

**City of Sweet Home**

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

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**Staff Report Presented to the Planning Commission**

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**REQUEST:** The applicant is requesting a conditional use permit to allow for a Public Utility Facility in a Residential Low Density (R-1) Zone. A Public Utility Facility is allowed via a Conditional Use per SHMC 17.24.030.H. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060.A.3 and 5. The Wastewater Treatment Plant is an existing facility. The applicant applied for Property Line Adjustments (PLA20-07, PLA20-08, PLA20-09 and PLA20-10) and is proposing modifications to the existing facility triggering a new Conditional Use application. The subject properties are in the Residential Low Density (R-1) Zone.

Applications PLA20-07, PLA20-08, PLA20-09, and PLA20-10 were approved via Administrative Decision on November 17, 2020.

**APPLICANT:** The City of Sweet Home

**PROPERTY OWNER:** The City of Sweet Home

**FILE NUMBER:** CU22-04

**PROPERTY LOCATION:** 1359 Pleasant Valley Road, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E31BB Tax Lots 600, 1100, 1300, 1501, and 1502.

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

**HEARING DATE & TIME:** April 7, 2022, at 6:30 PM

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

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

**REPORT DATE:** March 31, 2022

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

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

Property South	Commercial Highway (C-2)	Medium Density Highway Commercial
Property West	Residential Low Density (R-1)	Low Density Residential

**Floodplain:** Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the subject property is in the Zone AE Special Flood Hazard Area.

Based on the ArcGIS map, the eastern portion of the subject property is in the South Santiam River / Ames Creek 100-year floodplain.

**Wetlands:** Based on a review of the City of Sweet Home Local Wetlands Inventory and a review of the National Wetlands Inventory Map, the subject property does not contain inventoried wetlands.

**Access:** The subject property has frontage and access along a City Facilities Access from Pleasant Valley Road.

**Services:** The subject property has access to City water and sewer services through the center of the property.

#### TIMELINES AND HEARING NOTICE:

Mailed/Emailed Notice: February 23, 2022

Notice Published in Newspaper: March 2, 2022

Planning Commission Public Hearing: April 7, 2022

120-Day Deadline: June 23, 2022

Notice was provided as required by SHMC 17.12.120

## **II. COMMENTS**

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

**Joe Graybill**  
**Engineering Division:** Regarding the Conditional Use application for the WWTP Public Utility Facility at Pleasant Valley Road, the CEDD-ES have no concerns. It is an existing facility that will be modified and upgraded and will continue to be used as it has been.

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

**Chief Barringer**  
**Sweet Home Fire District:** The Fire District has no issues with this request.

**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.

**A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws. [SHMC 17.80.040(A)]**

Staff Findings: The subject property is in the R-1 zone. The applicant is requesting a conditional use permit to allow for a Public Utility Facility in a Residential Low Density (R-1) Zone. A Public Utility Facility is allowed via a Conditional Use per SHMC 17.24.030.H. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060.A.3 and 5.

The Wastewater Treatment Plant is an existing facility. The applicant applied for Property Line Adjustments (PLA20-07, PLA20-08, PLA20-09 and PLA20-10) and is proposing modifications to the existing facility triggering a new Conditional Use application. The subject property is in the Residential Low Density (R-1) Zone.

Applications PLA20-07, PLA20-08, PLA20-09, and PLA20-10 were approved via Administrative Decision on November 17, 2020.

For this application to comply with all applicable city codes and state and federal laws, this application may require additional permits. If this application is approved, staff recommends a condition of approval that prior to operation, the applicant shall obtain all required local, state, and federal permits. The applicant shall submit copies of all required permits and licenses to the Sweet Home Community and Economic Development Department for inclusion in the record of CU22-04.

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

**B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:**

1. **Building size;**
2. **Parking;**
3. **Traffic;**
4. **Noise;**
5. **Vibration;**
6. **Exhaust and emissions;**
7. **Light and glare;**
8. **Erosion;**
9. **Odor;**
10. **Dust;**
11. **Visibility;**
12. **Safety;**
13. **Building, landscaping or street features. [SHMC 17.80.040(B)]**

Staff Findings: The Wastewater Treatment Plant is an existing facility on the subject property. Staff finds that the site size, dimensions, location, topography and access are adequate for the proposed use.

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

- C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter. [SHMC 17.80.040(C)]**

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

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

- D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use. [SHMC 17.80.040(D)]**

Staff Findings: The subject property has access to City water and sewer. Staff finds that the proposed use has adequate capacity.

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

- E. Home occupations must meet the following standards:**

- 1. The home occupation shall be secondary to the residential use.**
- 2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.**
- 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.**
- 4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic.**

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

- F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed. [SHMC 17.80.040(F)]**
- G. Marijuana facilities may not have any drive-up services. [SHMC 17.80.040(G)]**
- H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school. [SHMC 17.80.040(H)]**
- I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property. [SHMC 17.80.040(I)]**

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

- J. 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. [SHMC 17.80.050]**

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." As specified in SHMC 17.80.050, conditions could include, but are not limited to: expanding setbacks, limiting hours of operation, requiring site or architectural design features, imposing additional sign standards, and so forth.

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.

**K. A conditional use permit shall be void one year after the date of the Planning Commission approval if the use has not been substantially established within that time period. [SHMC 17.80.070]**

Staff Findings: As required under this section, staff recommends that a condition of approval require that the conditional use permit shall be void one (1) year after the date of the Planning Commission approval if the use has not been substantially established, as defined under SHMC 17.80.070(A), within that time period. The City Planner may grant one extension of up to one year for a conditional use permit that contained a one-year initial duration upon written request of the applicant and prior to the expiration of the approved period. Requests other than a one-year request made prior to the expiration of the approved period must be approved by the Planning Commission. A conditional use permit not meeting the above time frames will be expired and a new application will be required.

