



City of Sweet Home Comprehensive Plan



August 27, 2010

City of Sweet Home Comprehensive Plan

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August 27, 2010
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July 27, 2010

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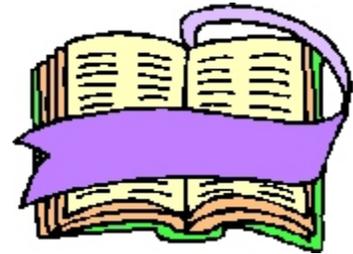
Comprehensive Plan Milestones

Year	Item	Details
1972	General Plan	Planning Commission, City Council, and Citizen Advisory Committee adopt Sweet Home's first General Plan.
1975	General Plan Update	Advisory Committee reviews land use, public facilities, and transportation for update. (Updates postponed in light of new statewide planning laws.)
1982	Sweet Home Comprehensive Plan	Advisory Committee develops an urban growth boundary and updates all elements of the plan. LCDC acknowledges Plan.
1989	Periodic Review of the Comprehensive Plan and Zoning Ordinance	Includes technical information updates: land use, population, economy, housing, buildable lands, transportation, and public facilities.
2003	2 nd Periodic Review of the Comprehensive Plan and Zoning Ordinance	Includes updates of technical information, goals, policies. Includes updated and revised chapters: Natural Features, Parks and Open Space and Economic Development and Lands for Economic Growth.

Chapter 1:

Introduction to the Comprehensive Plan

The Sweet Home Comprehensive Plan guides official policy decisions about development within the area. The Plan aims to organize and coordinate complex interrelationships between people, land, resources, and facilities to meet the future needs of the citizens and to protect the livability of the community. The Plan also reflects the public's goals and aspirations for Sweet Home about the best way to handle development and conservation in the City. The officially acknowledged Comprehensive Plan gives policy direction for land use decisions and coordinates private and public development.



Purpose of the Comprehensive Plan

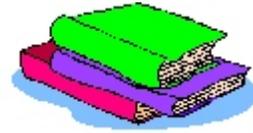
The goals and policies of Sweet Home's Comprehensive Plan guide the community's land use decisions. The Plan will be used by all those who have an interest in the City's land use planning process, including local officials, persons with development interests, state, regional and federal agencies, neighborhood and community groups, and citizens of all interests.

The purposes of the Sweet Home Comprehensive Plan include the following:

- ◇ To be a guide for making specific development decisions;
- ◇ To be a way to determine policy during plan updates;
- ◇ To summarize existing conditions, trends, and issues and provide the public with a planning context that explains development decisions;
- ◇ To be a reference when preparing and evaluating land use regulations or amending budgets for major capital expenditures, such as streets and utilities;
- ◇ To encourage only development that maintains or improves residents' quality of life;
- ◇ To provide adequate land to meet anticipated future demands for development.

Development of the Comprehensive Plan

The first long-range, comprehensive plan for the urban area, officially known as the Sweet Home General Plan, was prepared by the Sweet Home Plan Advisory Committee in 1972. In 1981, the City submitted an update to the Land Conservation and Development Commission for the state's formal approval. In 1989, the State required the City to conduct a "periodic review" to bring the Comprehensive Plan into compliance with new State laws (See Chapter 8 for a description of Period Review).



Planning in Oregon:

In 1973, Oregon passed a State law requiring all cities and counties to adopt comprehensive plans and zoning ordinances. The Department of Land Conservation and Development (DLCD) oversees the implementation of this State law, called Senate Bill 100 (ORS 197). The Comprehensive Plan mandated by the State must be in conformance with 19 Oregon Statewide Planning Goals. Once acknowledged by the state's Land Conservation and Development Commission (LCDC) as meeting this test, the Plan becomes the guiding document for land use decisions within the City. Land development and related activities, including the City's development codes, must be consistent with Plan goals and policies.

Oregon State Law (ORS 197.175):

Each city in this state shall:

1. Prepare, adopt, amend, and revise comprehensive plans in compliance with goals approved by the Commission (LCDC); and
2. Enact land use regulations to implement their comprehensive plans.

