



CITY OF SWEET HOME PLANNING COMMISSION AGENDA

September 15, 2022, 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

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 541-367-5128, choose option #1 and enter the meeting ID to be logged in to the call. Meeting ID: 379 062 887#

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.

Public Hearings

Housing Needs Analysis and Buildable Lands Inventory

a) [3J Consulting Presentation](#)

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 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.

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.

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.

Sweet Home Housing Needs Analysis



September 15, 2022, 6:30pm

3J CONSULTING
CIVIL ENGINEERING | WATER RESOURCES | COMMUNITY PLANNING

 **FCS GROUP**
Solutions-Oriented Consulting



Agenda

- **Welcome**
- **Project overview**
- **Buildable Land Inventory**
- **Reconciliation of Residential Supply and Demand**
- **Next steps**



Housing Needs Analysis Overview

OAR 660, ORS 197.296 and divisions 7, 8 & 24 provide a framework for Comp. Plan amendments related to Housing Needs Analysis (HNA):

- Housing needs projection
- Buildable land inventory (BLI)
- Residential land needs analysis
- Policy measures for accommodating needed housing



*HB 4006 puts new emphasis on addressing severe rent burdens**

** When households spend over 50% of income on gross rent*

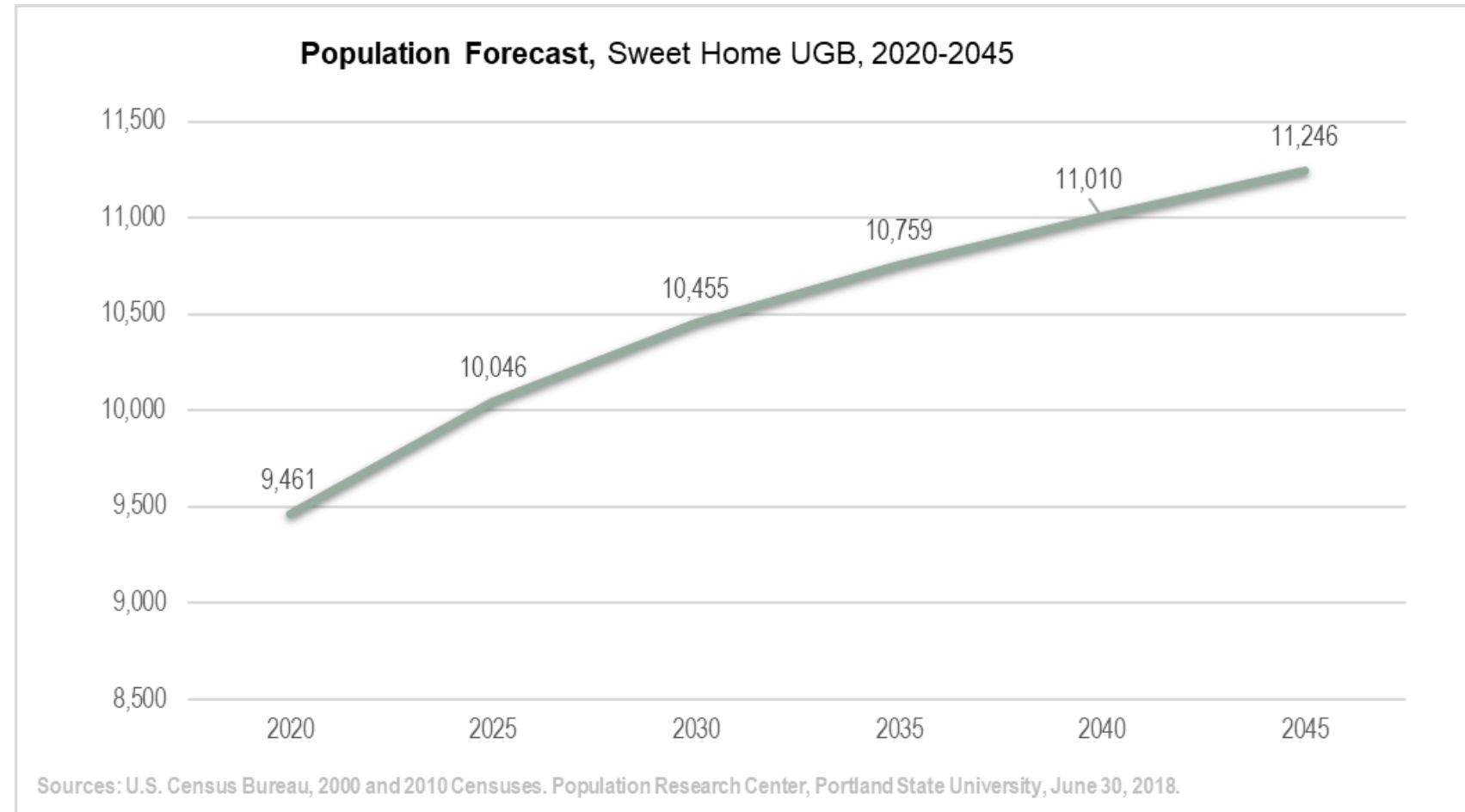
Project Overview

Sweet Home HNA Project Schedule	2022									
Tasks	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Housing Needs Projection			■							
Buildable Land Inventory							■ ★			
Residential Land Need Analysis									■ ★	
Measures to Accommodate Needed Housing										
Adoption (HNA)									◆	◆
PAC Meetings ■										
Planning Commission/City Council Meetings ◆										
Public Workshops ★										

Housing Needs Projection

Population Growth Forecast

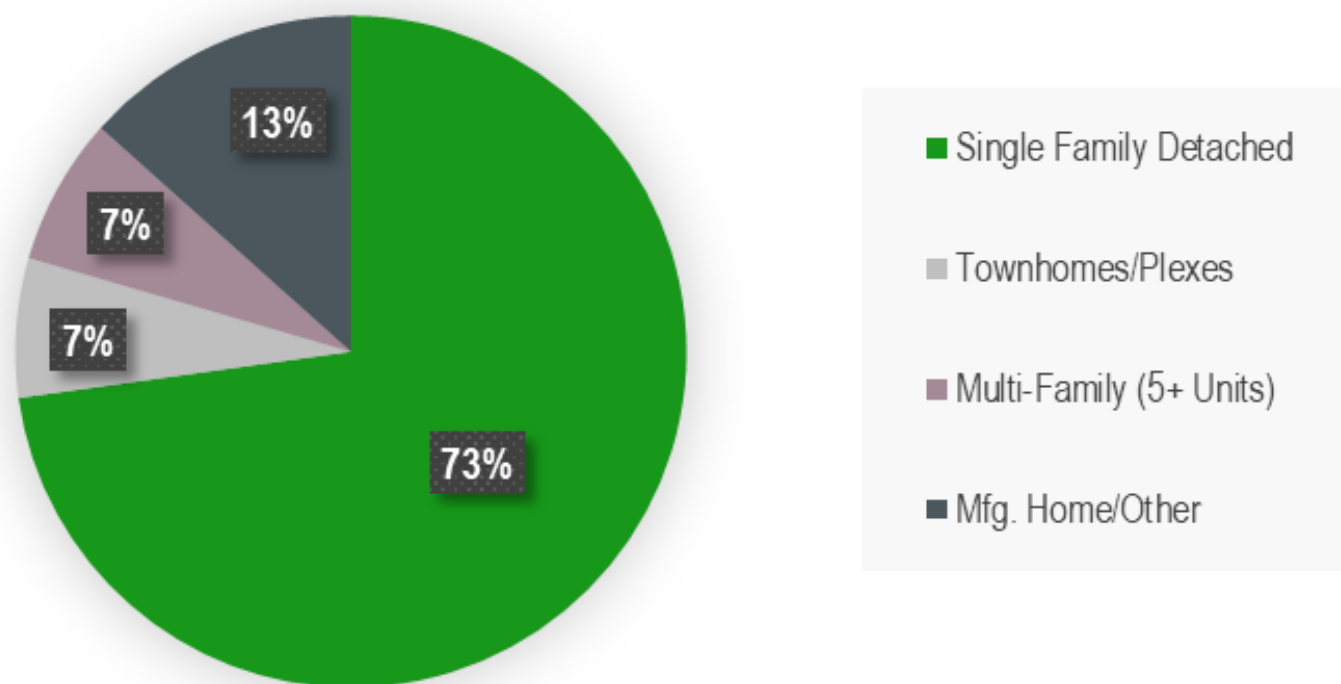
- **Sweet Home UGB is projected to add +/- 1,573 people over next 20 years**
- **Household growth tends to exceed population growth as the average household size shrinks**



Housing Inventory

- **4,107 total housing units in Sweet Home** (city limits in year 2020)
- **73% of housing is single family detached**
- **14% “middle housing”** (townhomes, plexes and apartments)
- **Vacancy was 5% in 2020**

Housing Units by Housing Type, City of Sweet Home, 2020

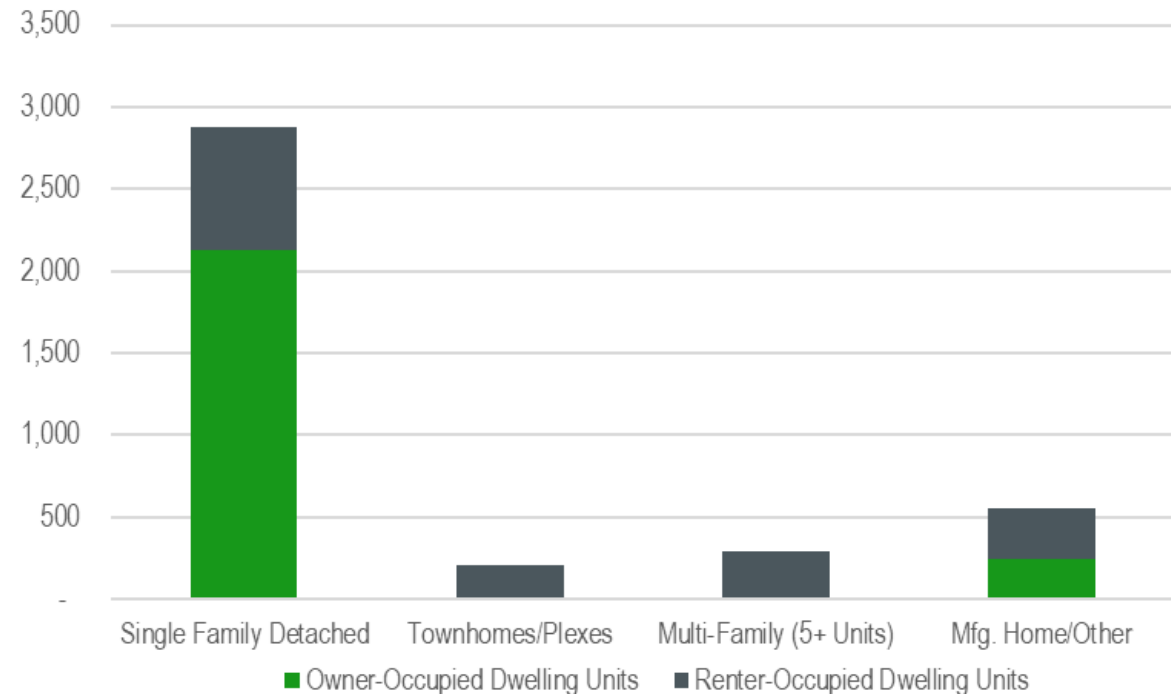


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table DP04)

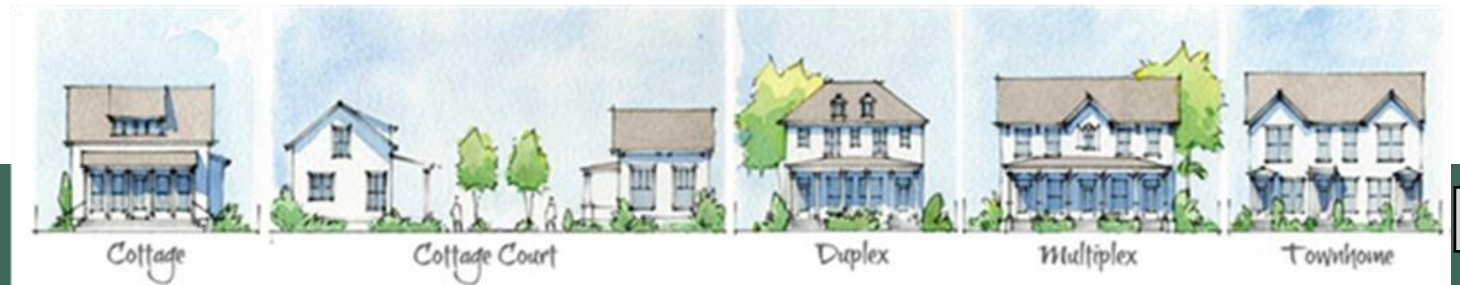
Tenure by Structure

- 70% of single-family detached home units are owner-occupied
- 100% of multifamily and townhomes are renter-occupied
- 45% of mobile homes are owner-occupied

