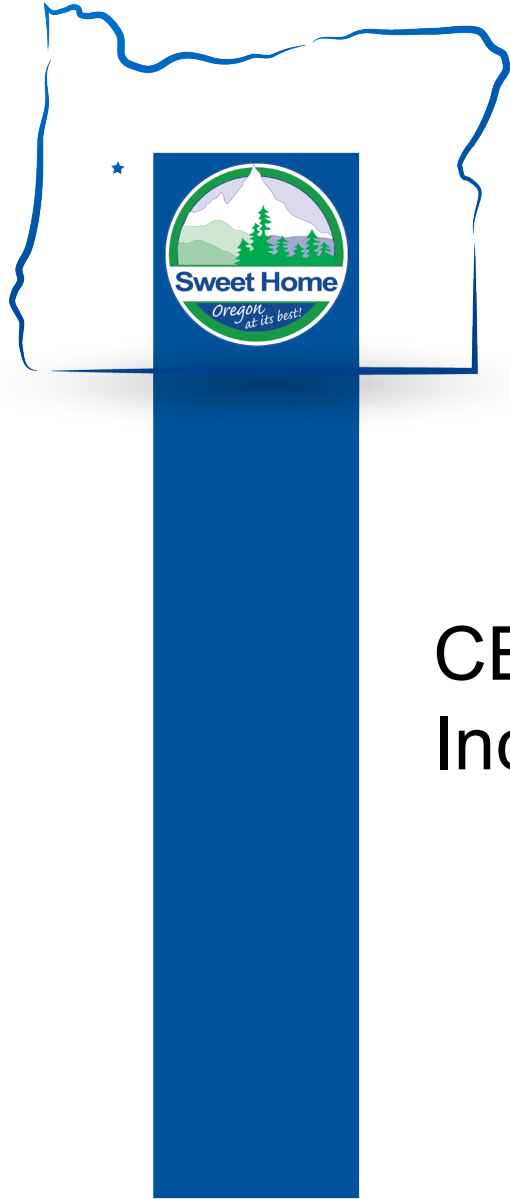


# City of Sweet Home Community & Economic Development Department



# What is Community & Economic Development (CEDD)?

CEDD

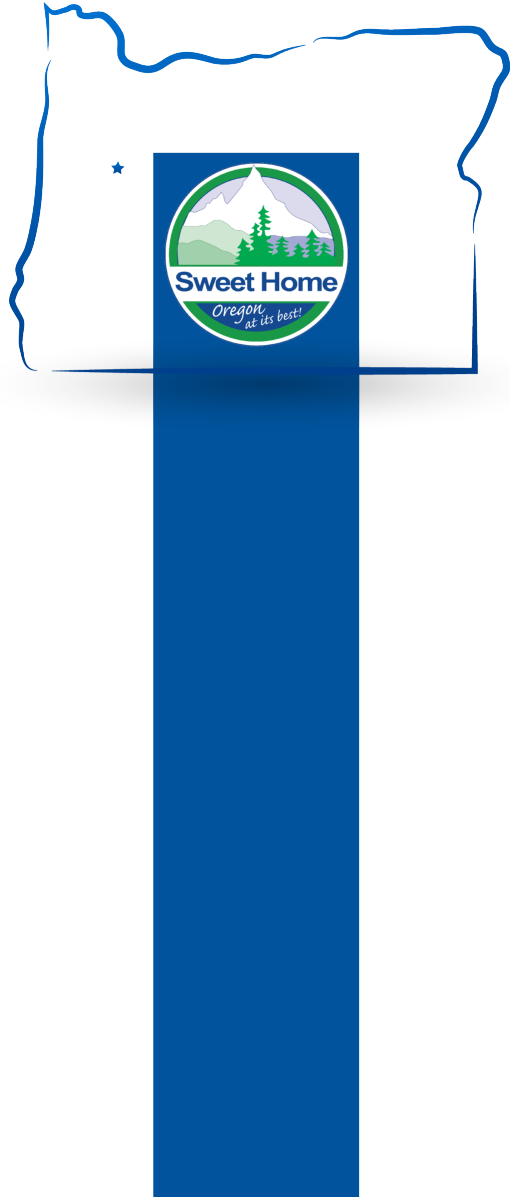
Includes:

- Planning
- Building
- Economic Development



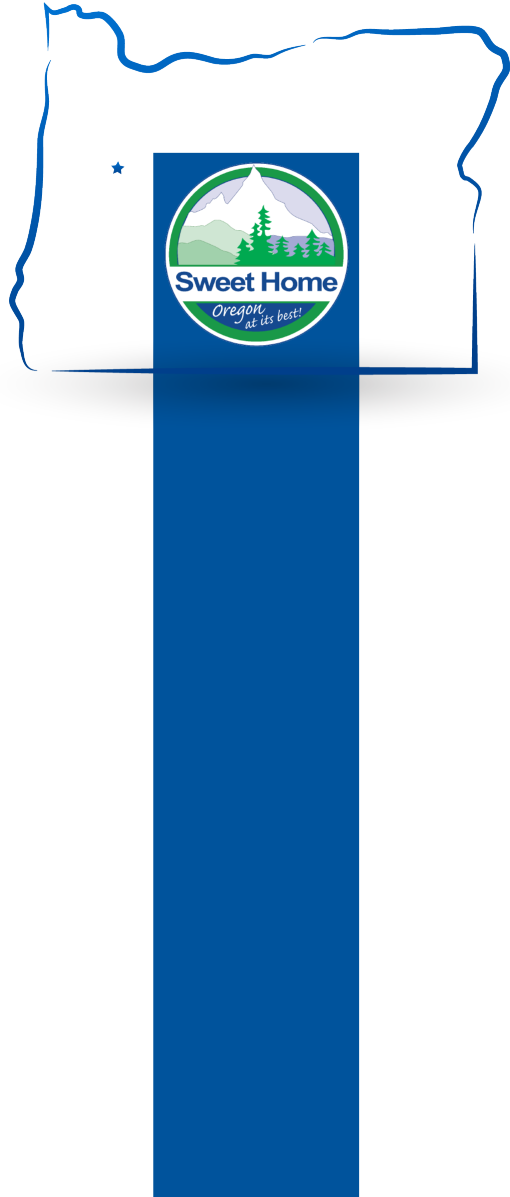
# Planning





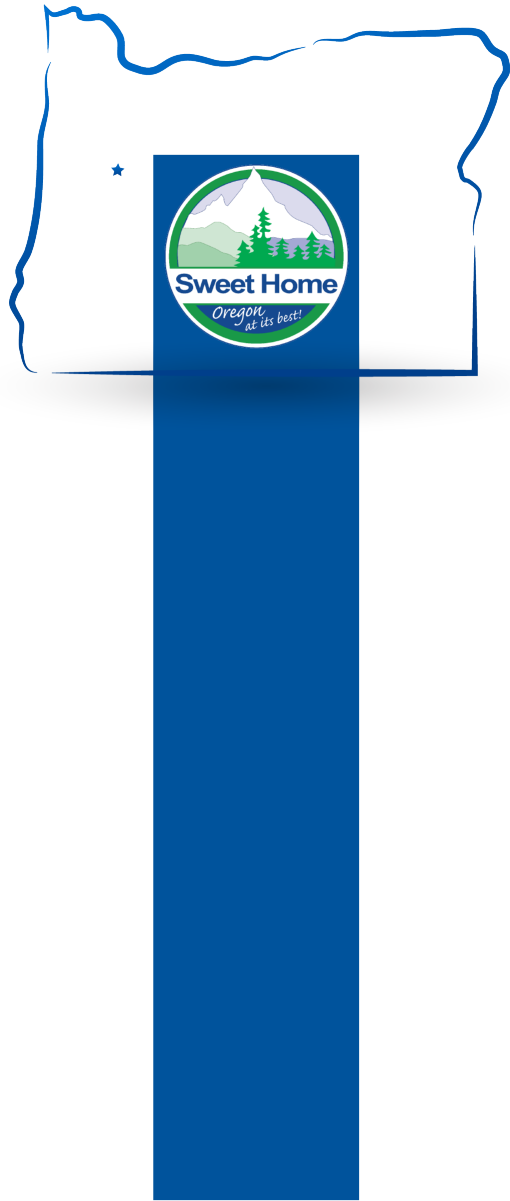
# Planning

- Land Use Planning, often called zoning, is how the City determines what uses can be in what areas, and how intense they can be
- This helps the City to be more livable by ensuring that incompatible activities aren't next to each other
  - For example, planning regulations keep a 24-hour manufacturing facility out of your neighborhood
- Planning also helps preserve or change the character of neighborhoods and commercial areas



