



# CITY OF SWEET HOME PLANNING COMMISSION AGENDA **REVISED**

April 06, 2023, 6:30 PM  
Sweet Home City Hall, 3225 Main Street  
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

## **Mission Statement**

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

## **Meeting Information**

The City of Sweet Home is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. There will be opportunity for public input via the live stream. To view the meeting live, online visit <http://live.sweethomeor.gov>. If you don't have access to the internet, you can call in to 971-203-2871, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 246 156 257#

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## **Call to Order and Pledge of Allegiance**

## **Roll Call of Commissioners**

**Public Comment.** This is an opportunity for members of the public to address the Planning Commission on topics that are not listed on the agenda.

## **Meeting Minutes:**

- a) [March 16, 2023 Meeting Minutes](#)

## **New Business**

- a) [Application for LA23-02](#)

## **Public Hearings**

- a) [Housing Needs Analysis Summary Report](#)
- b) [Application ZMA23-01 Staff Report](#)
- c) [Application VR23-01 Staff Report](#)

## **Staff Updates:**

**Round Table Discussions** (Committee comments about topics not listed on the agenda)

**Arbor Day**

**Sankey Park Phase III**

[Arbor Day Flyer](#)

## **Adjournment**

Persons interested in commenting on these issues should submit testimony in writing to the Community and Economic Development Department Office located in City Hall prior to the hearing or attend the meeting and give testimony verbally. Persons who wish to testify will be given the opportunity to do so by the Chair of the Commission at the Planning Commission meeting. Such testimony should address the zoning ordinance criteria which are applicable to the request. The Sweet Home Planning Commission welcomes your interest in these agenda items. Pursuant to ORS 192.640, this agenda includes a list of

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*The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the City Manager's Office at 541-367-8969.*

the principal subjects anticipated to be considered at the meeting; however, the Commission may consider additional subjects as well. This meeting is open to the public and interested citizens are invited to attend

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, Oregon 97386; Phone: (541) 367-8113.

## Planning Commission Process and Procedure for Public Hearings

- Open each Hearing individually
- Review Hearing Procedure (SHMC 17.12.130)
- Hearing Disclosure Statement (ORS 197.763)
  - At the commencement of a hearing under a comprehensive plan or land use regulation, a statement shall be made to those in attendance that:  
**READ:** “The applicable substantive criteria are listed in the staff report. Testimony, arguments and evidence must be directed toward the criteria described or other criteria in the plan or land use regulation which the person believes to apply to the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.”
- Declarations by the Commission:
  - Personal Bias - Prejudice or prejudgment of the facts to such a degree that an official is incapable of making an objective decision based on the merits of the case.
  - Conflict of Interest - Does any member of the Commission or their immediate family have any financial or other interests in the application that has to be disclosed.
  - Ex Parte Information - The Planning Commission is bound to base their decision on information received in the Public Hearing and what is presented in testimony. If a member of the Planning Commission has talked with an applicant or has information from outside the Public Hearing it needs to be shared at that time so that everyone in the audience has an opportunity to be aware of it and the rest of the Planning Commission is aware of it. In that way it can be rebutted and can be discussed openly.
- Staff Report
  - Review of application
  - Discussion of relative Criteria that must be used
  - During this presentation the members of the Planning Commission may ask questions of the staff to clarify the application or any part of the Zoning Ordinance or the applicable information.
- Testimony
  - Applicant’s Testimony
  - Proponents’ Testimony
    - Testimony from those wishing to speak in favor of the application
  - Opponents’ Testimony
    - Testimony from those wishing to speak in opposition of the application
  - Neutral Testimony
    - Testimony from those that are neither in favor nor in opposition of the application.
  - Rebuttal
- Close Public Hearing
- Discussion and Decision among Planning Commissioners
  - Motion
    - Approval
    - Denial
    - Approval with Conditions
    - Continue
- If there is an objection to a decision it can be appealed to the City Council. The Planning Commission shall set the number of days for the appeal period. At the time the City Council goes through the Public Hearing Process all over again.
  - Recommendation made by Planning Commission—City Council makes final decision.

If you have a question, please wait until appropriate time and then direct your questions to the Planning Commission. Please speak one at a time so the recorder knows who is speaking.



# CITY OF SWEET HOME PLANNING COMMISSION MINUTES

March 16, 2023, 6:30 PM  
Sweet Home City Hall, 3225 Main Street  
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

## Meeting Information

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## Call to Order and Pledge of Allegiance

The meeting was called to order at 6:30 PM

## Roll Call of Commissioners

### PRESENT

Laura Wood  
Jamie Melcher  
Jeff Parker  
Todd Branson

### ABSENT

Henry Wolthuis  
Eva Journey

### STAFF

Blair Larsen, Community and Economic Development Director  
Angela Clegg, Associate Planner

### GUESTS

Andrew Rappe, Linn County Parks, 3010 Ferry Street SW, Albany, OR 97322  
Tristen Davis, Udell Engineering and Land Surveying Inc., 63 E Ash, Lebanon, OR 97355

**Public Comment.** This is an opportunity for members of the public to address the Planning Commission on topics that are not listed on the agenda.

None

## Meeting Minutes:

- a) March 2, 2023 Meeting Minutes

A motion to approve the minutes made by Wood, seconded by Melcher.

Voting Yea:4

Voting Nay: 0

Absent: 2

## Public Hearings

### Application CU23-01

#### CU23-01 Staff Report

The public hearing was opened at 6:32 PM

Commissioner Parker asked of the Commission if there were any ex parte, conflicts of interest, or personal bias, there were none.

Associate Planner Clegg read the staff report to the Commissions. Clegg stated that the applicant is requesting a conditional use permit to allow for a four-lane public recreational vehicle (RV) wastewater disposal facility, including a potable water fill station. The proposed facility will be located off 24th Avenue, south of the railroad tracks, and west of the FAC site for the homeless.

Commissioner Melcher asked if it is opened to the public and if there will be fees. Community and Economic Development Director Larsen described the facility, the use and what is currently available for the public.

Andrew Rappe and Tristan Davis testified on behalf of the application. Commissioner Melcher asked the applicants about staffing and fees. Davis described the County's plan for the site. There was a discussion about safety, fencing and utility hook-up. Commissioner Wood asked the applicant's if the facility was day use only. Davis stated that initially it will be 24-hour access. If there are issues, then they would pursue using a gate to limited access. Davis stated it is their intention to include security cameras for 24-hour surveillance. Commissioner Parker asked about a lighting plan and light pollution. Larsen stated that the lighting plan had not been discussed, it could be designed to limit light pollution to neighboring properties. There was discussion of signage directing customers. Davis stated that Linn County will advertise through their parks and facilities handouts and sites, and they will work with ODOT for signage on Highway 20. The garbage pick up will be contracted through Sweet Home Sanitation on a regular route.

Testimony In favor: none

Testimony in opposition: none

Neutral Testimony: none

The public hearing was closed at 6:50 PM

The Commissioners discussed the application. There was discussion about a traffic signal at 24th Avenue and Highway 20. Larsen informed the Commissioners that will be discussed in the Transportation System Plan. Commissioner Wood discussed the need for a lighting plan and would like to see fencing around the property. The Commissioners discussed their concern about the community using the trash cans for their own use. Larsen stated that the neighboring FAC site has their own on-site security and trash service. The Commissioners asked staff about permitting fees. Larsen explained the fee process for this type of project. Staff explained what the review and permitting process is, and what the County permits opposed to what the City permits. There was further discussion about fencing.

The public hearing was reopened at 7:04 PM

Commissioner Parker asked Davis about the pay stations and if they are card only or will they also take cash. Davis described the materials used to make the pay stations and that they plan to have them as card only. Commissioner Wood asked Davis about fence use at other sites. Davis described other sites that do not have fencing. The grant that Linn County was awarded did not include funding for fencing.

The public hearing was closed 7:09 PM

The Commission discussed leaving the fencing to the County's discretion.

A motion to approve application CU23-01 was made by Melcher, seconded by Wood.

Voting Yea: 4

Voting Nay: 0

Absent: 2



**Continuation of Application LA23-01 Housing Needs Analysis Comprehensive Plan Updates and Housing Needs Analysis Report**

The public hearing was opened at 7:12 PM

Community and Economic Development Director Larsen explained the need for the continuance.

The public hearing was closed at 7:13 PM

A motion to continue the public hearing to the April 6, 2023 Planning Commission meeting was made by Melcher, seconded by Wood.

Voting Yea: 4

Voting Nay: 0

Absent: 2

**Staff Updates:**

Larsen and Clegg gave CEDD Department updates.

**Round Table Discussions** (Committee comments about topics not listed on the agenda)

A question was brought to staff during the Planning Commission training regarding whether a Planning Commissioner can testify on behalf of an application if they are the applicant. Clegg discussed the process for a Planning Commissioner to testify on behalf of an application. Larsen discussed the meeting procedure for this situation.

**Adjournment**

The meeting was adjourned at 7:22 PM

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Jeffrey Parker Chairperson  
Sweet Home Planning Commission

Respectfully submitted by Angela Clegg, Associate Planner



## City of Sweet Home

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

### Land Use Application

- ☒ Adjustment
- ☐ Annexation
- ☐ Comprehensive Plan Map Amendment
- ☐ Conditional Use
- ☐ Home Occupation
- ☐ Interpretations
- ☐ Nonconforming Uses
- ☐ Partition
- ☐ Property Line Adjustment
- ☐ Site Development Review
- ☐ Subdivisions and Planned Developments
- ☒ Text Amendments
- ☐ Variance
- ☐ Zone Map Amendment

Date Received: \_\_\_\_\_

Date Complete: \_\_\_\_\_

File Number: LA23-02

Application Fee: N/A

Receipt #: \_\_\_\_\_

Planning Commission Hearing Date: \_\_\_\_\_

City Council Hearing Date: \_\_\_\_\_

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

Applicant's Name:

Angela Clegg, Associate Planner

Applicant's Address:

3225 Main Street, Sweet Home, OR 97386

Applicant's Phone Number:

541-367-8113

Applicant's Email Address:

aclegg@sweethomeor.gov

#### Property A

Owner's Name:

The City of Sweet Home

Owner's Address:

3225 Main Street, Sweet Home, OR 97386

Owner's Phone Number:

541-367-8113

Owner's Email:

aclegg@sweethomeor.gov

Property Address:

N/A

Assessor's Map and Tax Lot:

N/A

Property Size Before:

N/A

Property Size After:

N/A

Zoning Classification:

N/A

Comprehensive Plan:

N/A

#### Property B

Owner's Name:

N/A

Owner's Address:

Owner's Phone Number:

Owner's Email:

Property Address:

Assessor's Map and Tax Lot:

Property Size Before:

Property Size After:

Zoning Classification:

Comprehensive Plan:

#### Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.

The City of Sweet Home is submitting revisions to the Municipal Code adopted October 27, 2023.

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:

Date:

Property Owner's Signature:

Date

Property Owner's Signature:

Date

Property Owner's Signature:

Date



## City of Sweet Home

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

### APPENDIX L

#### TEXT AMENDMENTS

Amendments to the Comprehensive Plan and Development Code texts shall be reviewed as a Type IV application as specified in Chapter 17.128. [SHMC 17.116.010]

A Plan or Development Code text amendment can only be initiated by the Planning Commission or City Council. Private citizens, however, may suggest text changes. Upon direction of either the Planning Commission or City Council, City staff shall establish a file and set a schedule to review the proposed changes. Notice shall be subject to the provisions in Chapter 17.128. [SHMC 17.116.020]

#### SHMC 17.106.030 DESIGN CRITERIA

*The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)*

Amendments to the Comprehensive Plan or Development Code text shall be approved if the evidence can substantiate the following:

A. The proposed amendment will not adversely impact the following:

1. Traffic generation and circulation patterns;
2. Demand for public facilities and services;
3. Level of park and recreation facilities;

Explain:

The proposed amendments will not impact traffic generation or circulation patterns, demand for public facilities or patterns, or the level of park and recreation facilities.

B. A demonstrated need exists for the proposed amendment. Explain:

Staff identified minor errors and areas that needed additional criteria for clarity.

C. Does the proposed amendment comply with all applicable Statewide Planning Goals and administrative rule requirements? Explain:

Yes. The amendments comply with the Oregon Statewide planning Goal 2: Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. Included in the amendments are the newly adopted Senate Bill 458 requirements.

D. Do the amendments to the Development Code conform with applicable City Comprehensive Plan policies? Explain:

Yes. The Amendments conform with the General Development Policies of the Comprehensive Plan.

- E. The amendment is appropriate as measured by at least one of the following criteria:
- ☒ It corrects identified error(s) in the provisions of the plan.
  - ☐ It represents a logical implementation of the plan.
  - ☐ It is mandated by changes in federal, state, or local law.
  - ☐ It is otherwise deemed by the City Council to be desirable, appropriate, and proper.

# City of Sweet Home Housing Needs Analysis

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December 2022

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# Acknowledgements

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

## **Sweet Home City Council**

Greg Mahler, Mayor  
Diane Gerson, President  
Susan Coleman  
Lisa Gourley  
Dylan Richards  
Angelia Sanchez  
Dave Trask

## **Sweet Home Planning Commission**

Jeffrey Parker, Chair  
Jamie Melcher  
Eva Journey  
Greg Korn  
Greg Stephens  
David Lowman  
Henry Wolthuis  
Dave Trask

## **Sweet Home Staff**

Blair Larsen  
Angela Clegg

## **Department of Land Conservation and Development**

Patrick Wingard, South Willamette Valley Regional Representative  
Sean Edging, Housing Planner

## **Consultant Team**

3J Consulting  
Scott Fregonese  
Julia Reisemann  
Natalie Knowles

## FCS GROUP

Todd Chase  
Tim Wood



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# Introduction

The Sweet Home Housing Needs Analysis (HNA) is intended to serve as a basis for the City of Sweet Home to document new information regarding the city’s Buildable Land Inventory (BLI), population and employment trends, and development policies aimed at providing adequate land within the urban growth boundary (UGB) to accommodate the next 20 years of population growth.

## Oregon Regulatory Requirements

The passage of the Oregon Land Use Planning Act of 1974 (ORS Chapter 197) established the Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). The Act required the Commission to develop and adopt a set of statewide planning goals. Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies.

At a minimum, local housing policies must meet the applicable requirements of Goal 10 and the statutes and administrative rules that implement it (ORS 197.295 to 197.314, ORS 197.475 to 197.490, and OAR 600-008).<sup>1</sup> Goal 10 requires incorporated cities to complete an inventory of buildable residential lands. Goal 10 also requires cities to encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. Goal 10 defines needed housing types as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an UGB at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes.” ORS 197.303 defines needed housing types:

- (a) Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy.
- (b) Government assisted housing.<sup>2</sup>
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490.
- (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.
- (e) Housing for farmworkers.

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<sup>1</sup> ORS 197.296 only applies to cities with populations over 25,000.

<sup>2</sup> Government assisted housing can be any housing type listed in ORS 197.303 (a), (c), or (d).

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## Methodology

A recommended approach to conducting a housing needs analysis is described in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*, the Department of Land Conservation and Development's guidebook on local housing needs studies. As described in the workbook, the specific steps in the housing needs analysis are:

1. Project the number of new housing units needed in the next 20 years.
2. Identify relevant national, state, and local demographic and economic trends and factors that may affect the 20-year projection of structure type mix.
3. Describe the demographic characteristics of the population and, if possible, the housing trends that relate to demand for different types of housing.
4. Determine the types of housing that are likely to be affordable to the projected households based on household income.
5. Determine the needed housing mix and density ranges for each plan designation and the average needed net density for all structure types.
6. Estimate the number of additional needed units by structure type.

## Process

The HNA process was initiated at a kickoff management of City staff and the consultant in January 2022. PMT members continued to meet on regular basis over the course of the project to track progress on key tasks and deadlines, identify unanticipated issues and develop alternative approaches as needed.

The Planning Commission acted as the advisory committee for the HNA project. The advisory committee met three times in this capacity throughout the course of the project. The advisory committee reviewed and provided comments on key materials and made recommendations related to housing implementation policies.

- At meeting #1 in May 2022, the advisory committee viewed a presentation of demographic and housing trends in Oregon, Linn County, and the City of Sweet Home.
- At meeting #2 in September 2022, the advisory committee viewed a presentation on the Residential Buildable Land Inventory and Residential Land Need Analysis.
- Meeting #3 in December 2022, the advisory committee viewed a presentation on the final HNA report and the draft Comprehensive Plan Housing Chapter.

All advisory committee meetings were advertised and open to the public.

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## Report Organization

This report provides the technical basis of findings that support proposed housing policy recommendations and subsequent actions that the city will take to update its Comprehensive Plan and Development Code. Each section of this report provides current data, assumptions and results that comprise all findings and conclusions:

**I. Introduction.**

**II. Housing Need Projection:** provides a demographic overview and summary of market trends influencing housing growth in Sweet Home.

**III. Buildable Land Inventory:** identifies vacant, partially vacant, and redevelopable residential land within the Sweet Home UGB, and accounts for constraints to get to a final determination of capacity to meet 20-year needs.

**IV. Land Sufficiency Analysis:** this section compares expected land demand to vacant land supply to meet housing mix and densities described in the HNA.