Housing Tenure by Housing Type, City of Sweet Home, 2020



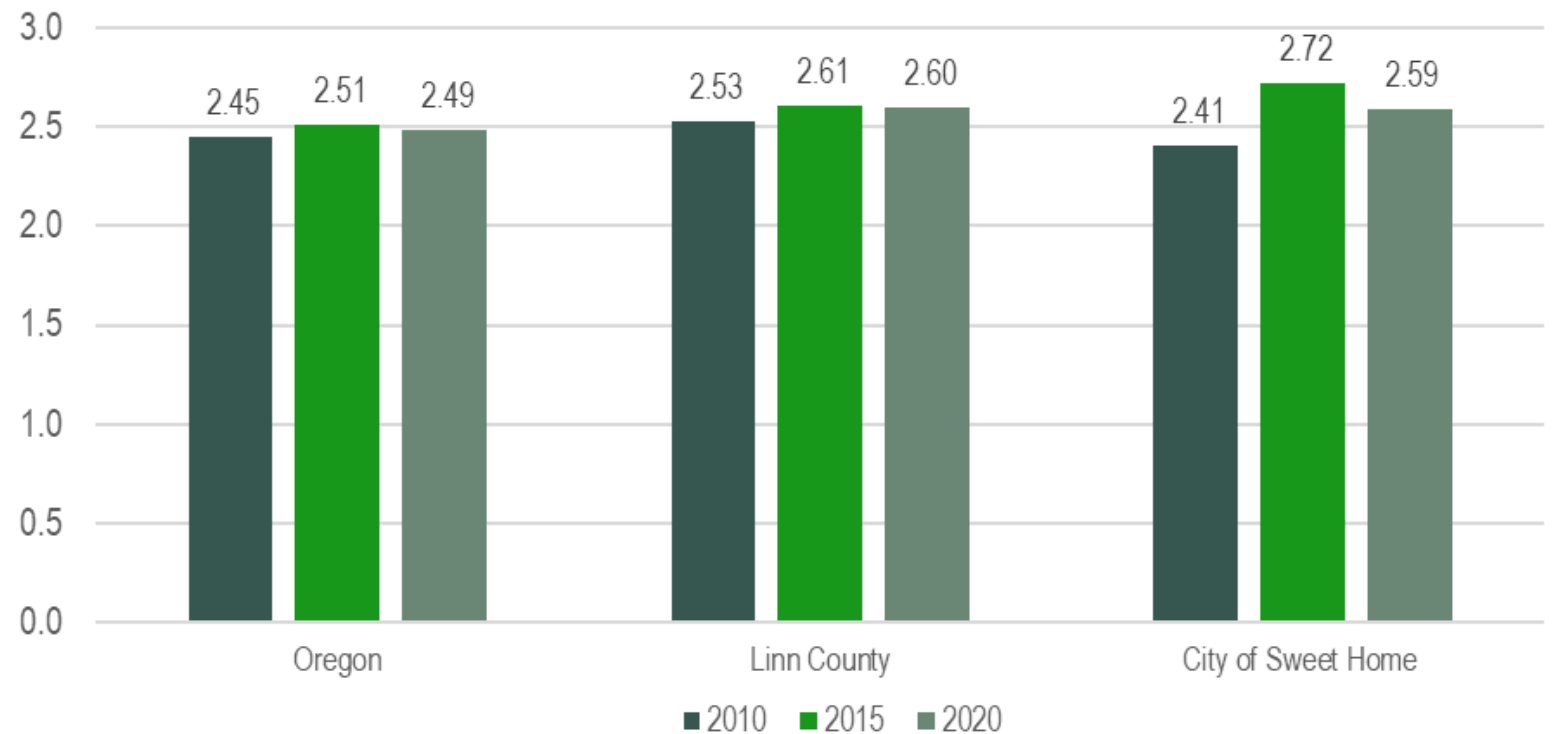
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Tables B25032 & CP 04)



Average Household Size

- Average household size in Sweet Home has fluctuated in the last decade
- Locally, household size is now above
- Smaller households usually demand smaller “middle” dwelling types

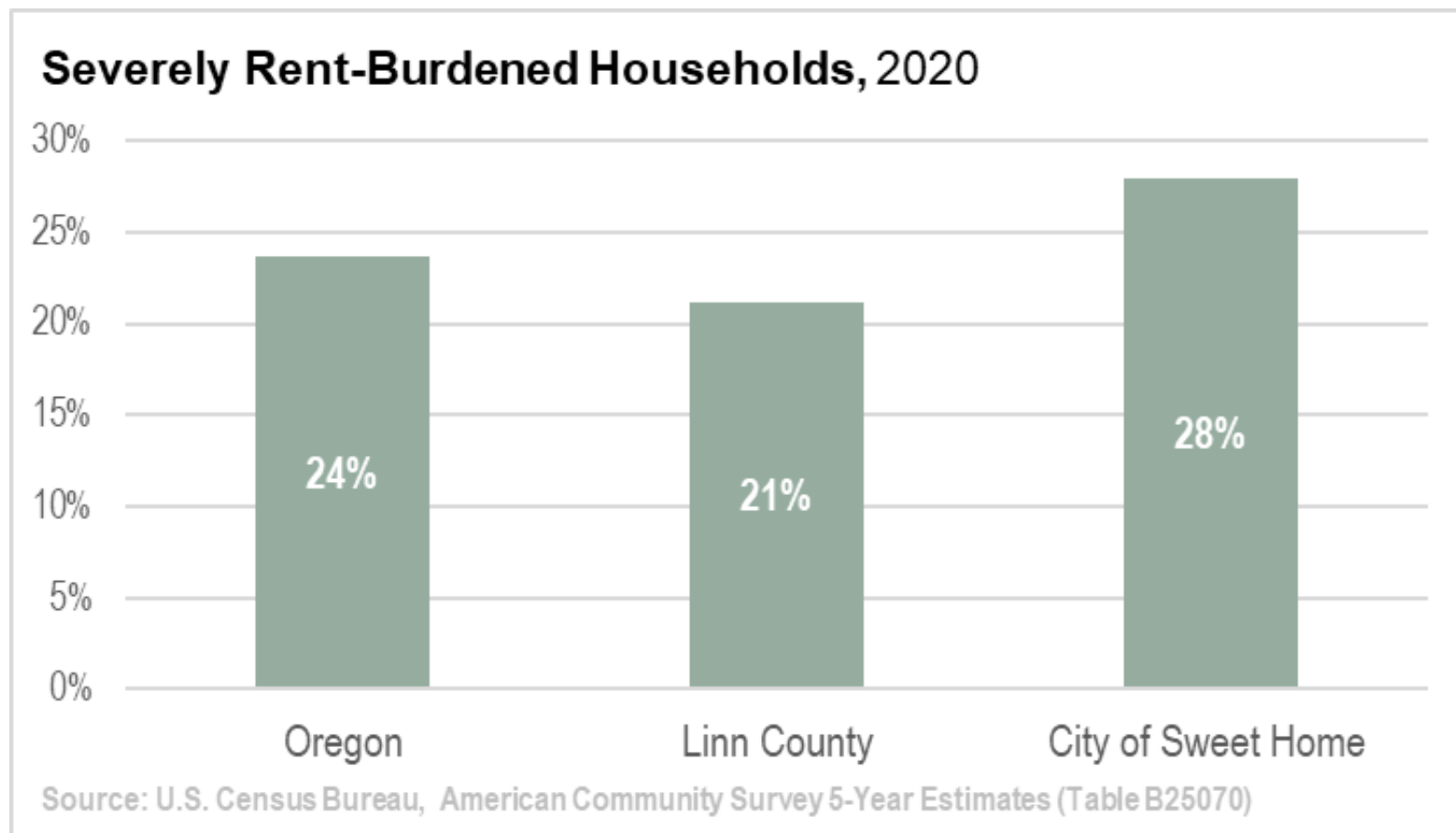
Average Household Size, Oregon, Linn County, City of Sweet Home, 2010-2020



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B25010)

Severe Rent Burden

- **Severe rent burden occurs when over 50% of income is spent on rent**
- **More than 1 in 4 households in Sweet Home experienced severe rent burden in 2020**
- **Since Pandemic, this share has likely increased**



Median Home Prices in Select Markets

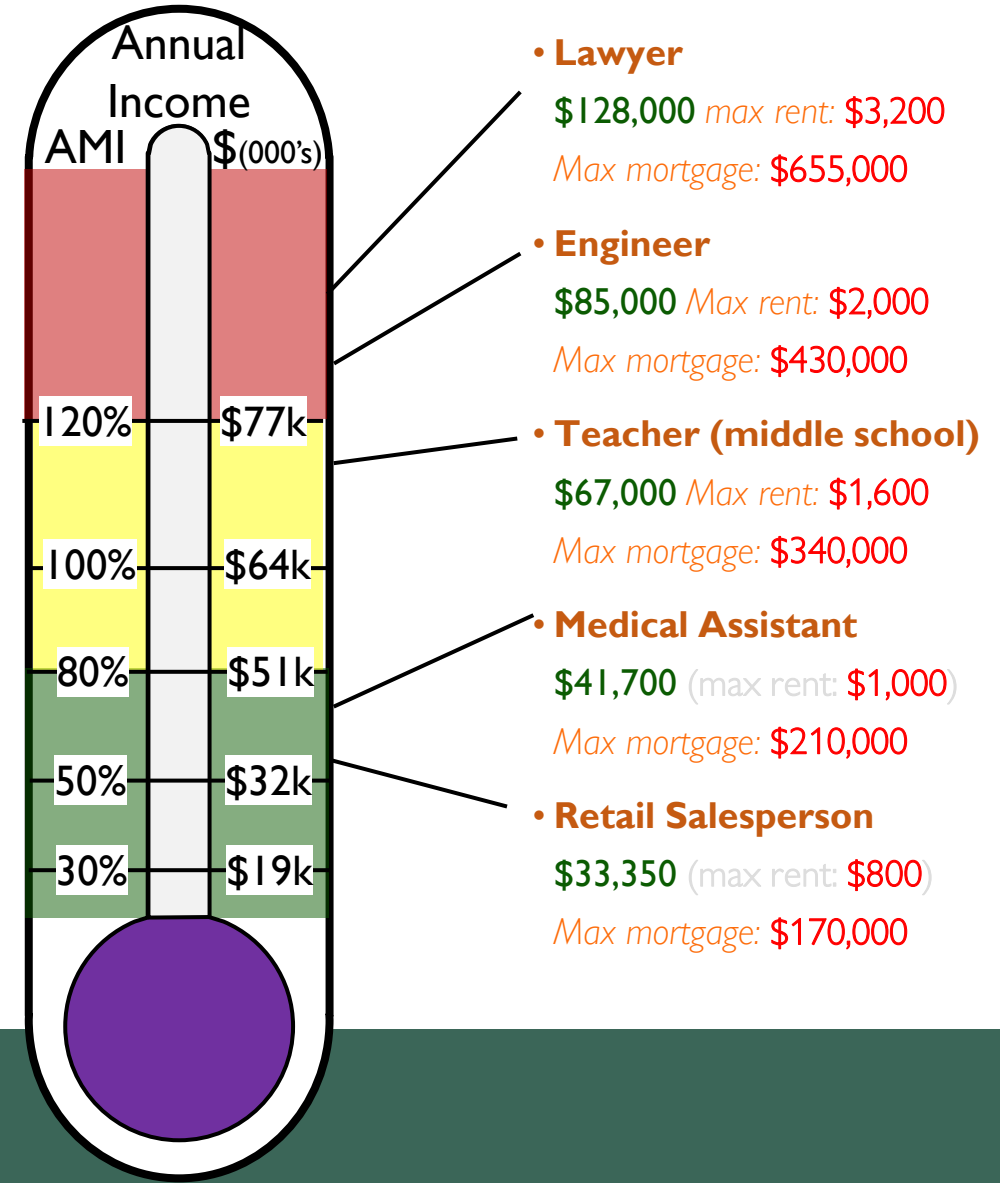
- Home sales prices have been growing rapidly in the region
- Median prices in Sweet Home are about \$348,000, up \$104,000 in two years
- Sweet Home is still relatively affordable compared with surrounding cities

	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

Attainable Housing Thermometer

- The median income of all households
- HUD measures affordability by county
- HUD bases affordability on household size
- Useful for contextualizing home prices based on the affordability of expected monthly payments
- Allows for quantification of the suitability for housing types by income level