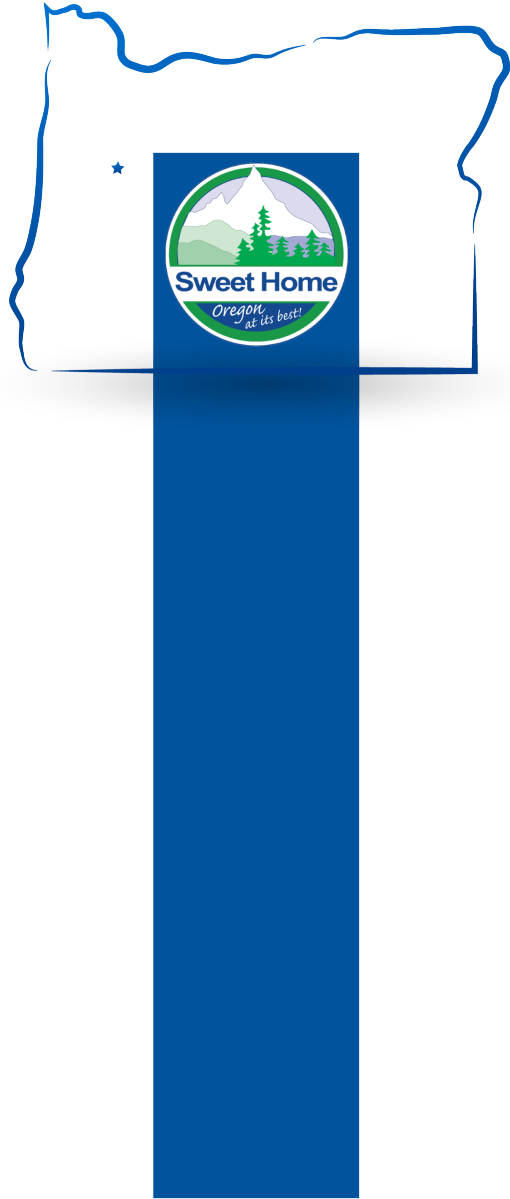
# Planning

- With planning, the City has to play the 'long game' and look to the next 20 years or more when making decisions
- If you, or anyone else wants to develop or change your property, you probably can—but please meet with Staff first so that we can help you through the process, and avoid unpleasant surprises
- Citizens can get involved by participating in Planning Commission meetings and commenting on applications or proposed laws, or by seeking appointment to the Planning Commission



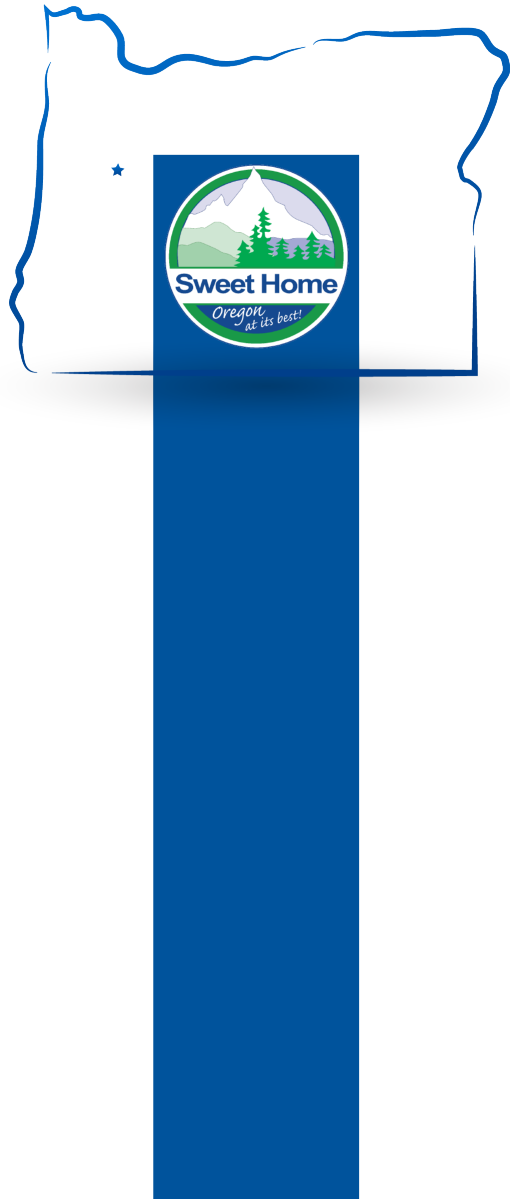
# Building





# Building

- All building activity is governed by the State Building Code
- The City's building permit technician and building inspector guide applicants through the process of building and approving their project
- The City doesn't have the ability to change State Building Code, however we can advocate for changes, and we are permitted to add local regulations (which we historically haven't done)
- The building permit process won't keep you from developing your property, but it may change how things are built

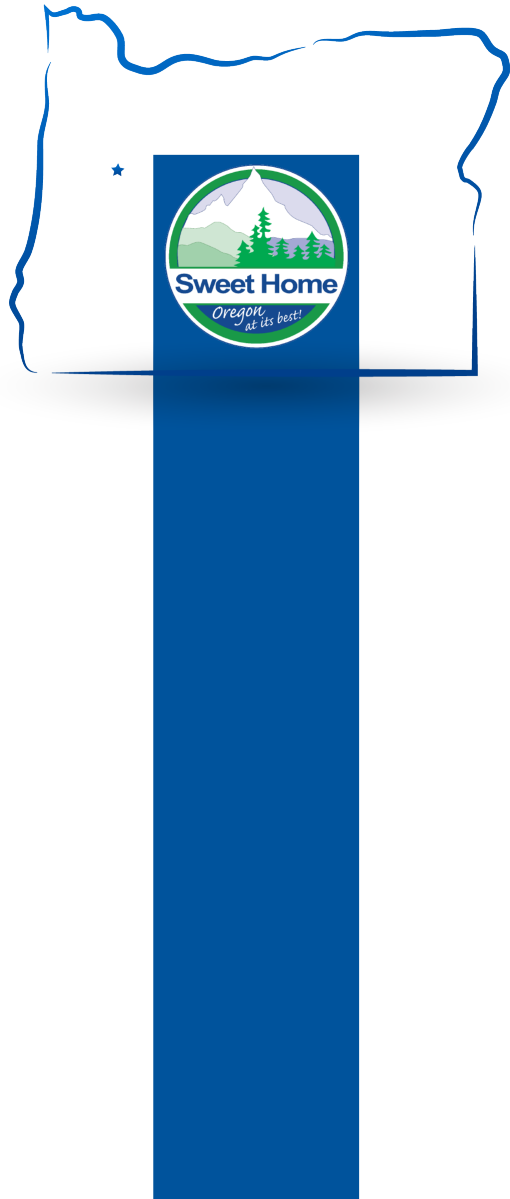


# How does Stuff Get Built?

In a perfect world, this is how it works:

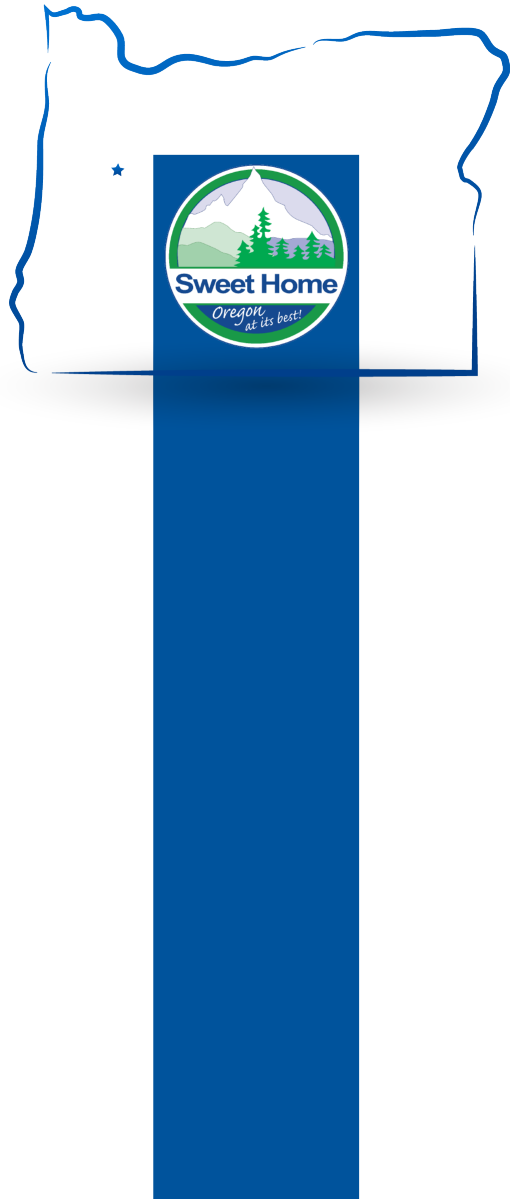
1. A resident, business, or property owner (Applicant) decides that they need or want to build something
2. Applicant meets with City Staff to verify what permits they may need, and learn more about the process
3. Applicant fills out required applications  
This may include required land surveys, site plans, architectural drawings, etc.
4. City Staff review permits for completeness, take payment, and issue the permit
5. Applicant completes the work
6. City conducts final inspections or reports





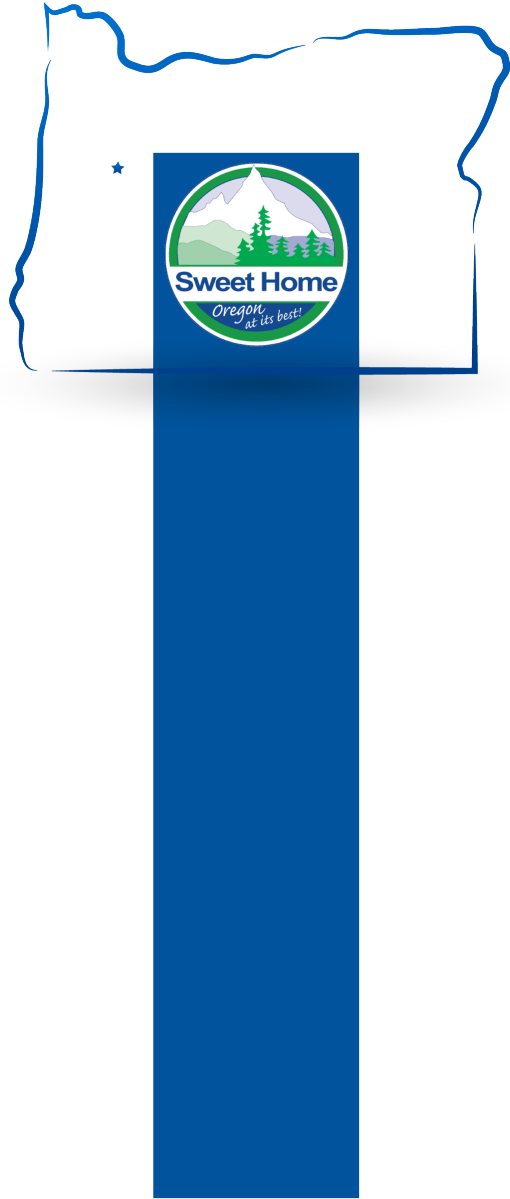
# What Requires a Permit?