**V. Findings and Recommendations** highlights key findings and draft housing policy recommendations.

# Housing Need Projection

## Methodology

The methodology for projecting housing needs within the Sweet Home UGB includes consideration of demographic and socio-economic trends, housing market characteristics and long-range population growth projections.

Regional (Linn County) and local (City or UGB) population, households, income and market characteristics are described in this memorandum using data provided by the U.S. Census Bureau (Census and American Community Survey), the U.S. Department of Housing and Urban Development (HUD), Oregon Department of Housing and Community Services (OHCS), Portland State University (PSU) and the City of Sweet Home. Where trends or long-range projections are provided by an identified data source, this analysis includes extrapolations or interpolations of the data to arrive at a base year (2022 estimate) and forecast year (2042 projection). The result of this forecast translates population growth into households and households into housing need by dwelling type, tenancy (owner vs. renter) and affordability level.

## Demographic and Socio-Economics

### Population

The City of Sweet Home attained a record-high population of 9,415 people in 2020. Linn County population is currently estimated at 127,320 year-round residents. In the last twenty years, the population in Sweet Home has grown more slowly than the Linn County average (**Exhibit 1**).

**Exhibit 1: Population Trends (1990-2020)**

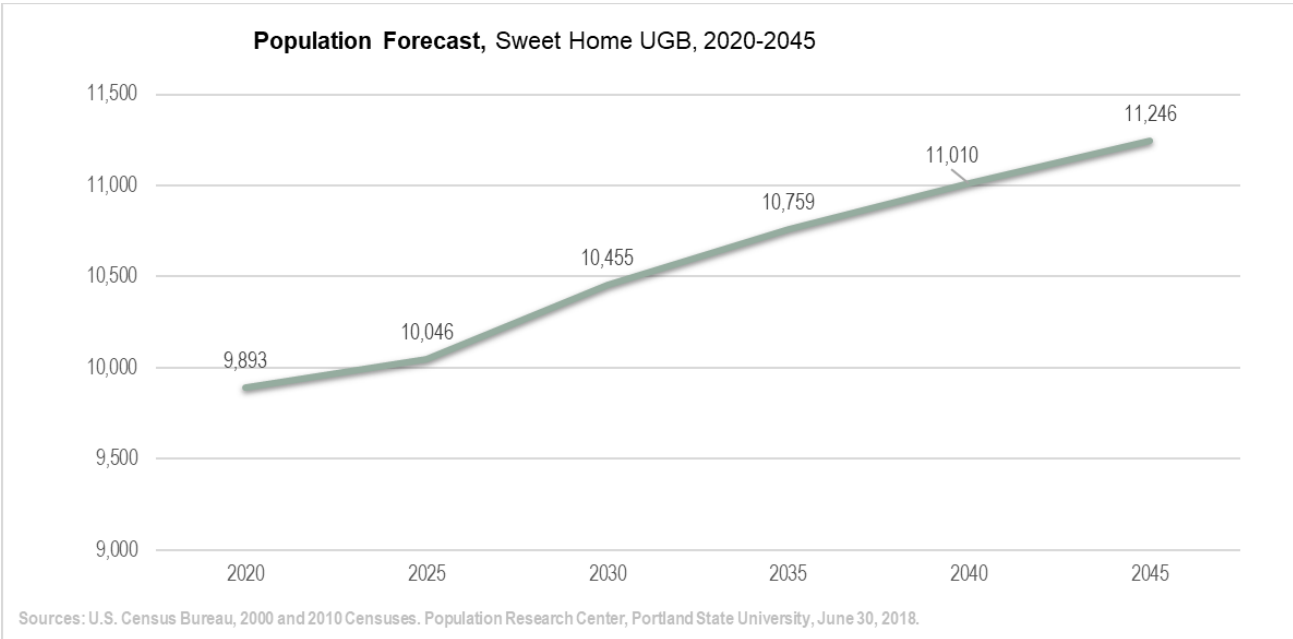
Population Estimates, Linn County and City of Sweet Home , 1990-2020					CAGR
	1990	2000	2010	2020	2000-2020
Linn County	91,227	103,069	116,672	127,320	1.06%
City of Sweet Home	6,850	8,016	8,925	9,415	0.81%

**Sources :** Population Research Center, Portland State University, April 15, 2020

U.S. Census Bureau, PL94-171 redistricting data files.

Long-range population forecasts prepared by PSU anticipate that 1,720 new residents will be added to the Sweet Home Urban Growth Boundary (UGB) over the next 20 years. This equates to a projected annual average growth rate (CAGR) of 0.76% for the city (see **Exhibit 2**).

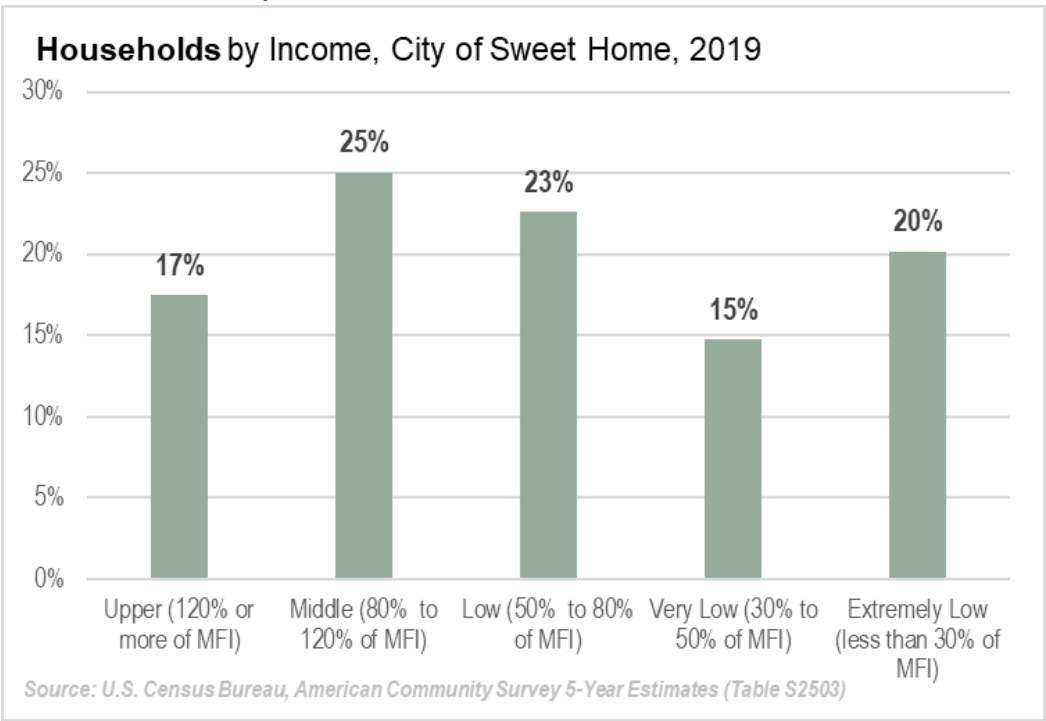
**Exhibit 2: Population Projections (2020-2045)**



**Socio-economic Characteristics**

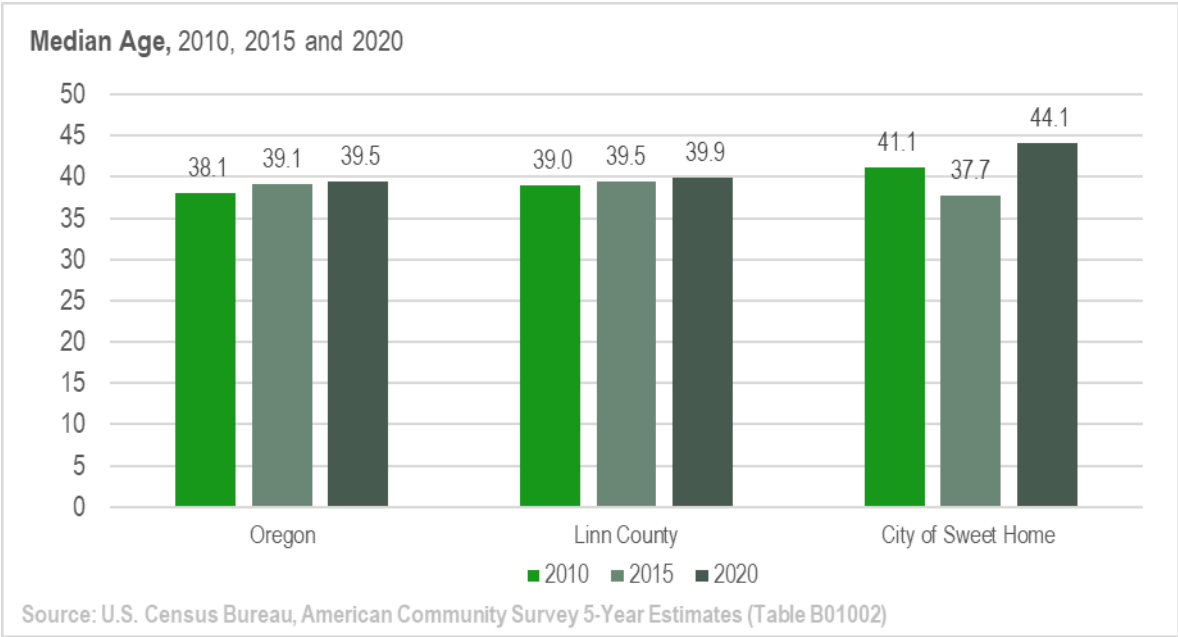
In 2020, the median family income (MFI) in Linn County was \$64,500. As shown below in **Exhibit 3**, income is relatively evenly distributed with 17% of households making more than \$77,400, 25% of households making between \$77,400 and \$51,600, 23% of households making between \$51,600 and \$32,250, 15% of households making between \$32,250 and \$19,350 and 20% of households making less than \$19,350.

**Exhibit 3: Households by Income Level, 2015-2019**



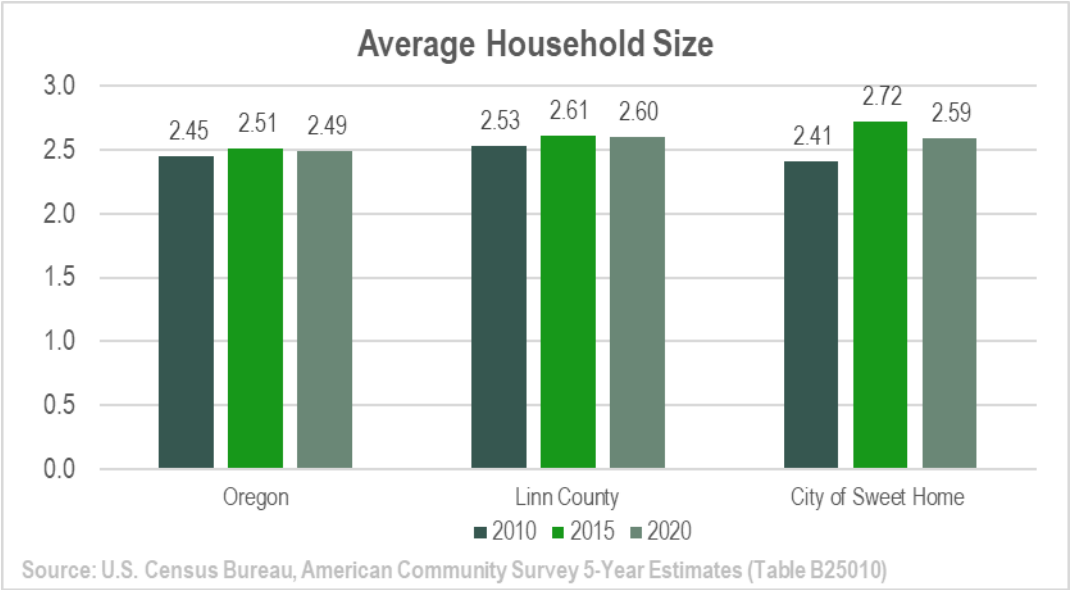
The median age in Sweet Home (44.1) is above the Linn County average (39.6) and is also below the statewide average (**Exhibit 4**).

**Exhibit 4: Median Age, 2010-2019**



Average household size in Sweet Home has fluctuated slightly over the last two decades, ranging between 2.72 and 2.41 residents per household. In 2020, there were 2.59 residents per household, slightly above the statewide average of 2.49 and below the countywide average of 2.6 (**Exhibit 5**).

**Exhibit 5: City of Sweet Home Average Household Size 2010-2020**

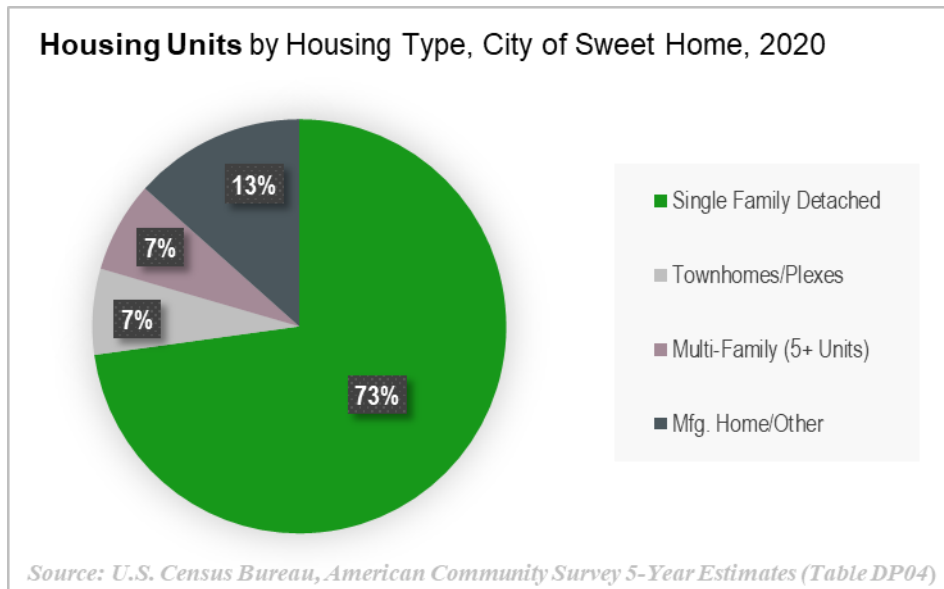


## Housing Inventory and Tenancy

Local housing inventory and tenancy sheds light on housing conditions and market demand preferences. In 2020, there were 4,137 housing units in Sweet Home of which 3,935 units were classified as occupied and 202 units were vacant.

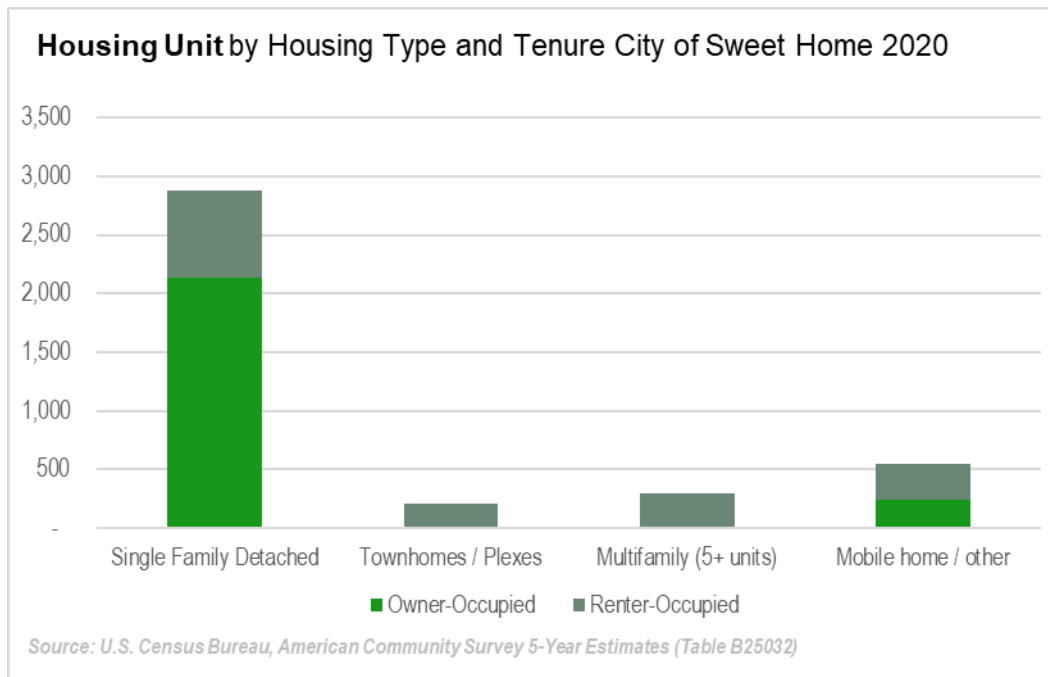
Like most cities in Oregon, single-family detached housing is the most prevalent housing type representing 73% of the housing stock. The remaining inventory in Sweet Home includes mobile homes (13%), multifamily (7%), and townhomes and plexes (7%), as shown in **Exhibit 6**.

**Exhibit 6: Existing Housing Inventory, 2020, City of Sweet Home**



Owner-occupied housing units represent 60% of the occupied housing inventory while renter-occupied units account for the other 40% of the inventory (**Exhibit 7**). Ownership is most prevalent among single-family detached and manufactured housing types while renters are more likely to favor townhomes, plexes, and multifamily units.

