

MEMORANDUM



TO: City Council
Planning Commission
Ray Towry, City Manager
Interested Parties

FROM: Blair Larsen, Community and Economic Dev. Director

DATE: February 11, 2020

SUBJECT: City Council-Planning Commission Joint Work Session on Proposed Development Code Update

Development codes, even more so than other laws, have a tendency to become outdated and disorganized over time, making them difficult to use and adapt to current conditions by both City Staff and private developers and residents. The City's current development code is in this situation, and in many ways has become a barrier to development.

In June, 2017, at the request of the City, John Morgan conducted an audit of the City's Zoning and Subdivision codes (Titles 16 and 17 of the Sweet Home Municipal Code). The purpose of the audit was to review the codes and identify areas that need to be updated to conform with current statutory requirements, eliminate inconsistencies or conflicting materials, and improve organization. The audit (see attached) was quite thorough, and identified many areas that need improvement.

Since then, City officials and staff have discussed whether the City should update its existing code, adapt a model code to our use, or develop an entirely new development code. There was concern about utilizing the Oregon model development code, and ultimately it was decided that a new code would be best. As a cost-saving measure, Mr. Morgan suggested that the City wait until his firm was done creating a code for the City of Millersburg, and then use that work as a starting point for a new development code. That work has now been completed, and Mr. Morgan and City staff are ready to begin the process to dramatically update the development code of the City of Sweet Home.

The purpose of the City Council-Planning Commission joint workshop is to kick-off this process. We will discuss the scope and general schedule of the project, as well as any concerns that you may have.