#### **IV. CONCLUSION AND RECOMMENDATION**

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

Recommended Conditions of Approval for CU22-04:

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

#### **V. PLANNING COMMISSION ACTION**

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

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

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

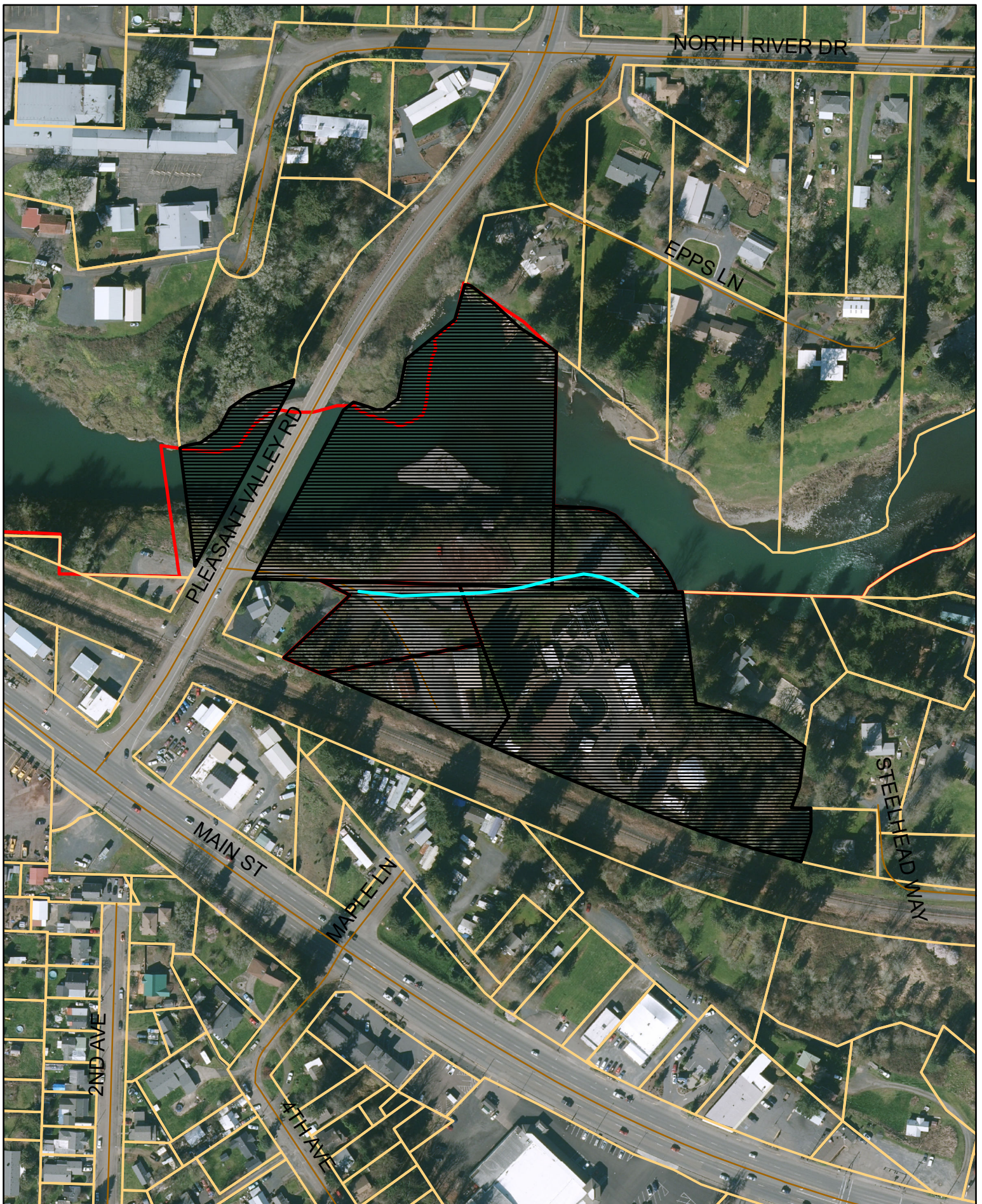
Motion: After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to approve application CU22-04; 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 applications CU22-04; 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
- C PLA20-07
- D PLA20-08
- E PLA20-09
- F PLA20-10





1 inch = 214 feet

Subject Property Map  
CU22-04  
1359 Pleasant Valley Road

Date: 2/23/22



# ATTACHMENT B



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

## Application for a Conditional Use Permit

Date Received: 02.15.22  
Date Complete: 02.23.22  
File Number: CU22-04  
Application Fee \$: 615.00  
Receipt #:   
Hearing Date: 04.07.22

### Applicant's Name:

The City of Sweet Home

### Applicant's Address:

3225 Main Street, Sweet Home, OR 97386

### Applicant's Phone and e-mail:

541-367-8113, aclegg@sweethomeor.gov

### Subject Property Address:

1359 Pleasant Valley Road, Sweet Home, OR 97386

### Subject Property Assessor's Map and Tax Lot:

13S01E31BB 600, 1100, 1300, 1501, 1502 (Adjusted via PLA20-07, PLA20-08, PLA20-09, and PLA20-10)

### Subject Property Size:

456,976 SF (per PLA20-07, PLA20-08, PLA20-09, PLA20-10)

### Subject Property: Zoning Classification

Residential Low Density (R-1)

### Property Owner:

The City of Sweet Home

### Owner's Address:

3225 Main Street, Sweet Home, OR 97386

### Owner's Phone and email:

541-367-8113, aclegg@sweethomeor.gov

### Comprehensive Plan Classification:

Public

### Nature of Applicants Request

**Narrative describing the proposed use: Brief Description on this form and attach extra sheets if needed.**

Per SHMC 17.24.030.H a Public Utility Facility is allowed via a Conditional Use. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity; SHMC 17.80.060.A.3 and 5. The City of Sweet Home Wastewater Treatment

Plant (WWTP) is an existing facility serving all residents and businesses in the City of Sweet Home. Applicant is proposing major modifications required by Oregon Department of Environmental Quality.