**Exhibit 7: Existing Housing Tenancy, 2020, City of Sweet Home**



## Housing Market Characteristics

To help gauge housing attainability in Sweet Home, FCS GROUP examined current median family income (MFI) levels using U.S. Housing and Urban Development (HUD) guidelines. By applying the assumptions shown in **Exhibit 8** below, based on the 2020 median family income (MFI) for Linn County (\$64,500), using HUD guidelines for upper middle households earning 80% of the MFI, a 4-person family should be able to afford monthly rents at \$1,290.

**Exhibit 8: Housing Affordability Analysis Assumptions**

Assumptions		
Interest Rate (conventional)	4.50%	
Downpayment	5%	
Mortgage duration (Years)	30	
Income Affordability Target Level %	30%	of median income
Property Taxes	0.0125	%of sales price
Mortgage Insurance	0.0085	%of loan amt
Home Insurance	0.0029	%of sales price

The rents shown in **Exhibit 9** are considered “attainable” if 30% of household income is allocated to housing.



**Exhibit 9: Sweet Home Affordable Housing Analysis**

<b>Linn County Median Family Income Level (2019)*</b>	<b>\$64,500</b>	
<b>Qualifying Income Level: Renters</b>	<b>Lower-end</b>	<b>Upper-End</b>
Upper (120% or more of MFI)	\$77,400	or more
Middle (80% to 120% of MFI)	\$51,600	\$77,400
Low (50% to 80% of MFI)	\$32,250	\$51,600
Very Low (30% to 50% of MFI)	\$19,350	\$32,250
Extremely Low (less than 30% of MFI)	\$19,350	or less
<b>Attainable Monthly Housing Cost: Renters (@30% of income)</b>	<b>Lower-end</b>	<b>Upper-End</b>
Upper (120% or more of MFI)	\$1,935	or more
Middle (80% to 120% of MFI)	\$1,290	\$1,935
Low (50% to 80% of MFI)	\$806	\$1,290
Very Low (30% to 50% of MFI)	\$484	\$806
Extremely Low (less than 30% of MFI)	\$484	or less

Monthly housing costs are much higher for homeowners than renters due to added costs associated with insurance and taxes. If 30% of income is allocated to mortgage interest and principal, using the assumptions stated on Exhibit 8 above, the expected housing cost for owners at 80% MFI level is \$1,744, which should be sufficient to afford a home priced at \$265,000 (**Exhibit 10**). Unfortunately for households at 80% or below MFI, there are few homes listed for sale at attainable price levels.

**Exhibit 10: Sweet Home Affordable Housing Analysis: Homeowners**

<b>Linn County Median Family Income Level (2019)*</b>	<b>\$64,500</b>	
<b>HUD Qualifying Income Level</b>	<b>Lower-end</b>	<b>Upper-End</b>
Upper (120% or more of MFI)	\$77,400	or more
Middle (80% to 120% of MFI)	\$51,600	\$77,400
Low (50% to 80% of MFI)	\$32,250	\$51,600
Very Low (30% to 50% of MFI)	\$19,350	\$32,250
Extremely Low (less than 30% of MFI)	\$19,350	or less
<b>Supportable Housing Price: Mortgage Principal &amp; Interest</b>	<b>Lower-end</b>	<b>Upper-End</b>
Upper (120% or more of MFI)	\$397,000	or more
Middle (80% to 120% of MFI)	\$265,000	\$397,000
Low (50% to 80% of MFI)	\$165,000	\$265,000
Very Low (30% to 50% of MFI)	\$99,000	\$165,000
Extremely Low (less than 30% of MFI)	\$99,000	or less
<b>Monthly Housing Costs for Owners: PIT &amp; Insurance**</b>	<b>Lower-end</b>	<b>Upper-End</b>
Upper (120% or more of MFI)	\$2,616	or more
Middle (80% to 120% of MFI)	\$1,744	\$2,616
Low (50% to 80% of MFI)	\$1,089	\$1,744
Very Low (30% to 50% of MFI)	\$653	\$1,089
Extremely Low (less than 30% of MFI)	\$653	or less
<b>Min. Required Income Level: Owners</b>	<b>Lower-end</b>	<b>Upper-End</b>
Upper (120% or more of MFI)	\$104,628	or more
Middle (80% to 120% of MFI)	\$69,775	\$104,628
Low (50% to 80% of MFI)	\$43,566	\$69,775
Very Low (30% to 50% of MFI)	\$26,140	\$43,566
Extremely Low (less than 30% of MFI)	\$26,140	or less

Sweet Home home values have increased significantly in recent years. As indicated in **Exhibit 11**, median home values in Sweet Home increased to \$348,000 in March 2022, an annual increase of 19.4% over the past two years. Other cities in the region have experienced similar housing cost increases.

**Exhibit 11: Zillow Home Value Price Index in Select Markets**

	Mar-20	Mar-21	Mar-22	Annual Change %
Sweet Home	\$244,000	\$283,000	\$348,000	19.4%
Lebanon	\$277,000	\$315,000	\$387,000	18.2%
Brownsville	\$300,000	\$346,000	\$420,000	18.3%
Albany	\$304,000	\$338,000	\$414,000	16.7%
Junction City	\$333,000	\$373,000	\$447,000	15.9%

**Source:** Zillow.com; analysis by FCS Group 4/18/22

## Housing Needs

### Summary of Housing Needs

Based on the population projections described earlier and most current household size estimates of 2.59 people per household, the total net new housing need within the Sweet Home UGB is forecasted over the next 20 years is approximately 691 housing units plus 16 people living in group quarters (see **Exhibit 12**). This baseline housing need forecast assumes that the current share of group quarters population (includes people residing in congregate care facilities and housing shelters) and housing vacancy rates remain constant.

**Exhibit 12: Sweet Home Housing Needs Forecast**

	2022 Est.	2042 forecast	Change
City of Sweet Home UGB Population	9,968	11,688	1,720
Less Group Quarters (1%)	95	111	16
Pop in Households	9,873	11,577	1,703
Avg. Household Size	2.59	2.59	
Households (year round)	3,812	4,470	658
Vacancy and Seasonal Housing Assumption	4.9%	4.9%	34
Growth-related Housing Demand (dwelling units)	4,008	4,699	<b>691</b>

### Housing Demand by Dwelling Type and Tenancy

This baseline housing need forecast is generally consistent with the observed mix of housing types in Sweet Home. Additional housing forecast scenarios may be considered during the planning process to anticipate impacts of new policy objectives, such as:

- Local policies aimed at incentivizing mixed-use development in the downtown area.
- Ability to provide adequate infrastructure (water, sewer, and road capacity) to create new planned unit developments or single-family subdivisions.

- Changes in low density land use designations to create additional opportunities for middle housing types, such as duplexes and townhomes.

The baseline housing forecast predicts a range in the demand for housing types to address market preferences. The housing demand forecast includes: 503 single-family detached homes (such as small lot and standard lot subdivisions); 46 townhomes/duplexes; 49 multifamily units (apartments); and 93 manufactured housing units or cottage homes

**Exhibit 13: Sweet Home Housing Need by Tenure & Housing Type**

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Vacancy Assumption	Total Dwelling Units
Housing Tenure Distribution:	397	261	34	691
<b>Housing Type Distribution</b>				
Single Family Detached	356	125	22	503
Townhomes / Plexes	-	35	11	46
Multi family (5+ units)	-	49	0	49
Mfg. home/other	41	51	0	93
<b>Total</b>	<b>397</b>	<b>261</b>	<b>34</b>	<b>691</b>

In addition, it is anticipated that there will also be the need to accommodate approximately 16 people in some form of group quarters housing (such as seminary/student housing, congregate care, in-patient care, etc.).

**Exhibit 14** identifies that housing products that are most consistent with the projected housing need for Sweet Home.

**Exhibit 14: Projected Housing Demand by Income Level, Sweet Home**

Housing Type	Owner-Occupied Dwellings	Renter-Occupied Dwellings	Total Dwelling Units	Attainable Housing Products
Upper (120% or more of MFI)	292	46	338	Standard Homes
Upper Middle (80% to 120% of MFI)	83	36	119	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MFI)	42	77	119	Townhomes, Mfgd. Homes, Plexes, Apts.
Low (less than 50% of MFI)	0	38	38	Govt. Assisted Apts. & ADUs
Very Low (less than 30% of MFI)	0	77	77	Govt. Assisted Apts. & ADUs
<b>Total</b>	<b>417</b>	<b>274</b>	<b>691</b>	

This housing needs forecast for Sweet Home will be refined during the planning process with input from the City, Advisory Committee, and the public at large.

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# Buildable Land Inventory

In accordance with OAR 660-008-0005 (2), an estimate of buildable land inventory (BLI) within Sweet Home's Urban Growth Boundary (UGB) has been created to determine the amount of land available to meet housing needs. The BLI analysis uses the most current Geographic Information Systems (GIS) data available for the Sweet Home UGB.

## **BUILDABLE LAND INVENTORY METHODOLOGY**

The objective of the BLI is to determine the amount of developable land available for future residential housing development within the UGB. The steps taken to perform this analysis are as follows:

1. Calculate gross acres by plan designation, including classifications for fully vacant, partially-vacant parcels, and development potential. This step entails "clipping" all of the tax lots that are bisected by the current UGB to eliminate land outside current UGB from consideration for development at this time. City staff input was provided to provide a level of quality assurance to review output is consistent with OAR 660-008-0005(2).
2. Calculate gross buildable acres by plan designation by subtracting land that is constrained from future development, such as such as existing public right-of-way, parks and open space, open water, steep slopes, and floodplains. The analysis excludes any wetlands but treats locally significant wetlands as approved via Oregon's local wetlands inventory as its own entity.
3. Calculate net buildable acres by plan designation, by subtracting future public facilities such as roads, schools and parks from gross buildable acres.
4. Determine total net buildable acres by plan designation by taking into account potential redevelopment locations and mixed-use development opportunity areas.

The detailed steps used to create the land inventory are described below.

## **Residential Land Base**

The residential land base reflects current Sweet Home Comprehensive Plan land use designations. Properties that are within the residential land base include the following base zone classifications:

### **Residential Zoning Categories**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Industrial/Transition
- Central Commercial
- Highway Commercial
- Neighborhood Commercial

- 
- RR-1
  - RR-2.5

These classifications have been kept consistent throughout the analysis.

The City does have multiple sites that have conflicting zoning and comprehensive plan categories. A tax lot might be identified residential under zoning and as industrial in the comprehensive plan.

### **Sweet Home Buildable Land Categories HNA**

The next step in the BLI analysis includes classifying each tax lot (parcel) into one of the following categories. In some cases, tax lots had to be split to accompany different plan classifications. Split tax lots are treated as individual and might go into any of the categories described below.

**Vacant land:** Properties with no structures or have buildings with very little value. For purpose of the BLI, residential lands with improvement value less than \$10,000 are considered vacant. These lands were also subjected to review using satellite imagery via Google Earth; and if the land is in a committed use such as a parking lot, an assessment has been made to determine if it is to be classified as vacant, part vacant or developed.

**Partially vacant land:** Properties that are occupied by a use (e.g., a home or building structure with value over \$10,000) but have enough land to be subdivided without the need for rezoning. This determination is made using tax assessor records and satellite imagery. For Single Family lots, it is assumed that ¼ acre (10,890 sq. ft.) is retained by each existing home, and the remainder is included in the part vacant land inventory. For non-single family uses aerial imagery was used to determine the size of the unused portion.

**Redevelopment Potential:** Occupied properties with a higher land value than the on-site structure. Properties must be at least 20,000sqft to be considered of interest for redevelopment.

**Developed:** Properties unlikely to yield additional residential development for one of two reasons: they possess existing structures at densities that are unlikely to redevelop over the planning period; or they include parcels with zoning designations that do not permit housing development.

**Other:** Properties which are regarded as unlikely to be developed because they are restricted by existing uses such as: public parks, schools, ballfields, roads and public right-of-way (ROW); common areas held by Homeowners Associations, cemeteries, power substations, and constrained by more than 85% of its area.

These tax lot classifications were validated using satellite imagery, street view, and assessor records. Preliminary results were refined based on City staff and public input received during the Housing Needs Analysis (HNA) planning process.

### **Development Constraints**

The BLI methodology for identifying and removing development constraints is consistent with state guidance on buildable land inventories per OAR 660-008-0005(2) as well as 660-038-0070. By definition, the BLI is intended to include land that is “suitable, available, and necessary for

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residential.” “Buildable Land” includes residential designated land within the UGB, including vacant, part vacant and land that is likely to be redeveloped; and suitable, available and necessary for residential uses. Public-owned land is generally not considered to be available for new growth unless the underlying zoning permits it. One exception is a large site north of the rail tracks by 18<sup>th</sup> Avenue. The County opened the site up for development. It is currently identified as recreational commercial.

It should be noted that “available” does not mean that the land is presently on the market. It is assumed in this analysis that such land is expected to come on the market within the 20-year timeframe of this study. Land is considered to be “suitable for new development” unless it is:

- Severely constrained by natural hazards as determined by the Statewide Planning Goal 7;
- Subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
- Has slopes of 25 percent or more;
- Is within the 100-year flood plain; or
- Cannot be provided or served with public facilities

Based on state guidelines and data provided by the City of Sweet Home, the following constraints have been deducted from the residential lands inventory.

- Open water of at least one-half acre in size.
- Land within the 100-year floodplains.
- Land with slopes greater than 25%.
- Parks.
- Significant local wetlands via the States approved Local Wetland Inventory are treated on their own.

Sweet Home’s Comprehensive Plan has multiple policies regarding the protection of natural and hazardous land<sup>3</sup>. Besides the protection of steep slopes, larger water bodies and 100-year floodplain. In addition, the plan excludes any land characterized by high ground water and ponding, land subject to mud and debris flow, and natural drainage channels. In lieu of GIS data specific to these concerns, this analysis will not address the specific natural resource policies as pointed out in Sweet Home’s Comprehensive Plan.

## Residential Buildable Land Inventory Results

A summary of the land base by plan designation is provided in **Exhibit 15**. The findings indicate there is a total of 2,077 acres zoned for residential uses in Sweet Home, including 1,504 gross developed acres and 427 gross vacant acres.

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<sup>3</sup> Comprehensive Plan. Page 6

[https://www.sweethomeor.gov/sites/default/files/fileattachments/community\\_and\\_economic\\_development/page/1461/sh\\_comprehensive\\_plan\\_2010\\_201408151818255696.pdf](https://www.sweethomeor.gov/sites/default/files/fileattachments/community_and_economic_development/page/1461/sh_comprehensive_plan_2010_201408151818255696.pdf)

**Exhibit 15: Residential Land Base by Zone Designation, Sweet Home**

Zone Designation	Developed	Other	Vacant	Total
Central Commercial	26	4	3	33
Highway Commercial	218	18	17	253
Neighborhood Commercial	0	0	0	0
Residential/Industrial/Transition	45	2	3	49
High Density Residential	200	7	49	256
Medium Density Residential	36	4	28	69
Low Density Residential	964	108	320	1392
RR-1	13	0	7	21
RR-2.5	2	3	0	5
<b>Total</b>	<b>1504</b>	<b>146</b>	<b>427</b>	<b>2,077</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

Other Environmental constraints (slopes, floodplains, wetlands, etc.) are removed from gross vacant acres. Results summarized in **Exhibit 16** indicate that after accounting for development constraints, Sweet Home has 343 acres of vacant buildable residential land.

**Exhibit 16: Vacant Land by Zone Designation, Sweet Home**

Zone Designation	Vacant Constrained	Buildable Vacant
Central Commercial	3	0
Highway Commercial	17	1
Neighborhood Commercial	0	0
Residential/Industrial/Transition	3	0
High Density Residential	49	15
Medium Density Residential	28	0
Low Density Residential	320	66
RR-1	7	1
RR-2.5	0	0
<b>Total</b>	<b>427</b>	<b>84</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

In addition to vacant land, the BLI also includes partially-vacant and redevelopable land categories. As noted above, partially-vacant land includes properties that are occupied by a use (e.g., a home or building structure with value over \$10,000) with enough land to be subdivided without the need for rezoning. Properties with redevelopment potential are occupied properties with a higher land value than the on-site structure. Properties must be at least 20,000sqft to be considered of interest for redevelopment. After removing environmental constraints there are 349 part-vacant acres that could be subdivided for development and 29 acres with redevelopment potential, as shown in **Exhibit 17**.

**Exhibit 17: Part-Vacant Buildable Land and Future Public Facilities Allowance, Sweet Home**

Zone Designation	Partial Vacant	Redevelopment
Central Commercial	-	2
Highway Commercial	39	20
Neighborhood Commercial	-	0
Residential/Industrial/Transition	23	1
High Density Residential	19	0
Medium Density Residential	8	0
Low Density Residential	249	6
RR-1	11	0
RR-2.5	1	0
<b>Total</b>	<b>349</b>	<b>29</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

### Total Developable Residential Land

**Exhibit 18** shows the combination of net developable vacant and net vacant in Sweet Home. The final deduction to the BLI, includes a 25% allowance for future public facilities and future right-of-way. Sweet Home has a buildable land inventory of 254 acres of Low Density land, 28 acres of Medium Density land, and 34 acres of High Density land. Conclusions regarding the sufficiency of this buildable land inventory will be drawn in the next chapter.