Projected Housing Needs

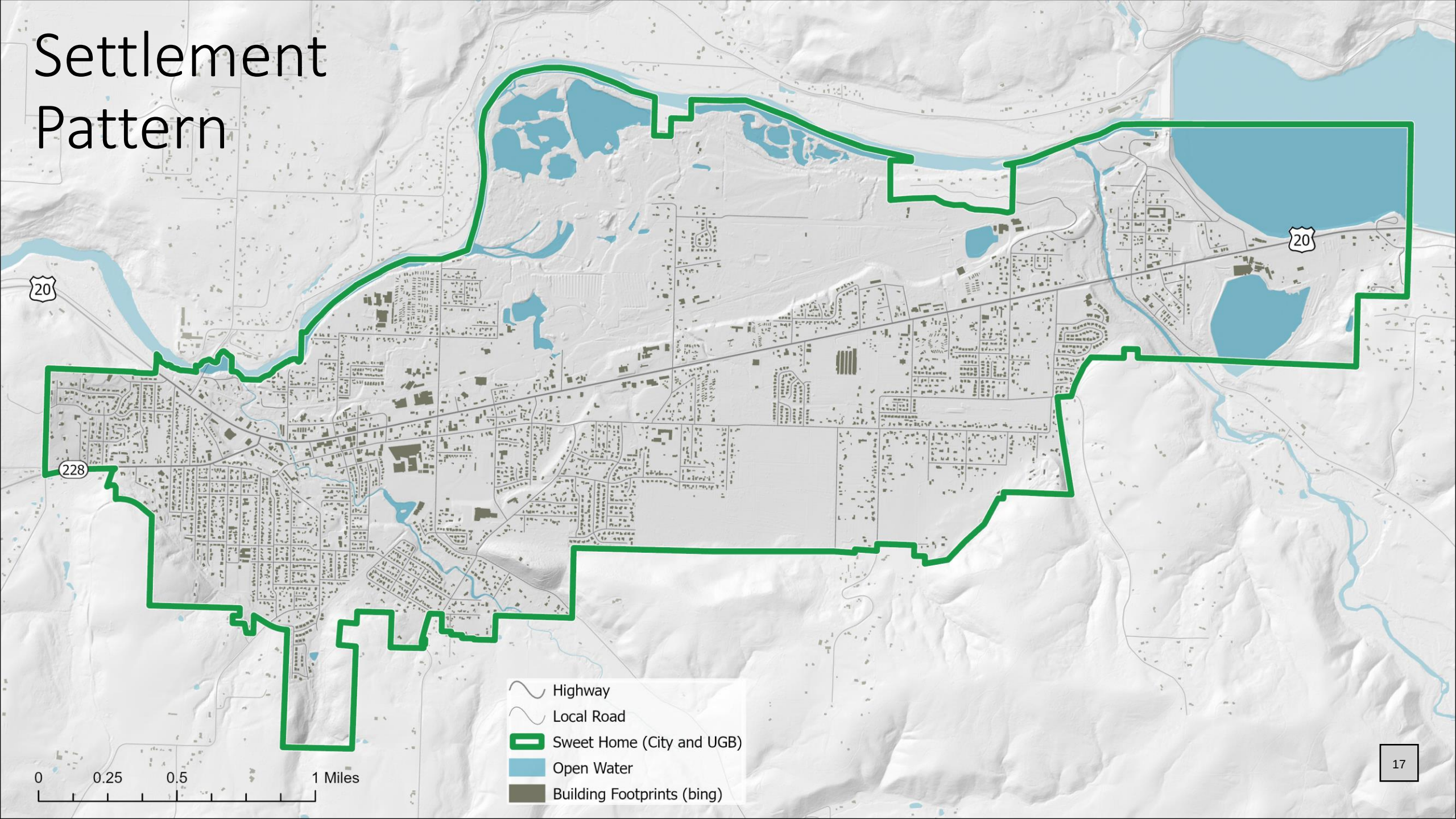
- **Baseline forecast = 632 new housing units and 15 people living in shared housing**
- **Potential Housing Mix: 73% detached and 14% middle housing types**
- **This forecast addresses population growth needs only; not replacement needs**

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Vacancy Assumption	Dwelling Units
Housing Tenure Distribution:	363	238	31	632
Housing Type Distribution				
Single Family Detached	325	114	20	460
Townhomes / Plexes	-	32	10	42
Multi family (5+ units)	-	45	0	45
Mfg. home/cottages	38	47	0	85
Total	363	238	31	632
Group quarters (pop)				15

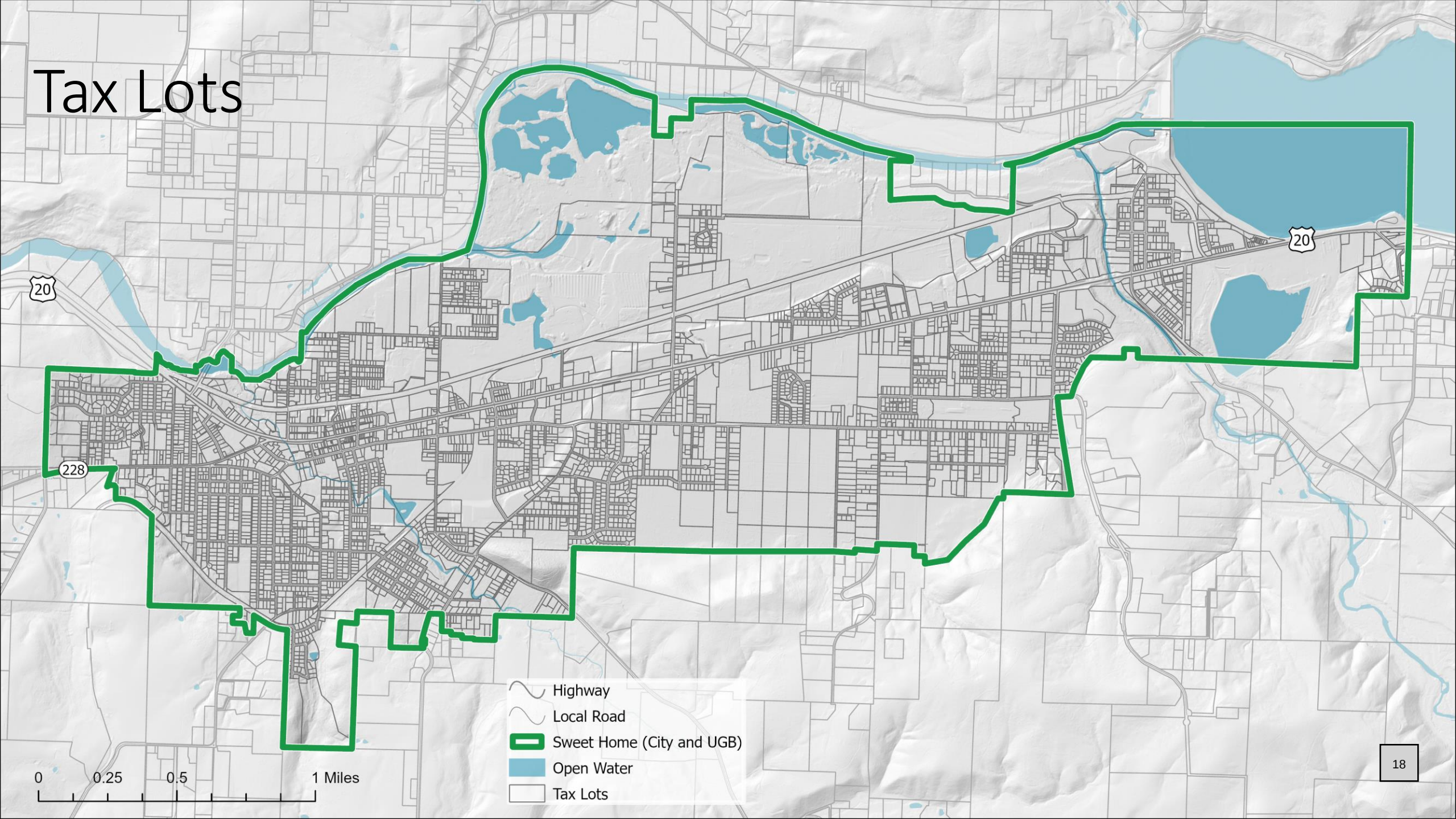
U.S. Census Bureau, American Community Survey 5-Year Estimates (Tables B25032 and CP04) & previous tables