- Fences always require a \$20 permit
  - This helps us verify property lines and fencing materials and heights
- Some home repairs and remodeling can be done without a permit
  - If it doesn't involve seeing the inside of a wall, it usually doesn't require a permit
  - If you're putting in a shed smaller than 200 square feet, no permit is necessary as long as it is far enough away from property lines and other structures.
- Residential work by a contractor typically requires a permit
- Work on Commercial or Industrial properties almost always requires a permit
- Anything in the Public Right-of-Way



# What is the Public ROW?

- The public right-of-way (ROW) is the street, but it's often much more
- Even though the City manages it, it's not City property—it's owned collectively by the public
  - Even if the City wanted to sell it, it couldn't—it can only be returned to neighboring property owners
- The ROW doesn't begin or end where the pavement, curb, or sidewalk ends—it is often much larger than you would think
  - In some parts of the City, the ROW takes up most of the front yards in the neighborhood
- ROW is where we put all the infrastructure—water, wastewater and stormwater pipes, communications and power lines and, of course, streets and sidewalks

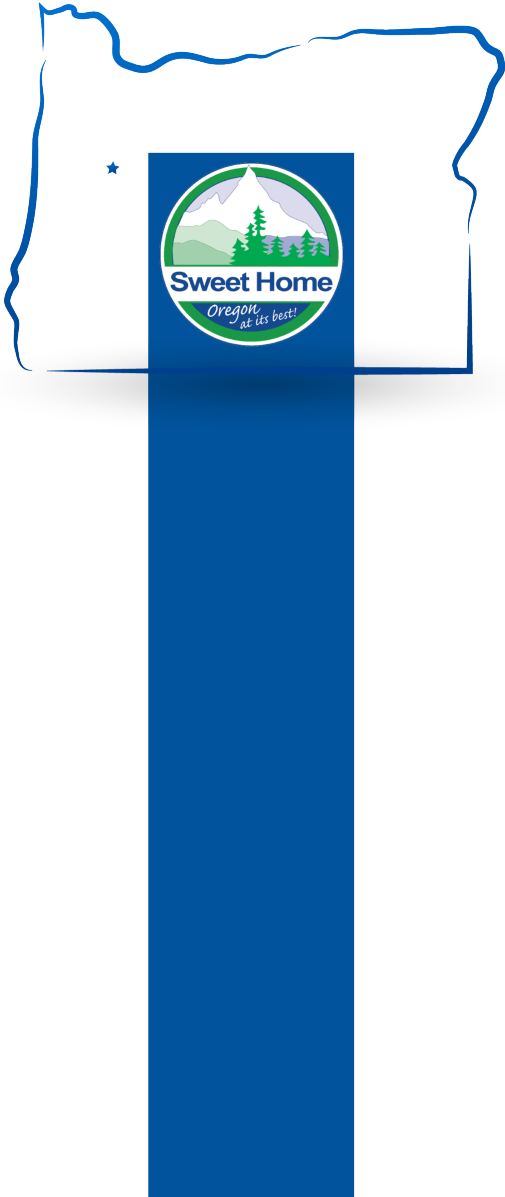


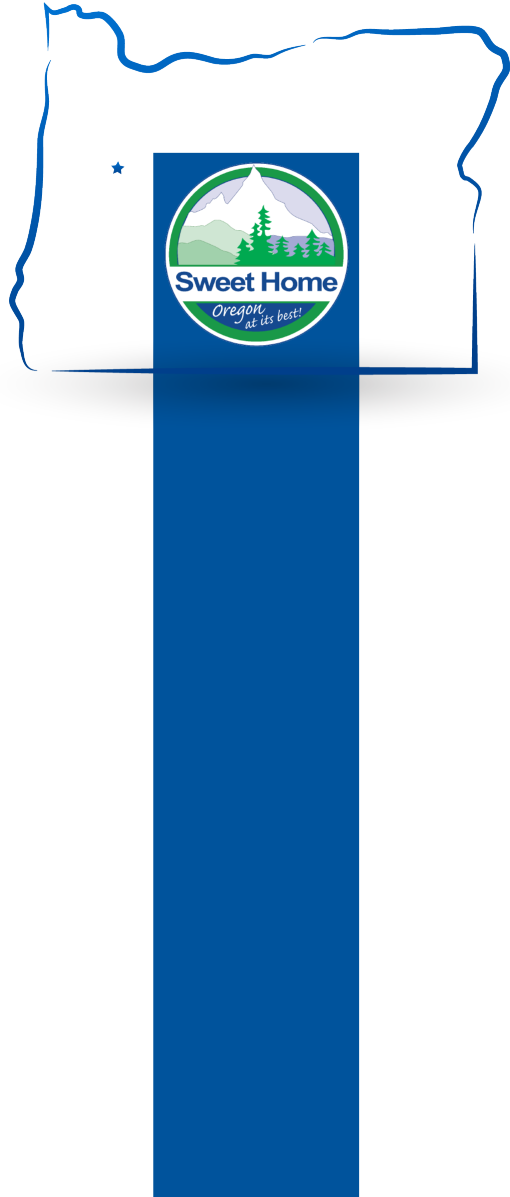
# Who Pays for this Stuff?

