



REQUEST FOR COUNCIL ACTION

Title: Public Notice: Legislative Amendment LA23-01 (HNA)

Preferred Agenda: May 23, 2023

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen, CEDD Director
Kelcey Young, City Manager

Type of Action: Resolution ____ Motion X Roll Call ____ Other ____

Relevant Code/Policy: Sweet Home Comprehensive Plan, Chapter 4

Towards Council Goal: Aspiration II: Effective and Efficient government; Goal 2.1: Update and Streamline Processes; Goal 2.2: Develop continuity in planning and permitting processes.

Attachments: Ordinance No. 9 for 2023, Ordinance No.1315

Purpose of this RCA:

The purpose of this RCA is to hold a 3rd reading to adopt the 2022 Housing Needs Analysis and text amendments to the Sweet Home Comprehensive Plan, Chapter 4: Residential Lands and Housing, and adopt Ordinance No. 9 for 2023, Ordinance No.1315.

Background/Context:

This legislative amendment, LA 23-01, consists of the 2022 Housing Needs Analysis and text amendments to Sweet Home Comprehensive Plan, Chapter 4. The proposed text amendments were identified by the consultants, based on data provided by staff and feedback from the Planning Commission.

The following is a timeline of meetings associated with this project:

- January 13, 2023: Staff submitted the online PAPA.
- February 1, 2023: Notice Published in the New Era
- February 16, 2023: The Planning Commission held a public hearing on the proposed text amendments. The Planning Commission moved to continue the hearing to March 16, 2023 based on feedback from DLCD.
- March 16, 2023: The Planning Commission held a public hearing on the proposed text amendments. The Planning Commission moved to continue the public hearing to April 6, 2023 based on feedback from the consultants.
- April 6, 2023: The Planning Commission held a public hearing on the proposed text amendments. The Planning Commission moved to recommend approval of the amended Development Code to City Council.
- April 25, 2023: the City Council held a public hearing regarding this legislative amendment, and conducted the first reading of the legislative amendment.

- May 9, 2023: the City Council conducted the second reading of Ordinance No. 9 for Legislative Amendment LA23-01.

At the May 23, 2023 City Council Meeting, the Council will conduct the third reading of Ordinance No. 9 for Legislative Amendment LA23-01 and adopt Ordinance No. 1315.

The Challenge/Problem:

Should the City adopt the Housing Needs Analysis and amend Chapter 4 of the Comprehensive Plan in the manner recommended by the Planning Commission?

Stakeholders:

- City of Sweet Home Residents – The proposed analysis and text amendments benefit residents with a clearer and more efficient plan.
- Property Owners and Developers: Benefit from clear standards.
- Staff: Will be able to implement the Comprehensive Plan with more efficiency.

Issues and Financial Impacts:

This change will have no financial impact on the City.

Elements of a Stable Solution:

A stable solution involves adopting the Housing Needs Analysis and changes to the City's Comprehensive Plan that improve the quality of development for current and future residents and businesses, without overly burdening property owners and developers in a way that is clear, consistent, and does not require significant staff interpretation. In addition, a stable solution would be consistent with the City's policies and goals.

Options:

1. Approve application LA23-01 and adopt Ordinance No. 9 for 2023, Ordinance No. 1315.
2. Deny application LA23-01 and direct staff and the Planning Commission to make revisions (specify).
3. Continue the public hearing to a later date to allow more time for the Council to examine the proposed changes or to provide staff time to prepare amendments or additional information (specify).
4. Take no action; leave the code as is.
5. Other

Recommendation:

Staff recommends option 1: Approve application LA23-01 and adopt Ordinance No. 9 for 2023, Ordinance No. 1315.