Buildable Land Inventory

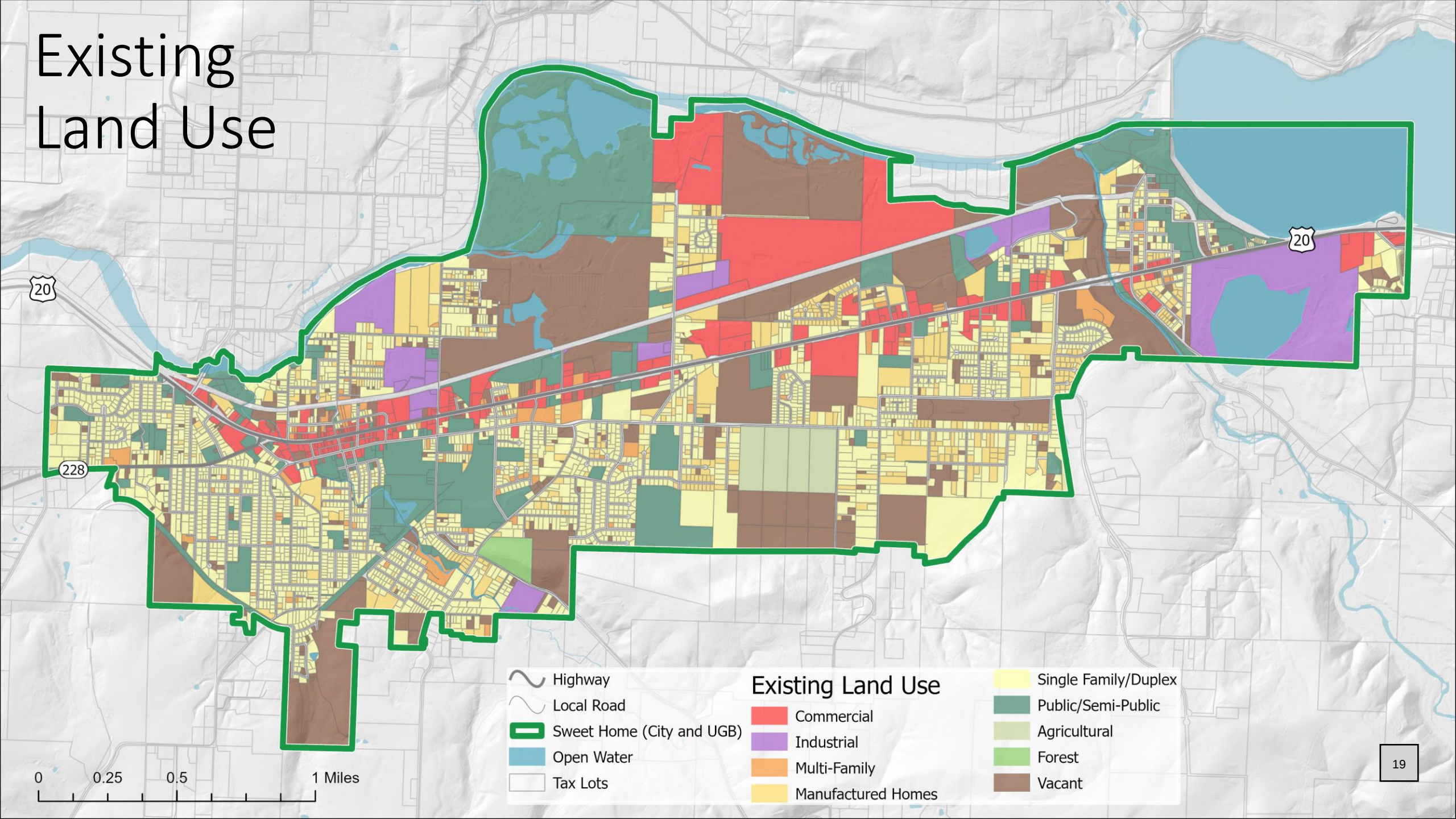
Settlement Pattern



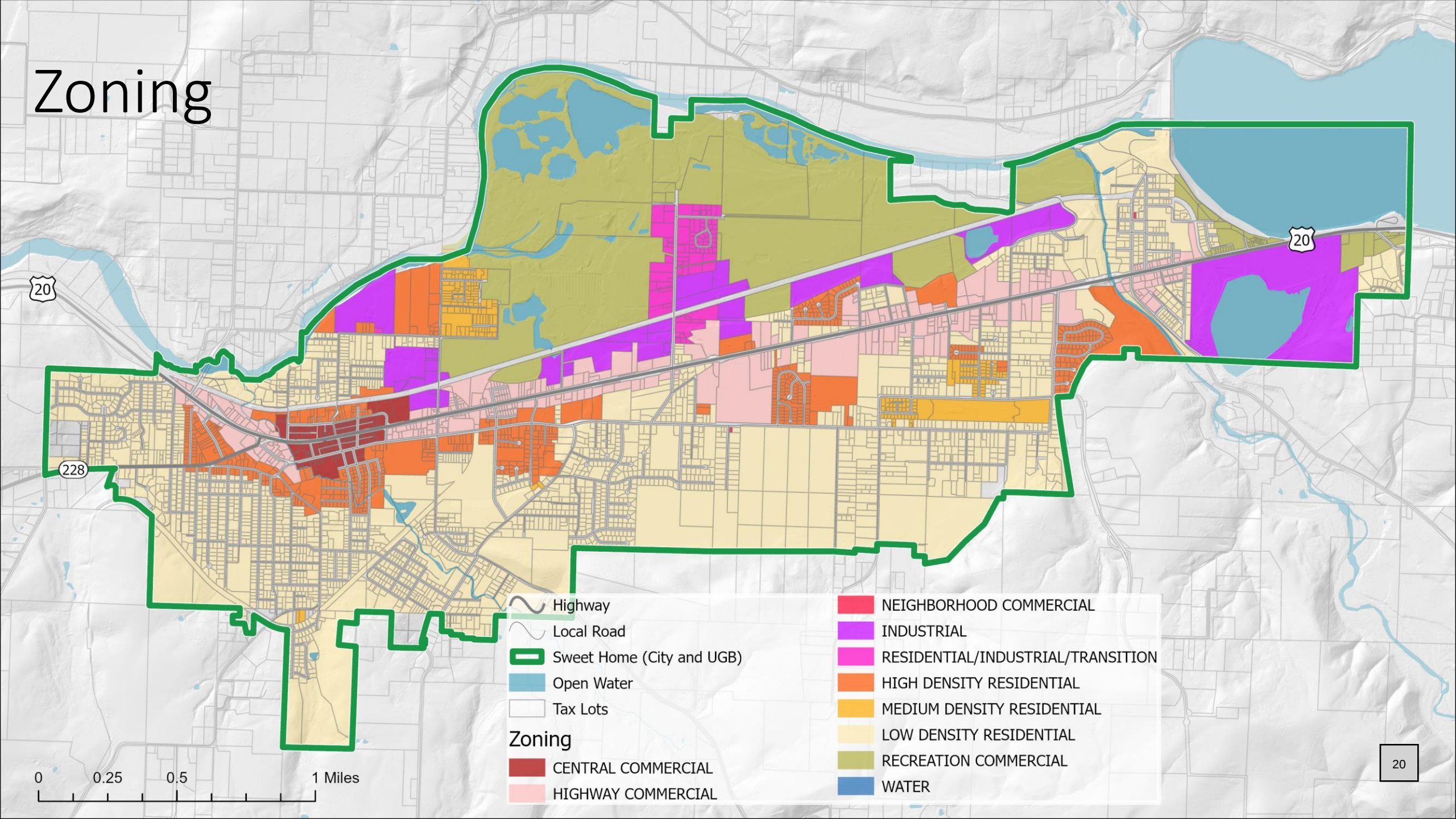
Tax Lots



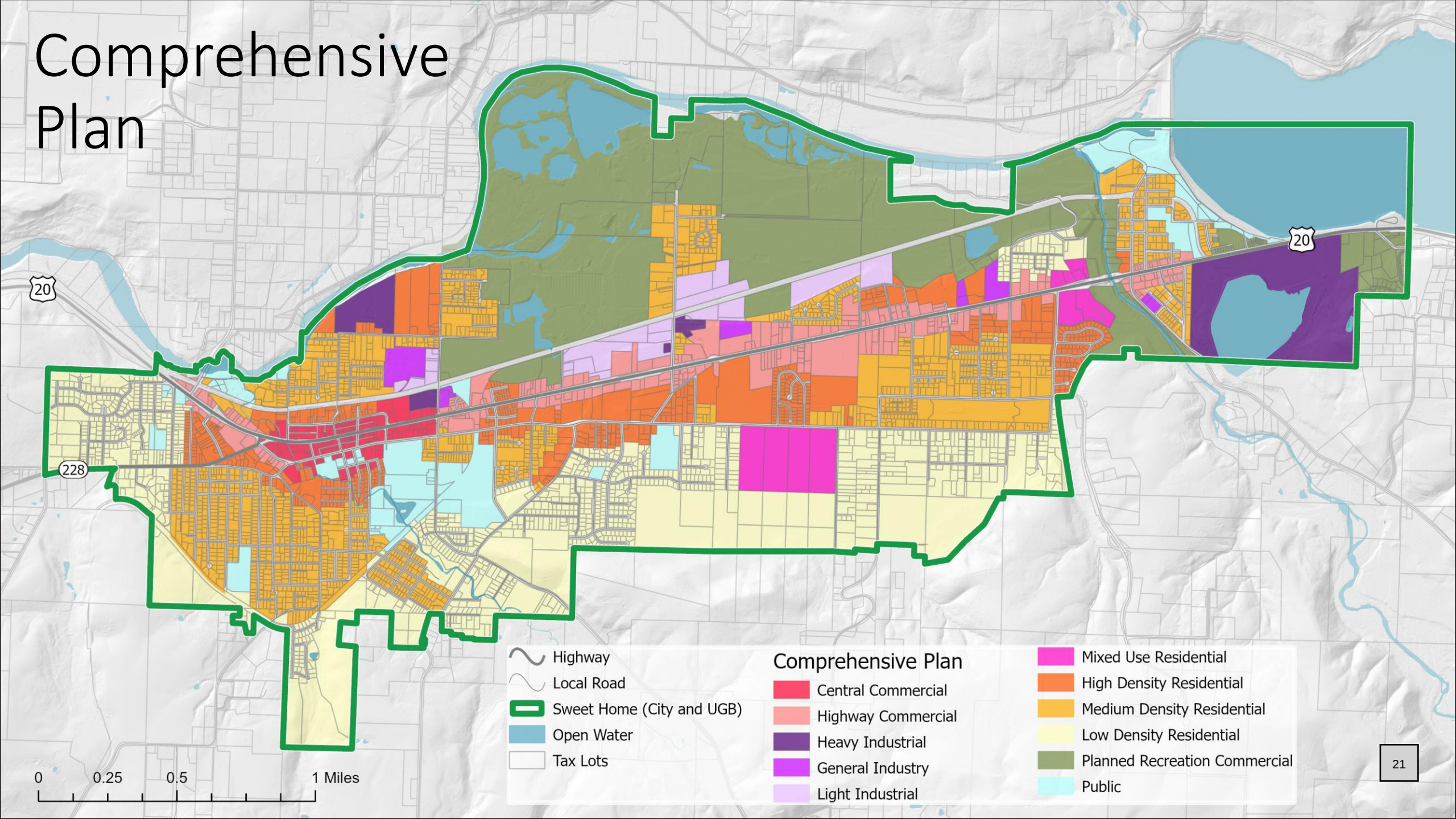
Existing Land Use



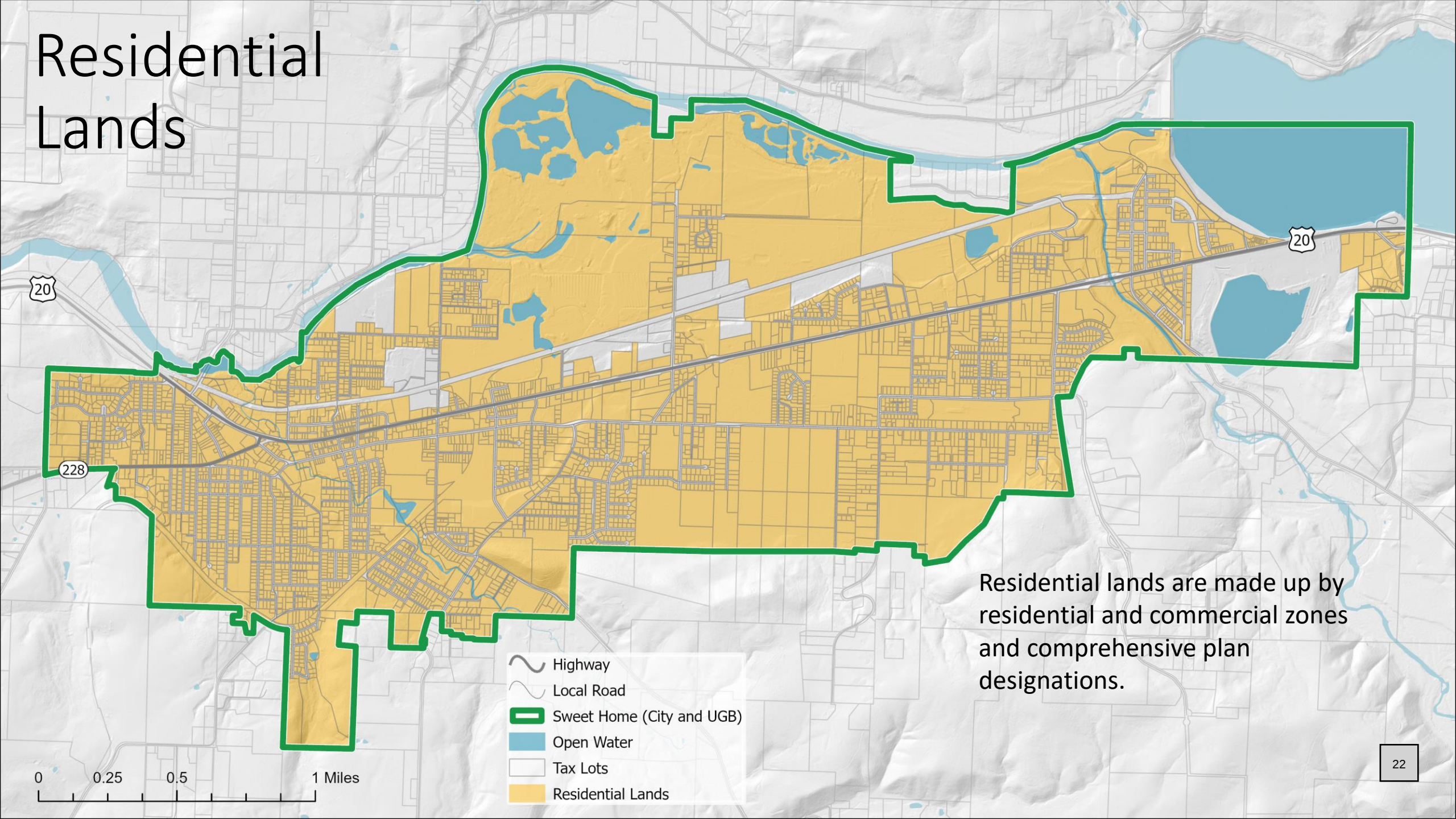
Zoning



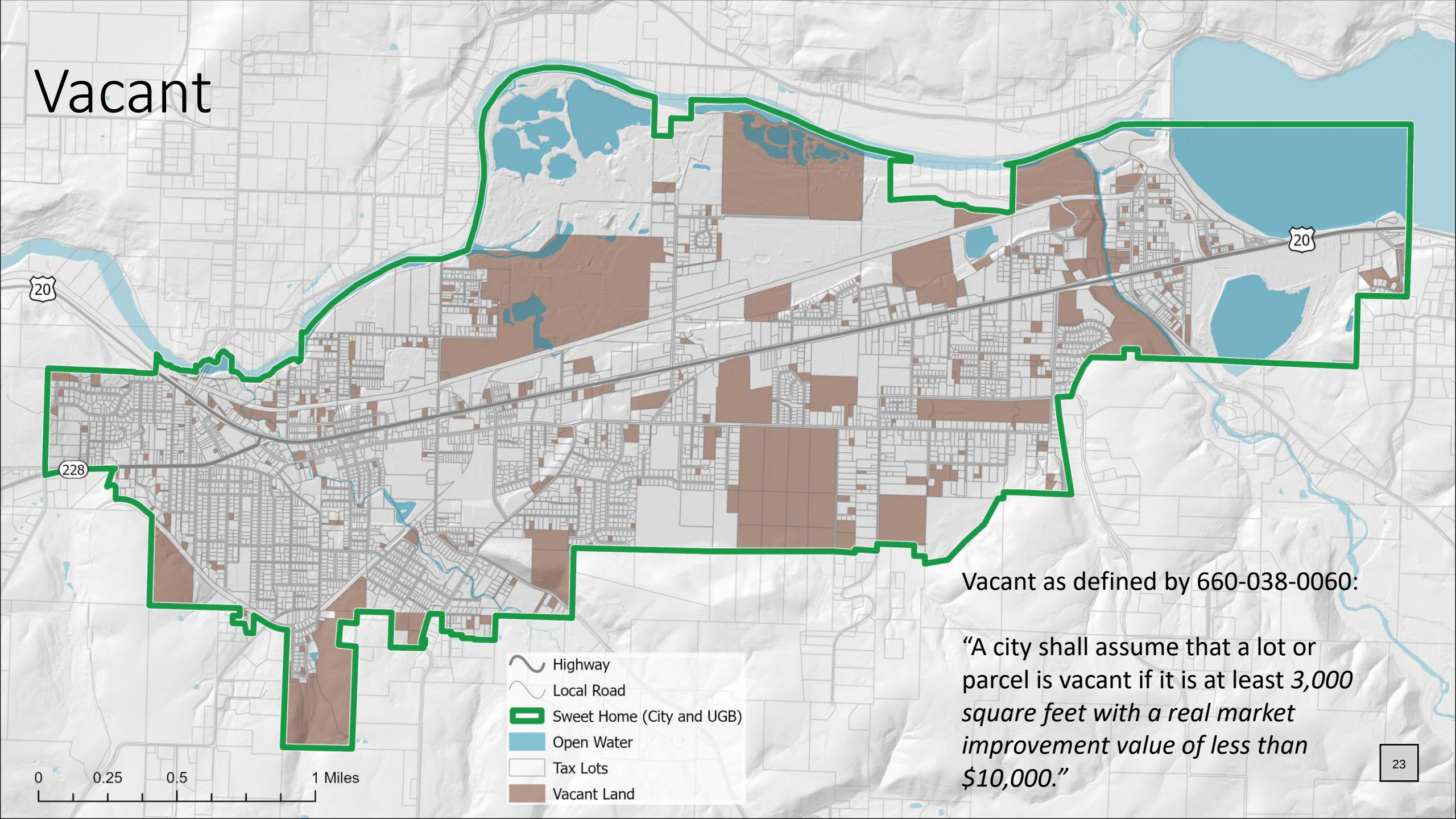
Comprehensive Plan



Residential Lands



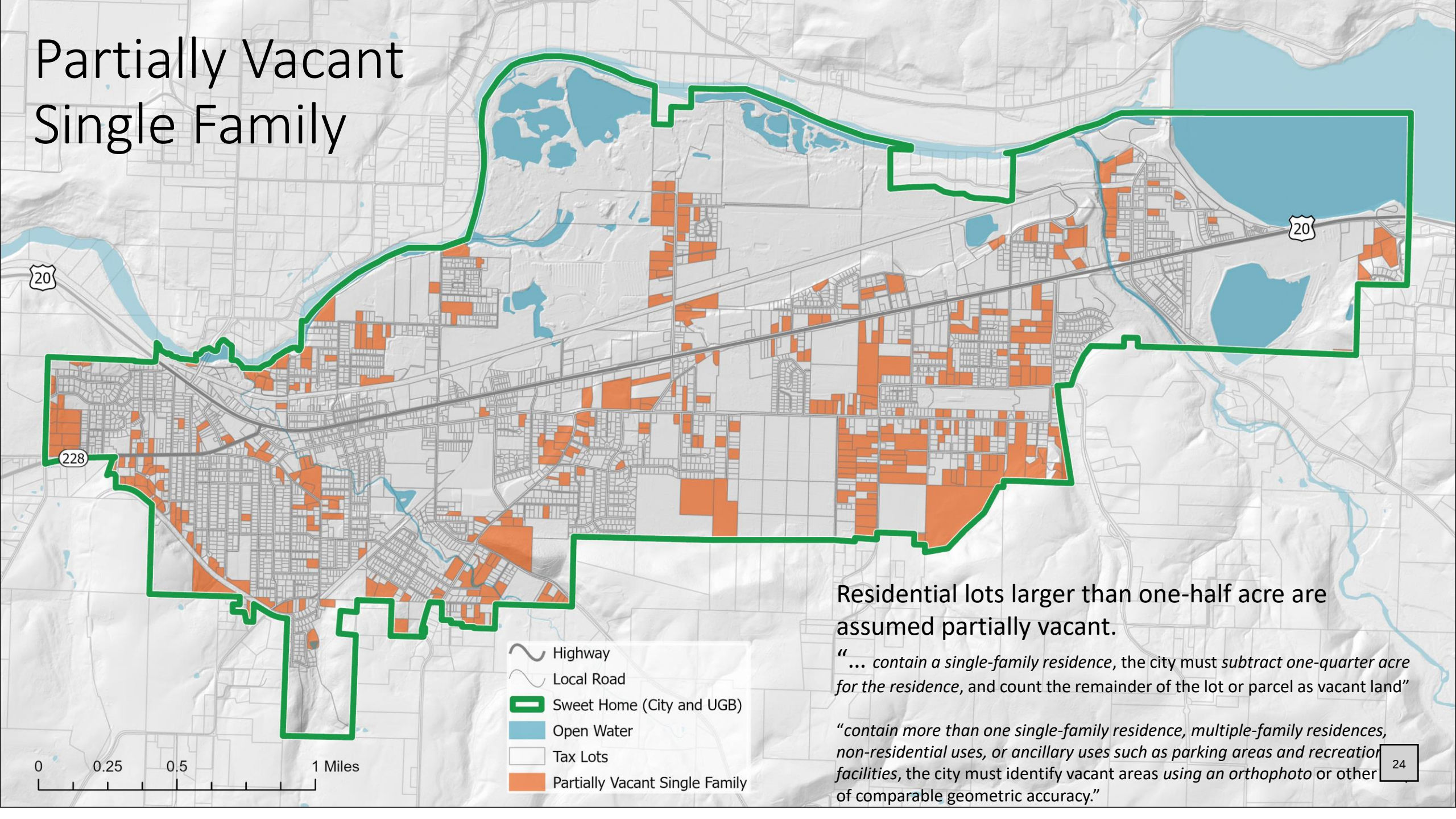
Vacant



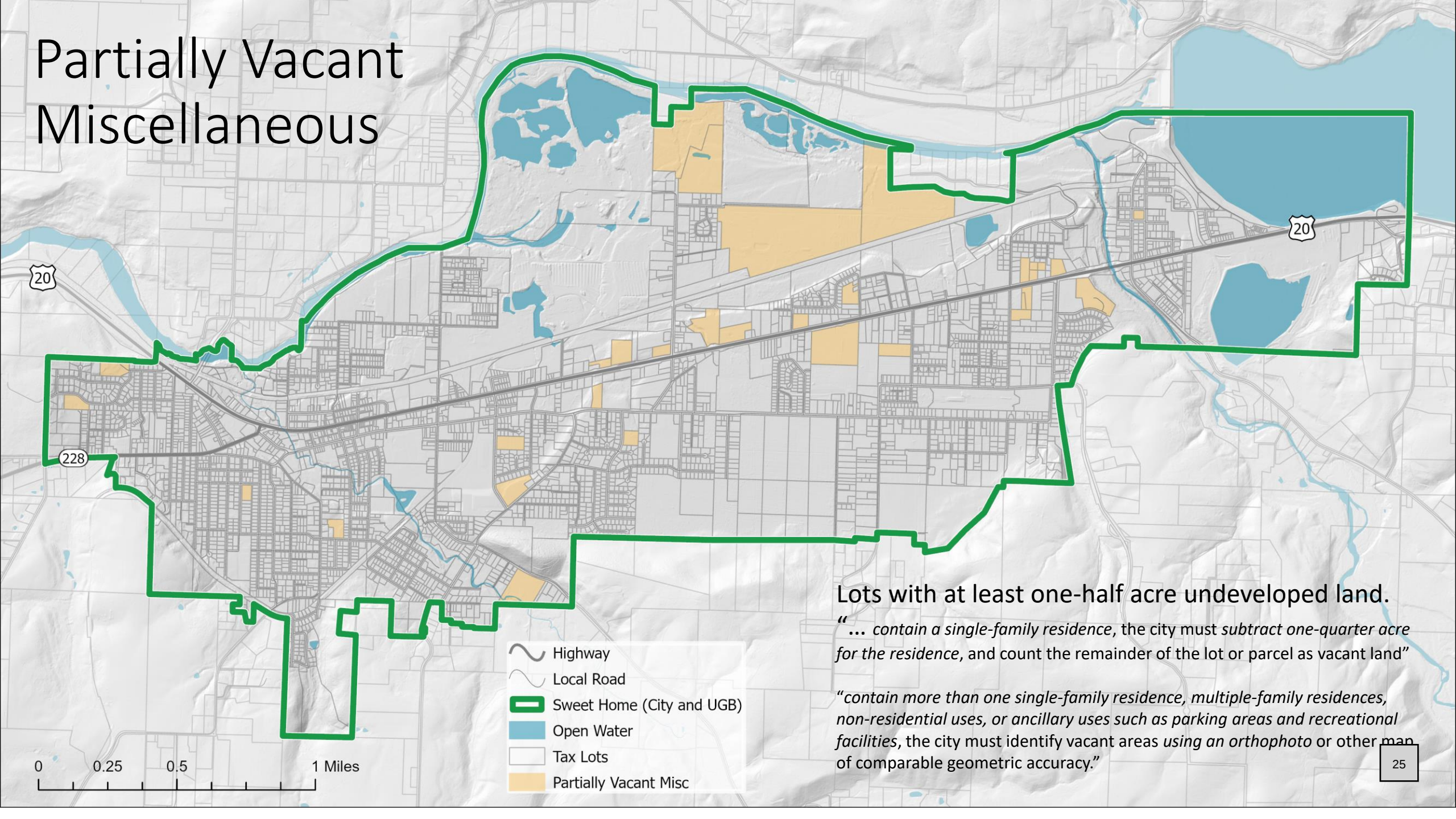
Vacant as defined by 660-038-0060:

“A city shall assume that a lot or parcel is vacant if it is at least 3,000 square feet with a real market improvement value of less than \$10,000.”

Partially Vacant Single Family



Partially Vacant Miscellaneous