Oregon's Statewide Planning Goals

The Land Conservation and Development Commission (LCDC) has adopted 19 Statewide Goals and Guidelines that provide a legal framework for local land use planning. All local governments in Oregon, including Sweet Home, follow these goals when developing a comprehensive plan and when making land-use decisions. Comprehensive plans must be consistent with Oregon's Statewide Planning Goals. Each Goal has a set of Guidelines that make suggestions that aid local government in activating the mandated Goals. The Guidelines intend to be instructive, directional and positive suggestions for courses of action that will achieve the Goal.

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Space

To protect natural resources and conserve scenic and historic areas and open spaces.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Goal 7: Areas Subject to Natural Hazards

To protect life and property from natural hazards.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Goal 10: Housing

To provide for the housing needs of the citizens of the state.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Goal 12: Transportation:

To provide and encourage a safe, convenient, and economic transportation system.

Goal 13: Energy Conservation

To conserve energy.

Goal 14: Urbanization:

To provide for an orderly and efficient transition from rural to urban land use.

Goal 15: Willamette River Greenway

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Goal 16: Estuaries Resources

To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.

Goal 17: Coastal Shorelines

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelines, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources, and recreation and aesthetics.

Goal 18: Beaches and Dunes

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Goal 19: Ocean Resources

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.



How to Use This Plan

The Comprehensive Plan, together with its supporting documents, serves as the City's official land use policy statement. The Sweet Home Comprehensive Plan establishes broad City goals and specific policies that will achieve these goals. The City uses the Comprehensive Plan as a guide for determining if and how to approve individual projects.

Throughout this document, you will see the following two terms:

Goal:

A goal represents the end point or ultimate result that the Plan seeks to achieve. It provides a general statement describing what the City of Sweet Home intends or desires with respect to different aspects of community improvement.

Policy:

Policies state the specific means, methods, and courses of action that the City of Sweet Home will use to achieve a goal. When appropriate, standards, criteria, or levels of performance may be included to indicate how an intended result may be measured.

The Sweet Home Comprehensive Plan has eight chapters, each covering one planning issue. In each chapter, you will find:

- ★ A description of the community's goal, as reported in the 2001 Sweet Home Strategic Plan, that relates to each issue;
- ★ An explanation of the Statewide Planning Goal that relates to each issue;
- ★ Historic data and forecasts of conditions over a 20-year time span, and
- ★ Each chapter concludes with a list of policies relevant to the issues covered in the chapter.

The following provides a brief description of the issues discussed in each of the upcoming chapters.

Chapter 2: Land Use Element

This chapter provides an overall look at land use planning in Sweet Home, including a copy of the Comprehensive Plan Map and an explanation of the Land Use Designations shown on the Plan Map.

Chapter 3: Natural Features & Parks

This chapter discusses the many types of open space and natural features that add to the quality of life for Sweet Home's residents. This chapter discusses Sweet Home's relationship to its:

1. parks and open spaces,
2. air and water quality, and
3. fish and wildlife habitat.

Chapter 4: Residential Lands and Housing

This chapter includes information about current housing trends in Sweet Home as well as forecasts about future housing, costs, lands required for housing and other housing issues that relate to land use.

Chapter 5: Economy Development and Lands for Economic Growth

This chapter includes a description of Sweet Home's economy, including employment and income trends. Such information allows the City to predict how much land Sweet Home needs for economic growth and where that economic growth may occur.

Chapter 6: Transportation Systems

This chapter covers Sweet Home's transportation systems, including the street system, bicycle and pedestrian travel, rail, air, and bus as they relate to other elements in the Comprehensive Plan.

Chapter 7: Public Facilities

This chapter explains Sweet Home's commitment to providing adequate public facilities and services to residents. Elements discussed in this chapter include sanitary sewer systems, water systems, storm water, and solid waste.

Chapter 8: Plan Management

This chapter explains the process used to update the Plan, citizen involvement program, implementation tools, and the policies related to each.

