

# MEMORANDUM



TO: City Council  
Kelcey Young, City Manager  
Interested Parties

FROM: Blair Larsen, Community and Economic Dev. Director

DATE: October 24, 2023

SUBJECT: Community and Economic Development Department Report for September, 2023

The Community and Economic Development Department (CEDD) consists of the City's Building, Planning, Engineering, Economic Development, Code Enforcement, and Parks and Recreation programs. The following is a summary of activities and notes on current projects from September 1<sup>st</sup> to September 30<sup>th</sup>, 2023.

## 1. BUILDING

- Summary of Building Program Permits Issued.

Permit Category	September, 2023	August, 2023	2023 YTD	2022 Total	2018-2022 Annual Average
Residential 1 and 2 Family Dwellings	1	0	10	36	27.4
Residential Demolition	1	0	7	9	8.4
Residential Manufactured Dwellings	0	1	4	2	11.6
Residential Mechanical Permits	4	10	66	100	106
Residential Plumbing	4	2	23	30	29
Residential Site Development	0	0	0	1	0.6
Residential Structural	6	2	27	54	51.8
Commercial Alarm or Suppression Systems	0	1	2	1	3.2
Commercial Demolition	0	0	5	2	3.4
Commercial Mechanical	0	2	8	17	17
Commercial Plumbing	0	2	11	5	9.8
Commercial Site Development	0	0	0	5	2.8
Commercial Structural	1	1	16	33	38.4
<b>Total Permits</b>	<b>17</b>	<b>21</b>	<b>179</b>	<b>295</b>	<b>309.4</b>
<b>Value Estimate of All Permits</b>	<b>\$626,255.00</b>	<b>\$289,532.00</b>	<b>\$8,374,678.94</b>	<b>\$30,928,533.31</b>	<b>\$20,430,248.58</b>
<b>Fees Collected</b>	<b>\$11,143.52</b>	<b>\$4,789.95</b>	<b>\$103,957.59</b>	<b>\$336,902.20</b>	<b>\$258,215.53</b>

- Developments of note: For your reference, below are some developments of note that were previously reported. Changes are noted with **bold text**.
  - Mosaic Memory Care Facility: Located on Mountain Fir Street next to the existing Mosaic-owned Wiley Creek Assistance Living Facility. The project received full planning approval early this year. Much of the time since then has been spent waiting for completed plans from Mosaic. However, plans were finally completed and reviewed in August, and a building permit has been issued. Construction is underway. **An open house was held on October 15<sup>th</sup>, however the facility has yet to receive a Certificate of Occupancy.**
  - Samaritan Urgent Care Facility: The project has received full planning approval, building plans have been approved, and construction is underway. Grand Opening of the facility was planned for September 6<sup>th</sup> but has been pushed back to October 27<sup>th</sup>.
  - Duck Hollow Phase III Subdivision: 51-lot single-family home subdivision located adjacent to the existing Duck Hollow Subdivision (41<sup>st</sup> Avenue and Long Street). This subdivision received planning approval in 2020, however there was a long delay due to wetlands regulations administered by the Oregon Department of State Lands. State approval has been granted, and construction is expected soon.
  - Live Oak Subdivision: 8-lot single-family home subdivision located between the two existing portions of Live Oak Street. The subdivision was approved in 2021, however the property changed hands, which delayed development. The new owner is planning on constructing 8 duplexes (16 housing units) on the lots. Development of the road and infrastructure is complete, and construction of the first buildings has begun.
  - Foothills Ridge Subdivision: 21-lot single-family home subdivision located at the west end of Foothills Drive. This subdivision was approved in 2021, however the owner has run into delays with his engineering firm, and recently applied for an extension. The construction timeline is unknown.
  - Santiam River Development Phase 1 : 42-lot single-family home subdivision located at the north end of Clark Mill Road. Planning approval was granted at the beginning of this year, however some of the property is being sold to a different developer. It is unknown when construction will begin.
  - Clear Water Subdivision: 18-lot single-family home subdivision located on the west side of 45<sup>th</sup> Avenue, just north of Kalmia Street. Planning approval was granted in June. Road, sidewalk, and other infrastructure construction is complete.

## 2. PLANNING

- Summary of Final Decisions of Planning Division Applications:

Application Type	September, 2023	August, 2023	2023 YTD	2022 Total	2018-2022 Annual Average
Annexations	0	0	0	1	0.4
Code Amendments	0	0	3	1	0.8
Conditional Use	1	0	3	11	8.8
Partition	1	0	3	17	12
Planned Development/ Subdivision	0	0	0	3	1.8
Property Line Adjustments	0	1	2	21	13.4
Vacation	0	0	1	0	0
Variance	1	0	3	3	3.6
Zoning Map Amendment	0	0	2	1	2.2

- 2 Land Use Applications was submitted in September.
- 3 Land Use Applications are pending final approval.
- 6 Fence Permits were issued in September.
- 0 Temporary RV Permits were issued in September.
- The City received a grant from the State to update our Transportation System Plan and create an Area Plan for the undeveloped land on the north side of the City. Staff and the consultant have begun work on the project.
- The Planning Commission last met on September 21<sup>st</sup>. The next scheduled meeting is November 2<sup>nd</sup>, 2023.

