:**

**Approval of a partition shall be subject to the following decision criteria:**

**A. Each parcel shall satisfy the dimensional standards of the applicable zone, unless a variance from these standards is approved [SHMC 17.98.050(A)].**

**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 [SHMC 17.10.060 (A)]:**

**1. Minimum Lot Area and Width:**

- a. Single Family Dwelling: 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, 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 or Carport: 20 feet to entrance.**
- c. Side Yard (Interior): 5 feet (per story).**
- d. Side Yard (Street): 15 feet.**
- e. Rear Yard: 10 feet.**
- f. Attached Side Yard: 0 feet, 10 feet exterior boundary.**

**3. Maximum Structure Height:**

- a. Single Family: 30 feet.**
- b. Single Family Attached, Duplex, Multi-Family: 40 feet.**
- c. Accessory Building: 20 feet (roof apex).**

**4. Maximum Lot Coverage:**

- a. Single Family: 40%.**
- b. Single Family Attached: 60%.**
- c. Duplex, Multi-Family: 60%**

**B. On a flag lot, the inset front yard setback shall be a minimum of ten feet.**

**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.**

Applicants Comment: Minimum Lot Area is 5,000 square feet for single-family dwellings and duplexes and 9,000 square feet for multi-family. Proposed Parcel 1 is 17,724 square feet, Parcel 2 is 5,126 square feet, and Parcel 3 is 5,008 square feet. All lots meet this requirement.

Maximum Lot Coverage is 40% for a single-family dwelling, and 60% for duplexes and multi family. The existing building's outer foundation on proposed Parcel 2 is 950 square feet. The coverage of the

existing home on proposed Parcel 2 is 19%. This requirement is met. Coverages will be met for Parcel 1 and 3 at the time of development.

Minimum Setbacks are 5 feet for each side, 15 feet front, 10 feet rear and 15 feet street side and 20 feet for garages. The existing building outer foundation on Parcel 2 has a 23 foot west side setback, a 9 foot east side setback, over a 10 foot rear setback and a 5 foot street side setback. The existing house does not have a garage or carport. Setbacks will be met for Parcel 1 and 3 at the time of development.

Minimum Lot Width is 60 feet for both a single-family residence and duplex. The applicant is requesting an Adjustment of less than 10 percent to allow for 55 feet on Parcel 2 and 57 feet on Parcel 3. Parcel 1 exceeds the 60 foot minimum width.

Staff Findings: Based on the attached site plan (Attachment B), proposed Parcel 1 shall be approximately 17,724 square feet. Proposed Parcel 2 shall be approximately 5,126 square feet. Proposed Parcel 3 shall be approximately 5,008 square feet.

According to Linn County Assessor's Account #258919, the existing dwelling on proposed Parcel 2 is approximately 960 square feet. Based on the submitted site plan, Parcel 2 will have an area of approximately 5,126 square feet. This results in a lot coverage of about 19%, which is below the maximum allowed lot coverage of 40%.

The minimum width at building line for proposed Parcel 1 shall be approximately 84 feet. The minimum width at building line for proposed Parcel 2 shall be approximately 55 feet. The minimum width at building line for proposed Parcel 3 shall be approximately 57 feet.

Pursuant to Sweet Home Municipal Code (SHMC) Chapter 17.14, the required lot frontage is 60 feet. The reductions represent individual deviations of 9.09% and 5.26%, respectively. While each deviation is below the 10% threshold, the cumulative deviation for all three parcels within the partition is 14.35%, exceeding the maximum adjustment allowed without a Variance pursuant to SHMC 17.106.010.

Proposed Parcel 2 contains a pre-existing residential structure with a legally established but nonconforming 5-foot front yard setback. Under SHMC 17.98.050(A), each parcel must meet the dimensional standards of the applicable zone unless a Variance is granted. Because the resulting configuration increases a nonconforming condition, a Variance is required

Staff recommend a condition of approval that Application VR26-03 be approved prior to the approval of Application P26-04.

The applicant is not proposing any new development as part of this application. Setbacks, structure height, and lot coverage will be verified during the building permit review process.