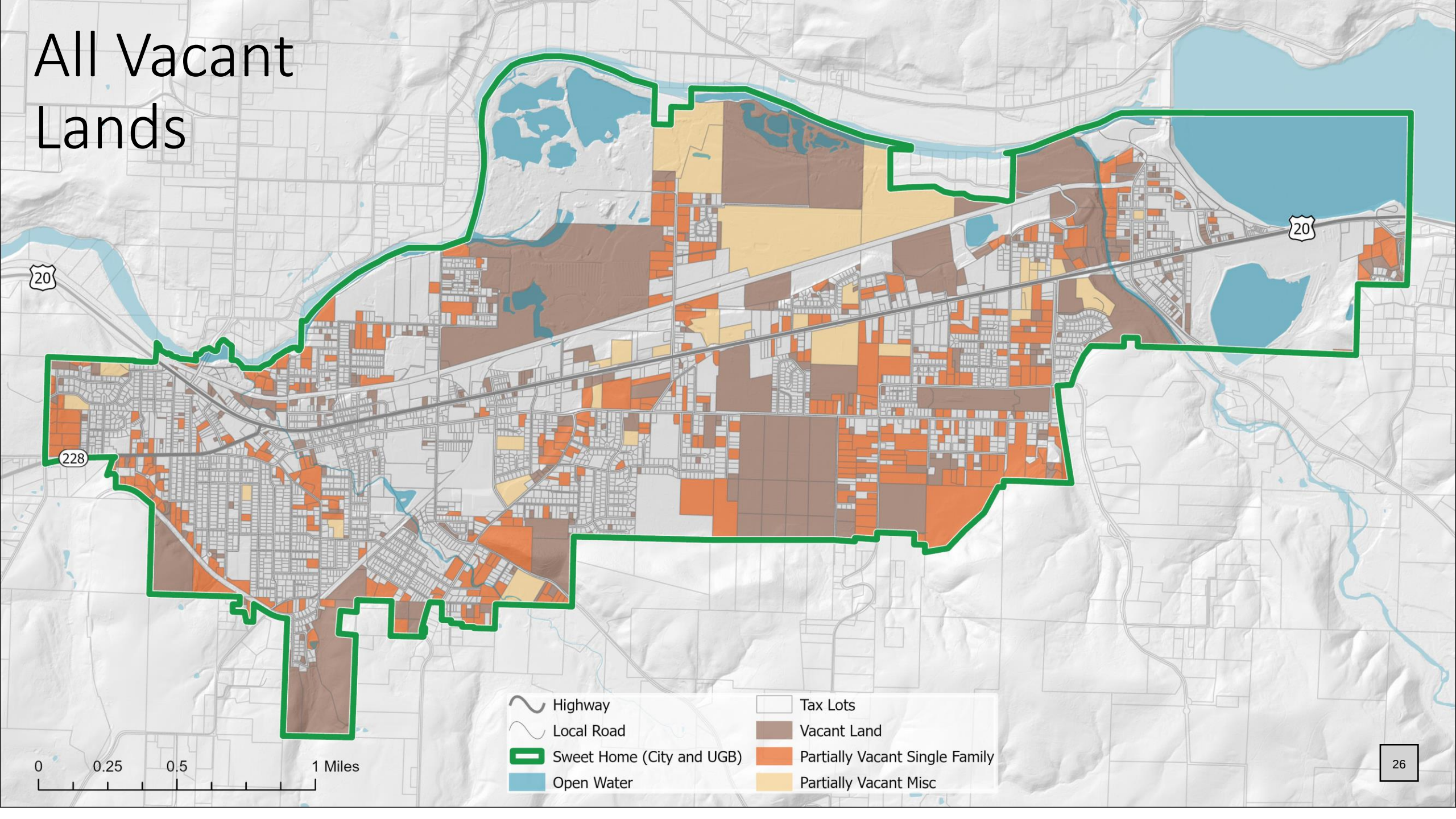
- Highway
- Local Road
- Sweet Home (City and UGB)
- Open Water
- Tax Lots
- Partially Vacant Misc

Lots with at least one-half acre undeveloped land.

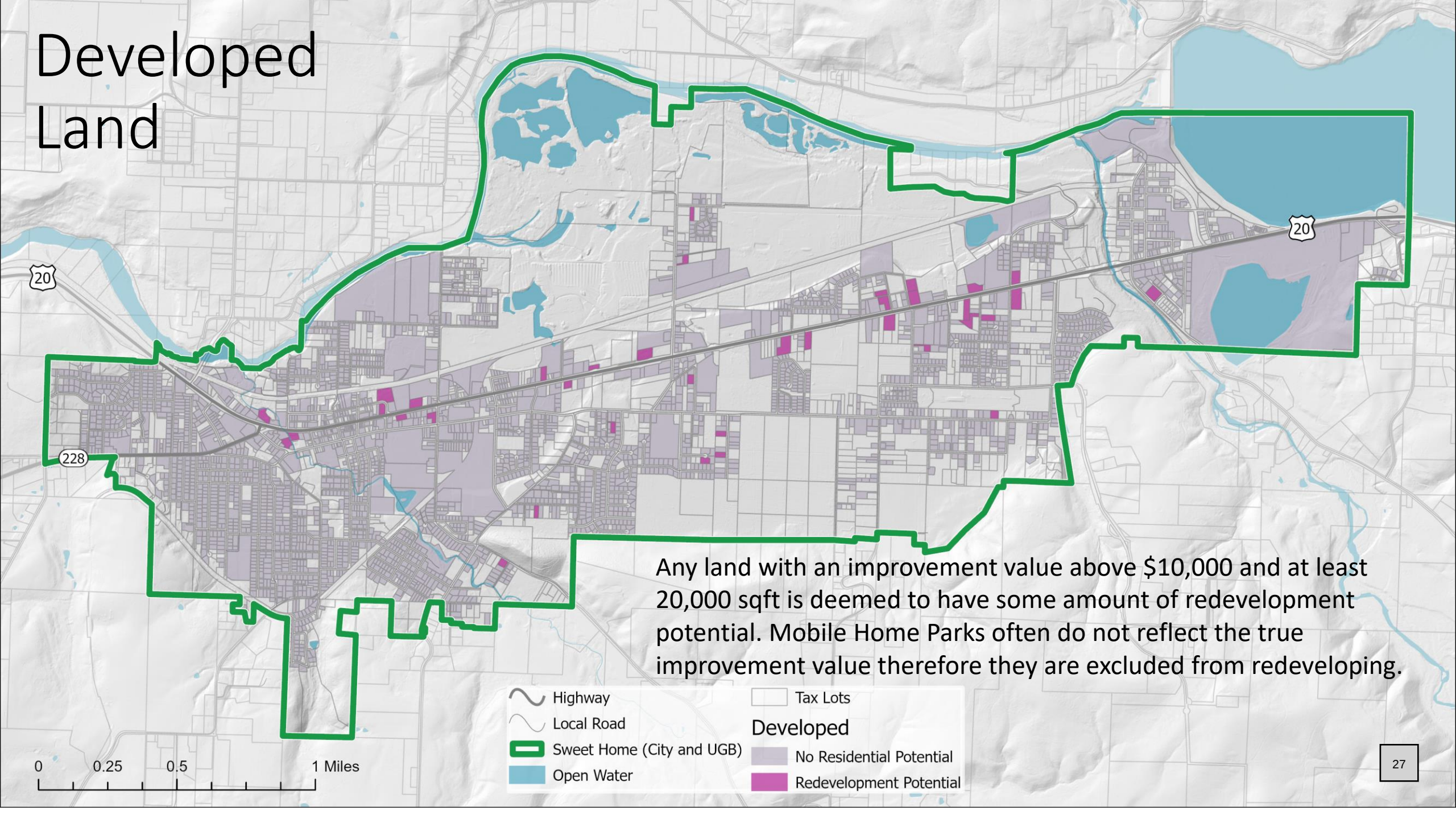
"... contain a single-family residence, the city must subtract one-quarter acre for the residence, and count the remainder of the lot or parcel as vacant land"

"contain more than one single-family residence, multiple-family residences, non-residential uses, or ancillary uses such as parking areas and recreational facilities, the city must identify vacant areas using an orthophoto or other map of comparable geometric accuracy."

