

**City of Sweet Home**

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

Alternate Verbiage

Legislative Amendment (LA) 21-01

This legislative amendment, LA 21-01, consists of text amendments to Chapters 17.24, Residential Low-Density Zone; 17.28, Residential High-Density Zone; and 17.30, Medium Density Residential Zone, of the Sweet Home Municipal Code (SHMC). The proposed text amendments were identified by City Staff, based on feedback from the Planning Commission and City Council, as a method for improving the quality of housing within the City.

This proposal includes amendments to following sections of the SHMC 17.24: 17.24.090 Homes on individual lots. SHMC 17.28: 17.28.090 Homes on individual lots. SHMC 17.30: 17.30.090 Standards for homes on individual lots.

FILE NUMBER: LA 21-01

REVIEW AND

DECISION CRITERIA: Sweet Home Municipal Code Section(s): 17.24.090, 17.28.090, and 17.30.090.

PLANNING COMMISSION

HEARING DATE & TIME: May 3, 2020 at 6:30 PM

LOCATION: City Hall Council Chambers 3225 Main Street, Sweet Home, Oregon 97386

CITY COUNCIL

HEARING DATE & TIME: May 11, 2020 at 6:30 PM

LOCATION: City Hall Council Chambers 3225 Main Street, Sweet Home, Oregon 97386

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REPORT DATE: April 26, 2021

Municipalities are required to comply with Statewide Planning Goals. Goal 10 addresses Housing. This proposed ordinance interacts with Goal 10 only in that it affects housing types and could affect housing affordability.

The City's Comprehensive Plan points to its Housing Needs Analysis that was conducted in 2001. However, that document has not been updated since it was drafted and is of almost no beneficial use now, 20 years later. Efforts have been made to update both the City's Comprehensive Plan and Housing Needs Analysis, however despite years of attempts, funding has not been secured to accomplish this work. The City is fortunate, though, that it has much more available residential land within its Urban Growth Boundary than many other cities of our population size.

Staff has analyzed the proposed ordinance based on Statewide Goal 10 and determined that the proposed change does not leave the city with less than adequate residential land supplies in

the locations, types, and affordability ranges affected.

Location

The proposed ordinance does not include any changes to the locations where housing of any type can be developed. This ordinance does not restrict the availability of housing based on location.

Types

While the proposed ordinance is directed at manufactured homes, the only changes that it makes to the current development code are reasonable restrictions based on appearance and energy efficiency. This ordinance does not restrict the availability of housing based on type.

Affordability

The proposed ordinance does impact the cost of manufactured homes in that it will require developers to select homes that comply with the ordinance and may prevent developers from placing older manufactured homes on lots within the City. This may result in an increase in development costs for manufactured homes, however, the energy efficiency offered by homes that meet the standards of this ordinance will lower the heating and cooling costs for these same homes. Staff believes that these cost balance each other out, and while there may be an impact to upfront housing costs from the proposed ordinance, the decrease in energy cost will result in monthly savings for the resident. This ordinance may affect the supply of housing based on affordability.

Attachment A: Draft Ordinance