**Impacts on the neighborhood: Include traffic, parking, noise, odor, dust or other impacts. Brief Description on this form.**

Impacts during construction will include noise from construction operations as well as closing down the boat ramp access to complete improvements to the access road and to provide for Contractor Staging.

### Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.

**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]*

Date:

2/23/2022

### Property Owner's Signature:

*[Signature]* 2-22-2022

Date:

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



## ATTACHMENT C



### Community and Economic Development Department

**City of Sweet Home**  
3225 Main Street  
Sweet Home, OR 97386  
541-367-8113  
[www.sweethomeor.gov](http://www.sweethomeor.gov)

### NOTICE OF DECISION ON A LAND USE APPLICATION

**REQUEST:** The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 28,642 square feet from Parcel B (Lot 1502) to Parcel A (Lot 1501). Parcel B shall decrease in size from approximately 28,642 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 36,288 square feet to approximately 64,930 square feet. See the attached site plans. The properties are in the Residential Low Density (R-1) Zone.

**APPLICANT:** The City of Sweet Home

**OWNER (PARCEL 1):** The City of Sweet Home

**OWNER (PARCEL 2):** The City of Sweet Home

**FILE NUMBER:** PLA20-07

**PROPERTY LOCATION:** **Parcel A (Lot 1501):** located at 1359 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BBC Tax Lot 01501

**Parcel B (Lot 1502):** located directly south and abutting Lot 1501, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BB Tax Lot 01502

**REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, and 17.24.040

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

**DATE MAILED:** November 18, 2020

### DECISION

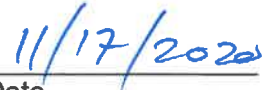
Based on the Review and Design Criteria listed in the Staff Report, Application PLA20-07 for a Property Line Adjustment is Approved with Conditions. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:

1. The final configuration of Parcel A and Parcel B 3 shall substantially conform to the plot plan reviewed in this application. See Attachment B. The proposal would transfer approximately 28,642 square feet from Parcel B (Lot 1502) to Parcel A (Lot 1501). Parcel B shall decrease in size from approximately 28,642 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 36,288 square feet to approximately 64,930 square feet.
2. The adjusted property line shall be situated so that all buildings and structures comply with the yard (setback) requirements of the R-1 Zone. See SHMC 17.24.050. The properties are in the Residential Low-Density (R-1) Zone.
3. 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
4. Signatures of all parties with proper acknowledgment. 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.