- City fees are designed to ensure that the person making the change or building the structure pays for their impact on City resources
- This is important, because infrastructure and personnel are expensive, and if new development didn't pay for it, then the burden would fall on taxpayers and utility account holders
- This can sometimes make it seem like the City doesn't want development, however the cost of building in Sweet Home is lower than any other City in our region

# Economic Development

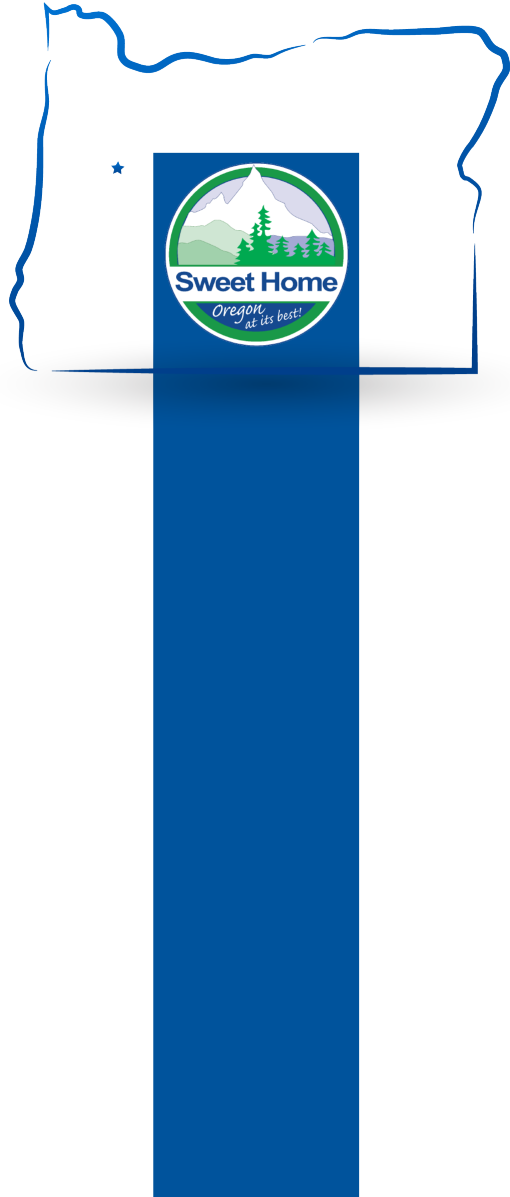
- (Sorry, I couldn't find a comic—apparently Economic Development isn't funny)
- Economic Development refers to any activities that bring jobs and greater quality of life to the City's residents
- A lot of this work is relationship-based—connecting investors and businesses with the resources they are looking for (property, workers, utilities, transportation access, etc.)
- This can be tricky, because in most circumstances, the City doesn't own the property, and can't decide which businesses come in (although we can influence business types through zoning)





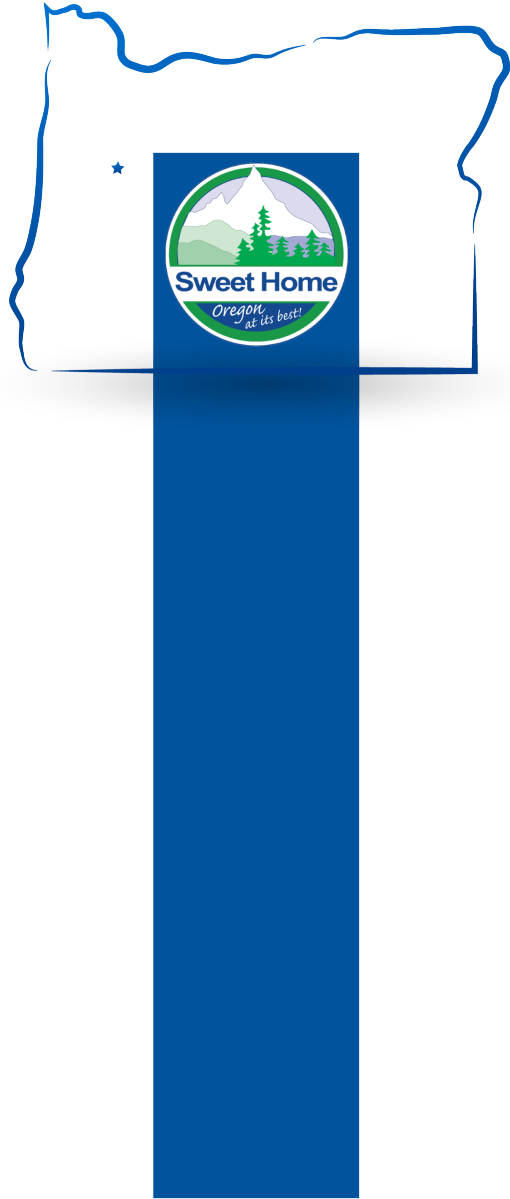
# Ways to Improve Economic Development

- Give the people what they want!
  - Businesses often want:
    - Land
    - Infrastructure
    - Utilities
    - Workers
    - Customers
  - New residents often want:
    - Quality of Life
    - Entertainment/Leisure/Recreation Options
    - Jobs
    - Shopping
- Any efforts to fulfill these needs are Economic Development