**Exhibit 18: Net Buildable Vacant and Vacant Residential Land, Sweet Home**

Zone Designation	Buildable Vacant	Public Facilities	Net Vacant
Central Commercial	2	1	2
Highway Commercial	16	4	12
Neighborhood Commercial	0	0	0
Residential/Industrial/Transition	3	1	2
High Density Residential	34	9	26
Medium Density Residential	28	7	21
Low Density Residential	254	63	190
RR-1	6	2	5
RR-2.5	0	0	0
<b>Total</b>	<b>343</b>	<b>86</b>	<b>257</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

### Buildable Land by Lot Size

**Exhibits 19 and 20** show vacant and part-vacant land broken down by lot size. This is an important consideration given that, for example, a planned unit development yielding dozens of housing units can only occur on a relatively large, contiguous piece of land. The figures below show acreage figures prior to the 25% allowance for public facilities.

**Exhibit 19** indicates that over 47 percent of buildable vacant land (162 acres) is on lots of more than ten acres. The remaining 53 percent of vacant developable land is more equally distributed between lots of five to ten acres (70 acres) and lots of less than five acres (50 acres). The large majority of vacant lots (82%) are less than one acre.



**Exhibit 19: Vacant Buildable Land by Lot Size, Sweet Home**

Zone Designation	<1 acre		1 - 5 acres		5 - 10 acres		>=10 acres	
Buildable Vacant	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots
Central Commercial	2	6	0	0	0	0	0	0
Highway Commercial	10	36	5	4	0	0	0	0
Neighborhood Commercial	0	0	0	0	0	0	0	0
Residential/Industrial/Transition	1	5	1	1	0	0	0	0
High Density Residential	3	22	2	2	0	0	29	2
Medium Density Residential	5	18	2	1	6	1	15	1
Low Density Residential	40	159	32	19	63	11	118	10
RR-1	0	3	6	3	0	0	0	0
RR-2.5	0	2	0	0	0	0	0	0
<b>Total</b>	<b>62</b>	<b>251</b>	<b>50</b>	<b>30</b>	<b>70</b>	<b>12</b>	<b>162</b>	<b>13</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

**Exhibit 20** shows that approximately half of buildable part-vacant land (170 acres) is on lots of between 1-5 acres. Approximately 58 percent of part-vacant lots are less than one acre.

**Exhibit 20: Part Vacant Buildable Land by Lot Size, Sweet Home**

Zone Designation	<1 acre		1 - 5 acres		5 - 10 acres		>=10 acres	
Buildable Part Vacant	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots
Central Commercial	0	0	0	0	0	0	0	0
Highway Commercial	5	9	15	12	4	1	15	2
Neighborhood Commercial	0	0	0	0	0	0	0	0
Residential/Industrial/Transition	6	12	17	11	0	0	0	0
High Density Residential	6	14	13	10	0	0	0	0
Medium Density Residential	1	2	7	4	0	0	0	0
Low Density Residential	65	157	106	85	40	7	38	3
RR-1	0	0	11	7	0	0	0	0
RR-2.5	0	0	1	1	0	0	0	0
<b>Total</b>	<b>83</b>	<b>194</b>	<b>170</b>	<b>130</b>	<b>44</b>	<b>8</b>	<b>53</b>	<b>5</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

**Exhibits 21 and 22** illustrate an estimate of residential buildable land inventory (BLI) within Sweet Home to determine the amount of land available to meet housing needs.

Exhibit 21: Sweet Home Buildable Land Inventory – Comprehensive Plan

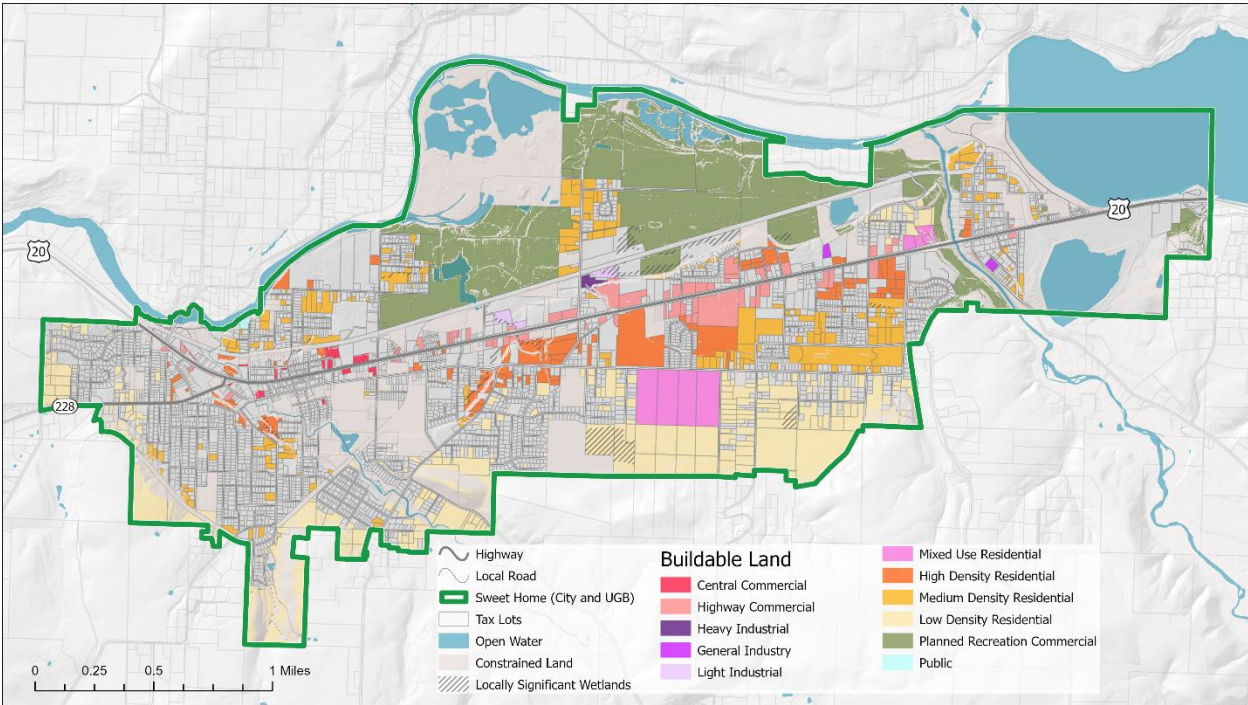
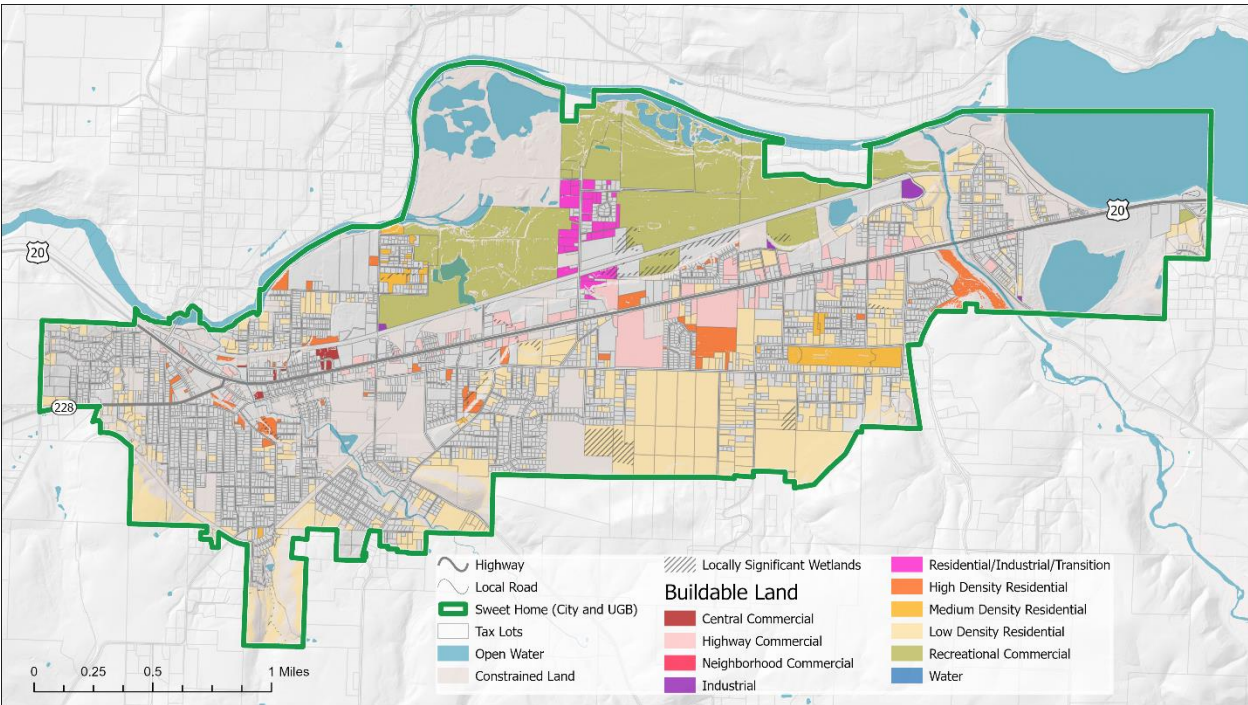


Exhibit 22: Sweet Home Buildable Land Inventory – Zoning



# Residential Land Need Analysis

This Memorandum summarizes the housing-related land needs forecast for long-range planning purposes. The housing land needs forecast represents a 20-year forecast from 2022 through year 2042 for the Sweet Home Urban Growth Boundary (UGB). These technical findings are consistent with State of Oregon requirements for determining housing needs per Oregon land use planning Goals 10 and 14, OAR Chapter 660, Division 8, and applicable provision of *ORS 197.296 to 197.314 and 197.475 to 197.490*.

## Methodology

The methodology for projecting housing land needs within the Sweet Home Urban Growth Boundary (UGB) builds upon the housing needs projection that was described in our prior Memorandum dated September 7, 2022. **Exhibit 23** identifies the housing types that are most consistent with the projected housing need for Sweet Home.

**Exhibit 23: Projected 20-year Housing Needs Forecast, Sweet Home UGB**

Dwelling Units	
<b>Housing Type Distribution</b>	
Single Family Detached	460
Townhomes / Plexes	42
Multi family (5+ units)	45
Mfg. home/cottages	85
<b>Total</b>	<b>632</b>

This Memorandum compares the 20-year residential land needs (demand) relative to the residential buildable land inventory (BLI) that was developed by 3J Consulting. This provides a means of reconciling housing land demand with buildable land supply within the Sweet Home UGB. The evaluation of UGB land requirements to accommodate the planned housing need included three steps.

**Step 1** takes into account the forecasted number of dwelling units by housing type, including single family detached, townhomes, plexes, multifamily and manufactured homes as well as group quarters population (see Exhibit 1).

**Step 2** considers the amount of land required to accommodate the future housing demand based on the expected average development density for each general housing type (see **Exhibit 24**).

**Step 3** includes a comparison (reconciliation) between the land need determined in Step 2 and the residential buildable land inventory presented in Section 3 of the HNA.

## Housing Need Forecast

As discussed above, the forecasted housing need to address the baseline population growth forecast for Sweet Home is a total of 632 housing units. The expected distribution of baseline housing demand documented in the HNA includes:

- » Single Family Detached: 460 dwellings (including standard lot and small lot single family detached housing)

- » Manufactured homes and/or Cottage housing clusters: 85 dwellings
- » Townhomes and Plexes: 42 dwelling units
- » Multifamily: 45 dwelling units (includes apartments and condominiums with 5+ units per structure as well as group quarters units).

## Residential Land Need Summary

The second step in the reconciliation of land needs estimates the amount of net buildable land area required to address projected housing growth forecast. This step applies average density assumptions based on local experience (dwellings per acre) to each of the general residential development categories listed in Step 1 to arrive at a total residential land need forecast.

As shown in **Exhibit 24**, the forecasted housing need of 632 total dwelling units is expected to require at least 135 net acres of buildable land area. The next step in the analysis includes adjusting the net land area to gross land area to account for future public facilities (25% factor used to account for roads, utilities, and easements). This results in a total buildable land need of 169 acres for planned residential growth.

**Exhibit 24: Sweet Home Residential Classifications and Density Assumptions**

Dwelling Unit Type	20-Year Dwelling Unit Demand	Applicable Plan Designation	Applicable Local Zones	Allowable Density (DU/Ac)	Avg. Development Density (DU/Ac)	Net Buildable Land Requirement	Gross Buildable Land Need*	%
Single Family Detached	460	LDR	RR-1, RR-2.5, LDR, R/I/T	1 to 5	4.0	115	144	73%
Mfd. Homes & Cottages	85	MDR	MDR	3 to 10	6.5	13	16	13%
Townhomes / Plexes	42	MDR	MDR	6 to 12	9.0	5	6	7%
Multifamily (5+ units)	45	CC, HC, NC, HDR	CC, HC, NC, HDR	14 to 36	18.0	2	3	7%
<b>Total</b>	<b>632</b>					<b>135</b>	<b>169</b>	<b>100%</b>

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

\* Assumes 25% of site area required for future public facilities, roads, easements, etc.

## UGB Sufficiency Analysis

As indicated in **Exhibit 25**, Sweet Home Buildable Land Inventory (BLI) includes 599 acres of vacant land and 480 acres of part-vacant land for a total of 1,079 gross buildable land area (before deducting constraints and exempt uses). The BLI indicates that 158 acres of that land is constrained. Identified vacant land is in the rural residential, low, medium, and high-density residential categories as well as the commercial category which can include some residential uses.

**Exhibit 25: Vacant Buildable Land Inventory by Comprehensive Plan Land Use Designation, Sweet Home**

Zoning Categories	Developed/ Other	Vacant	Part Vacant	Constrained	Total Buildable	Total
Central Commercial	30	2	0	0	2	32
Highway Commercial	236	16	39	1	54	290
Neighborhood Commercial	0	0	0	0	0	0
Residential/Industrial/Transition	46	3	23	0	26	72
High Density Residential	207	34	19	15	38	245
Medium Density Residential	40	28	8	0	36	76
Low Density Residential	1,072	254	249	66	437	1,509
RR-1	13	6	11	1	16	29
RR-2.5	5	0	1	0	1	6
<b>Total</b>	<b>1,649</b>	<b>343</b>	<b>350</b>	<b>83</b>	<b>610</b>	<b>2,259</b>

Source: Sweet Home Buildable Land Inventory August 16, 2022

Since the current UGB includes 610 acres of gross buildable land and the future residential land need forecast is for 169 acres, we can conclude that there is an overall residential land surplus of approximately 441 acres at this time **The BLI findings indicate that the existing amount of vacant and part vacant land within Sweet Home is generally sufficient to accommodate planned 20-year housing needs (Exhibit 26).**

**Exhibit 26: Reconciliation of Land Inventory by Land Use Designation, Sweet Home**

Dwelling Unit Type	Applicable Zoning Designation	Gross Buildable Land Requirement	Current Buildable Land Inventory	Buildable Land Surplus (Deficit)
Single Family Detached	LDR, MDR, R/I/T,	144	516	356
Mfd. Homes & Cottages	RR-1, RR-2.5	16		
Townhomes/Plexes (2-4 units)	HDR, C	6	94	85
Multifamily (5+ units)		3		
<b>Total</b>		<b>169</b>	<b>610</b>	<b>441</b>

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

During the next phase of the HNA process the consultant team will work with City staff, public officials, and the community at large to identify new housing policies that would help preserve and enhance the housing inventory and optimize remaining buildable lands.



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# Findings and Recommendations

## Key Findings

Sweet Home's population growth over the next 20 years will result in new households that will require additional housing. Key findings of the housing needs analysis include:

- Sweet Home's population is forecast to grow at 0.69% per year over the next two decades, adding approximately 1,571 new residents.
- Population growth will require the addition of 632 new dwelling units between 2022 and 2042.
- The forecasted housing mix that addresses 20-year demand is expected to consist of: 460 single-family detached homes, 42 townhomes/plexes, 45 multifamily housing units and 85 manufactured housing units.
- The share of those making 80% or less of the median family income level for Linn County (\$51,600) was 58% of Sweet Home's households in 2020.
- Over 1 in 4 renter households in Sweet Home are severely rent burdened with over 50% of their income going towards monthly housing costs.
- Net new housing needs over the next 20 years will require 169 acres of buildable residential land. Currently, the Sweet Home UGB includes 610 buildable acres across categories that allow residential development. The results of the housing needs analysis indicate that the current Sweet Home UGB is sufficient to accommodate future housing needs.

## Housing Policy Recommendations

The purpose of the draft housing policy recommendations is to strengthen and renew the City of Sweet Home's intention to help foster development of a wide variety of housing to meet the needs of the community. Recommendations are intended to supplement or replace the existing housing policies contained within the Sweet Home Comprehensive Land Use Plan. Proposed additions are underlined, no deletions or modifications of current policies are recommended.

### Residential Land Use Policies

1. Residential areas will offer a wide variety of housing types in locations best suited to each housing type.
2. Sweet Home will encourage rehabilitation or redevelopment of older residential areas.
3. The City encourages flexibility in design to promote safety, livability, and preservation of natural features.
4. Sweet Home establishes density recommendations in the Plan in order to maintain proper relationships between proposed public facilities, services, and population distribution.