## 3. ECONOMIC DEVELOPMENT

- Based on feedback from the Council, Staff are developing a Request for Proposals (RFP) for the quarry property that will outline all of the City's goals for the property and seek interest from developers for a public-private-partnership with the City. After Staff have finished a draft of the RFP, we will bring it to the Council for review, suggested changes, and, ultimately, approval.
- Staff recently gathered a group of business and property owners to discuss efforts to improve Downtown Sweet Home. The initial meetings of this 'Downtown Focus Group' have been productive, and the participants are excited with the ideas generated thus far.
- The first phase of implementing the Downtown Streetscape and Parking Plan is underway. Staff have drafted plans to convert 10<sup>th</sup> and 13<sup>th</sup> Avenues between Long and Main Streets to one-way parking to allow for additional parking and the EV charging station. Staff have reached out to the Fire District and neighboring property owners for feedback, and a resolution for this change is on the agenda for the October 24<sup>th</sup> meeting.
- Staff have negotiated a franchise agreement with Alyrica Networks, Inc., who are planning on providing fiber Internet services in the City. This agreement is on the agenda for the October 24<sup>th</sup> meeting.

- The EV Charging Station project has been delayed by concerns raised by Pacific Power. Staff are working with the contractor to mitigate the problems and get the project back on track.

#### 4. CODE COMPLIANCE

- Summary of Actions.

Case Status	September, 2023	August, 2023	2023 YTD	2022 Total	2018-2022 Annual Average
New Complaints-Residents	25	14	209	103	90.3
New Complaints-Officer	4	0	35	71	72.5
Violations Resolved	36	5	101	98	248.6
Complaints Noted with No Violation Found	37	3	90	23	22.8
Open Cases at End of Period	68	112	68	73	22.7
Citations	0	0	23	0	3
Abatements	1	2	5	3	1
Enforcement Type	September, 2023	August, 2023	2023 YTD	2022 Total	2018-2022 Annual Average
Animal	2	1	27	29	43
Blight	4	0	13	0	1
Illegal Burn	0	0	2	2	1.8
Illegal Dumping	0	0	0	1	0.6
Illegal Parking	1	0	2	6	9
Illegal Sign	0	0	1	0	2.2
Junk/Abandoned Vehicle	4	2	30	16	10.4
Minimum Housing	0	0	3	0	2.6
Occupying an RV	6	1	41	21	37.8
Open Storage	4	2	48	30	59.8
Other	4	3	27	7	18
Public Nuisance	0	2	13	6	40
Public Right-of-way	0	0	7	0	10.2
Tall Grass & Weeds	4	3	28	51	108.4
Vacant Lot	0	0	2	0	0.2

The City's Code Compliance Officer responds to complaints submitted through the City's website, and actively patrols the City and works to resolve identified code violations.

## **5. PARKS**

- The Park and Tree Committee last met on October 18<sup>th</sup>. Their next meeting will be November 15<sup>th</sup>, 2023.
- Staff have applied for a grant from the Oregon Park and Recreation Department for Phase III of Sankey Park improvements, which will include a replacement structure for the now-demolished bandstand and trail connections to the upper portion of the park. The application has passed the first review, and Staff gave a presentation to the grant review committee on June 27<sup>th</sup>. Staff recently received an award letter for this grant. The next steps are to continue gathering donations and start the procurement process for the work.
- Design work is underway for a new park adjacent to City Hall. The Park will include a donated playground structure and dog park.

## **6. OTHER PROJECTS**

- Willow Street Neighborhood LID: Staff have finalized a financing plan, and recently received approval from the financing agency. Staff are now working to issue a Request for Proposals for engineering design, followed by construction.
- The ODOT Foster Lake Sidewalk Project: Construction is nearly complete. Staff are working with the Railroad and ODOT on a plan to construct the portion that lies under the railroad trestle.
- Staff is working with ODOT on a pedestrian crossing at 22<sup>nd</sup> Avenue and Main Street. State Funding has been provided, and the project will be completed at little to no cost to the City. This improvement will be combined with an existing ODOT project to replace ADA ramps at intersections on Main Street. Construction on both the overall ramp replacement project and the pedestrian crossing is underway. The concrete has been completed for the crossing. The flashing beacons were installed in late September but were hit by a car and now need to be replaced. The costs of that replacement will not be borne by the City. The Council has approved an amendment to the IGA with ODOT to cover the pedestrian crossing. Equipment at the crossing was recently replaced, and is expected to be operational very soon.
- Engineering on the 2<sup>nd</sup> Avenue/Holley Road pedestrian crossing, which is funded by a Safe Routes to School Grant, is complete and a Request for Proposals for the work has been issued. A contract for the remaining work has been signed, and the contractor has ordered materials and equipment. This project has been delayed by ODOT permitting.