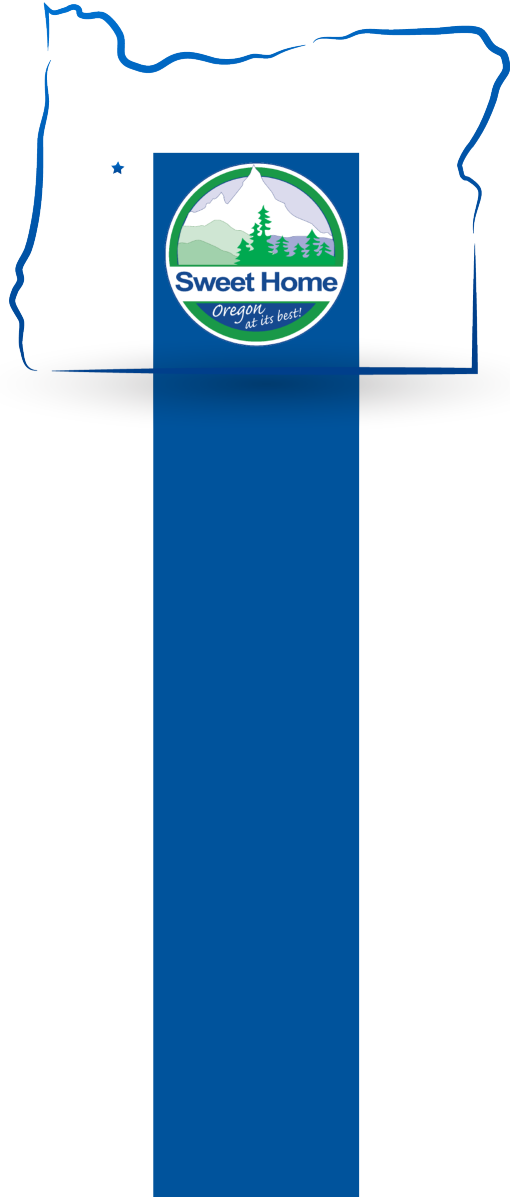
# How can you help with Economic Development

- How can you help?
  - Everyone can help with Economic Development!
  - Since much of the work is relationship-based, if you have friends or acquaintances, you can help.
  - Have some property? Development of that property helps our economy
  - Want to start or help a local business? We want your help with that too!
  - Know someone who runs a business? We want them here.
  - Even if all you have is ideas, tell us about them.
  - Don't know anyone, but you have a pulse? Shop local!



# Economic Development Projects

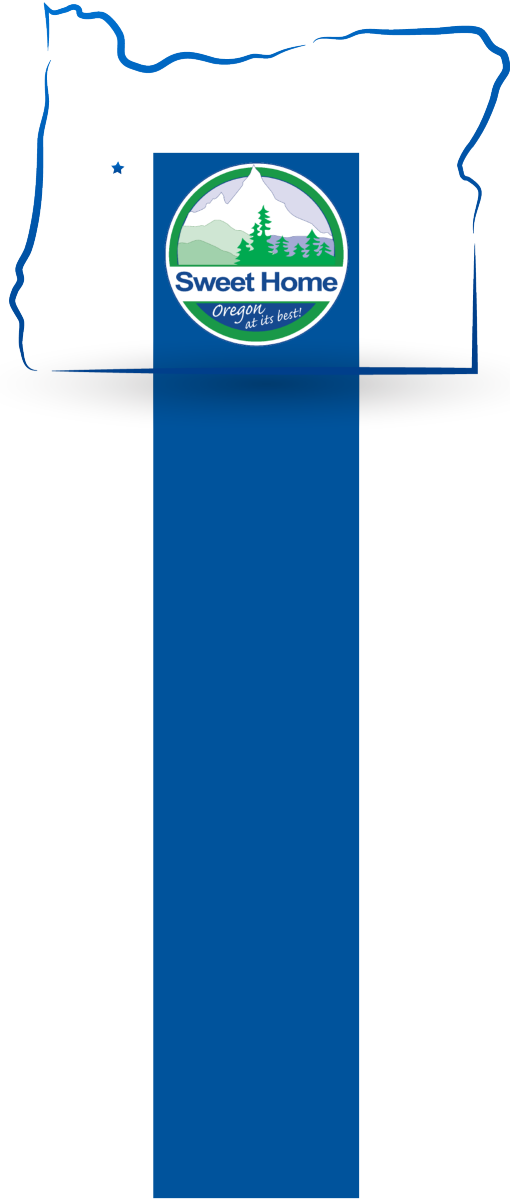
- Completed Projects
  - 24<sup>th</sup> Avenue Land Swap and RR Crossing
  - Downtown Streetscape Plan
  - Paint the Town!
  - Special Events Grants
  - Commercial Exterior Improvement Program (CEIP) Grants
  - Sankey Park Phases I and II



