



REQUEST FOR COUNCIL ACTION

Title: Public Hearing & Request for Council Action: Housing Production Strategy (Legislative Amendment LA24-02)

Preferred Agenda: December 10, 2024

Submitted By: Angela Clegg, Planning & Building Manager

Reviewed By: Blair Larsen, City Attorney
Cecily Pretty, Assistant City Manager Pro Tem

Type of Action: Resolution Motion 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 Bill No. 6 for 2024
2024-12-05 Draft Planning Commission Minutes – Draft
Sweet Home Housing Production Strategy Report – Final Draft

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing to adopt the 2024 Housing Production Strategy and text amendments to the Sweet Home Comprehensive Plan, Chapter 4: Residential Lands and Housing, and conduct the first reading of Ordinance No. 6 for 2024.

Background/Context:

Oregon House Bill 2003, passed in 2019, requires cities with a population over 10,000 to study future housing needs in their community and develop strategies to support housing production via production of a Housing Production Strategy (HPS). The HPS typically plans for the next 20 years of housing needs and is based on the City's most recent Housing Needs Analysis (also known as a Housing Capacity Analysis), which was finalized in December 2022 and adopted in early 2023. The City received a Housing Planning Assistance Grant to support the development of the HPS.

This legislative amendment, LA 24-02, consists of the 2024 Housing Production Strategy 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:

- May 28, 2024: Public roundtable with staff and the consultants.
- June 20, 2024: Public roundtable with staff and the consultants.
- October 8, 2024: Planning Commission and City Council Joint Work Session.
- October 28, 2024: Staff submitted LA24-02 to DLCD.

- November 27, 2024: Notice published in the New Era.
- December 5, 2024: 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.

The Housing Production Strategy requires adoption by the City Council via ordinance.

The Challenge/Problem:

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

Stakeholders:

- City of Sweet Home Residents: The proposed strategy and text amendments benefit residents with a clearer and more efficient housing production plan.
- Property Owners and Developers: Owners and developers benefit from clear standards.
- Staff: Staff will be able to implement the Comprehensive Plan with more efficiency and clearer strategies to meet local and state housing needs.

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 Production Strategy 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, and providing guidance 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 LA24-02 and conduct a first reading of Ordinance No. 6 for 2024.
2. Deny application LA24-02 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.

Recommendation:

Staff recommends option 1: Approve application LA24-021 and conduct a first reading of Ordinance No. 6 for 2024.