**DECISION AND MAILING DATE:** November 18, 2020

  
Blair Larsen, Community & Economic Development Director

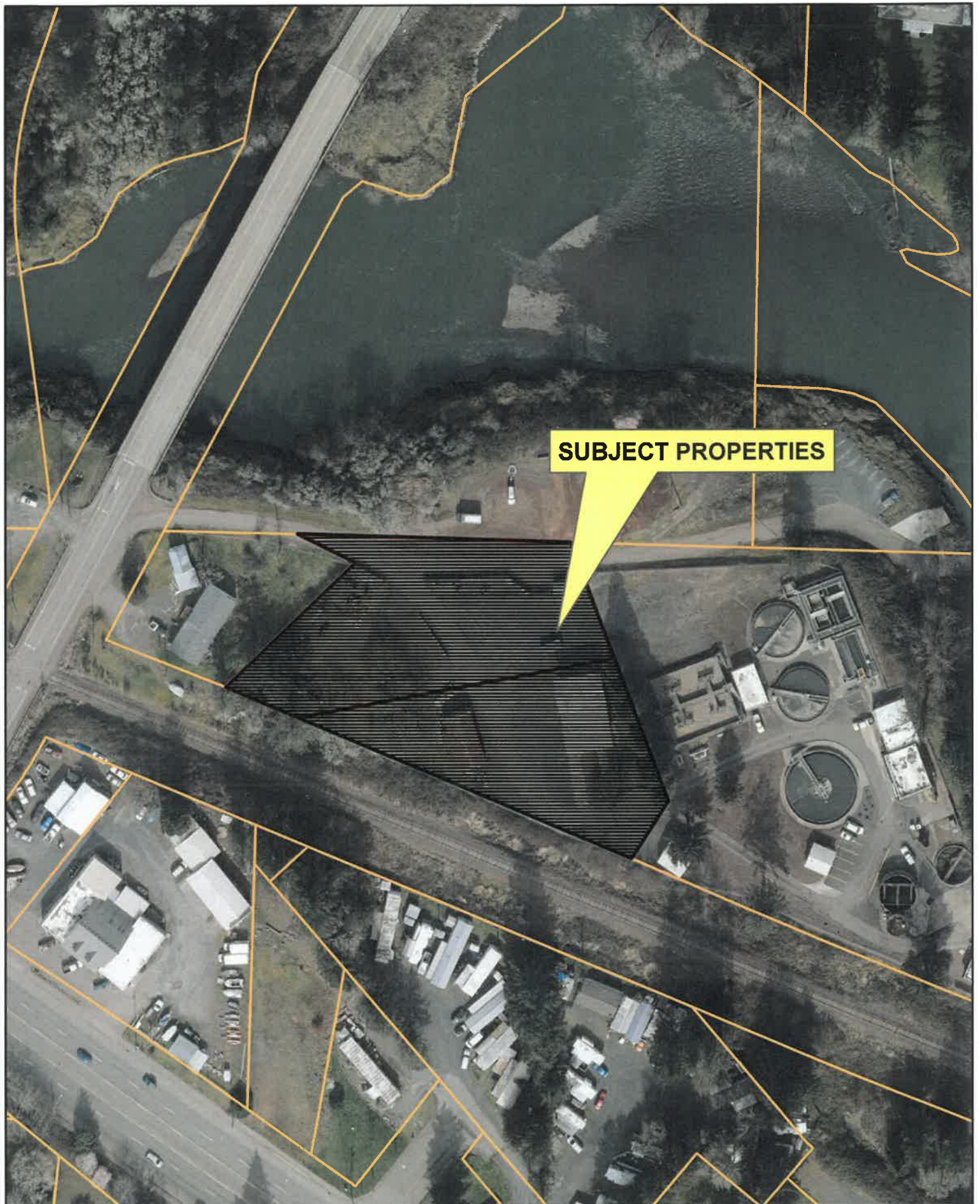
  
Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than November 30, 2020 at 5:00 PM (12 days from the mailing of this decision). All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 3225 Main Street, Sweet Home, OR 97386; Phone: (541) 367-8113.








1 inch = 108 feet

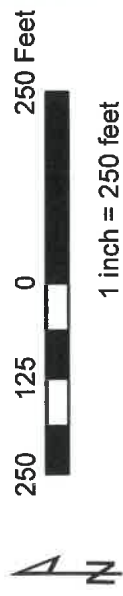
PLA20-07  
1359 Pleasant Valley Road  
13S01E31BB01501

Date: 8/5/20



# WWTP Property Line Adjustments Existing Property Lines

- Legend**
-  taxlots
  - PIN**
  -  13S01E31BB01501
  -  13S01E31BB01502





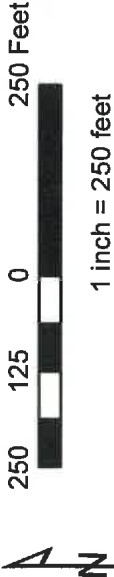
WWTP Property Line Adjustments  
PLA 20-07



**Legend**

 taxlots

 1st\_merge





## ATTACHMENT D

### Community and Economic Development Department

**City of Sweet Home**  
3225 Main Street  
Sweet Home, OR 97386  
541-367-8113  
[www.sweethomeor.gov](http://www.sweethomeor.gov)

### NOTICE OF DECISION ON A LAND USE APPLICATION

**REQUEST:** The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 167,470 square feet from Parcel B (Lot 1300) to Parcel A (Lots 1501 and 1502). Parcel B shall decrease in size from approximately 167,470 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 64,930 square feet to approximately 232,400 square feet. See the attached site plans. The properties are in the Residential Low Density (R-1) Zone.

Application PLA20-08 is pending the approval of Application PLA20-07, filed simultaneously.

**APPLICANT:** The City of Sweet Home

**OWNER (PARCEL 1):** The City of Sweet Home

**OWNER (PARCEL 2):** The City of Sweet Home

**FILE NUMBER:** PLA20-08

**PROPERTY LOCATION:** **Parcel A (Lots 1501 & 1502):** located at 1359 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BBC Tax Lot 01501 and 01502

**Parcel B (Lot 1300):** located at 1357 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BB Tax Lot 01300

**REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, and 17.24.040

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

**DATE MAILED:** November 18, 2020

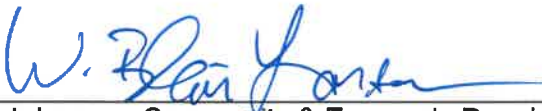
### DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA20-08 for a Property Line Adjustment is Approved with Conditions. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:

1. The final configuration of Parcel A and Parcel B 3 shall substantially conform to the plot plan reviewed in this application. See Attachment B. The proposal would transfer approximately 167,470 square feet from Parcel B (Lot 1300) to Parcel A (Lots 1501 and 1502). Parcel B shall decrease in size from approximately 167,470 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 64,930 square feet to approximately 232,400 square feet.
2. The adjusted property line shall be situated so that all buildings and structures comply with the yard (setback) requirements of the R-1 Zone. See SHMC 17.24.050. The properties are in the Residential Low-Density (R-1) Zone.
3. 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
4. Signatures of all parties with proper acknowledgment. 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.