With the above condition and approval of VR26-03, staff find that the application complies with the minimum dimensional standards of the R-3 zone.

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

Staff Findings: The applicant has not proposed a flag lot.

***E. 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.**

Staff Findings: The applicant has not proposed any development with this application. Staff recommend a condition of approval that the applicant comply with all applicable development and dimensional standards of the Residential High-Density Zone at the time of development.

**B. *The parcels shall meet the Development Standards for Land Division of Chapter 17.58 [SHMC 17.98.050(B)].***

Staff Findings: The findings for SHMC 17.58 can be found on pages 3-6 of this Staff Report.

**C. *Existing dwellings and accessory structures shall comply with the setback requirements of the applicable zone, including accessory structures which have a setback established by the building size, unless a variance from the requirements is approved [17.98.050(C)].***

Staff Findings: There is an existing residential dwelling on proposed Parcel 2 that will remain. Based on the submitted site plan (Attachment B), proposed Parcel 2 shall comply with the minimum setback and lot coverage requirements of the R-3 zone. Proposed Parcels 1 and 3 are vacant.

Staff recommend including a condition of approval requiring that all development comply with the applicable development and dimensional standards of the Residential High Density (R-3) Zone at the time of development.

With these conditions, staff find that the application complies with the applicable criteria

**D. *Adequate public facilities, including access, shall be available to serve the existing and newly created parcels. If adjacent properties are undeveloped, not developed to their maximum density, or landlocked, consideration will be given to extending appropriate access to those properties in accordance with provisions in Chapters 17.42 and 17.44 [SHMC 17.98.050(D) and SHMC 17.72.040(E)(4)].***

Staff Findings: Based on the tentative partition plat (Attachment B), proposed Parcel 1 will have approximately 84 feet of frontage along Long Street, proposed Parcel 2 shall have approximately 55 feet of frontage along Long Street, and proposed Parcel 3 shall have approximately 57 feet of frontage along Long Street.

Long Street has existing street frontage improvements. No additional improvement shall be required along Long Street.

Based on the Sweet Home Infrastructure Map, the existing residence has City water and sewer services. There is an existing storm channel along the south side of Long Street.

No development is proposed as part of this application.

Connection fees for City services will be determined during the building permit review process. Staff recommend including a condition of approval requiring that all future developments comply with the applicable standards of SHMC 17.14.070, 17.46, 17.48, and 17.58.050 at the time of development.

With these conditions, staff find that the application meets the criteria related to public facilities.

Based on the above information, staff find that the application complies

#### **IV. 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. The final configuration of proposed Parcels 1, 2 and 3 shall substantially conform to the plot plan reviewed in this application (see Attachment B). Proposed Parcel 1 shall be approximately 17,724 square feet. Proposed Parcel 2 shall be approximately 5,126 square feet. Proposed Parcel 3 shall be approximately 5,008 square feet.
2. Approval of Variance application VR26-03 is required. If the variance is not approved, the partition application must also be denied.
3. All applicable access and utility easements shall be shown on the final plat.
4. All development shall comply with the applicable development standards of SHMC Chapter 17.14 and Title 17 Article III at the time of development
5. A final survey of the approved plat shall be recorded within two years of the final decision. Failure to record a plat within the required time period shall void the approval and require a new partitioning application. The City Manager shall sign the final plat if the plat substantially conforms to the approved preliminary plat, and if the conditions of approval are satisfied. The final plat shall conform to the requirements in ORS Chapter 92 and applicable County surveying requirements. The final Plat shall be recorded with Linn County and a copy of the recorded document shall be submitted to The City. The applicant shall be responsible for all recording fees. No parcel shall be sold, transferred or assigned until the final approved Plat is recorded and evidence of the recording is submitted to The City. Building permits shall not be issued prior to recording of the final plat if the proposed structure will violate this Code absent recording the partition. [SHMC 17.98.060]
6. Development of the subject parcels shall comply with all applicable local, state, and federal requirements.

