

RESOLUTION NO. 9 FOR 1998

A RESOLUTION ADOPTING THE PERIODIC REVIEW SCOPE OF WORK.

WHEREAS, the Planning Commission of the City of Sweet Home has considered this matter in a public hearing and has recommended to the City Council that the Scope of Work be supported by the Council; and

WHEREAS, the City Council held a public hearing on this matter on June 9, 1998; and

WHEREAS, the City Council finds the Scope of Work consistent with the identified needs for updates to the Comprehensive Plan.

NOW, THEREFORE, THE CITY OF SWEET HOME DOES RESOLVE AS FOLLOWS:

To adopt the attached Periodic Review Scope of Work.

PASSED by the Council and approved by the Mayor this 9th day of June, 1998.



Mayor



City Manager - Ex Officio City Recorder

Major Work Tasks Subject to Public Notice and DLCDC Review
(See OAR 660-25-130)

#	<i>Work Program Preference</i>	<i>Work Task Summaries and Product(s)</i>	<i>Submittal Date</i>
1	Buildable Lands Inventory Update	<p>Background</p> <p>The City of Sweet Home is a participating jurisdiction in the Linn-Benton Regional Housing Study. This work effort will be closely coordinated with the tasks carried out for the regional study. Detailed subtasks will be developed consistent with the final work scope of the regional study to be approved by DLCD. The following tasks are also consistent with those identified in the State's handbook, <i>Planning for Residential Growth- A Workbook for Oregon's Urban Areas</i>, and are specifically intended to comply with the following statutory provisions:</p> <ul style="list-style-type: none"> • ORS 195.036, Coordinated population forecasts; • ORS 197.295(1), Include redevelopable land in buildable lands inventory; • ORS 197.296(2), Provide sufficient land to meet projected needs; • ORS 197.296(4)(a), include sufficient land to accommodate new public school facilities if expanding the UGB to accommodate needed housing; • ORS 197.296(5), Adopt measures to increase likelihood needed residential development will occur; • ORS 197.296(4)(b) Adopt measures to and/or expand the UGB to ensure enough land is available to meet housing need; and • ORS 197.298, When expanding the UGB, include land in this order: urban reserve, exception and non-resource lands, marginal lands, resource lands. <p>It is anticipated the Regional Housing Study will include an economic development component that will inventory existing industrial and commercial sites and uses within the region and in each of the nine participating jurisdictions including Sweet Home. For efficiency, the City is proposing to combine the industrial and commercial inventory work necessary for the regional study into its work effort to meet Goal 9 requirements and the City's economic development needs. An industrial and commercial site inventory was completed by the City in 1995, however, due to the age and limited range of information provided in this prior work, its usefulness will be limited to basic reference. The inventory work described below will therefore address commercial and industrial lands in addition to residential lands.</p>	January, 1999

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2	Housing Needs Analysis	<p>Background It is anticipated the analysis for the regional housing study will generate data and information about the housing needs specific to Sweet Home.</p> <p>Task 1: Fill Data Gaps <u>Subtasks:</u></p> <ul style="list-style-type: none"> • Beginning with data and results from the regional housing study, identify any data gaps that need to be filed to meet the more specific needs of the City. Additional data gathering requirements may include: • Calculation of the City’s current density and mix of housing types. • An evaluation of the condition of the City’s existing housing stock. <p>Task 2: Identify Housing Needs and Measures to meet Unmet Needs <u>Subtasks:</u></p> <ul style="list-style-type: none"> • Work with Linn County to finalize coordinated population projections for Sweet Home and obtain formal City adoption of Linn County’s projections. • Using the methodology developed for the regional housing study, determine needed housing types, densities, ownership/rental opportunities, etc. to meet the projected population needs over the Comprehensive Plan planning period. • Identify and evaluate measures to increase the likelihood that needed housing will be developed over the planning period. Where possible, measures will be consistent with those developed for the regional study and may include housing rehabilitation, new housing infill, mixed use developments, zoning strategies, urban design strategies, etc. • Address any additional findings or results from the regional study such as housing cost factors, type, and location. 	July, 1999