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5. The City will work with public and nonprofit organizations that provide affordable housing within the community.
  6. Schools and parks shall be distributed throughout the residential section of the community.
  7. Where nonresidential uses abut residential areas in the community, nonresidential uses shall be subject to special development standards.
  8. Efforts will be made to complete or connect existing sidewalks along routes to schools, parks, or commercial areas.
  9. Development of residential local streets, whenever possible, will increase connectivity within and between neighborhoods.
  10. The maximum net development densities (not including streets), in high density residential areas shall not exceed 35 multi-family dwelling units per acre, based on the standards for unit type.
  11. In medium-density residential areas, single-family dwellings and two-family dwellings on corner lots would be consistent with the prevailing character of developed areas and compatible with adjoining land use in undeveloped areas. In these areas, the maximum net density shall not exceed 9 dwelling units per acre.
  12. The maximum net density (not including streets) in low density residential areas shall not exceed 5.4 dwelling units per acre for single-family dwellings.
  13. Many of the hillside areas of Class II slope or less (25% slope or less) provide attractive sites for residential use. The City may enact special development standards governing hillside development on Class II slopes.
  14. Efforts will be made to extend trails, pedestrian ways, and bikeways through existing residential areas.
  15. To encourage connectivity and pedestrian access, residential blocks shall meet the development standards, except when topographical constraints make the standards impractical. When existing conditions or topography prevent a cross street, a pedestrian access way to connect streets should be considered as part of the development.
  16. Ensure the land use code includes “clear and objective” standards for housing development and does not have the effect of discouraging needed housing through unreasonable cost or delay or reducing the proposed housing density already allowed by zoning.
  17. Create a marketing campaign that increases awareness and participation in green energy tax credit programs to provide homeowners and renters assistance in upgrading their homes to be more energy efficient.
  18. Regularly conduct a Fair Housing audit of the City’s development processes and Development Code. An audit would look at existing definitions, restrictions, standards that trigger conditional use permits, and disparate impacts of policies on protected classes.
  19. Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones. Particularly in areas with vacant land zoned for housing.
  20. Plan for a 20-year supply of suitable land for Sweet Home to meet housing needs through regular monitoring and adjustments of available residential land.
  21. Streamline the permitting process to reduce cost and delay of new housing units.

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22. Promote the development of accessory dwelling units as a means to contribute to the overall housing stock and rental market.
  23. Identify public owned properties that could be used for affordable housing.
  24. Consider deferrals or waivers of SDCs for affordable housing developments.
  25. Monitor annually the number of total housing units, regulated affordable units, multifamily units, regulated affordable multifamily units and single family units, and regulated affordable single family units.
  26. Explore opportunities to remove undevelopable land from the buildable land inventory, including comprehensive plan amendments, rezoning and land exchanges.
  27. Utilize the Oregon Wildfire Risk Explorer mapping tool to identify the wildland-urban interface and wildfire risk at the property ownership level.



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# Glossary

**Accessory Dwelling Unit (ADU):** A small living space located on the same lot as a single-family house.

**Buildable Lands Inventory (BLI):** An assessment of the capacity of land within the city's Urban Growth Boundary to accommodate forecasted housing and employment needs.

**Buildable Residential Land:** Includes land that is designated for residential development that is vacant and part-vacant and not constrained by existing buildings or environmental issues.

**Constrained land:** Land that is unavailable for future net new residential development based on one or more factors, such as environmental protections, public lands, floodplains, or steep slopes.

**Cost Burdened:** Defined by US Department of Housing and Urban Development (HUD) as households who spend over 30% of their income on housing.

**Cottages:** Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

**Density:** Defined by the number of housing units on one acre of land.

**Development density:** Expected number of dwelling units (per acre) based on current zoning designations.

**Exempt Land:** Land which is unavailable for development based on ownership (e.g., the city owns the land, and it is either a park or intended to be a park) or which is otherwise owned by a public entity and is not intended for housing (e.g., land owned by a port, school district, etc.).

**Family:** A group two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together.

**High Density:** Lots with the average density of 12+ dwelling units per acre. Best suited for multifamily housing such as apartments and condominiums.

**Housing Needs Analysis (HNA):** The Housing Needs Analysis consists of four distinct reports that analyze the state of housing supply, housing affordability issues and the City's ability to meet projected housing demand going into 2040.

**Housing Unit (or Dwelling Unit):** A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other person in the structure and there is direct access from the outside or common hall.

**Household:** Consists of all people that occupy a housing unit.

**HUD:** Acronym for US Department of Housing and Urban Development, the federal agency dedicated to strengthening and supporting the housing market.

**Low Density:** Lots with the average density of 3-4 dwelling units per acre. Best suited for family housing such as single-family detached homes.

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**Manufactured Housing:** is a type of prefabricated home that is largely assembled of site and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet in size, usually with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

**Manufactured Home Park (or manufactured home park):** a local zoning designation that is specifically intended to address demand for this housing type. OAR chapter 813, division 007 is adopted to implement section 9, chapter 816, Oregon Laws 2009, and sections 2, 3 and 4, chapter 619, Oregon Laws 2005, as amended by sections 10 to 12, chapter 816, Oregon Laws 2009, and sections 19, and 21, chapter 503, Oregon Laws 2011 for the purpose of regulating manufactured dwelling parks.

**Median Family Income (MFI):** The median sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

**Medium Density:** Lots with the average density of 6-12 dwelling units per acre. Best suited for small lot housing such as single family attached, townhomes, plexes and cottages.

**Mixed Use:** Characterized as two or more residential, commercial, cultural, institutional, and/or industrial uses into one combined building or building(s) on the same parcel of land.

**Multi-Family Housing:** Stacked flats in a single buildings or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

**Oregon Administrative Rules (OAR):** Administrative Rules are created by most agencies and some boards and commissions to implement and interpret their statutory authority (ORS 183.310(9)). Agencies may adopt, amend, repeal or renumber rules, permanently or temporarily. Every OAR uses the same numbering sequence of a three-digit chapter number followed by a three-digit division number and a four-digit rule number. For example, Oregon Administrative Rules, chapter 166, division 500, rule 0020 is cited as OAR 166-500-0020. ([oregon.gov](http://oregon.gov))

**Part-vacant land:** Unconstrained land that has some existing development but can be subdivided to allow for additional residential development.

**Plexes and Apartments:** Multiple units inside one structure on a single lot. Usually, each unit has its own entry.

**Seasonal dwellings:** These units are intended by the owner to be occupied during only certain seasons of the year. They are not anyone's usual residence. A seasonal unit may be used in more than one season; for example, for both summer and winter sports. Published counts of seasonal units also include housing units held for occupancy by migratory farm workers. While not currently intended for year-round use, most seasonal units could be used year-round.

**Severely Cost Burdened:** Defined US Department of Housing and Urban Development (HUD) as households who spend over 50% of their income on housing.

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**Single Family Attached:** Dwelling units that are duplexes without a subdividing property line between the two to four housing units. “Attached” duplexes require a single building permit for both dwelling units. The “attached” units would be addressed with one numerical street address for the overall structure with separate alpha-numeric unit numbers for each dwelling.

**Single Family Detached:** Free standing residential building, unattached, containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family, not including manufactured and mobile homes.

**Townhome (also known as duplexes, rowhouse, etc.):** Attached housing units, each on a separate lot, and each with its own entry from a public or shared street or common area.

**Urban Growth Boundary (UGB):** Under Oregon law, each of the state’s cities and metropolitan areas has created an urban growth boundary around its perimeter – a land use planning line to control urban expansion onto farm and forest lands.

**Vacant housing unit:** A housing unit is vacant if no one is living in it at the time of enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

**Vacant land:** Vacant and part-vacant land identified within the local buildable land inventory that is not developed and unconstrained for future planned residential development.

## Chapter 4: Residential Lands and Housing

### **Community Goals**

Sweet Home strives to establish residential areas that are safe, healthful and attractive places to live, and that will provide a maximum range of residential choices for the people in Sweet Home.

### **Overview**

Through comprehensive planning, the City of Sweet Home can help guide the quantity, type, and affordability of its housing stock. Sweet Home recognizes the challenge of planning for a variety of housing options in both existing neighborhoods and new residential areas. How to achieve housing options that match the changing demographics and lifestyle of the residents will continue to be one of the challenges facing the community.

This chapter provides necessary information to guide housing policies within Sweet Home. There are many factors to consider when developing and implementing housing policies. The City of Sweet Home shall encourage provision of the right number of housing units of the right type and price for Sweet Home residents through designating appropriate acreage. This chapter explains how the Comprehensive Plan policies will help achieve both the City's housing goals and the Statewide Planning Goals.

### **Statewide Goal 10: Housing**

Oregon Statewide Goal 10 requires cities to "provide for the housing needs of citizens of the State." This chapter presents the information the City of Sweet Home needs to make important decisions about housing.

Under Goal 10 rules and guidelines, the Comprehensive Plan shall include the following information and components:

- A buildable lands inventory,
- A comparison of Sweet Home residents' incomes with the cost of available housing,
- Existing vacancy rates and housing demand,
- An inventory of existing housing in Sweet Home, and
- Information about the number of needed housing units.

### **People**

Analyzing population trends makes up an important part of evaluating Sweet Home's current and future housing needs. Projecting Sweet Home's population for a 20 year planning period and knowing the characteristics of that population helps determine the City's overall housing need. It also helps answer questions like "How many new housing units will Sweet Home need over the next 20 years?" and "How much affordable housing does Sweet Home need?"

Sweet Home experienced considerable population increases during the 1930s and early 1950s. In the decades since then, Sweet Home's population experienced a slower growth rate than the rest of Linn County and Oregon. Between 2000 and 2020, Sweet Home's population grew from 8,016 to 9,415. This rate of growth will continue for the 20-year planning period. Long-range population forecasts prepared

by Portland State University anticipate that 1,720 new residents will be added to the Sweet Home Urban Growth Boundary (UGB) over the next 20 years.

### **Needed Housing Units**

City building permit records show that 438 residential building permits were issued between 1990 and 2000. Most of these permits (88 %) were issued for single-family units, either detached or manufactured. Twelve percent of the permits were issued for multiple-family units. Sweet Home expects this trend to continue during the 20-year planning period, which means that the majority of new housing units will most likely be single-family homes. Sweet Home is anticipated to add approximately 1,720 people to its population over the next 20 years. To accommodate this growth in population, Sweet Home will require an additional 691 housing units plus 16 people living in group quarters over the next 20 years.

### **Types of Housing**

Historically, most homes in Sweet Home have been detached, single-family residences. According to the Buildable Lands Inventory, this trend will likely continue during the 20-year planning period but could also shift due to other factors. The factors driving this potential shift include changes in demographics and decreases in housing affordability. The aging of the Baby Boomers and the growth of younger and diversified Millennial households is likely to result in increased demand for a wider variety of housing that are affordable and appropriate for both the elderly and families with children. Therefore, of the 691 new housing units, 503 should be single-family detached homes (such as small lot and standard lot subdivisions); 46 townhomes/duplexes; 49 multifamily units (apartments); and 93 manufactured housing units or cottage homes.

Historically, most Sweet Home residents who own their home choose to live in single family residences. As of 2020 73% of owners live in single-family residences, 13% manufactured homes, 7% multifamily, and 7% in plexes. If this trend continues, most owner-occupied housing needs will be met through single family homes. Owner-occupied housing units represent 60% of the occupied housing inventory while renter-occupied units account for the other 40% of the inventory. Ownership is most prevalent among single-family detached and manufactured housing types while renters are more likely to favor townhomes, plexes, and multifamily units.

### **Affordability of Housing**

Goal 10 requires Sweet Home to address the range of housing prices and rents to find out if a balance exists between the cost of housing and Sweet Home residents' income. The Housing Needs Analysis concluded that, of the 691 units Sweet Home will need for the 20-year planning period, a certain number of those units must be within a certain price or rent range in order to fulfill the needs of Sweet Home residents.

The majority of needed rental units are projected to be 50% to 80% of MFI and less than 30% of MFI. Nearly opposite trends exist for needed owner-occupied units. The most need exists for units that are 120% or more of MFI.

The table below shows how many units will be needed for the 20-year planning period.

Housing Type	Owner-Occupied Dwellings	Renter-Occupied Dwellings	Total Dwelling Units	Attainable Housing Products
Upper (120% or more of MFI)	292	46	338	Standard Homes
Upper Middle (80% to 120% of MFI)	83	36	119	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MFI)	42	77	119	Townhomes, Mfgd. Homes, Plexes, Apts.
Low (less than 50% of MFI)	0	38	38	Govt. Assisted Apts. & ADUs
Very Low (less than 30% of MFI)	0	77	77	Govt. Assisted Apts. & ADUs
<b>Total</b>	<b>417</b>	<b>274</b>	<b>691</b>	

## Existing Lands and Needed Lands

### Buildable Lands Inventory

Like every city in Oregon, Sweet Home must provide enough buildable land to accommodate future housing need for a 20-year planning period. For the purpose of analysis, “buildable” lands include vacant land and land where the value of the structures on the land equals or exceeds the value of the land. A buildable lands inventory serves an important function for the Comprehensive Plan. The inventory calculates the amount of suitable, available, and necessary land for residential use. Because it describes how many acres of each type that exist in Sweet Home, the buildable lands inventory serves as the starting point for housing policies in Sweet Home.

The findings indicate there is a total of 2,077 acres zoned for residential uses in Sweet Home, including 1,504 gross developed acres and 427 gross vacant acres.

The table below shows each land use designations and how many buildable acres exist in each land designation.

Zone Designation	Buildable Vacant	Public Facilities	Net Vacant
Central Commercial	2	1	2
Highway Commercial	16	4	12
Neighborhood Commercial	0	0	0
Residential/Industrial/Transition	3	1	2
High Density Residential	34	9	26
Medium Density Residential	28	7	21
Low Density Residential	254	63	190
RR-1	6	2	5
RR-2.5	0	0	0
<b>Total</b>	<b>343</b>	<b>86</b>	<b>257</b>

Source: Sweet Home Buildable Land Inventory; 3J Consulting

### Needed Residential Lands 2000-2020

To accommodate the addition of approximately 632 dwelling units to the City’s housing stock, Sweet Home will require at least 135 net acres of buildable land area. Because Sweet Home will continue to need different types of housing and lot sizes, the City will need to make a variety of zones available for residential uses. The table below illustrates how many acres Sweet Home needs for each different residential plan designation.

Dwelling Unit Type	20-Year Dwelling Unit Demand	Applicable Plan Designation	Applicable Local Zones	Allowable Density (DU/Ac)	Avg. Development Density (DU/Ac)	Net Buildable Land Requirement	Gross Buildable Land Need*	%
Single Family Detached	460	LDR	RR-1, RR-2.5, LDR, R/IT	1 to 5	4.0	115	144	73%
Mfd. Homes & Cottages	85	MDR	MDR	3 to 10	6.5	13	16	13%
Townhomes / Plexes	42	MDR	MDR	6 to 12	9.0	5	6	7%
Multifamily (5+ units)	45	CC, HC, NC, HDR	CC, HC, NC, HDR	14 to 36	18.0	2	3	7%
<b>Total</b>	<b>632</b>					<b>135</b>	<b>169</b>	<b>100%</b>

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

\* Assumes 25% of site area required for future public facilities, roads, easements, etc.

According to the Housing Needs Analysis, Sweet Home has sufficient buildable land, in all designated densities, to provide for the City's residential housing needs during the 20-year planning period.

Sweet Home intends the Housing Policies listed below to help maintain and establish residential areas that are safe, healthful, and attractive places to live, and that provide a maximum range of residential choices for people in Sweet Home. As with all policies in this Plan, the Housing Policies act as a guide for Sweet Home's Zoning Code to implement the goals outlined in this chapter.

Population (2020)	9,415
Projected Population (2040)	11,135
Projected Growth Rate	0.76%
Projected New Residents	1,720

### Residential Land Use Policies

1. Residential areas will offer a wide variety of housing types in locations best suited to each housing type.
2. Sweet Home will encourage rehabilitation or redevelopment of older residential areas.
3. The City encourages flexibility in design to promote safety, livability, and preservation of natural features.
4. Sweet Home establishes density recommendations in the Plan in order to maintain proper relationships between proposed public facilities, services, and population distribution.
5. The City will work with public and nonprofit organizations that provide affordable housing within the community.
6. Schools and parks shall be distributed throughout the residential section of the community.
7. Where nonresidential uses abut residential areas in the community, nonresidential uses shall be subject to special development standards.
8. Efforts will be made to complete or connect existing sidewalks along routes to schools, parks, or commercial areas.
9. Development of residential local streets, whenever possible, will increase connectivity within and between neighborhoods.

