



July 2018



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

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 parks.

The 23rd Annual Santiam Summerfest will be held on July 28th on Third Avenue in Historic Downtown Stayton.

Sponsored by the Stayton Sublimity Chamber of Commerce

The Santiam Canyon Stampede will be held on July 20—21 this year at the Harvest Festival Grounds. Events include Bareback Riding, Roping, Steer Wrestling, Barrel Racing, Saddle Bronc Riding and Bull Riding. There's also a Kids Corral with kids activities and games.

Summer Lunch Program

All kids ages 18 and under may come to Early Settlers Park in Sublimity (by the Fire Station) from July 2-August 2 for a **free lunch**. Lunches are offered Monday-Thursday from 12:15 pm-12:45 pm. Adult lunches are also available for \$1.50 each. All meals must be eaten at the park. For more information, contact the North Santiam School District at 503-769-6924.



UPCOMING MEETINGS:

City Council Monday, July 9th 7:00 PM

Planning Commission Monday, July 30th 7:00 PM

At City Hall, 245 NW Johnson St

City Hall and Public Works will be closed on Wednesday, July 4th

Reminder that the new water rates took effect in June and will be reflected on the July billing

7th Annual First Tuesdays in the Church Park

July 3rd and August 7th; 5-8PM

Vendor Booths 5-8 PM; Live Music, 6-8PM

July 3rd-Tony Graham

August 7th— Rock N Roll Cowboys

August 7th is also National Night Out.

Bring your blankets or lawn chairs and enjoy the music!

If you wish to be a vendor contact City Hall at 503-769-5475

IT'S ELECTION TIME!

The City currently has the Mayor (2 year term) and 2 Council seats (4 year terms) that will be coming up in the November elections. If you are interested in running for one of these positions, packets are available for pick-up at City Hall. Packets must be completed and returned to City Hall no later than

Monday, August 20th at 3:00 PM

FREE MOVIES in the Church Park are Back!

LEGO BATMAN will be playing on Saturday, July 14th at dusk

&

COCO will be playing on Saturday, August 18th aft dusk.

Building a Fence?

Check with City Hall before building to see if you need a permit.

Letter from the Planning Commission Chair, Randy Cranston

This month I would like to talk about subdivisions and the control that the City has over them as well as the options that the property owner and/or developer has. First, we need to be aware that the City of Sublimity consists of just about 1 square mile (.93) inside the city limits, or approximately 595 acres. Of those acres, we currently have some undeveloped acreage and some under developed acreage. The undeveloped acreage are as follows:

Single family 9.8
Multi-Family 1
Commercial 3.25
Industrial 0
Public 0

Keep in mind, these numbers do not include the current developments in progress or any parcel that might be under developed. An estimated amount of under developed residential property in the city limits would fall in the area of around 62 acres. The farmland between Power Chevrolet, Sublimity Mini Storage is in our UGB and City Limits and is zoned Industrial, but it has a house and out buildings on it so is considered "UNDER DEVELOPED", as opposed to "UNDEVELOPED" Case in point would be a two or three-acre (or more) parcel zoned single family (R-1) that currently has one house on it. A 4 acre parcel could easily accommodate up to 16 homes in the R-1 single family zone, but if it has a house on it, it would not be included in the above inventory. We have a number of these type lots in our city of varying sizes in the various codes.

Let's talk first about the R-1 zone. In R-1, the minimum single family lot size is 10,000 square feet. The lots have a specific width to depth ratio that allow nice size block lengths and encourage neighborhoods. We also have setbacks in the front, rear and side yards so that we keep structures centered in the lots and allow for privacy from neighboring lots. The front set back is 20 feet to the house, with the garage being back at least 24 feet to allow for driveway parking that will not interfere with sidewalk traffic. We also require similar rear yard setbacks and most of our homes have very nice size back yards. The primary residence has greater setbacks than any accessory structure. In addition to that, all subdivision are required to put in streets at a minimum of 34 feet wide with 5 feet sidewalks on both sides. Our minimum lot size in R-1 and our street width requirements are the largest in the state, and I believe our side set backs are as wide or wider than any other city in the state. We require all new R-1 subdivisions to have 15% of the developable property either dedicated as duplex lots on corners or to re-zone 15% to R-2. This allows for affordable housing and helps us to meet Oregon State Goal # 10. The city council has also just passed an ordinance that would require the donation of 7% of property or cash in lieu of to go towards parks. This is required in R1 and R-2 subdivisions. We allow that the sidewalks may be put in at the time a home is constructed, but the streets and public improvements must be in before a subdivision is platted and any lots can be sold. We have a set of public works standards and an on staff engineer that guarantees any development in Sublimity meets the highest possible standard of the industry.

The R-2, or Multi-Family zone allows for a greater density of housing options. The single family lots can be a minimum of 7,000 sq. ft. A duplex lot has a minimum lot size of 8,000 sq. ft. Triplex or greater require a minimum of 9,000 sq. ft. with an additional 1500 sq. ft. for each additional residence with a maximum density of 20 dwelling units per acre. Of course there also needs to be common areas, parking, landscaping, driveways, etc. And of course park dedication and public improvements.