**DECISION AND MAILING DATE:** November 18, 2020



Blair Larsen, Community & Economic Development Director

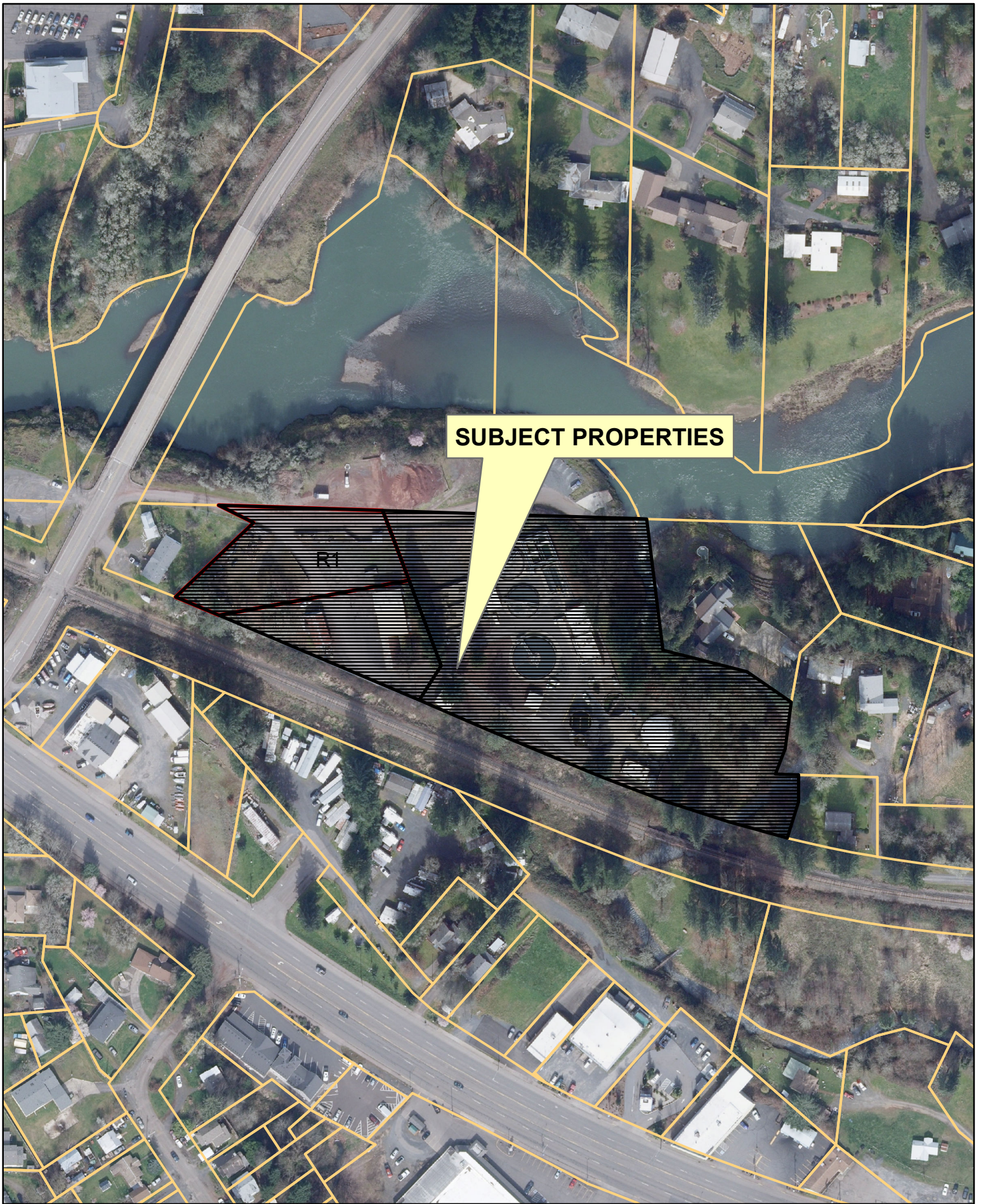
11/17/2020  
Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than November 30, 2020 at 5:00 PM (12 days from the mailing of this decision). All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 3225 Main Street, Sweet Home, OR 97386; Phone: (541) 367-8113.





**SUBJECT PROPERTIES**

R1






1 inch = 180 feet

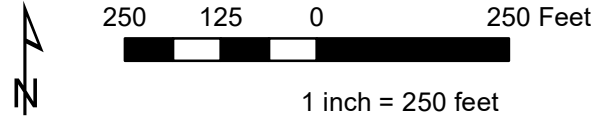
PLA20-08  
1359 Pleasant Valley Road  
Lots 1501 & 1502

Date: 8/5/20



WWTP Property Line Adjustments  
Existing Property Lines  
(per approval of PLA20-07)



- Legend**
-  taxlots
  -  13S01E31BB01501, 1502  
PLA 20-07
  -  13S01E31BA01300





# WWTP Property Line Adjustments PLA20-08

## Legend

-  taxlots
-  2nd\_merge



250 125 0 250 Feet

1 inch = 250 feet






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Community and Economic Development Department

**City of Sweet Home**  
3225 Main Street  
Sweet Home, OR 97386  
541-367-8113  
www.sweethomeor.gov

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**NOTICE OF DECISION ON A LAND USE APPLICATION**


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**REQUEST:** The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 23,622 square feet from Parcel B (Lot 1100) to Parcel A (Lot 600). Parcel B shall decrease in size from approximately 23,622 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 200,954 square feet to approximately 224,576 square feet. See the attached site plans. The properties are in the Residential Low Density (R-1) Zone.

Application PLA20-09 is pending the approval of Application PLA20-07 and Application PLA20-08, filed simultaneously.

**APPLICANT:** The City of Sweet Home

**OWNER (PARCEL 1):** The City of Sweet Home

**OWNER (PARCEL 2):** The City of Sweet Home

**FILE NUMBER:** PLA20-09

**PROPERTY LOCATION:** **Parcel A (Lot 600):** located directly north of 1359 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BBC Tax Lot 00600

**Parcel B (Lot 1100):** located at 1365 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BB Tax Lot 01100

**REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, and 17.24.040

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

**DATE MAILED:** November 18, 2020

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**DECISION**


Based on the Review and Design Criteria listed in the Staff Report, Application PLA20-08 for a Property Line Adjustment is Approved with Conditions. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)

Conditions of Approval:

1. The proposal would transfer approximately 23,622 square feet from Parcel B (Lot 1100) to Parcel A (Lot 600). Parcel B shall decrease in size from approximately 23,622 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 200,954 square feet to approximately 224,576 square feet. Application PLA20-09 is pending the approval of Application PLA20-07 and Application PLA20-08, filed simultaneously.
2. The adjusted property line shall be situated so that all buildings and structures comply with the yard (setback) requirements of the R-1 Zone. See SHMC 17.24.050. The properties are in the Residential Low-Density (R-1) Zone.
3. 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
4. Signatures of all parties with proper acknowledgment. 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.