## **V. 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 recommend 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 recommend 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 P26-04 and thereby permit the partition for the subject lot located at 2034 Long Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E32BC Tax Lot 02900; 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 P26-04 for the subject lot located at 2034 Long Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E32BC Tax Lot 02900; 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

## **VI. ATTACHMENTS**

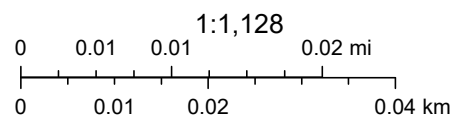
- A. Subject Property Map
- B. Site Plan
- C. Applicants Narrative

The full record is available for review at the City of Sweet Home Community and Economic Development Department Office located at City Hall, 3225 Main Street, Sweet Home, Oregon 97386. Regular business hours are between 7:00 AM and 5:30 PM, Monday through Thursday, excluding holidays.

# P26-04 Subject Property Map, 2034 Long St



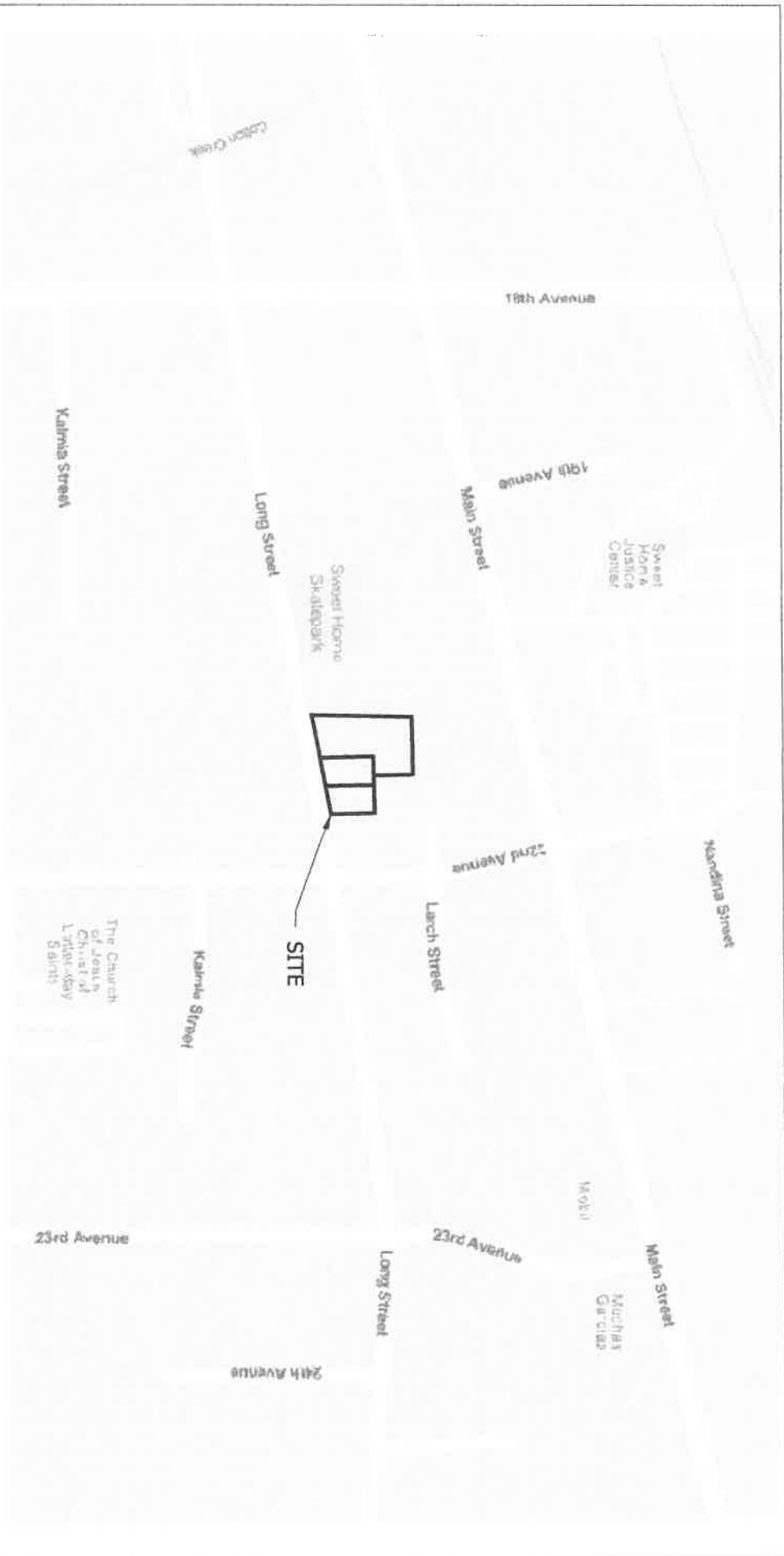
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Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Linn County, OR Office of Assessment and Taxation, Sources: Esri,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