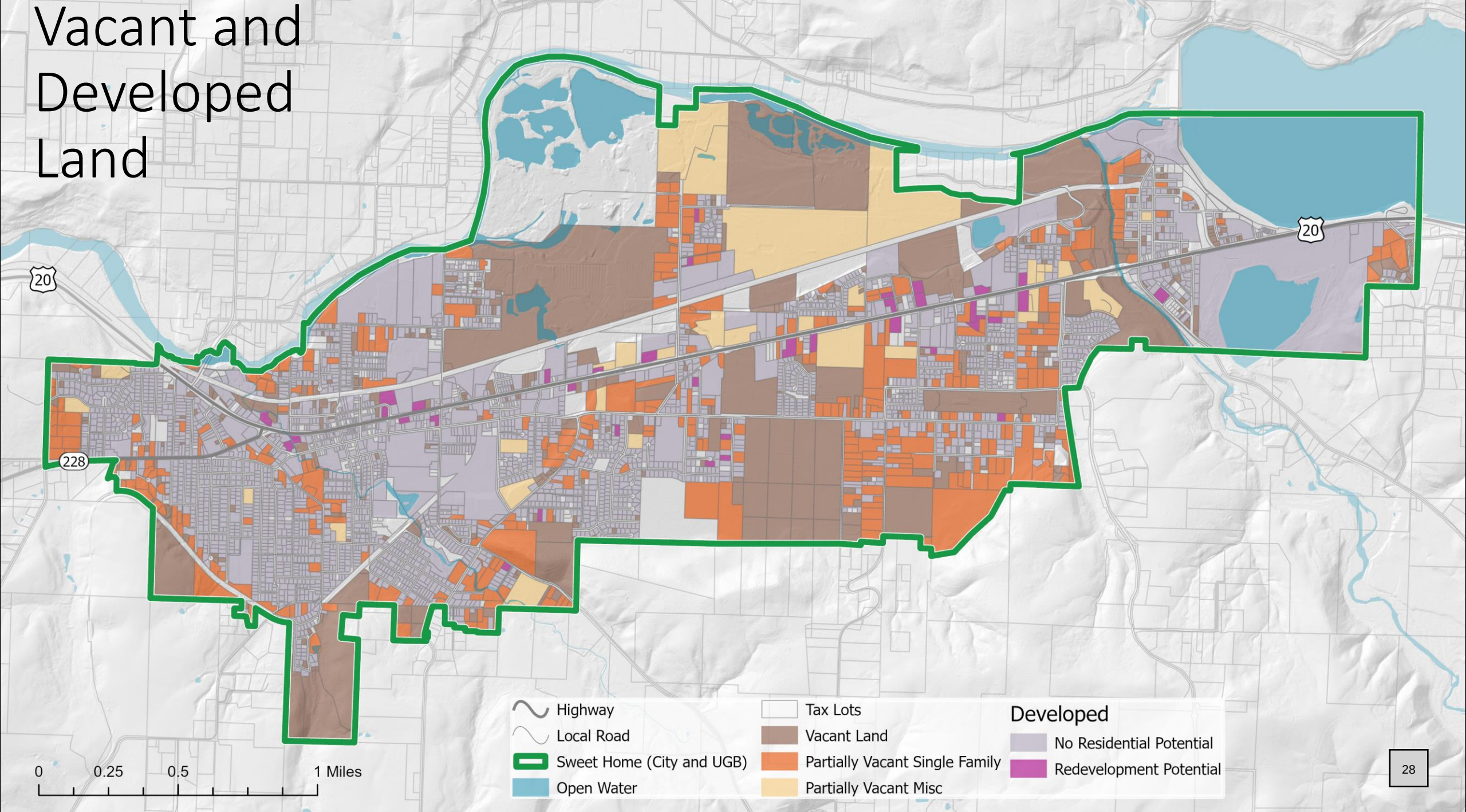
All Vacant Lands



Developed Land

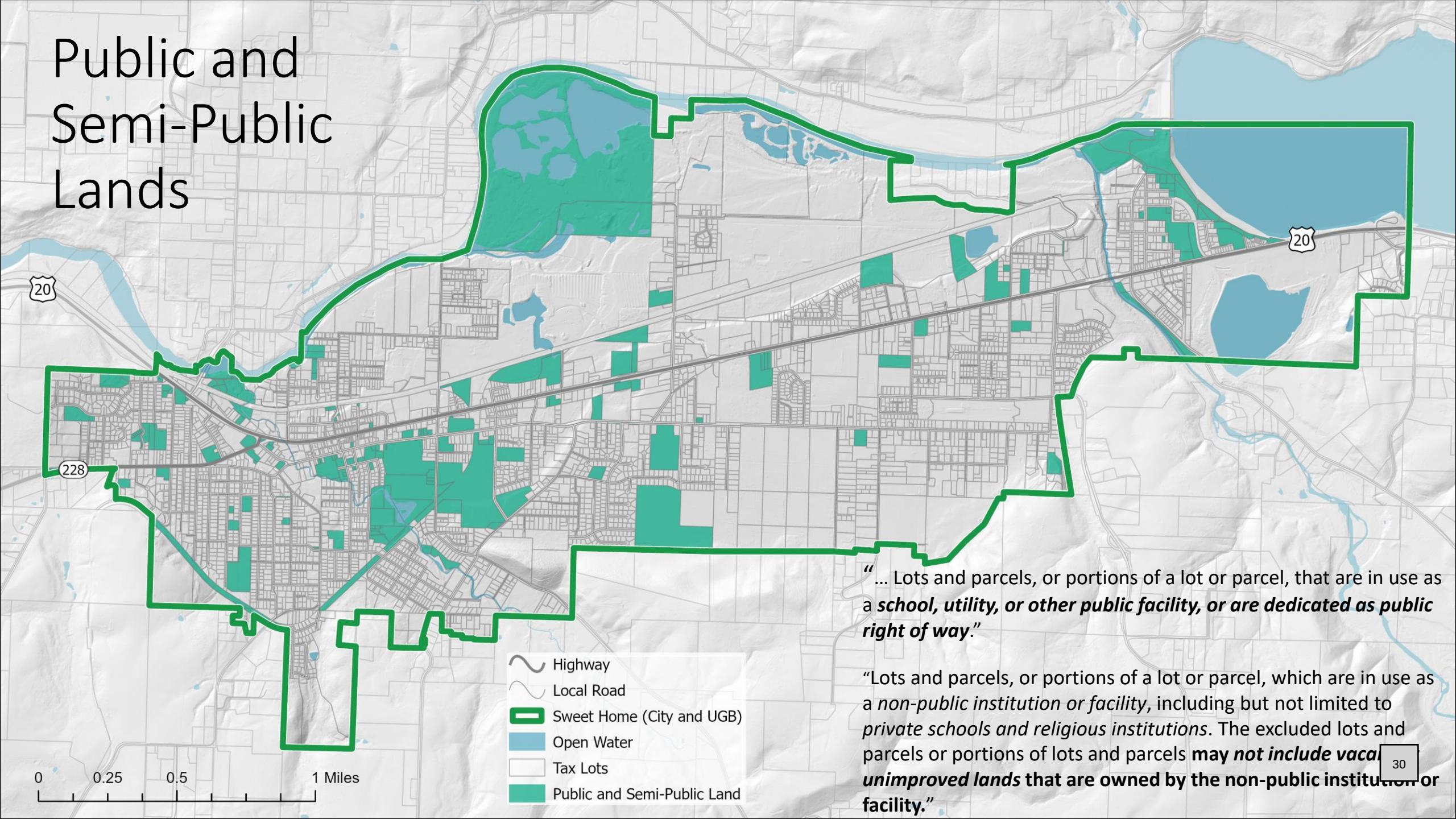


Vacant and Developed Land

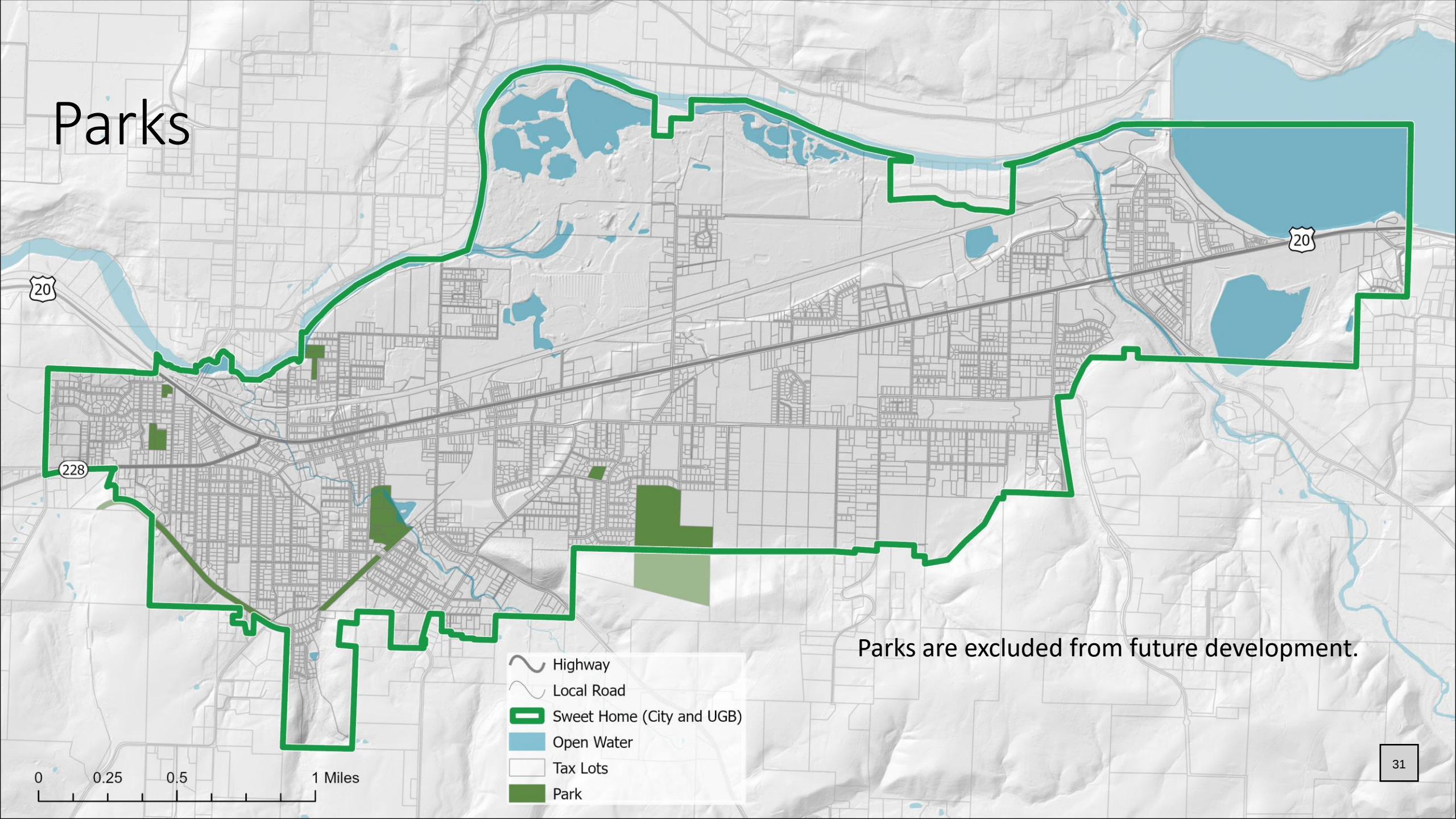


Constraining Factors

Public and Semi-Public Lands



Parks



20

20

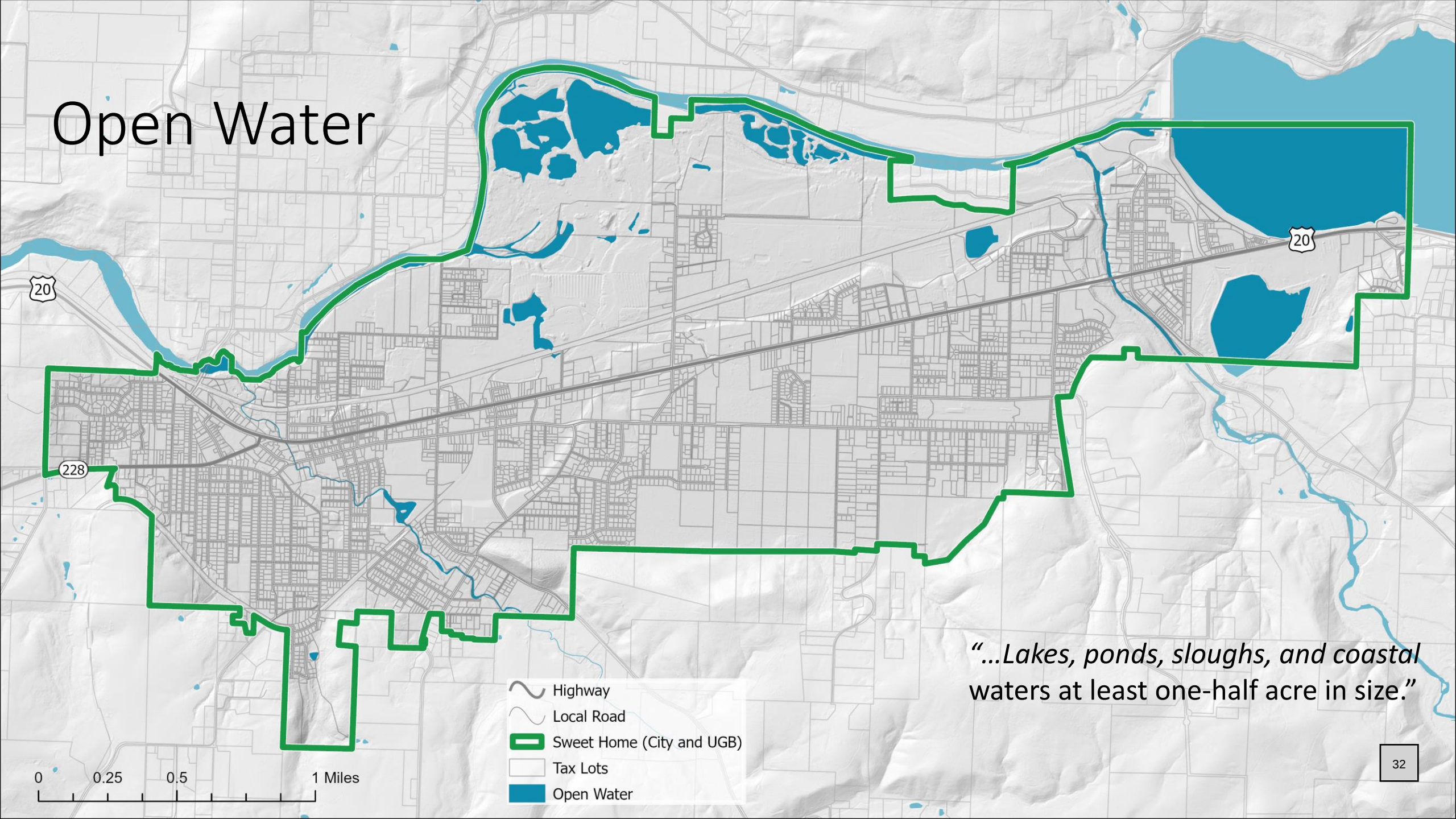
228

- Highway
- Local Road
- Sweet Home (City and UGB)
- Open Water
- Tax Lots
- Park