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		<ul style="list-style-type: none"> • Based on the evaluation of available residential land and housing needs analysis, determine if an expansion of City's current UGB is necessary to meet the projected housing and public school facilities needs over the planning period. • Review and revise Comprehensive Plan policy for consistency with the findings of this analysis. • Identify land use ordinance revisions needed for consistency with the findings of this analysis. • Update the Comprehensive Plan Land Use Map based on adopted findings of this analysis. <p>Estimated Cost: \$9,000</p>	

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3	Public Facilities Plans Updates	<p>Background</p> <p>The City's public facilities element of the Comprehensive Plan was completed prior to 1979. Significant population and public facility increases have occurred in the interim. The City has revised its zoning and Comprehensive Plan map designations incrementally in response to new development. Additionally, the City is planning water and waste water system upgrades to address compliance issues and new connection demands. The revised public facilities element will address short and long term list of public facility projects and needs and provide a coordinated summary of current facility plans. To meet specific state agency concerns, this portion of the Comprehensive Plan will include the City's strategies to ensure: compliance with DEQ's directives to correct overflow and discharge problems; water quality compliance; water resource protection (including wellhead protection and groundwater contamination and cleanup). Finally, it will be important to coordinate this work effort with the economic development, and buildable lands and housing needs analyses to identify consistent planning assumptions about future growth.</p> <p>Task 1: Update Public Facilities Element</p> <p><u>Subtasks:</u></p> <ul style="list-style-type: none"> • Review and summarize existing City public facility plans including: <ul style="list-style-type: none"> • Water District Master Plan • Storm Water Drainage Master Plan • East Sweet Home Water District Engineering Study • Contaminated Well Clean Up Plan • Transportation System Plan • School District Facility Plan • Identify and describe required additional public facility plans including: <ul style="list-style-type: none"> • Sewer Collection Master Plan • Water Treatment Master Plan • Wastewater Treatment Upgrade Plan • Identify ongoing and planned public facility projects (long and short-term) • Coordinate growth assumptions with economic development, and buildable lands and housing needs studies. • Update the summary of the City's existing public facilities and include source and provider information. • Identify City strategies to comply with DEQ's directives to correct wastewater overflow and discharge problems. • Identify City strategies to ensure water quality 	

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		<p>compliance and water resource protection (including wellhead protection and groundwater contamination and cleanup).</p> <ul style="list-style-type: none"> • Provide an overall public facilities summary indicating the City's relative ability to provide adequate service for each facility over the planning period. • Summarize/address need for capitol improvement plans to fund planned public facility improvements. • Identify inconsistencies between existing public facility plans and current development practices, policies, or city ordinances. • Identify necessary revisions to existing policies, ordinances, and development standards. <p>Estimated Cost: \$8,000</p>	July, 2000

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4	Review and Update Economic Development Information	<p>Background</p> <p>It is anticipated the Regional Housing Study will include an economic development component that will provide some usable information on economic trends and employment forecasts. As discussed under # 2 above, it is also assumed the regional study will provide inventory data on existing industrial and commercial sites within Sweet Home. Using these data, the City's industrial and commercial site catalog will be updated and revised to address current and projected economic development needs including the determination of an adequate supply of industrial land free of constraints. An important component of this task will be to develop (and incorporate existing) strategies addressing changes to the City's economy including the decline of the timber industry and the increased economic diversification. This task will also address economic development needs for the riverfront area and incorporate the strategies and results for waterfront uses within the City as detailed in the Strategic Plan completed by the Sweet Home Economic Development Group.</p> <p>Update Public Facilities Element</p> <p><u>Subtasks:</u></p> <ul style="list-style-type: none"> • Revise and update City's Industrial and Commercial Site Catalog based on industrial and commercial inventory data, economic trends and employment forecast data, and other information available from the regional housing study. • Coordinate with the Sweet Home Economic Development Group to develop input/shared responsibilities. • Determine economic development needs for the riverfront area and incorporate the strategies and results for waterfront uses within the City as detailed in the <i>Strategic Plan</i> completed by the Sweet Home Economic Development Group. • Develop (and document existing) strategies addressing changes to the City's economy following the general decline in the timber industry, including focusing economic development efforts on smaller and more diversified businesses. • Incorporate the strategies and results for waterfront uses within the City as detailed in the Strategic Plan completed by the Sweet Home Economic Group. • Based on information developed as part of the regional housing study, and from the land use inventory work detailed under issues 1 through 3, above, determine if an adequate supply of unconstrained land, including redevelopable land, is available for industrial and commercial development over the planning period. 	Nov., 1999

