

MEMORANDUM



TO: City Council
Kelcey Young, City Manager
Interested Parties

FROM: Blair Larsen, Community and Economic Dev. Director

DATE: October 11, 2022

SUBJECT: Community and Economic Development Department Report for September 2022

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 1st to September 30th, 2022.

1. BUILDING

- Summary of Building Program Permits Issued.

Permit Category	September, 2022	August, 2022	2022 YTD	2021 Total	2017-2021 Annual Average
Residential 1 and 2 Family Dwellings	2	5	35	23	28.0
Residential Demolition	0	2	7	9	8.2
Residential Manufactured Dwellings	0	0	2	16	13.8
Residential Mechanical Permits	6	9	82	120	110.2
Residential Plumbing	2	1	20	35	28.8
Residential Site Development	0	0	1	0	1.2
Residential Structural	4	4	39	56	48.8
Commercial Alarm or Suppression Systems	0	1	1	11	3.4
Commercial Demolition	0	0	2	4	3.4
Commercial Mechanical	2	2	15	19	14.6
Commercial Plumbing	0	0	3	9	11.0
Commercial Site Development	0	0	5	3	2.8
Commercial Structural	3	3	25	45	41.4
Total Permits	19	27	237	350	315.6
Value Estimate of All Permits	\$7,973,010.07	\$9,299,000.00	\$29,877,823.36	\$16,811,721.35	\$17,061,471.73
Fees Collected	\$70,348.53	\$75,242.26	\$316,408.67	\$250,671.91	\$233,439.18

- Developments of note:
 - Taco Bell: Corner of 15th Avenue and Main Street, next to Safeway. The project has received full planning approval, building plans have been approved, and construction is underway.
 - 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.
 - Samaritan Urgent Care Facility: The project has received full planning approval, building plans have been approved, and construction is underway.
 - Mountain River Subdivision: 31-lot single-family home subdivision, with a future multi-family development planned. This subdivision was approved last year, and construction has begun on nearly all the lots. Construction has moved incredibly fast, and most of the neighborhood is expected to be completed by the end of the year.
 - Duck Hollow Phase III Subdivision: 51-lot single-family home subdivision located adjacent to the existing Duck Hollow Subdivision (41st 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. Construction is expected to start before the end of the year.
 - 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. Construction is expected next year.
 - 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 45th Avenue, just north of Kalmia Street. Planning approval was granted in June. Initial construction has begun.

2. PLANNING

- Summary of Final Decisions of Planning Division Applications:

Application Type	September, 2022	August, 2022	2022 YTD	2021 Total	2017-2021 Annual Average
Annexations	1	0	1	0	0.4
Code Amendments	1	0	1	1	0.8
Conditional Use	0	0	9	11	8.0
Partition	0	0	12	20	9.0
Planned Development/ Subdivision	0	0	3	4	1.2
Property Line Adjustments	0	0	11	21	12.0
Vacation	0	0	0	0	0
Variance	0	0	3	1	4.4
Zoning Map Amendment	0	0	1	4	2.2

- 3 Land Use Applications were submitted in September.
- 9 Land Use Applications are pending final approval.
- 5 Fence Permits were issued in September.
- 0 Temporary RV Permits were issued in September.
- The overhaul of development code portions of the Sweet Home Municipal Code (SHMC) is now complete, and the new code takes effect October 27th.
- The City has 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. The City Council recently approved an Intergovernmental Agreement for this project, and we expect that the project will begin in earnest in the next month or two.
- The City has also received a State grant for a Housing Needs Analysis (HNA). The consultant has been selected and will begin work soon. The purpose is to ensure that the City has both sufficient residential lands, and the proper mix of types and densities. This project is now underway, and Staff are meeting with the consultants every two weeks on the project.
- The Planning Commission last met on October 6th. The next scheduled meeting is November 3rd, 2022.

3. ECONOMIC DEVELOPMENT

- Based on feedback from the Council at the June 28th work session, 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.
- The Administration, Property, and Finance Committee met with some local property owners in June to discuss vacant buildings. One of the property owners, La Mota, is seeking to collaborate with the City on a project for their buildings that will bring traffic to the area and provide space for entrepreneurs to start businesses. Staff met with them and other property

owners and interested parties in August to discuss the project. La Mota is working on some architectural designs. They previously indicated that they would bring some designs back to City Staff in late September but have not yet supplied any. Staff is continuing to work with them to move the project forward.

4. CODE ENFORCEMENT

- Summary of Actions.

Case Status	September, 2022	August, 2022	2022 YTD	2021 Total	2018-2021 Annual Average
New Complaints	7	23	82	92	84.00
New Officer-Detected Violations	2	2	58	74	74.00
Violations Resolved	2	10	86	166	286.25
Complaints Noted with No Violation Found	1	3	17	16	22.75
Open Cases at End of Period	6	12	6	12	20
Citations	0	0	0	7	4.00
Abatements	0	1	3	1	0.33
Enforcement Type	September, 2022	August, 2022	2022 YTD	2021 Total	2018-2021 Annual Average
Animal	1	5	21	35	46.50
Blight	0	0	0	2	1.25
Illegal Burn	0	0	2	1	1.75
Illegal Dumping	0	0	1	0	0.50
Illegal Parking	0	0	6	11	9.75
Illegal Sign	0	0	0	1	2.75
Junk/Abandoned Vehicle	0	3	15	4	9.00
Minimum Housing	0	0	0	0	3.25
Occupying an RV	0	2	10	26	42.00
Open Storage	3	7	24	31	67.25
Other	2	0	5	11	20.75
Public Nuisance	2	1	5	17	48.5
Public Right-of-way	0	0	0	2	12.75
Tall Grass & Weeds	1	7	50	65	122.75
Vacant Lot	0	0	0	0	0.25

The City's Code Enforcement 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 will meet next on October 19th, 2022.
- Construction of Phase II of the Sankey Park Improvements is now complete. Design work is now underway for Phase III of the park improvements, which will focus on the upper portion of the park.
- Design work is underway for a new park adjacent to City Hall. The Park will include a donated playground structure and dog park.
- Design work is also underway for a dog park at Northside Park. The 6 lots that make up Northside Park are being consolidated into 1 lot, and fencing has been ordered.

6. OTHER PROJECTS

- Willow Street Neighborhood LID: Staff recently met with representatives of several state agencies at a “one stop” meeting and have a tentative plan for financing that will include a package of both forgivable loans and other loans with very attractive interest rates. Staff have submitted all the initial loan applications.
- The ODOT Foster Lake Sidewalk Project: Construction has begun, but we don’t yet have a solid estimate from ODOT on when it will be completed.
- Staff is working with ODOT on a pedestrian crossing at 22nd 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. ODOT is still preparing an amendment to the IGA to cover the pedestrian crossing.
- CEDD Staff have been developing designs for the budgeted City Hall renovation and emergency generator installation. This project has been included in the budget for this fiscal year, and we will be preparing a request for proposals soon.
- CEDD Staff continue to provide key support for the efforts to create a managed homeless facility. More details are included in a separate agenda item for the October 11th Council meeting.