



REQUEST FOR COUNCIL ACTION

Title: Request for Council Action – Ordinance No. 5 for 2021 – Manufactured Home Code Changes.

Preferred Agenda: June 22, 2021 (Third Reading)
June 8, 2021 (Introduction, first and second reading)

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Ray Towry, City Manager

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

Relevant Code/Policy: SHMC 17.24.090, 17.28.090 and 17.30.090

Towards Council Goal: Aspiration I: Desirable Community; Goal 2.1: Update and Streamline Processes

Attachments: LA21-01 Staff Report
Draft Planning Commission Minutes May 17, 2021
Ordinance No. 5 for 2021

Purpose of this RCA:

The purpose of this RCA is to present Ordinance No. 5 for 2021 for approval and to conduct a third and final reading. This ordinance was introduced June 8, 2021 and was unanimously voted by the Council to move to second reading June 8, 2021 with an expediency clause. Ordinance No. 5 for 2021 adopts text amendments (LA 21-01) to the Zoning Ordinance, which is Title 17.24, 17.28 and 17.30 of the Sweet Home Municipal Code (SHMC).

Background/Context:

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. Specifically, the proposed ordinance places additional requirements on manufactured homes to ensure that they meet current building code standards for energy efficiency and better match the neighborhoods in which they are placed.

These standards are included in the current draft of the City's new development code that is now being reviewed by the Planning Commission. However, due to the amount of time required for that review process, Staff and the Planning Commission decided to move this change forward now in order to put tighter standards in place sooner.

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.

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

- March 23, 2021: Staff submitted the online PAPA.
- March 31, 2021: Notice Published in the New Era
- May 3, 2021: The Planning Commission held a public hearing on the proposed text amendments. The Planning Commission voted to continue the Public Hearing to the May 17, 2021 public hearing.
- May 17, 2021: The Planning Commission held a public hearing on the proposed text amendments. The Planning Commission voted to recommend that the City Council adopt the proposed amendments.

At the June 8, 2020 Council Meeting, the City Council held a public hearing regarding this legislative amendment, approved the application, declared a need or an expediency clause, and held two readings of the ordinance. One more reading of the ordinance is necessary in order to adopt the ordinance.

The Challenge/Problem:

Should the City impose additional requirements on manufactured homes in order to ensure that they meet current building code standards for energy efficiency and better match the neighborhoods in which they are placed?

Stakeholders:

- City of Sweet Home Residents – The proposed text amendments benefit residents with a more clear and efficient code and better-quality housing.
- Property Owners and Developers: Benefit from clear standards and have a responsibility to construct and place attractive, good-quality housing.
- Staff: Will be able to implement the SHMC with more efficiency and less discretion.

Issues and Financial Impacts:

This change will have no financial impact on the City. This change may increase costs for housing developers, but will likely decrease energy costs for the future residents of that housing.

Elements of a Stable Solution:

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

Options:

1. Approve Ordinance No. 5 for 2021 and conduct a third and final reading and subsequent vote;
2. Remand Ordinance No. 5 for 2021 to staff and the Planning Commission for revisions (specify).
3. Take no action; leave the code as is.
4. Other

Recommendation:

Staff recommends option 1: Approve Ordinance No. 5 for 2021 and conduct a third and final reading and subsequent vote;