



April 2018



City of Sublimity
245 NW Johnson St.
Sublimity, OR 97385
503-769-5475

UPCOMING MEETINGS:

City Council Monday, April 9th 7:00PM

Joint Planning Commission & City Council Monday, April 30th 7:00 PM
At City Hall, 245 NW Johnson St

To discuss Accessory Dwelling Units

Dog Reminder

it is the responsibility of the pet owner to clean up after your dog when you are out and about. Mutt Mitts are available in the park.

Reminder

Please sweep or blow fertilizer overage back into your yards and not onto sidewalks and streets to protect children, pets, and water quality.

Vehicle Storage

A reminder that vehicles (including RV's) are not allowed to be stored on the street for more than 72 hours. Any vehicle parked longer than the allowed 72 hours is in violation of Ordinance No. 338.17 and is subject to enforcement action.

BACKFLOW TESTING FOR UNDERGROUND SPRINKLES

It is required by both State and Local laws to have your backflow assembly tested annually.

Now is a good time to start thinking about getting an Inspection scheduled for your home. If you have a backflow prevention assembly (lawn sprinkler system) on your property, please do your part to ensure a safe drinking water supply for yourself and everyone in Sublimity. For a list of current certified Backflow Assembly Testers for the State of Oregon, please contact City Hall during normal business hours at 503-769-5475.

Garage Sale Permits

A reminder that in order to have a garage sale, you must first have a garage sale permit. (2 allowed per year) Permits are available at City Hall during normal business hours for \$3.00.

Hydrant Flushing

The City will be flushing hydrants on **MONDAY, April 16th.**

You may experience some discolored water during this time.

If discoloration occurs, run cold water until it runs clear and flush each toilet twice.

Don't forget to check the back of this newsletter for a note from our Planning Commission Chair!

City of Sublimity - 245 NW Johnson St - PO Box 146-Sublimity OR 97385 -503-769-5475

www.cityofsublimity.org

City Corner: Randy Cranston, Planning Commission Chair

Open letter to the citizens of Sublimity,

Hello, my name is Randy Cranston and I am the chairperson of the Sublimity Planning Commission. There have been lots of changes going on in our community and I thought an open letter via the city newsletter might be a good way to deal with some of the issues that have come up and hopefully answer some questions you may have concerning development and the control the city has concerning it. This may take a while, so pull up a chair and get a cup of coffee.

Back in the mid 1970's Oregon was experiencing a large amount of people moving into our state and wanting to buy up property and build new houses. We were watching what had once been prime farmland becoming subdivisions of both standard size lots and above average lots ranging in the 2 to 5 acre range. The legislature decided to get involved and create standards to prevent the loss of farmland and encourage people to move into existing cities. This accomplished many things, some good, some not so good. The long range goal was to protect the farmland. The legislature created what is known as LCDC to oversee this process. Cities were required to create an urban growth boundary and provide for reasonable growth expectancy with at least 20 years of property inventory. Sublimity's urban growth boundary and city limits are one and the same. Stayton's goes all the way north along Golf Club Road to HWY 22. We were also required to create zones in our cities that provided for single family homes, medium density homes (duplexes, triplexes, apartments, and so on, also including medium density subdivisions where smaller lots are allowed than in the single family zone), commercial zones and industrial zones. This was all laid out in the late 70's and a map of the zones is hanging on the wall at the city. We were given certain percentages to meet and allowed to determine how we would meet those, with the oversight of LCDC.

To give you a short over view of our zoning, pretty much everything along Center Street south of Star is zoned commercial, along with a few pockets of property on Star and some in the Marian Estate Development. Our industrial land is the farmland between Power Chevrolet/Power Motor Sports/Sublimity Mini-Storage and the rear fence line of the houses on the south side of 9th street. There are various pieces of property zoned Medium Density throughout the city, with the western portion of the former Ralph Lulay property being the most notable. In addition, historically, all corner lots in a residential area were to be treated as medium density, the square footage of the lot determined how many units could be built on them. Over the years, as development came about, the corner lots were not taken advantage of for medium density by choice from the people doing the development at the time, often disallowing them by way of CC & R's put in place when the new subdivisions were platted. This was a decision made by the developer, not the city and one the city had no control over. Subsequently, LCDC stepped in because we were not meeting one of Oregon State's Goals (# 10) to provide housing in every city for all levels of income. At that time they required that we find approximately 30 acres of single family zoned property and re-zone it to medium density. Mayor Doug Denson and Councilor Gene Ditter successfully argued and mitigated this down to the city having to allow, should we be asked, the re-zoning of single family property to medium density, but the number of acres dropped to 14, kudos to active local government. We also created a requirement that all new subdivisions in the single family zone be required to have 15% of the lots built on as duplexes, and furthermore that they be located on corner lots and each have their own driveway on a different street if at all possible.

We currently have the largest single family lot sizes in the state of Oregon and the widest street requirements of any city in the state. We also require off street parking and curbs and sidewalks on both sides of the street. We do allow the sidewalks to be put in at the time the homes are built primarily due to the damage that would be done during construction. These requirements are all part of our Development Code that was created in the 1970's by the city with help from hired staff and volunteers at or about the same time as the zones were being created. We also have public work standards to insure that the work done underground meets our needs and is done in such a fashion as to serve not only the current city needs, but those in the future. Our public works dept. and our city engineer make sure that if you develop in our city, we will end up with an end product that serves us well. No corners cut.

I would be amiss if I didn't offer a shout out to our exemplary staff. We have one of the smoothest running cities in the state. Our office staff is friendly, professional, efficient, and a pleasure to deal with. Our public works staff keeps our fresh water flowing, our sewers up to above standards, and our streets and parks in great shape (pay especially close attention to the hanging baskets that are going to appear one day soon on Center Street). Then we have what we call our contract employees. We have a planner with the COG (Mid-Valley Council of Government), two city attorneys, one for general counsel, and one for land use, and we have an engineer. These contract employees are mostly utilized when a development comes in and the developer bears the cost of their services. Our planner does work mostly year round with the planning commission making sure our codes meet state standards and providing direction in how to update codes and deal with changes in state law and such. The city bears that expense, but it keeps us legal and fair and gives guidance to keep us out of court and helps us to make what are called " defensible " decisions, ones that would withstand the scrutiny of an appeal. Nobody wants to end up in court. We also have staff that keeps city council and planning commission minutes.

More to come next month Randy Cranston