Parks are excluded from future development.

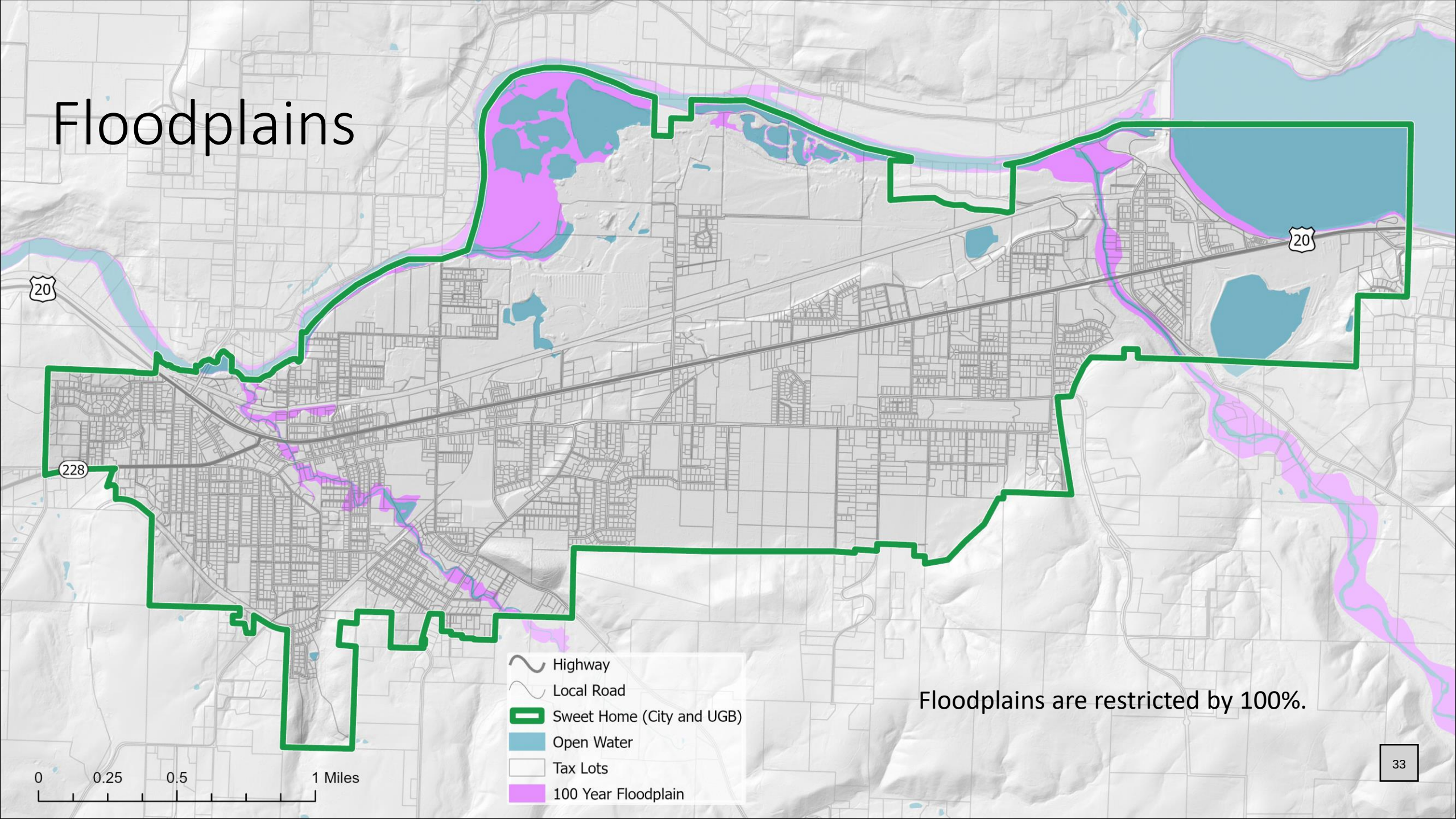
0 0.25 0.5 1 Miles

Open Water



“...Lakes, ponds, sloughs, and coastal waters at least one-half acre in size.”

Floodplains

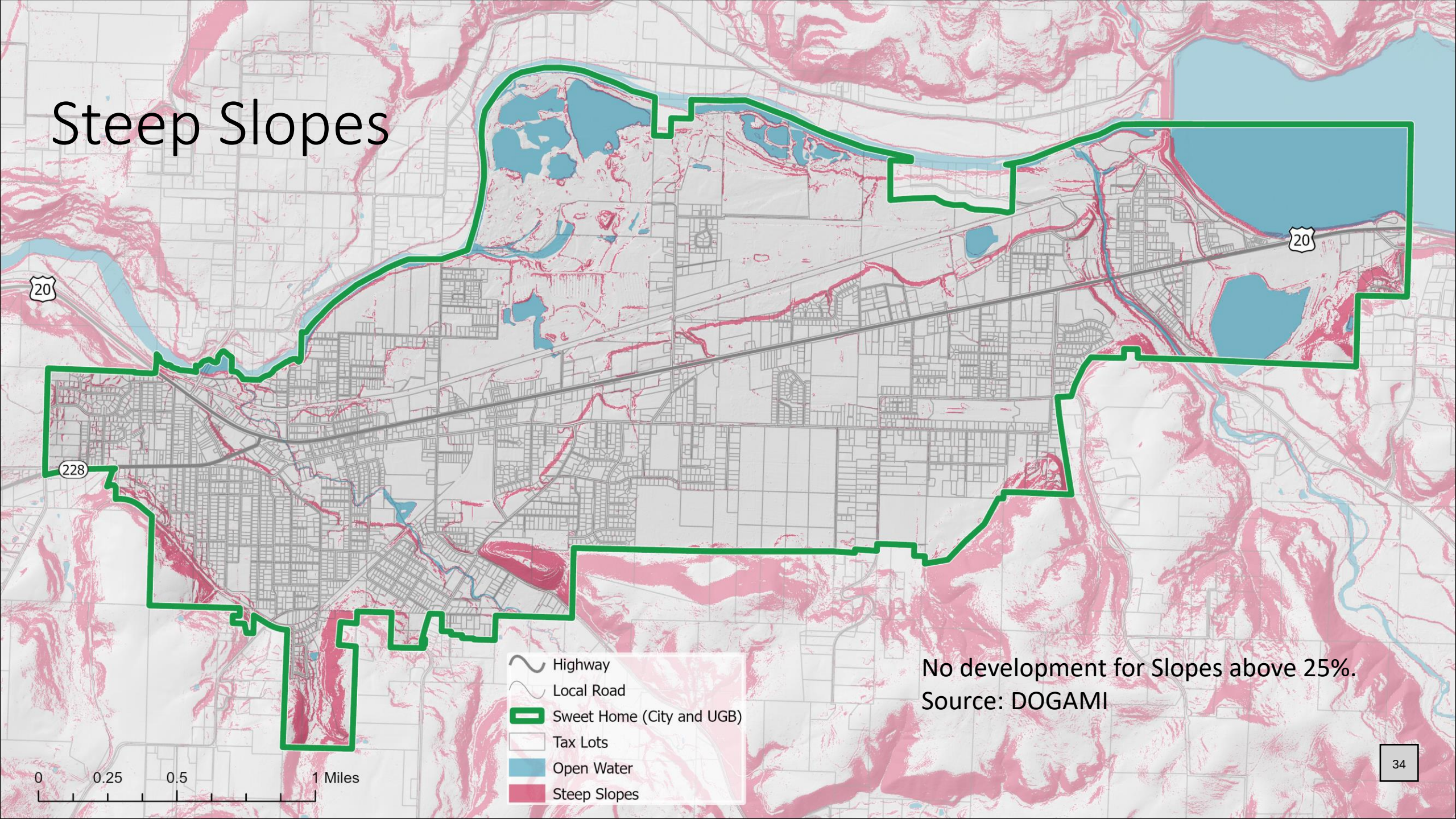


- Highway
- Local Road
- Sweet Home (City and UGB)
- Open Water
- Tax Lots
- 100 Year Floodplain

Floodplains are restricted by 100%.