10. The maximum net development densities (not including streets), in high density residential areas shall not exceed 35 multi-family dwelling units per acre, based on the standards for unit type.
11. Many of the hillside areas of Class II slope or less (25% slope or less) provide attractive sites for residential use. The City may enact special development standards governing hillside development on Class II slopes.
12. Efforts will be made to extend trails, pedestrian ways, and bikeways through existing residential areas.
13. To encourage connectivity and pedestrian access, residential blocks shall meet the development standards, except when topographical constraints make the standards impractical. When existing conditions or topography prevent a cross street, a pedestrian access way to connect streets should be considered as part of the development.
14. Ensure the land use code includes “clear and objective” standards for housing development and does not have the effect of discouraging needed housing through unreasonable cost or delay or reducing the proposed housing density already allowed by zoning.
15. Create a marketing campaign that increases awareness and participation in green energy tax credit programs to provide homeowners and renters assistance in upgrading their homes to be more energy efficient.
16. Regularly conduct a Fair Housing audit of the City’s development processes and Development Code. An audit would look at existing definitions, restrictions, standards that trigger conditional use permits, and disparate impacts of policies on protected classes.
17. Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones. Particularly in areas with vacant land zoned for housing.
18. Plan for a 20-year supply of suitable land for Sweet Home to meet housing needs through regular monitoring and adjustments of available residential land.
19. Streamline the permitting process to reduce cost and delay of new housing units.
20. Promote the development of accessory dwelling units as a means to contribute to the overall housing stock and rental market.
21. Identify public owned properties that could be used for affordable housing.
22. Consider deferrals or waivers of SDCs for affordable housing developments.
23. Monitor annually the number of total housing units, regulated affordable units, multifamily units, regulated affordable multifamily units and single family units, and regulated affordable single family units.
24. Explore opportunities to remove undevelopable land from the buildable land inventory, including comprehensive plan amendments, rezoning and land exchanges.
25. Utilize the Oregon Wildfire Risk Explorer mapping tool to identify the wildland-urban interface and wildfire risk at the property ownership level.
26. New housing development in the wildland-urban interface should be avoided or minimized.





## City of Sweet Home

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

### Planning Commission Staff Report

**REQUEST:** The applicant is proposing to change the Zoning Map in an area consisting of approximately 190,211 square feet (5.18 acres) located in Sweet Home, OR 97386 (13S01E32AA Tax Lot 600). The Sweet Home Zoning Map is proposed to change from the Residential Low Density (R-1) Zone to the Residential High Density (R-3) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application.

#### APPLICANT &

**PROPERTY OWNER:** Eric Lund

**PROPERTY LOCATION:** Sweet Home, OR 97386, Identified on the Linn County Assessor's Map as 13S01E32AA Tax Lot 600.

#### REVIEW AND

**DECISION CRITERIA:** Sweet Home Municipal Code Section(s) 17.10, 17.14, 17.114, OAR 660-012-0060

**FILE NUMBER:** ZMA23-01

#### PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** April 6, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

#### CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** April 25, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

#### STAFF CONTACT:

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

**REPORT DATE:** April 30, 2023

## I. PROJECT AND PROPERTY DESCRIPTION

**LOCATION:** The subject tract contains approximately 190,211 square feet (5.18 acres). The property is currently zoned Residential Low Density (R-1), and the comprehensive plan designation is Residential High Density (R-3). The applicant is requesting to change the zoning to Residential High Density (R-3) bringing it into conformity with the property's existing Comprehensive Plan Map designation.

### ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential Low Density (R-1)	High Density Residential
Property North	Residential Low Density (R-1)	High Density Residential
Property East	Residential Low Density (R-1)	High Density Residential
Property South	Residential Low Density (R-1)	High Density Residential
Property West	Residential Low Density (R-1)	High Density Residential

**Floodplain** Based on a review of the FEMA FIRM Maps; Panel 41043C0914G dated September 29, 2010, the subject property is not in the 100-year floodplain.

**Wetlands:** The subject property does not show wetlands/waterways on the property that are depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

**Access:** The subject property has frontage along Clark Mill Road.

**Services:** The subject property has access to City water and sewer services from Clark Mill Road.

### TIMELINES AND HEARING NOTICE:

Application Submitted:	February 22, 2023
Application Deemed Complete:	March 1, 2023
Mailed/Emailed Notice:	March 1, 2023
Notice Published in New Era Newspaper:	March 8, 2023
Planning Commission Public Hearing:	April 6, 2023
City Council Public Hearing	April 25, 2023

Notice was provided as required by SHMC 17.128.010.

## II. COMMENTS

**Brandon Horton**

**Permit Technician:** The Building Program has no issues with this request.

**Ryan Wade**

**CEDD Engineering:** STREETS: Clark Mill Rd. has 60 ft ROW and 22 ft asphalt paved width. There is a no existing driveway. It is a designated truck route. Sufficient for increased traffic. Any street improvements will be required to satisfy the minimum standards according to the Transportation System Plan.

DRAINAGE: There is an open ditch on the west side of Clark Mill Rd. which flows South to Long St. The ditch flows East to a waterbody that flows Northwest along the backside of the property to 24<sup>th</sup> Ave where it flows into the Mill property. No easement required by Sweet Home PW. A Division of State Lands Permit may be required to work on the drainway. When doing any work to, in, or around any drainage systems, general Stormwater management and Control Best Management Practices (BMP's) will be followed and permitted when required by State Program(s).

WATER: There is a 12" water main on the West side of Clark Mill Rd. Cost of connection for City Services will be assigned during the development application review.

SEWER: There is a 15" sewer main in the center of Clark Mill Rd. Cost of connection for City Services will be assigned during the development application review.

EASEMENTS: None known at this time.

MISCELLANEOUS: None known at this time.

SUMMARY: Review request: Engineering has no issues at this time.

**Public Works:** No comments as of the issue of this Staff Report.

**Sweet Home**

**Fire District:** The Fire District Has no issues with this request.

**Public Comment:** No comments as of the issue of this Staff Report.

## III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a zone change are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

**A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.**

Staff Findings: The subject property has a Comprehensive Plan designation of Residential High Density (R-3). The Sweet Home Zoning Map is proposed to change from the Residential Low Density (R-1) Zone to the Residential High Density (R-3) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation and is consistent with the description and policies of the R-3 Zone.

Based on the above information, staff finds that the application complies with this criterion.

**B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.**

Staff Findings: The uses permitted in SHMC 17.14.020, 17.14.030, and 17.14.040 can be accommodated on the subject property without exceeding its physical capacity. The subject property is approximately 190,211 square feet (5.18 acres). The R-3 zone density requirements for single family attached / detached homes and duplexes are no more than one residential structure per lot or parcel, other than an approved accessory dwelling unit; maximum of 12.0 dwelling units per net acre. The R-3 zone density requirements for multi-family is a maximum of 28 units per net acre.

Based on the above information, staff finds that the application complies with this criterion.

**C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Development Code.**

Staff Findings: All development in the R-3 Zone shall comply with the applicable provisions of this Development Code. The following references additional development requirements: [SHMC 17.14.070].

- A. Off-street parking. All single-family homes and duplexes shall require a garage or carport; and in addition, provide two hard-surfaced parking spaces. Other uses identified in the zone shall comply with provisions in Chapter 17.44.
- B. Signs. Signs shall conform to the standards contained in Chapter 17.50.
- C. Fencing. Fences shall conform to provisions contained in Chapter 17.52.
- D. Landscaping. Landscaping improvements shall conform to provisions contained in Chapter 17.54.
- E. Yards and lots. Yards and lots shall conform to provisions contained in Chapter 17.56.
- F. *Other.* A property owner is advised other regulations may apply for property in an identified natural resource area (Chapter 17.28); the flood hazard area (Chapter 17.30) and in or near an identified historical site (Chapter 17.32).

Based on the above information, staff finds that the application complies with this criterion.

**D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.**

Staff Findings: Per the CEDD Engineering comments in Section II above: There is a 12" water main on the west side of Clark Mill Rd. Cost of connection for City Services will be assigned during the development application review. There is a 15" sewer main in the center of Clark Mill Rd. Cost of connection for City Services will be assigned during the development application review. Adequate public facilities, services and transportation networks are planned to be provided concurrently with the development of the property. No development has been proposed with this application.

**E. For residential zone changes, the criteria listed in the purpose statement for the proposed residential zone shall be met.**

Staff Findings: The purpose of the R-3 zone is to provide areas suitable and desirable for high-density residential development, and particularly for apartments, but where other types of residential and related public service uses are appropriate. The R-3 zone is most appropriate in areas which have been developed for high-density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway-related commercial areas inside The City. [SHMC 17.14.010]. No development has been proposed with this application.

**IV. CONCLUSION AND RECOMMENDATION**

Based on the findings listed in Section III of this report, staff recommends that the Planning Commission recommend that the City Council approve this application. Since the request is for a zone change, staff has not recommended any conditions of approval.

**V. PLANNING COMMISSION ACTION**

In acting on a zone change application; the Planning Commission will hold a public hearing at which it may either recommend that the City Council approve or deny the application(s). The recommendation should be based on the applicable review and decision criteria. The City Council will hold a public hearing and decide on this application.

Motion:

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

1. Move to recommend that the City Council approve application ZMA23-01, which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA23-01 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

**VI. ATTACHMENTS**

- A. Subject Property Map
- B. Zone Map Amendment Application and Summary
- C. Zoning Map
- D. Comprehensive Plan Map





1 inch = 142 feet

Subject Property Map  
ZMA23-01

Date: 3/1/23

50





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

### Land Use Application

- ☐ Adjustment
- ☐ Annexation
- ☐ Comprehensive Plan Map Amendment
- ☐ Conditional Use
- ☐ Home Occupation
- ☐ Interpretations
- ☐ Nonconforming Uses
- ☐ Partition
- ☐ Property Line Adjustment
- ☐ Site Development Review
- ☐ Subdivisions and Planned Developments
- ☐ Text Amendments
- ☐ Variance
- ☒ Zone Map Amendment

Date Received: 02.22.23

Date Complete: 03.01.23

File Number: ZMA23-01

Application Fee: 1,500.00

Receipt #: 5177

Planning Commission Hearing Date: 04.06.23

City Council Hearing Date: 04.25.23

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

Applicant's Name:

Eric Lund

Applicant's Address:

6321 Lake Pointe Way Sweet Home, OR 97386

Applicant's Phone Number:

Applicant's Email Address:

#### Property A

Owner's Name:

Eric Lund

Owner's Address:

6321 Lake Pointe Way Sweet Home, OR 97386

Owner's Phone Number:

541-223-3864

Owner's Email:

eric@theaxiom-grpup.com

Property Address:

Assessor's Map and Tax Lot:

13S01E32-AA-00600

Property Size Before:

5.18 Acres

Property Size After:

5.18 Acres

Zoning Classification:

R1

Comprehensive Plan:

R3

#### Property B

Owner's Name:

Owner's Address:

Owner's Phone Number:

Owner's Email:

Property Address:

Assessor's Map and Tax Lot:

Property Size Before:

Property Size After:

Zoning Classification:

Comprehensive Plan:

#### Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.

Zone change from R1 to R3 high density

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:

Date:

2/22/2023

Property Owner's Signature:

Date:

2/22/2023

Property Owner's Signature:

Date:

Property Owner's Signature:

Date:



## APPENDIX N

### ZONE MAP AMENDMENT

The Zone Map establishes zone for individual properties. A zone change approval is required to change the zoning of any property. [SHMC 17.114.010]

Zone changes shall be reviewed in accordance with the Type IV review procedures specified in Chapter 17.128. [SHMC 17.114.020]

An application for a zone change shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.128. [SHMC 17.114.030]

### SHMC 17.114.040 SUBMITTAL REQUIREMENTS

*The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)*

The applicant shall submit an application 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. A site plan shall not be required to initiate a Zone Map amendment.

A. Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

1. Is the proposed zone appropriate for the Comprehensive Plan land use designation on the property and is it consistent with the description and policies for the applicable Comprehensive Plan land use classification? Explain:

Subject property is currently R1 and has a comp plan for R3

2. Can the uses permitted in the proposed zone be accommodated on the proposed site without exceeding its physical capacity? Explain:

Yes

3. Can allowed uses in the proposed zone be established in compliance with the development requirements in this Development Code? Explain:

Yes



4. Are adequate public facilities, services, and transportation networks in place or planned to be provided concurrently with the development of the property? Explain:

Yes

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5. For residential zone changes, are the criteria listed in the purpose statement for the proposed residential zone met? Explain:

Yes

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# LINN County Assessor's Summary Report

## Real Property Assessment Report

### FOR ASSESSMENT YEAR 2022

February 23, 2023 2:44:46 pm

**Account #** 256848  
**Map #** 13S01E32AA 00600  
**Code - Tax #** 05501-256848

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing Name** LUND ERIC & KENDRA & MARK & STUTZMAN M

**Deed Reference #** 2022-20202

**Agent**

**Sales Date/Price** 12-28-2022 / \$330,000.00

**In Care Of** C/O ERIC & KENDRA LUND

**Appraiser** UNKNOWN

**Mailing Address** 6321 LAKEPOINTE WAY  
 SWEET HOME, OR 97386

**Prop Class** 100      **MA**    **SA**    **NH**    **Unit**  
**RMV Class** 100      04    03    003    24367-1

**Situs Address(s)** **Situs City**

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
05501 Land	313,760			Land	0
Impr.	0			Impr.	0
<b>Code Area Total</b>	313,760	81,370	81,370		0
<b>Grand Total</b>	313,760	81,370	81,370		0

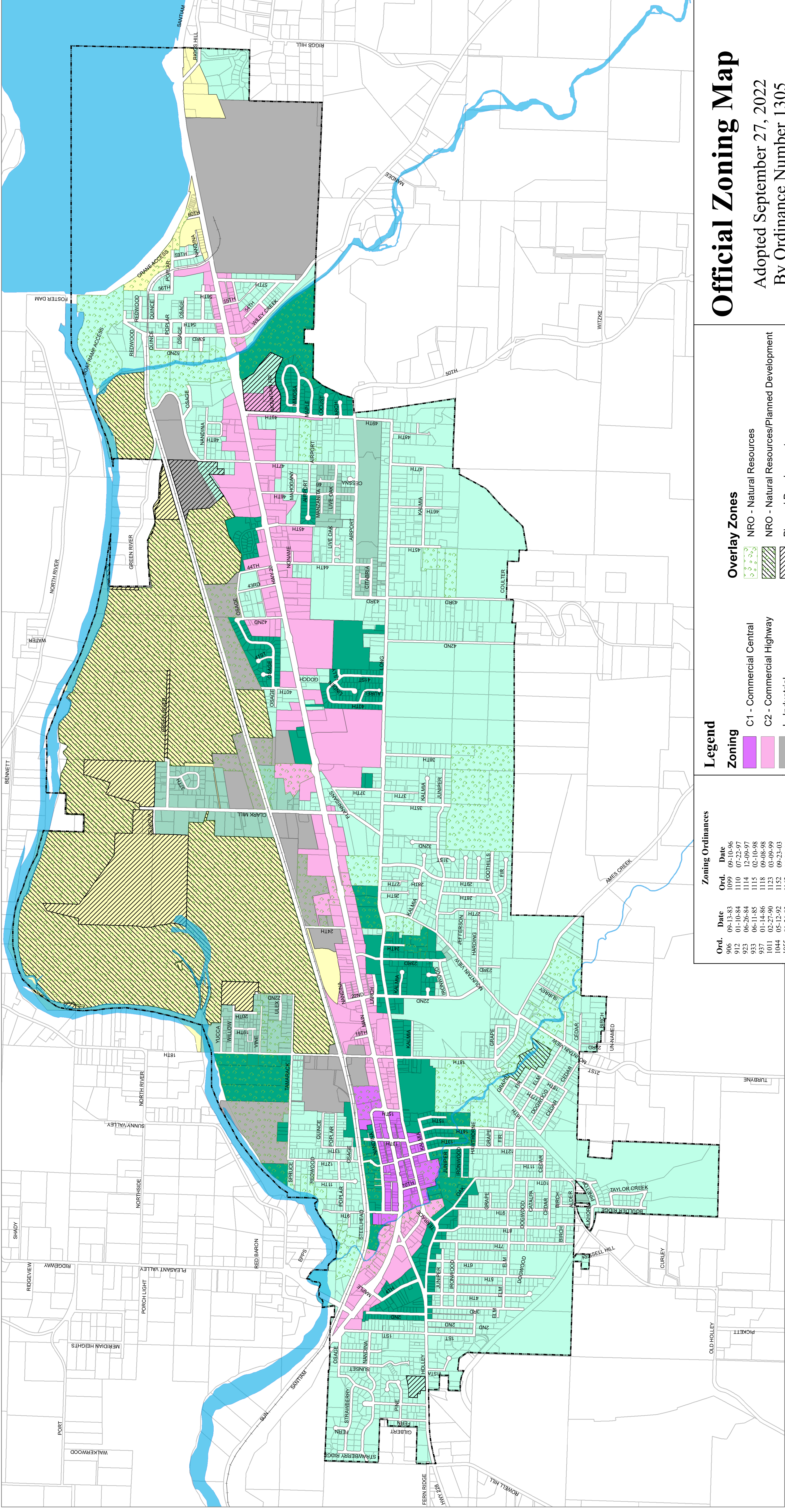
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
05501	1	<input checked="" type="checkbox"/>			Market	106	A	5.18		313,760
<b>Grand Total</b>									5.18	313,760

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
<b>Grand Total</b>										0

**Comments:** \*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*  
 SAME OWNER AS TAX LOT 500



# Sweet Home Zoning



## Official Zoning Map

Adopted September 27, 2022  
By Ordinance Number 1305  
Updated by Later Zoning Ordinances

0 0.5 1 Miles

1 inch equals 0.16 miles

### Legend

#### Zoning

- C1 - Commercial Central
- C2 - Commercial Highway
- I - Industrial
- R1 - Residential Low-Density
- R2 - Residential Medium-Density
- R3 - Residential High-Density
- RC - Recreation Commercial

#### Overlay Zones

- NRO - Natural Resources
- NRO - Natural Resources/Planned Development
- Planned Development
- City Limits
- Taxlots

### Zoning Ordinances

Ord.	Date	Ord.	Date
906	09-13-83	1099	09-10-96
912	01-10-84	1110	07-22-97
923	06-26-84	1114	12-09-97
933	06-11-85	1115	02-10-98
937	01-14-86	1118	09-08-98
1011	02-27-90	1123	03-09-99
1044	05-12-92	1152	09-23-03
1055	01-26-93	1162	06-22-04
1069	06-22-93	1169	03-22-05
1070	04-26-94	1178	01-10-06
1080	11-08-94	1181	03-14-06
1081	12-13-94	1192	07-24-07
1083	06-19-96	1193	09-11-07
1099	09-10-96	1200	05-27-08
1102	04-22-97	1206	12-25-08
1105	05-27-97	1305	09-27-22

This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.