**DECISION AND MAILING DATE:** November 18, 2020

  
Blair Larsen, Community & Economic Development Director

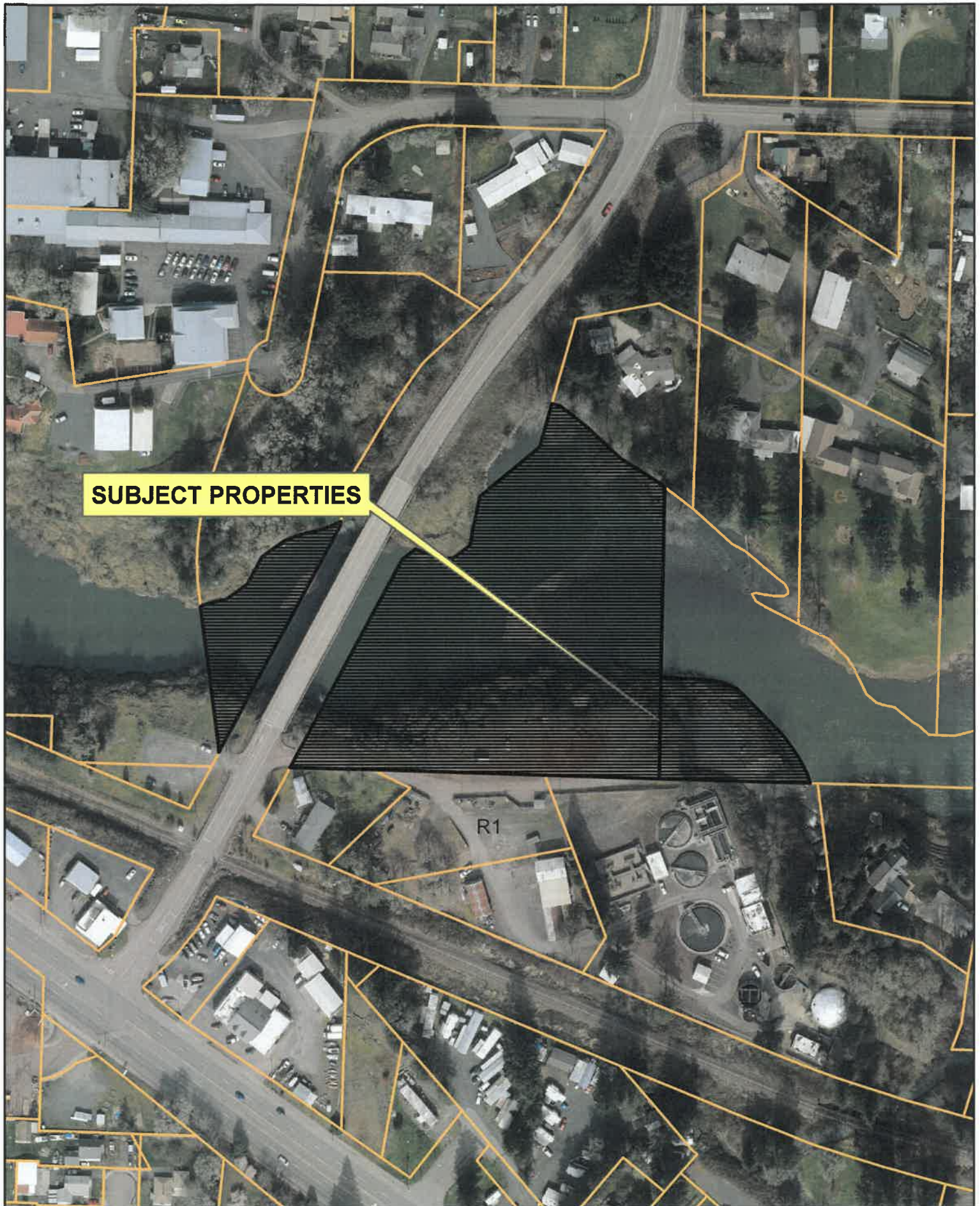
  
Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than November 30, 2020 at 5:00 PM (12 days from the mailing of this decision). All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 3225 Main Street, Sweet Home, OR 97386; Phone: (541) 367-8113.