# Economic Development Projects

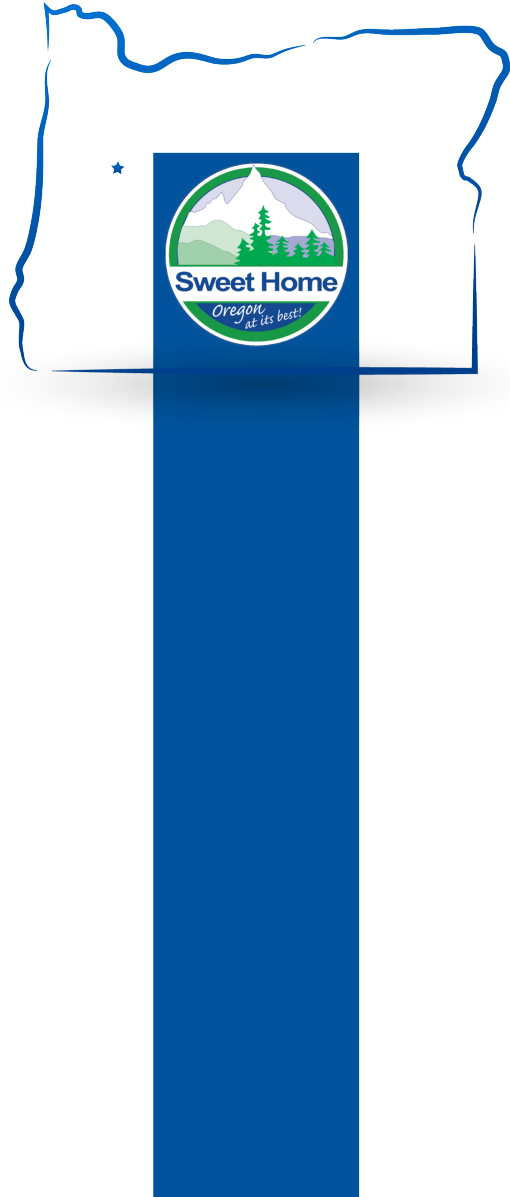
- Current Projects
  - 10<sup>th</sup> Avenue EV Charging Station
  - Festival Street (13<sup>th</sup> Avenue)
  - Sankey Park Phase III
  - City Hall Park
  - 42<sup>nd</sup> & Osage Park
  - Commercial Exterior Improvement Program (CEIP) Grants
  - Parks Master Plan
  - Transportation System Plan
  - Involvement in Army Corps Foster Lake Master Plan





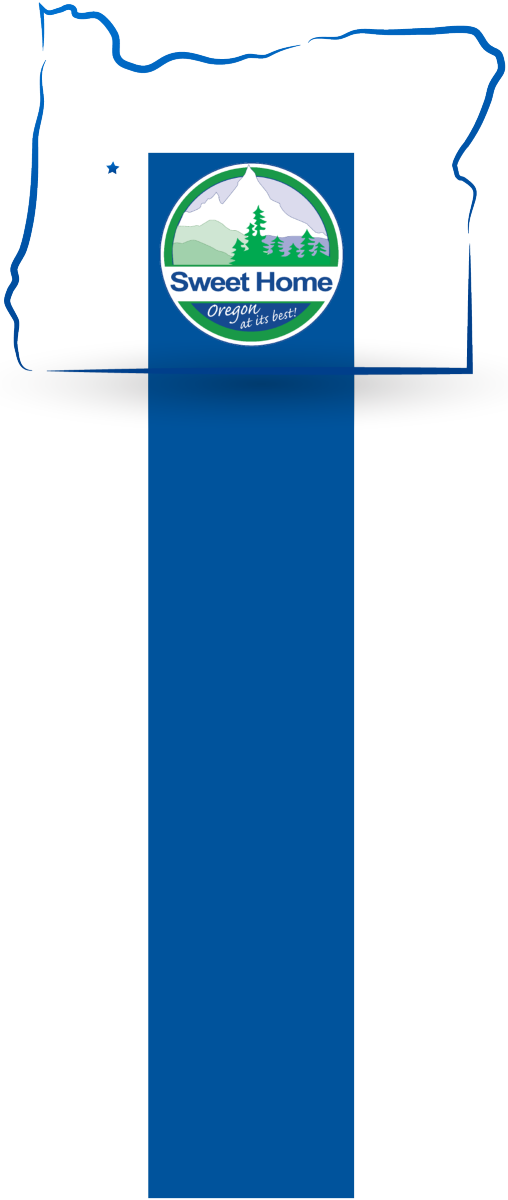
# Economic Development Projects

- Planned Projects
  - Quarry Property
  - Downtown Plaza
  - Code Updates, Incentives to benefit Downtown



# Quiz!

1. Who decides what gets built?
2. Who determines building code requirements?
3. What is land use planning?
4. Who decides what businesses come to Sweet Home?
5. Who pays for development?
6. Who owns the land under your street?
7. Who is responsible for making sure a property doesn't violate City Code?
8. I'm replacing my fence. Do I need a permit?



Questions?