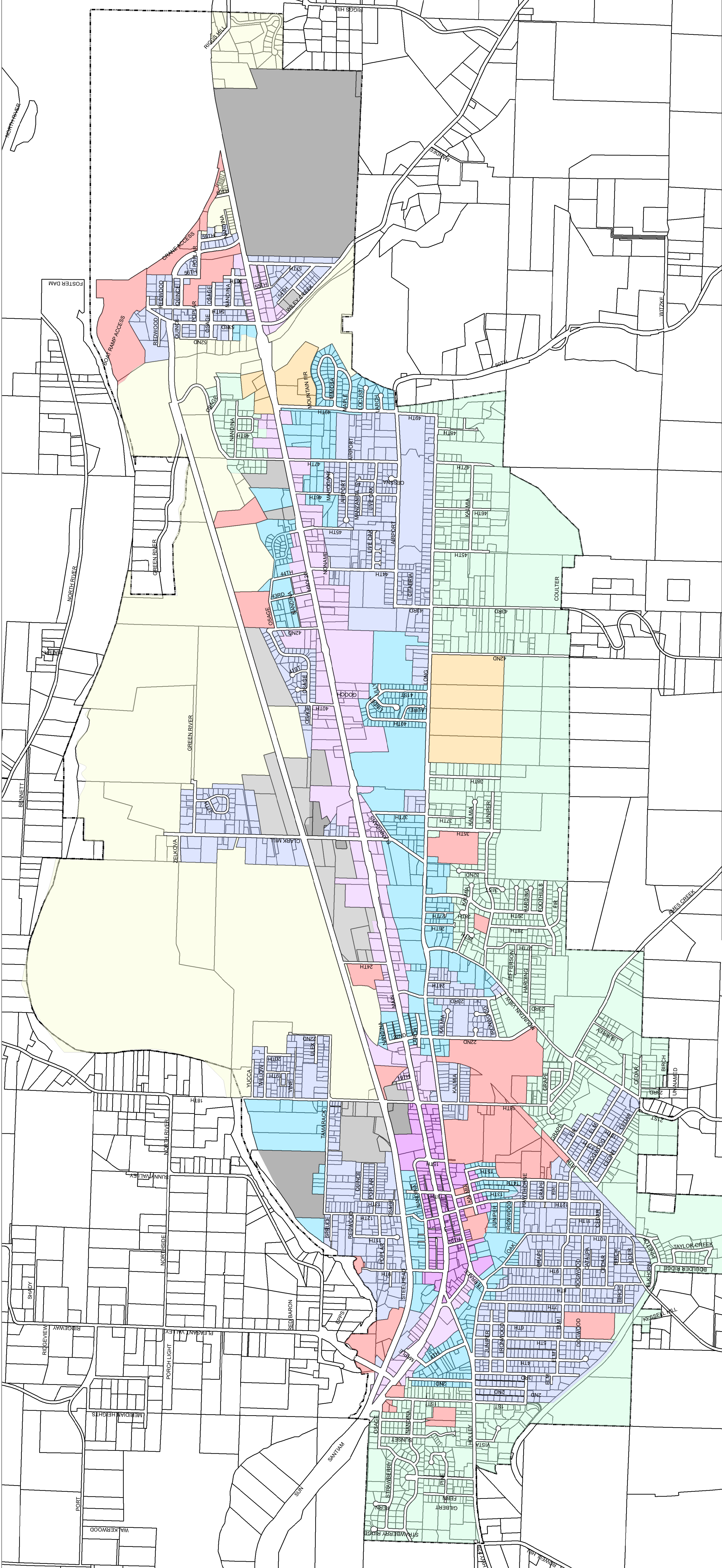
Created By:  
City of Sweet Home  
Community Development Department  
541-367-8113

Reproduced by PR 3/26/15 from original by SV 01/09/09  
Updated by JG 10/27/22

Print Date: 10/27/2022



# Sweet Home Comprehensive Plan



**AMENDING ORDINANCES**

831	04-07-81
933	06-11-85
1013	02-27-90
1069	04-26-94
1070	10-21-94
1081	12-13-94
1083	06-19-95
1102	04-22-97
1105	05-27-97
1114	12-09-97
1125	11-09-09
1151	09-23-03
1197	12-11-07
1305	09-27-22

**Legend**

**Zoning Types**

- C1 - Central Commercial
- C2 - Highway Commercial
- I-1 - Light Industrial
- I-2 - General Industry
- I-3 - Heavy Industrial
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- MU - Mixed Use
- MUE - Mixed Use Employment
- PF - Public Facility

Taxlots  
 Urban Growth Boundary

## Official Comprehensive Plan Map

Adopted September 27, 2022  
By Ordinance Number 1305  
Updated by Later Annexation Ordinances

00.4750.95Miles

1 inch equals 0.15 miles

This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.

Reproduced by PR 9/12/14 from original by SV 01/09/09  
Updated by JG Oct 2022

Print Date : 10-31-2022





## Staff Report Presented to the Planning Commission

**REQUEST:** The applicant is seeking a variance to allow for one hard surfaced, off-street parking space and a seventeen-foot carport setback from the front property line. The subject property is zoned Medium Density (R-2). The minimum lot size in the R-2 zone is 5,000 square feet, requires a sixty-foot front of building line width, requires a twenty-foot front setback to the garage or carport, and requires two hard surfaced parking spaces [SHMC 17.12.060]. The subject property is an approximately 3,485 square foot, pre-existing nonconforming lot.

**APPLICANT &  
PROPERTY OWNER:**

Brian Oakes

**FILE NUMBER:**

VR23-01

**PROPERTY LOCATION:**

1907 Willow Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E29CC Tax Lot 801.

**REVIEW AND  
DESIGN CRITERIA:**

Sweet Home Municipal Code Section(s) 17.12.020, 17.12.060, 17.106.040, 17.106.050, 17.106.060

**HEARING DATE & TIME:**

April 6, 2023

**HEARING LOCATION:**

City Hall Council Chamber 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 23, 2023

### I. PROJECT AND PROPERTY DESCRIPTION

**ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:**

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential Medium Density (R-2)	Medium Density Residential
Property North	Residential Medium Density (R-2)	Medium Density Residential
Property East	Residential Medium Density (R-2)	Medium Density Residential
Property South	Residential Medium Density (R-2)	Medium Density Residential
Property West	Residential Medium Density (R-2)	Medium Density Residential

Floodplain: Based on a review of the FEMA flood insurance rate map; Panel 41043C0913G, dated September 29, 2010, the subject property is not in the Special Flood Hazard Area.

Wetlands: The subject property does not show wetlands/waterways on the properties that are depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

Access: The subject property has access from Willow Street.

Water and Sewer Services: The subject property has access to City sewer services. Water services are provided by an existing well.

**TIMELINES AND HEARING NOTICE:**

Application Received: February 27, 2023

Application Deemed Complete: February 27, 2023

Notice Distribution to Neighboring Property Owners Within 100 feet and Service Agencies: February 27, 2023

Notice Published in New Era Newspaper: March 8, 2023

Date of Planning Commission Hearing: April 6, 2023

120-Day Processing Deadlines: June 27, 2023

**II. COMMENTS**

**Ryan Wade  
CEDD Engineering:** Regarding VR23-01, Willow Street is currently an unimproved city street that has low traffic volume. The neighborhood has entered into a Local Improvement District (LID) which will require street improvements in the future and may affect traffic volume and on street parking availability. The plans show one 9'11" x 17' parking space which may not be sufficient space for a vehicle to park in front of the carport and may encroach on the future sidewalk.

**Public Works Division:** No comments as of the mailing of this notice.

**Brandon Horton  
Building Division:** Building Permit #827-23-023 is pending the approval of VR23-01. The Building Dept has no other issues with this application.

**Sweet Home  
Fire District:** No comments as of the mailing of this notice.

**Public Comments:** See Attachment C.

### III. REVIEW AND DESIGN CRITERIA

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

The Planning Commission may allow a Variance from a requirement or standard of this Development Code after a public hearing conducted in accordance with the Type III review procedures provided that the applicant provides evidence that the following circumstances substantially exist:

- A. The variance is necessary because the subject Development Code provision does not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance. [17.106.060(A)]**

Applicant's Comments: Variance is necessary to allow for a single concrete off-street parking space as opposed to current development code requiring 2 off-street parking spaces "Variance is necessary to allow the SW carport support post to be placed 17 feet from property line as opposed to current code requiring 20 foot setback.

Staff Findings: The subject property is in the Residential Medium Density (R-2) zone. The dimensional standards for the R-2 zone are a minimum lot area of 5,000 square feet, a front yard setback of 15 feet, a garage/carport setback of 20 feet, and two hard-surfaced off-street parking spaces. [SHMC 17.12.060(A) and 17.12.070(A)].

Development on the subject property is constrained by the pre-existing, nonconforming lot area of approximately 3,480 square feet. The single-family dwelling is within setbacks, and the applicant has proposed to align the carport with the dwelling. If the applicant were to move the carport back 3 feet to comply with the front garage setback of 20 feet, they would need a variance for the rear setback.

The applicant is proposing approximately 10' x 17' hard surface approach. The typical hard surface approach allowing two off-street parking spaces is 20' x 20'. Willow is a 45-foot unimproved street and is part of a Local Improvement District (LID) which will require street improvements and may affect traffic volume and on-street parking in the future.

- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district. An economic hardship shall not be the basis for a variance request.**

Applicant's Comments: Given this is such a small lot, requiring 2 off street parking spaces would greatly reduce the usability and size of the front yard as well as result in unfavorable curb appeal. The carport will be an open design allowing for 28' of off-street parking in addition to the 17' concrete driveway. This 45' will allow at least 2 vehicles to remain off-street.

Staff Findings: Development on the subject property is constrained by the pre-existing, nonconforming lot area of approximately 3,480 square feet. Minus the approximate 10' x 17' (170 square feet) proposed hard surfaced approach, the applicant has approximately 816 square feet (48' x 17') of front yard space left. If the applicant were to comply with the two hard-surfaced off-street parking spaces (approximately 20' x 17'), they would have approximately 646 square feet (38' x 17') of front yard space left.

The alternative would be to allow a variance to the rear setback and move the single-family dwelling and carport back 3 feet allowing for a 12' x 58' (696 square foot) back yard. This would allow for a front setback of 20 feet and allow for more off-street parking and front yard space.

**C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located, or otherwise conflict with the objectives of any City plan or policy.**

Applicant's Comments: The previous residence on this property had only one off-street (gravel) parking space. The construction of this new construction home will allow more off-street parking between the carport and driveway than the previous dwelling. Thus, providing more off-street parking than the previous dwelling and reducing on street parking burden. The SW carport post being 17' from property line instead of 20' will have no effect on carport access. This post will be in line with southern wall of house, thus not a protrusion.

Staff Findings: Willow is a 45-foot unimproved street and is part of a Local Improvement District (LID) which will require street improvements and may affect traffic volume and on-street parking in the future, however staff finds that the proposed variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located.

**D. The need for the variance is not self-imposed by the applicant or property owner (for example, the variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant).**

Applicant's Comments: The need for variance is required by the City of Sweet Home building department.

Staff Findings: Development on the subject property is constrained by the pre-existing, nonconforming lot area of approximately 3,480 square feet. In the Residential Medium Density (R-2) zone, there is no minimum building size for stick-built homes, and the minimum garage or carport requirement is room for one car. The site plan submitted to the building department (attachment B) shows a 28' x 38' (1,064 square foot) single family dwelling and an attached 10' x 28' (280 square foot) carport. The overall footprint is 1,344 square feet. The applicant also shows only one hard surfaced approach on the site plan. Staff informed the applicant that they would need a variance for the plan that was submitted.

**E. The variance requested is the minimum variance which would alleviate the identified hardship.**

Applicant's Comments: I have worked diligently with the house designer to fit this home on this exceptionally small lot while focusing on providing the future home residents a house that maintains adequate functionality without negatively impacting the neighborhood as a whole. This 2 bedroom house will have 45' of concrete parking as designed, even without the required second driveway parking space required. The SW carport post is placed at 17' to maintain southern wall sight line and plane.

Staff Findings: Staff finds that with the constraints of the lots area, the variance is the minimum that would alleviate the identified hardship of the submitted site plan.

**F. All applicable building code requirements and engineering design standards shall be met.**

Applicant's Comments: All building code requirement are met or exceeded with exception of the parking space requirements and SW carport setback.

Staff Findings: Building permit application 827-23-000023-DWL is pending the approval of variance application VR23-01. The building code and engineering requirements will be reviewed prior to the issuance of the building permit. Other than the front setback to the carport and the off-street parking requirements, all other zoning code has been met.



#### **IV. STAFF RECOMMENDATION**

Staff finds the applicant has met the criteria listed above in Section III. Staff has not recommended any Conditions of Approval.

#### **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 recommends 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 recommends 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 VR23-01 and thereby permit the variance for the subject lot located at 1907 Willow Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E29CC Tax Lot 801; 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 VR23-01 and thereby deny the request for a variance for the subject lot located at 1907 Willow Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E29CC Tax Lot 801; 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. Proposed Building Site Plan
- C. Public Comments
- D. Application VR23-01 submitted February 27, 2023

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 5:00 PM, Monday through Friday, excluding holidays.



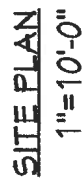
Subject Property Map  
1907 Willow Street  
VR23-01



1 inch = 42 feet

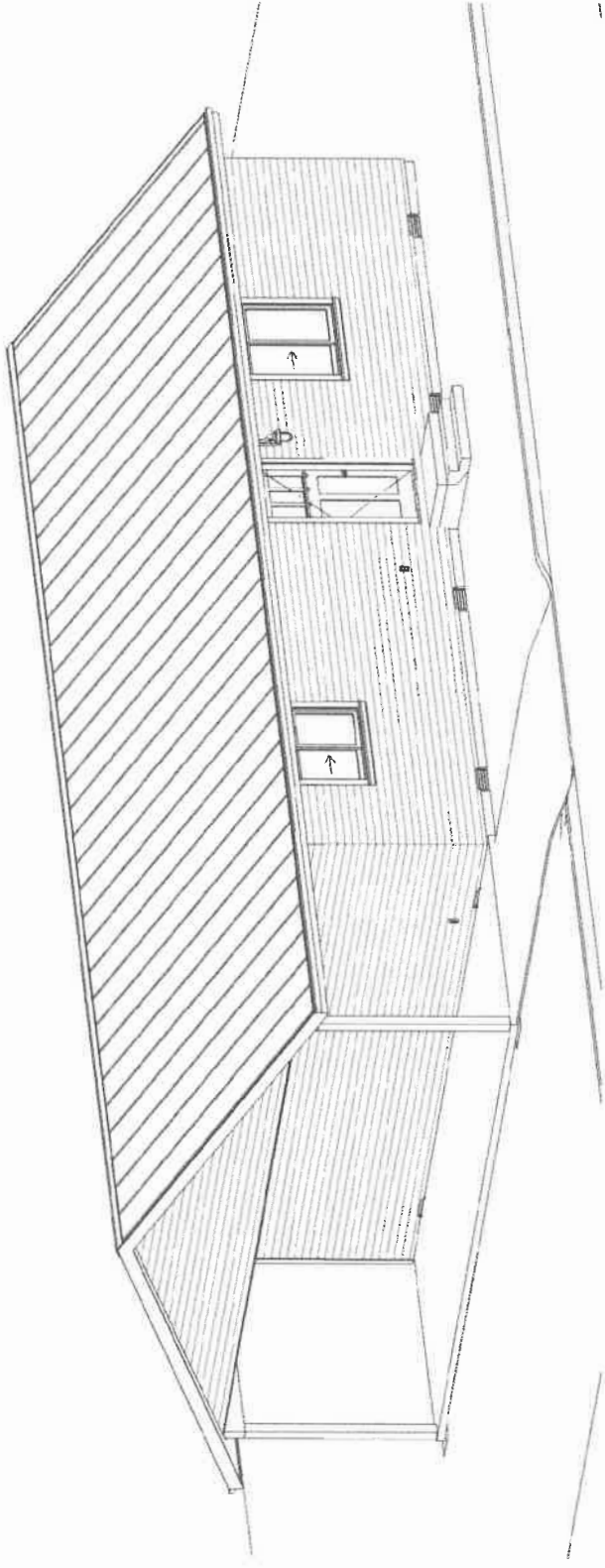
Date: 2/27/23





1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

1307a



SENDING  
FOR ILLUSTRATION ONLY

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: BRIAN & BREANNA OAKES  
PROJECT: 1064 SQ. FT. SINGLE FAMILY DWELLING  
ADDRESS: 1907 WILLOW STREET, SWEET HOME, OREGON 97306  
LEGAL: 13501E29C00801

PROJECT SUMMARY  
CONSTRUCTION NOTES  
ENERGY INFORMATION  
SITE PLAN  
FOUNDATION PLAN  
MAIN FLOOR PLAN  
ELEVATIONS & CROSS SECTION  
ROOF & FRAMING PLAN  
ELECTRICAL PLAN

1  
2  
3  
4  
5  
6  
7  
8  
9

DESIGNER: Ron Care - C2 Design by Ron

C2 Design by Ron  
Ron Care  
1423 29th Ave Se, Albany, Oregon 97322  
(541) 967-1232 or (541) 979-3387  
Email: c2designbyron@gmail.com



1907 WILLOW STREET  
SWEET HOME, OREGON  
97386  
OAKES PLAN

PROJECT  
SUMMARY

SCALE: 1/8" = 1'-0"  
Thursday, February 9, 2023  
DRAWN BY:  
Ron Care

11 x 17 SHEET

SHEET NUMBER



## ATTACHMENT C

**From:** [Jim Burch](#)  
**To:** [Angela Clegg](#)  
**Subject:** FILE# VR23-01  
**Date:** Monday, March 20, 2023 6:53:27 PM

---

Attached is a picture of that property. Both that property and the one across the street are KNOWN DRUG CRACK HOUSES. Right now there is currently around 9 different individuals living at 1908 willow st (across the street) with MANY broken down and STOLEN vehicles all around the lot and in the yard. There are several vehicles constantly parked at 1907 and 190 willow st, that are affiliated with both properties. There is HEAVY drug traffic between the two properties.