**SUBJECT PROPERTIES**

R1



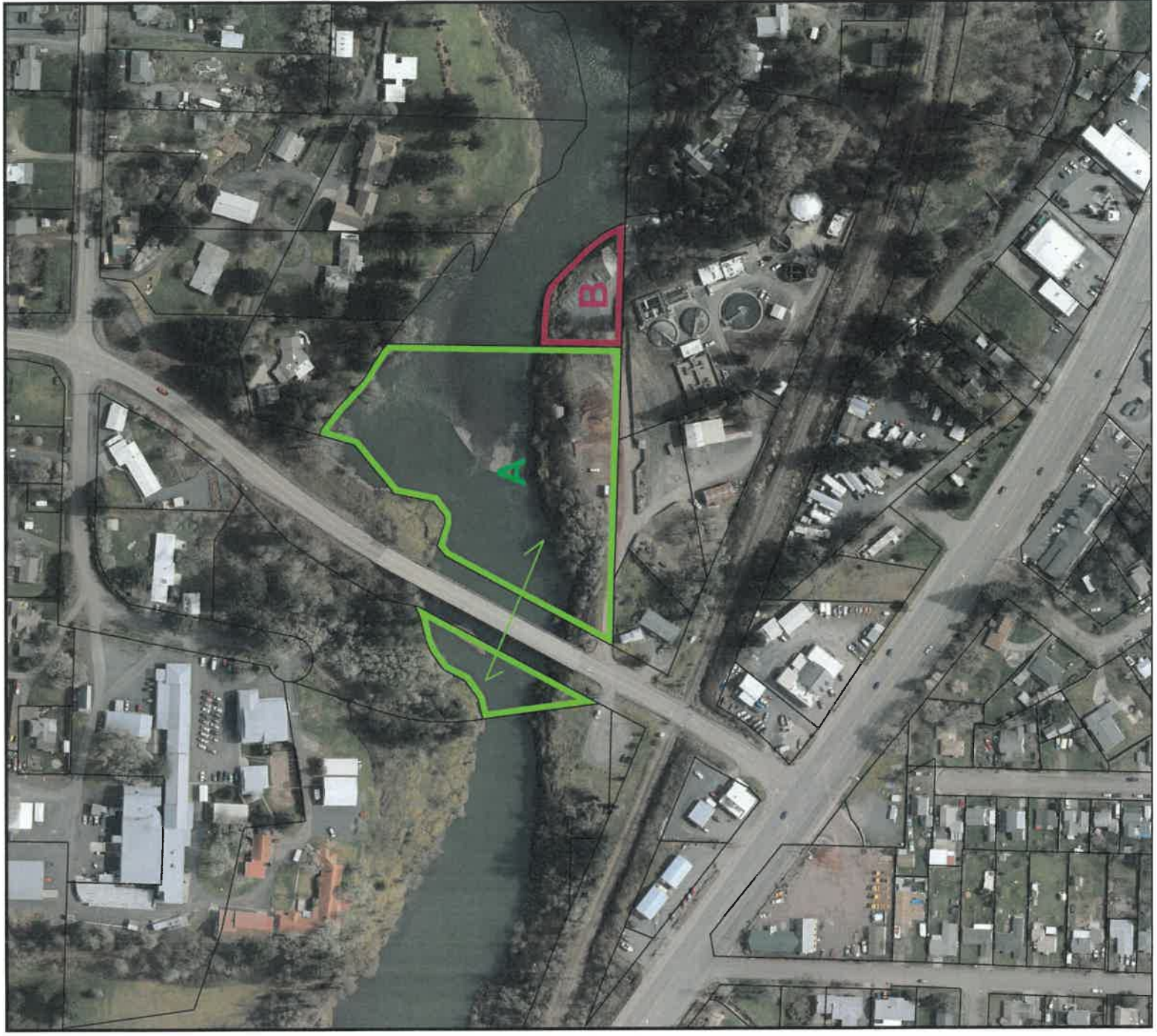
1 inch = 173 feet

PLA20-09  
1365 Pleasant Valley Road  
Lots 600 & 1100

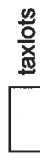
Date: 8/5/20



# WWTP Property Line Adjustments Existing Property Lines (per approval of PLA20-07, PLA20-08)



## Legend

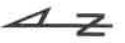


taxlots

PIN

13S01E31BA01100

13S01E31BB00600



250 125 0 250 Feet



1 inch = 250 feet

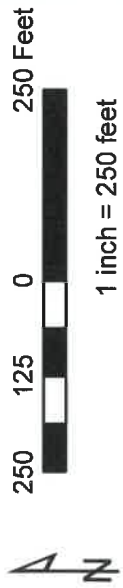


WWTP Property Line Adjustments  
PLA 20-09

**Legend**

 taxlots

 3rd\_merge





## ATTACHMENT F

### Community and Economic Development Department

**City of Sweet Home**  
3225 Main Street  
Sweet Home, OR 97386  
541-367-8113  
[www.sweethomeor.gov](http://www.sweethomeor.gov)

#### NOTICE OF DECISION ON A LAND USE APPLICATION

**REQUEST:** The applicant has requested a property line adjustment between two lots. The proposal would transfer approximately 224,576 square feet from Parcel B (Lots 600 and 1100) to Parcel A (Lots 1501, 1502, 1300). Parcel B shall decrease in size from approximately 224,576 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 232,400 square feet to approximately 456,976 square feet. See the attached site plans. The properties are in the Residential Low Density (R-1) Zone.

Application PLA20-10 is pending the approval of Application PLA20-07, Application PLA20-08, and Application PLA20-09 filed simultaneously.

**APPLICANT:** The City of Sweet Home

**OWNER (PARCEL 1):** The City of Sweet Home

**OWNER (PARCEL 2):** The City of Sweet Home

**FILE NUMBER:** PLA20-10

**PROPERTY LOCATION:** **Parcel A (Lots 1501, 1502, 1300):** located at 1359 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BBC Tax Lot 01501, 01502, 01300

**Parcel B (Lots 600, 1100):** located at 1357 Pleasant Valley Road, Sweet Home, Oregon 97386; Identified on the Linn County Assessor's Map as 13S01E31BB Tax Lot 00600, 01100

**REVIEW AND DECISION CRITERIA:** Sweet Home Municipal Code (SHMC) Sections 16.16.030, 16.32.020 through 16.32.050, and 17.24.040

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

**DATE MAILED:** November 18, 2020

#### DECISION

Based on the Review and Design Criteria listed in the Staff Report, Application PLA20-10 for a Property Line Adjustment is Approved with Conditions. The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III of the Staff Report). Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application, etc.)