0 0.25 0.5 1 Miles

Steep Slopes



20

20

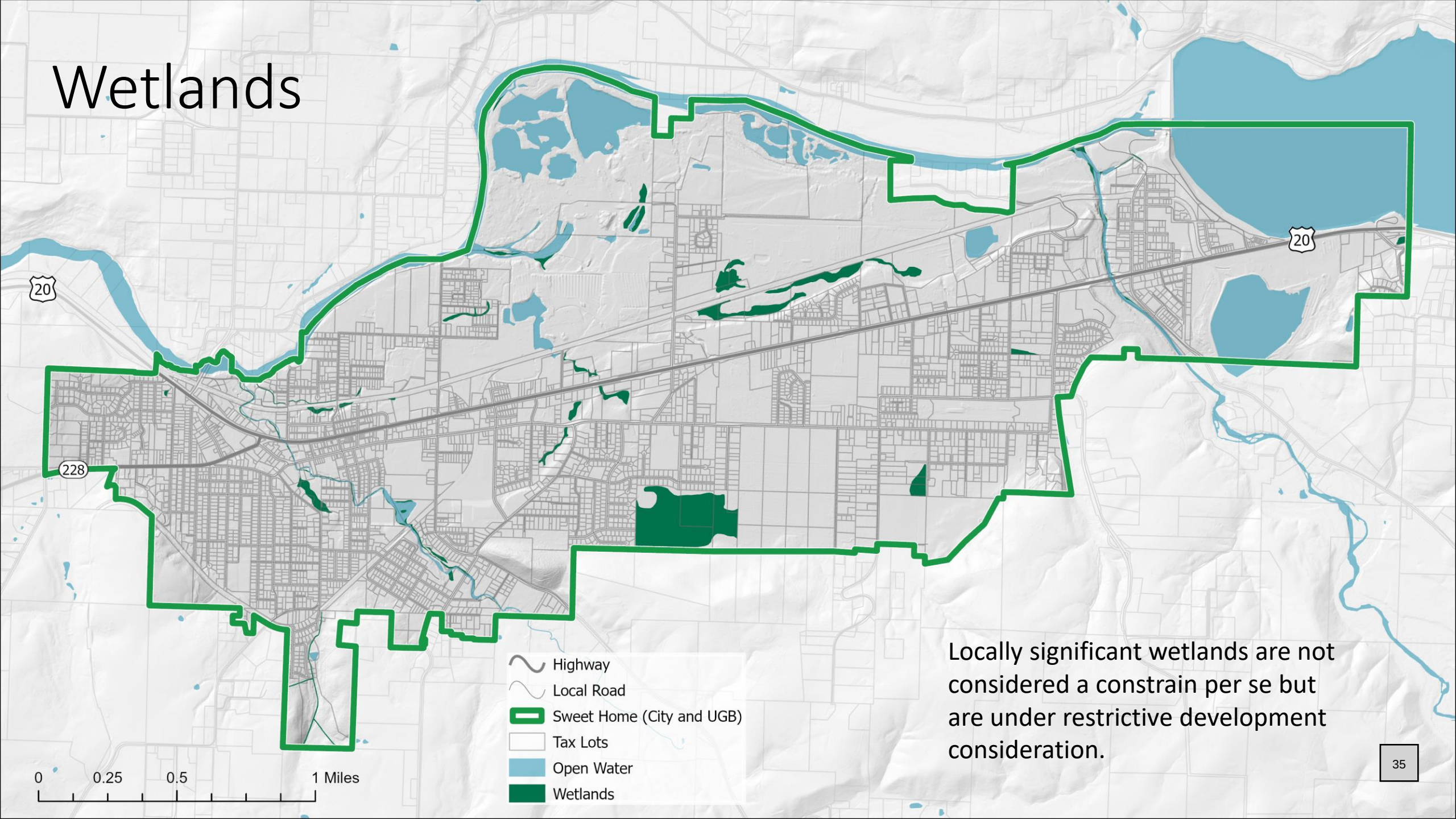
228

- Highway
- Local Road
- Sweet Home (City and UGB)
- Tax Lots
- Open Water
- Steep Slopes

No development for Slopes above 25%.
Source: DOGAMI

0 0.25 0.5 1 Miles

Wetlands

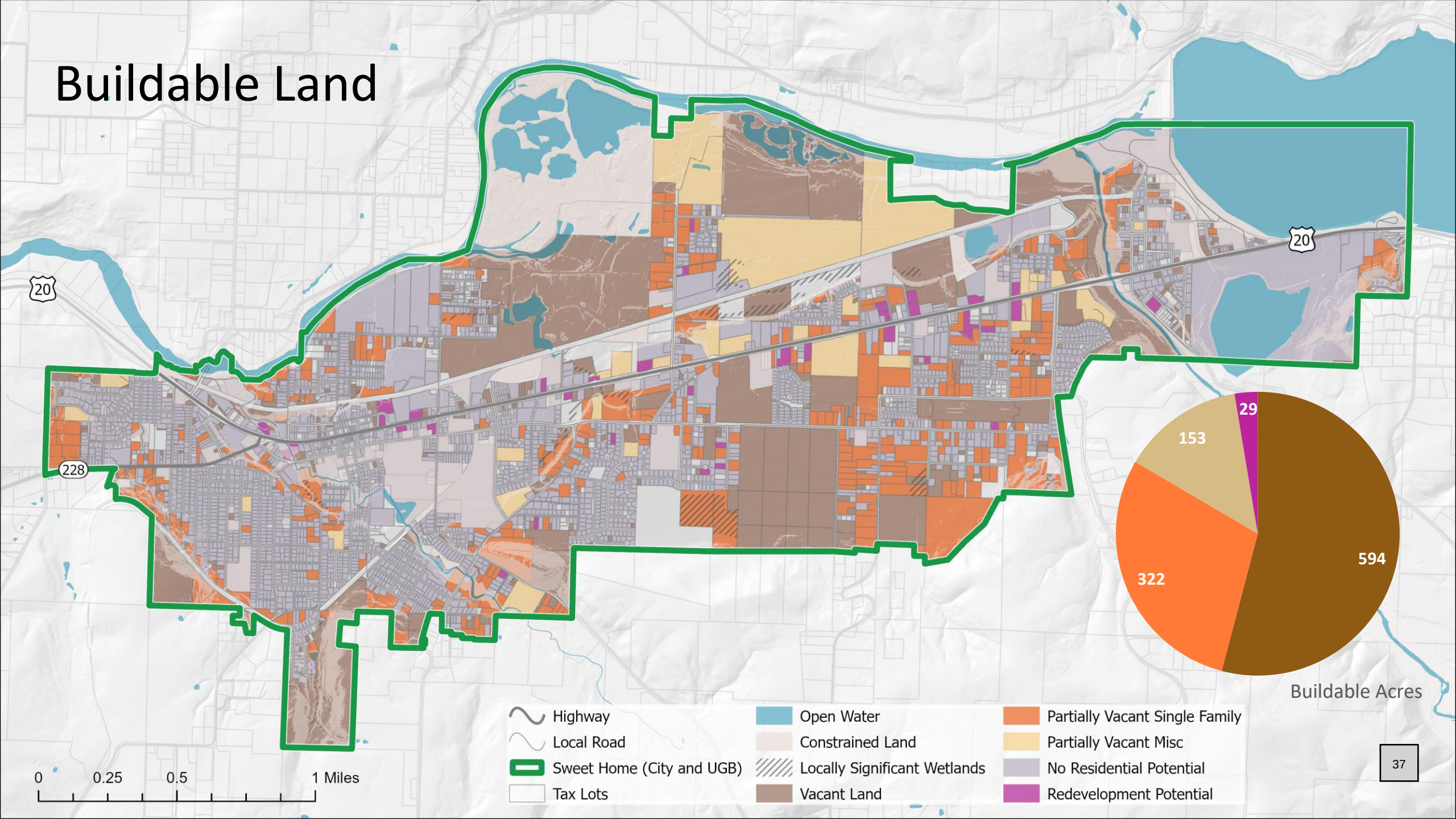


- Highway
- Local Road
- Sweet Home (City and UGB)
- Tax Lots
- Open Water
- Wetlands

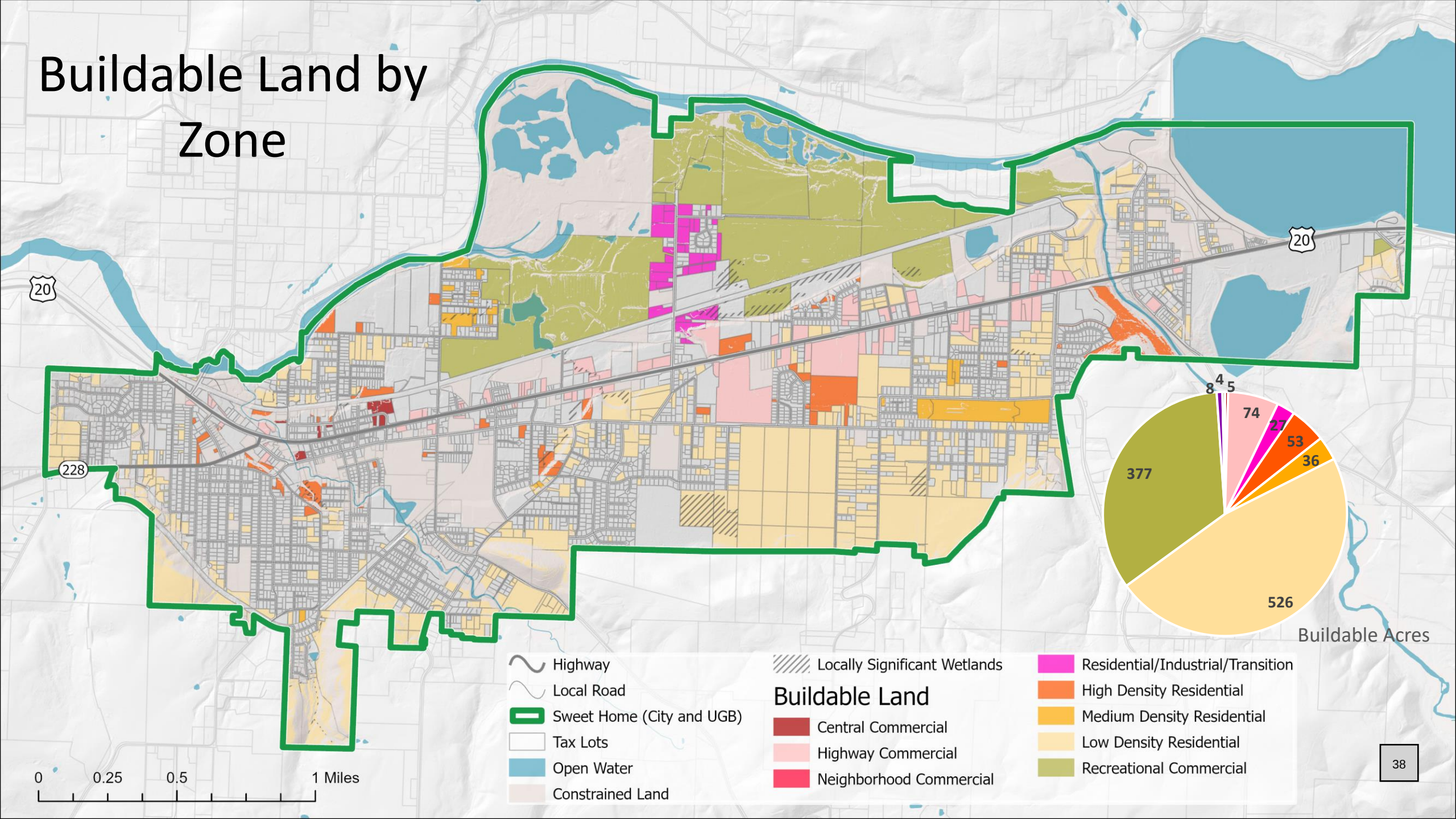
Locally significant wetlands are not considered a constrain per se but are under restrictive development consideration.

Buildable Land Supply

Buildable Land



Buildable Land by Zone



Draft Reconciliation of Residential Land Supply and Demand

Projected Housing Needs

- **Baseline forecast = 632 new housing units and 15 people living in shared housing**
- **Potential Housing Mix: 73% detached and 14% middle housing types**
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Total	363	238	31	632
Group quarters (pop)				15

U.S. Census Bureau, American Community Survey 5-Year Estimates (Tables B25032 and CP04) & previous tables

Projected Residential Land Need (Demand)

- Baseline forecast shows demand for 169 gross acres to accommodate new housing units
- 144 acres for single family detached units, 25 acres for other housing types

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, RC	1 to 5	4.0	115	144
Mfd. Homes & Cottages	85	MDR	MDR	3 to 10	6.5	13	16
Townhomes / Plexes	42	MDR	MDR	6 to 12	9.0	5	6
Multifamily (5+ units)	45	CC, HC, NC, HDR	CC, HC, NC, HDR	14 to 36	18.0	2	3
Total	632					135	169

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.

Buildable Land Inventory (Supply)

- 2,773 total residential acres in Sweet Home UGB
- 1,675 acres developed residential acres
- 1,098 gross acres of buildable land (minus constraints and exempt uses)

Zoning Categories	Developed/ Other	Vacant	Part Vacant & Redev.	Total Buildable	Total
Central Commercial	26	2	2	5	31
Highway Commercial	218	16	59	74	292
Neighborhood Commercial	0	0	0	0	0
Residential/Industrial/Transition	45	3	24	27	72
High Density Residential	200	34	19	53	253
Medium Density Residential	36	28	8	36	71
Low Density Residential	964	254	255	508	1,472
Recreation Commercial	171	251	126	377	548
RR-1	13	6	11	17	31
RR-2.5	2	0	1	1	3
Total	1,675	594	504	1,098	2,773

Source: Sweet Home Buildable Land Inventory August 16, 2022

Reconciliation of Land Inventory

- Land supply is generally sufficient to accommodate 20-year housing needs.
- Overall residential land surplus of 929 acres
- Surplus is significant among lower density residential land
- Surplus is also ample among higher density lands.

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, RR-1, RR-2.5, RC	144	965	805
Mfd. Homes & Cottages		16		
Townhomes/Plexes (2-4 units)	HDR, C	6	133	124
Multifamily (5+ units)		3		
Total		169	1,098	929

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

Next Steps

Next Steps

- Advisory Committee Meeting #3 – October
- Public meeting #2 and outreach – October
- Housing Needs Analysis adoption – November/December

Sweet Home HNA Project Schedule		2022									
Tasks		March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Housing Needs Projection				■							
Buildable Land Inventory								■ ★			
Residential Land Need Analysis									■ ★		
Measures to Accommodate Needed Housing											
Adoption (HNA)										◆	◆
PAC Meetings ■ Planning Commission/City Council Meetings ◆ Public Workshops ★											

Thank You



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