I have witnessed several near auto vehicle collisions on the that corner (willow and 20th st) due to the HEAVY amount of vehicles and traffic, including vehicles parked backwards. To allow MORE PARKING AND ENCOURAGE MORE VEHICLES WOULD RESULT IN MANY ACCIDENTS, AND LIKELY FATALITIES AT SOME POINT. Drive down that road right now and turn onto 20th, and see how scary and dangerous it currently is WITHOUT extended parking!

Furthermore, 1907 willow does not currently have a home on it, but is a fire burned mess as seen in pictures or real life. According to the Sweet Home staff under the definitions of an accessory, I have been told in email that a car port IS an accessory building.

### **§ 17.04.030 DEFINITIONS.**

**ACCESSORY STRUCTURE OR USE.** A structure or use incidental, appropriate and subordinate to the main use of a property and located on the same lot as the main use.

**STRUCTURE.** Anything that is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Ive also been told in email, that no accessory building can be placed on a lot without a dwelling on it first. Which again, there is not. So perhaps someone is putting the cart before the horse, and should consider cleaning that property, building a home, and THEN apply for a carport. The city allowed 1908 across the street to get a permit to do work on that crack house around 3 years ago (!!!!) and STILL its not done, and looks worst than ever, and the city NEVER has made them clean up their mess. So perhaps Sweet Home should learn from its past mistakes.

In the Sweet Home variance approval section E. states

### **17.88.040 APPROVAL CRITERIA.**

**E. The variance will result in no foreseeable harm to adjacent property owners or the public**

Since that is a VERY narrow area of gravel roadway (I measured approx. 20ft between the properties) AND terminates at a BLIND CORNER, there will DEFINATELY be automobile collisions caused by the allowance of further parking and extended parking.

So definitely FORESEEABLE HARM TO THE NEARBY PROPERTY OWNERS. More parking will also result in more drug activity, which also is harmful to the neighborhood.

Don't take my word for it, speak with Sweet Home P.D. or Sweet Home fire, and ask them about that location and how often they have to go there. And perhaps take a drive over there yourselves and see how dangerous that road/corner already is.

I don't want my name released, as these are scary druggy people. And while ALL of my

neighbors I have spoken with about this are opposed to it, they are also ALL SCARED to say anything. Anyone who speaks up against this as I am, is likely to face retaliation.

Sincerely,  
Jim









**From:** [sunfun97301@yahoo.com](mailto:sunfun97301@yahoo.com)  
**To:** [Angela Clegg](#)  
**Subject:** file--- vr2301  
**Date:** Tuesday, March 21, 2023 4:29:41 PM

---

Hello Angela Clegg,

I received a notification in the mail about our neighbor wanting to put up a car port and some type of additional on street parking. I am a 81 year old recent widower. I am greatly afraid of speaking any opposition to this. There are bad and dangerous people in this neighborhood. There are good people to though. One of my good neighbors just came to my door and spoke with me about this. He told me I could write this email and safely voice my concerns and objections to this. I hope that is true.

At all hours of the night there are car horn honks. There are cars screeching their tires in front of 1907 willow. There are all sorts of vehicles that almost run into each other at that location.

Both my nieces have had very close calls there with other cars. It is a very small area. The street is not very wide. There is also a corner there. You cannot see around it with all of the cars that already are parked there.

The woman sorta across the street from me at 1906 willow, runs some type of unlicensed home daycare for small children. 8 or 9 children are dropped off and picked up daily from there. Those children are often playing in the streets. It is very dangerous with the parked cars that are already there as cars drive thru.

If more cars start to park in front of 1907 willow, there will be a lot of accidents. It is very scary to even think about this possibly happening. I myself must firmly say no to this variance. Most of my neighbors feel the same. Some are only renting. They dont care. Those of us that own our homes here do care. Im begging you dear.

Please do not make more parking there.

Thank you for you time.

Betty

FILE NUMBERS: VR23-01

RECEIVED  
03.28.23

ATTN:

Angela Clegg, Planning Commission, City Hall

In regards to the application for a variance for on road parking and setback removal for a carport at 1907 Willow st, I hereby object to such variance.

The said address is in a location whereas the street is extremely narrow and congested as things are in its current configuration. The home across the street, 1908 willow is a known meth/drug house. There are over a dozen individuals all living in a very tiny house, leading to around 5 to 9 vehicles always parked in that area. Many of which do not run, nor have plates on them, are parked backwards, and yet sweethome P.D. has failed to do anything about this.

The other home across the street, located at 1906 willow st has been an on going unlicensed day care leading to children constantly running and play in that street section.

That street section also terminates at a very sharp corner at 20<sup>th</sup>, that is blind of vision for traffic going both ways.

To reiterate: this area is a NARROW section of GRAVEL road, at a sharp corner, with many parked vehicles, blind vision to traffic both ways, and children constantly on that street in bikes and on foot. Any carport close to the property line will lead to cars parked further into that street in front of a carport. To add further parking and or placement of a parking garage close to the street would lead to injury or deaths. The planning commission would then certainly be liable for knowingly causing such accidents.

A few other things to note about that area. Both 1907 and 1908 are owned by the same family, of drug addicts and drug distributors. This is well known to sweethome PD. These addresses have changed title names to different family members avoiding such fines etc. These addresses have been issued warnings, citations, and oddly enough building permits that were never completed. Not a single one of the dozen people that live and go in and out of there daily have jobs, businesses or incomes, other than of course drug trafficking.

Willow st is SUPPOSED to at some point have water and sewer lines brought down the road, and sidewalks and paving. Thus, also, there would be no logic in allowing any road or carports placed until that has been done. The very edge of the property of 1907 willow st is the direct line of the power poles to. So again, anyone that goes there and looks in person will see this is simply not a good idea.

And lastly, I find it odd that the owners have already chopped down the trees and bushes on the street front of that property the last few weeks, apparently assuming they will be granted a variance.

I object to this variance and advise you to do the same.

Sincerely,

Joe Kolnick (Owner of a property on Willow st).



## ATTACHMENT D

## City of Sweet Home

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

## Land Use Application

- ☐ Adjustment
- ☐ Annexation
- ☐ Comprehensive Plan Map Amendment
- ☐ Conditional Use
- ☐ Home Occupation
- ☐ Interpretations
- ☐ Nonconforming Uses
- ☐ Partition
- ☐ Property Line Adjustment
- ☐ Site Development Review
- ☐ Subdivisions and Planned Developments
- ☐ Text Amendments
- ☒ Variance
- ☐ Zone Map Amendment

Date Received: 02.27.23Date Complete: 02.27.23File Number: VR23-01Application Fee: 650.00Receipt #: 5171Planning Commission Hearing Date: 04.06.23City Council Hearing Date: —

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

## Applicant's Name:

Brian Oakes

## Applicant's Address:

24051 Territorial Rd Monroe OR 97456

## Applicant's Phone Number:

541-745-9806

## Applicant's Email Address:

Brian.Oakes.450@gmail.com

## Property A

## Owner's Name:

Brian Oakes

## Owner's Address:

24051 Territorial Rd Monroe OR 97456

## Owner's Phone Number:

541-745-9806

## Owner's Email:

Brian.Oakes.450@gmail.com

## Property Address:

1907 Willow St Sweet Home OR

## Assessor's Map and Tax Lot:

13S01E29CC00801 05501-240206

## Property Size Before:

3485 sqft

## Property Size After:

3485 sqft

## Zoning Classification:

R-2

## Comprehensive Plan:

## Property B

## Owner's Name:

## Owner's Address:

## Owner's Phone Number:

## Owner's Email:

## Property Address:

## Assessor's Map and Tax Lot:

## Property Size Before:

## Property Size After:

## Zoning Classification:

## Comprehensive Plan:

## Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.

\* Variance to allow 1 driveway parking space (in addition to covered carport) as opposed to code required 2 driveway parking spaces.

\* Variance to allow placement of SW carport support post at 17' from south property line as opposed to code required 20' setback

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:

Brian Oakes

Property Owner's Signature:

same

Property Owner's Signature:

Property Owner's Signature:

Date:

2/27/2023

Date

Date

Date

## Land Use Application Checklist:

- ☒ All applicable sections of the Land Use Application have been filled in.
- ☒ The Land Use Application has been signed and dated by all applicable parties.
- ☒ I have received the applicable criteria for the Land Use Action that I am applying for.
- ☐ **Appendix A: Adjustments**
  - ☐ Chapter 17.100 Adjustments; and
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.124 Type II Applications and Review Procedures (optional)
- ☐ **Appendix B: Annexations**
  - ☐ Chapter 17.118 Annexations; and
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.128 Type IV Applications and Review Procedures (optional)
- ☐ **Appendix C: Comprehensive Plan Map Amendment**
  - ☐ Chapter 17.112 Comprehensive Plan Map Amendment; and
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.128 Type IV Applications and Review Procedures (optional)
- ☐ **Appendix D: Conditional Use**
  - ☐ Chapter 17.104 Conditional Use; and
  - ☐ Applicable Zoning Criteria
  - ☐ 2019 OR Structural Building Code, Section 419, Live/Work Units (if applicable)
  - ☐ Chapter 17.126 Type III Applications and Review Procedures (optional)
- ☐ **Appendix E: Home Occupation**
  - ☐ Chapter 17.94 Home Occupation; and
  - ☐ Chapter 17.68 Home Occupations
  - ☐ Applicable Zoning Criteria; and
  - ☐ 2019 OR Structural Building Code, Section 419, Live/Work Units
  - ☐ Chapter 17.122 Type I Application and Review Procedures (optional)
  - ☐ Appendix D: Conditional Use (if applicable)
- ☐ **Appendix F: Interpretations**
  - ☐ Chapter 17.96 Interpretations; and
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.122 Type I Application and Review Procedures (optional)
- ☐ **Appendix G: Nonconforming Uses**
  - ☐ Chapter 17.108 Nonconforming Uses; and
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.126 Type III Applications and Review Procedures (optional)
- ☐ **Appendix H: Partitions**
  - ☐ Chapter 17.98 Partitions
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.124 Type II Applications and Review Procedures (optional)
- ☐ **Appendix I: Property Line Adjustment**
  - ☐ Chapter 17.92 Property Line Adjustment
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.122 Type I Application and Review Procedures (optional)

- ☐ **Appendix J: Site Development Review**
  - ☐ Chapter 17.102 Site Development Review
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.126 Type III Applications and Review Procedures (optional)
- ☐ **Appendix K: Subdivisions and Planned Developments**
  - ☐ Chapter 17.110 Subdivisions and Planned Developments
  - ☐ Applicable Zoning Criteria
  - ☐ Chapter 17.126 Type III Applications and Review Procedures (optional)
- ☐ **Appendix L: Text Amendments**
  - ☐ Chapter 17.116 Text Amendments
  - ☐ Applicable Corresponding Chapter
  - ☐ Chapter 17.128 Type IV Applications and Review Procedures (optional)
- ☒ **Appendix M: Variance**
  - ☒ Chapter 17.106 Variance
  - ☒ Applicable Zoning Criteria
  - ☒ Chapter 17.126 Type III Applications and Review Procedures (optional)
- ☐ **Appendix N: Zone Map Amendment**
  - ☐ Chapter 17.114 Zone Map Amendment
  - ☐ Applicable Zoning Criteria
  - Chapter 17.128 Type IV Applications and Review Procedures (optional)



## APPENDIX M

### VARIANCE

The development standards in this Development Code protect the public health, safety and welfare by establishing standard setbacks, maximum building heights and other development standards that apply to various uses. For lands or uses with unique characteristics the intent and purpose of the development standards may be maintained while allowing for a variance to requirements. A Variance may be approved for those requests resulting in greater than a 10% change in a quantifiable standard. [SHMC 17.106.010]

Variance applications shall be reviewed in accordance with the Type III review procedures specified in Chapter 17.126. [SHMC 17.106.030]

An application for a Variance shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.126. [SHMC 17.106.030]

### SHMC 17.106.040 SUBMITTAL REQUIREMENTS

*The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)*

The applicant shall prepare and submit an application, site 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 site plan shall show pertinent information to scale to facilitate the review of the proposed development.

- A. The following general information shall be shown on the site plan:
- ☒ Vicinity map showing all streets, property lines and other pertinent data to locate the proposal.
  - ☒ North arrow and scale of drawing.
  - ☒ Tax map and tax lot number or tax account of the subject property.
  - ☒ Dimensions and size in square feet or acres of the subject property.
  - ☒ Location of all existing easements and City utilities (water, sanitary sewer, storm drainage) within the property.
  - ☒ 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.
  - ☒ A site plan or other information clearly indicating the proposed variance, including dimensions if applicable.
- B. Do any of the criteria in SHMC 17.106.050 apply? ☐ Yes ☒ No  
If the applicant answered yes, the proposal does not qualify for a variance.
- C. Is the variance necessary? Does the subject Development Code provision not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses? Explain:

---

\*Variance is necessary to allow for a single concrete off-street parking space as opposed to current development code requiring 2 off-street parking spaces

---

\*Variance is necessary to allow the SW carport support post to be placed 17 feet from property line as opposed to current code requiring 20 foot setback.

---

D. Is such variance necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district? Explain:

\* Given this is such a small lot, requiring 2 off street parking spaces would greatly reduce the usability and size of the front yard as well as result in unfavorable curb appeal

\* The carport will be an open design allowing for 28' of off-street parking in addition to the 17' concrete driveway. This 45' will allow at least 2 vehicles to remain off-street

E. Will the authorization of such variance be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located, or otherwise conflict with the objectives of any City plan or policy? Explain:

\*The previous residence on this property had only one off street (gravel) parking space. The construction of this new construction home will allow more off street parking between the carport and driveway than the previous dwelling. Thus, providing more off-street parking than the previous dwelling and reducing on street parking burden

\*The SW carport post being 17' from property line instead of 20' will have no effect on carport access. This post will be in line with southern wall of house, thus not a protrusion

F. Is the need for the variance self-imposed by the applicant or property owner? Explain:

\*The need for variance is required by the City of Sweet Home building department.

G. Is the variance requested the minimum variance which would alleviate the identified hardship? Explain:

\*I have worked diligently with the house designer to fit this home on this exceptionally small lot while focusing on providing the future home residents a house that maintains adequate functionality without negatively impacting the neighborhood as a whole. This 2 bedroom house will have 45' of concrete parking as designed, even without the required second driveway parking space required. The SW carport post is placed at 17' to maintain southern wall sight line and plane.

H. Are all applicable building code requirements and engineering design standards met? Explain:

\*All building code requirement are met or exceeded with exception of the parking space requirements and SW carport setback.



Sweet Home Park & Tree Committee's

# Arbor Day



## Community Event

Saturday, April 15, 2023

Join us at Northside Park as we  
celebrate Arbor Day and the Grand  
Opening of the New Dog Park



Time-10:00 am-2:00 pm

Date-April 15, 2023

Where-Northside Park

1780 11th Avenue

Sweet Home, OR

Events include a self-guided park tour, dog parkour, tree plantings & free seedling and dog treat giveaway. \*Free seedlings and dog treats while supplies last.



Visit our website for more details

[sweethomeor.gov](http://sweethomeor.gov)