Conditions of Approval:

1. The proposal would transfer approximately 224,576 square feet from Parcel B (Lots 600 and 1100) to Parcel A (Lots 1501, 1502, 1300). Parcel B shall decrease in size from approximately 224,576 square feet to approximately 0 square feet. Parcel A shall increase in size from approximately 232,400 square feet to approximately 456,976 square feet. See the attached site plans. Application PLA20-10 is pending the approval of Application PLA20-07, Application PLA20-08, and Application PLA20-09 filed simultaneously.
2. The adjusted property line shall be situated so that all buildings and structures comply with the yard (setback) requirements of the R-1 Zone. See SHMC 17.24.050. The properties are in the Residential Low-Density (R-1) Zone.
3. 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
4. Signatures of all parties with proper acknowledgment. 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.

**DECISION AND MAILING DATE:** November 18, 2020

  
Blair Larsen, Community & Economic Development Director

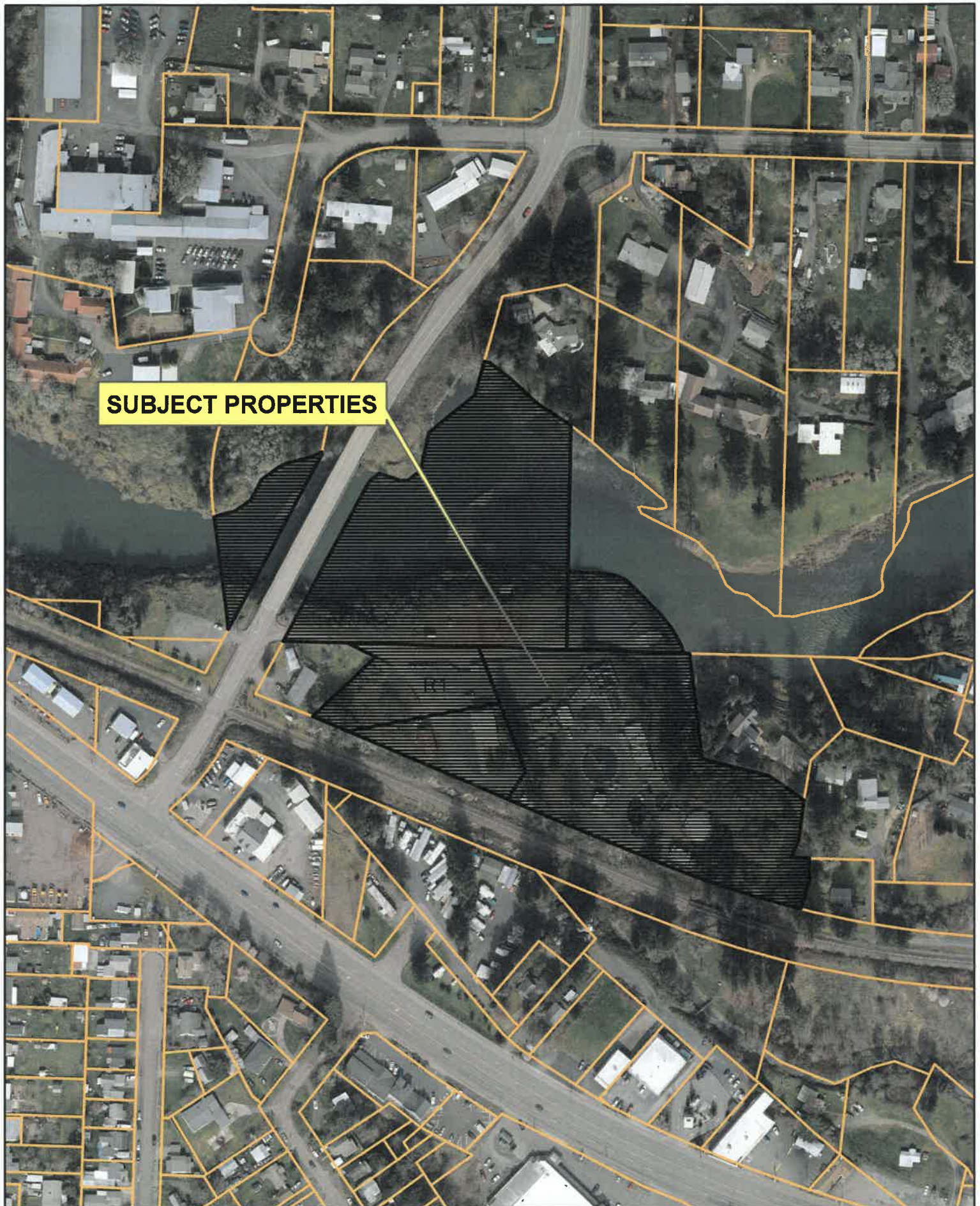
  
Date

The decision made by the Community and Economic Development Director is final unless written appeal from an aggrieved party is received by the City of Sweet Home no later than November 30, 2020 at 5:00 PM (12 days from the mailing of this decision). All appeals must be filed with the appropriate fee and documentation and submitted to: City of Sweet Home Community and Economic Development Department, 3225 Main Street, Sweet Home, OR 97386. The Planning Commission will hold a public hearing on the request upon appeal. If you would like any information concerning filing of an appeal, please contact the Planning Office at (541) 367-8113.

The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 3225 Main Street, Sweet Home, OR 97386; Phone: (541) 367-8113.





1 inch = 226 feet

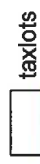
PLA20-10  
1359 & 1357 Pleasant Valley Road  
Lots 1501, 1502, 1300, 600, 1100

Date: 8/5/20



# WWTP Property Line Adjustments Existing Property Lines (per approval of PLA20-07, PLA20-08, PLA20-09)

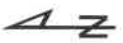
## Legend



taxlots

**A:** 13S01E31BB01501, 1502, 1300

**B:** 13S01E31BB00600, 1100



250 125 0 250 Feet



1 inch = 250 feet



# WWTP Property Line Adjustments PLA20-10



## Legend

-  taxlots
-  4th\_merge