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5	Goal 5 Inventories	<p>Background The City of Sweet Home has no inventories for sensitive fish and wildlife sites, riparian corridors and wetlands as required by the new Goal 5 rules adopted in 1996. As required by OAR 660, Division 16, inventory work will lead to protection of the resources through changes to the Comprehensive Plan and the zoning ordinance. All tasks will include participation with the appropriate state agencies.</p> <p>Task 1: <u>Wetlands:</u></p> <ul style="list-style-type: none"> • Refine work program, including a review of areas identified by DSL, the NWI, and areas most impacted by growth. • Conduct a local wetlands inventory (LWI) as per OAR 141-86-110 to 141-86-240. • Determine "significance" of inventoried wetlands. • For "significant" wetlands, adopt either a safe harbor ordinance or do an ESEE analysis and prepare programs to protect significant sites. <p>Task 2: <u>Riparian Corridors:</u></p> <ul style="list-style-type: none"> • Inventory riparian corridors, including water areas, fish habitat, adjacent riparian areas, and wetlands, adjacent to rivers, lakes, or streams. • Determine significant riparian corridors by either utilizing the safe harbor or standard methodology for specified segments. • Prepare amendments to the Comprehensive Plan and zoning ordinances to protect significant riparian areas. <p>Task 3: <u>Wildlife Habitat:</u></p> <ul style="list-style-type: none"> • Conduct an inventory as per OAR 660-23-0030 (2). • Determine significant habitat by either the safe harbor or standard processes. • Develop a program to protect wildlife habitat as per OAR 660-23-040 and 660-23-050. <p>Task 4: <u>Historic Resources:</u></p> <ul style="list-style-type: none"> • Review and amend Comprehensive Plan and protection ordinances as deemed necessary. <p>Estimated Cost: \$50,000 to \$100,000</p>	July, 2003

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6	Special Districts Coordination	<p>Background The City of Sweet Home is required under ORS 195.085 to demonstrate compliance with ORS 195.020 and 195.065. compliance will be indicated by executed cooperative agreements with special districts providing urban services to an area within an UGB that has a population greater than 2,500 persons.</p> <p>Tasks:</p> <ul style="list-style-type: none"> • Review and revise the Urban Growth Area coordination agreement with Linn County. • Review and revise if needed, the coordination agreement with Sweet Home Rural Fire Protection District. • Prepare a coordination agreement with the Sweet Home Ambulance District. 	July, 1999
7	Document Consolidation	<p>Background Currently, the City's Comprehensive Plan exists as a series of various elements and other separately bound maps, studies, and supporting documents. Providing a consolidated Comprehensive Plan containing all relevant portions of the plan will greatly increase the usefulness and implementation of the Plan.</p> <p>Task 1: Consolidate Comprehensive Plan Elements, Studies, and Appendixes</p> <p><u>Subtasks:</u></p> <ul style="list-style-type: none"> • Review and compile existing adopted comprehensive plan elements, maps, studies, appendixes and similar documents. • Print final updated Comprehensive Plan as complete document with all appropriate related elements, studies, appendixes and similar documents. <p>Estimated Cost: \$4,000 (including printing 60 copies)</p>	