Map created using the Linn County Oregon web mapping application  
This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the





SCALE:



0' 300'

SHEET 2  
OF 2  
SCALE: AS NOTED

**VICINITY MAP FOR MINOR PARTITION**  
PROJECT  
26-012 ROHNER SHIP  
EXHIBIT DATE  
3/24/26

DUKE ROHNER  
2034 LONG ST  
SWEET HOME, OR 97386

TERRATECH  
LAND SURVEYORS  
735 WALNUT ST  
LEBANON, OREGON 97355  
458-278-5932

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## APPLICATION FOR PARTITION AND ADJUSTMENT

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

Applicants & Property Owners: Duke Rohner  
PO Box 641  
Albany, OR 97321  
[pacson@live.com](mailto:pacson@live.com) / 503-871-6739

Applicant's Representative: TerraTech Land Surveyors LLC  
735 Walnut St  
Lebanon, OR 97355  
Contact: Andrew Johnston  
Email: [Drew@terratechlandsurveyors.com](mailto:Drew@terratechlandsurveyors.com)  
Phone: 458-278-5932

Linn County Assessor Map: 13S-01E-32BC, Tax Lot 2900

Property Address: 2034 Long Street

Existing Land Use: Single-Family Residence

Zone Designation: Residential High Density, R-3

Surrounding Zoning: Residential and Commercial



## Summary

The applicant requests to partition the land described as Linn County Tax Lot 13S1E32BC0200 into three parcels. The area of proposed Parcel 1 is 17,724 square feet, Parcel 2 with an existing home is 5,126 square feet, and the area of proposed Parcel 3 is 5,008 square feet. The proposed land use will remain the same, as residential. The applicant is also requesting an Adjustment of less than 10 percent to the minimum lot width of 60' on Parcels 2 and 3. Development on proposed Parcel 3 is planned for either a single-family residence or a duplex. The single-family dwelling on Parcel 2 will remain and Parcel 1 is planned for multi-family. All proposed parcels will have road access with frontage along Long Street. The proposed boundary lines will not change any existing access to utilities for water, sewer, power, or gas lines for the existing home.

## Sweet Home Code Compliance

Residential High Density Zone (R-3):

17.14.020 allows for single-family, duplexes and multi-family in the zone.

17.14.060 Dimensional Standards:

Minimum Lot Area is 5,000 square feet for single-family and duplexes and 9,000 square feet for multi-family. Proposed Parcel 1 is 17,724 square feet, Parcel 2 is 5,126 square feet, and Parcel 3 is 5,008 square feet. All lots meet this requirement.

Maximum Lot Coverage is 40% for a single-family dwelling, and 60% for duplexes and multi family. The existing building's outer foundation on proposed Parcel 2 is 950 square feet. The coverage of the existing home on proposed Parcel 2 is 19%. This requirement is met. Coverages will be met for Parcel 1 and 3 at the time of development.

Minimum Setbacks are 5 feet for each side, 15 feet front, 10 feet rear and 15 feet street side and 20 feet for garages. The existing building outer foundation on Parcel 2 has a 23 foot west side setback, a 9 foot east side setback, over a 10 foot rear setback and a 5 foot street side setback. The existing house does not have a garage or carport. Setbacks will be met for Parcel 1 and 3 at the time of development.

Minimum Lot Width is 60 feet for both a single-family residence and duplex. The applicant is requesting an Adjustment of less than 10 percent to allow for 55 feet on Parcel 2 and 57 feet on Parcel 3. Parcel 1 exceeds the 60 foot minimum width.