Chapter 2: Land Use Element

Community Goal

Sweet Home strives to encourage orderly development of lands for urban uses, such as homes, businesses, and streets. At the same time, Sweet Home aims to provide services, including parks and open space, and protect its natural resources.



Overview

The Land Use Element serves as a guide to indicate areas and basic policies for residential, commercial, industrial, recreational and natural resource uses. A number of basic considerations have been taken into account to determine the location and amount of land needed for the various types of land use. Some of these considerations include projected growth and its probable distribution, existing and projected development patterns, types and quantity of needed services and facilities, natural resources, and natural hazards. The Land Use Element encourages orderly development and use of land for the needed residential, commercial, industrial, recreational, and public service needs of the community.

Statewide Planning Goals

Oregon's Statewide Planning Goal 2, called "Land Use Planning," requires cities to establish a land use planning process and a policy framework that will act as the basis for all land use decisions and actions. This goal requires cities to include factual information before making a policy decision. Accordingly, the Comprehensive Plan acts as a policy guide and a basis for implementation of Sweet Home's land use policies, codes, and regulations.

Along similar lines, this chapter addresses Goal 2 by providing a closer look at Sweet Home's general development policies, land use designations, and the Comprehensive Plan Map.

This chapter also fulfills Oregon's Statewide Planning Goal 14, "Urbanization." Goal 14 requires cities to "provide for an orderly and efficient transition from rural to urban land use." This means that cities must establish an Urban Growth Boundary that separates urbanizable (lands within the Urban Growth Boundary) land from rural land. To convert lands within the Urban Growth Boundary, Goal 14 requires cities to consider the need for housing, employment, livability, public facilities, and the compatibility of uses with adjacent activities. Since the City of Sweet Home has sufficient land inside its Urban Growth Boundary to accommodate growth during the 20-year planning period, Sweet Home does not need to plan for rural/urban land transitions at this time.

General Development Policies

The policies listed below are located in this chapter because of their general nature and relationship to numerous types of possible development in Sweet Home.

- Policy 1 Land allocation for the various uses (residential, commercial and industrial) will be based on anticipated needs for development.
- Policy 2 The City of Sweet Home will encourage development contiguous to existing public services and transportation improvements. This type of development pattern shall be promoted as it will maintain public facility costs at the lowest possible level and provide the opportunity to coordinate development with the provision of services.
- Policy 3 The City will undertake construction of major public facility improvements in anticipation of new development if funds are available through grants, System Development Reserves, or other available funding mechanisms. Priority projects will be identified in the Capital Improvement Plan.
- Policy 4 Development of public facilities is subject to federal and state law and shall be restricted in areas with physical limitations, for example, class three and four slopes, flooding, or areas subject to mud and debris flow.
- Policy 5 Developers must provide documentation that development applications meet all applicable State and Federal environmental policies, including but not limited to:
- ◊ Air - Federal Clean Air Requirements, Environmental Protection Agency regulations, and Department of Environmental Quality air regulations.
 - ◊ Water - Federal Water Quality Protection requirements, Environmental Protection Agency regulations, and Department of Environmental Quality water quality regulations.
 - ◊ Noise - Department of Environmental Quality Noise Control regulations, the Oregon Noise Control Act and all other applicable Federal, State and local noise control regulations.
 - ◊ Solid Waste - State and Federal regulations governing the handling and storage of solid waste, particularly the requirements of the Department of Environmental Quality.
- Policy 6 Open space, particularly parks and recreational lands, will be provided by the developer as an integral part of any development.
- Policy 7 Upon development of property in a commercial or industrial zone that abuts a residential zone, the developer will provide a buffer to be used to minimize or mitigate the negative impacts to the abutting residentially zoned property.
- Policy 8 Mixed use development will be subject to a design review process to ensure compatibility with the surrounding area and to minimize off-site impacts associated with the development.

- Policy 9 The Planned Development Overlay Designation will be required in all zones on all parcels three acres or larger that have been identified in the Buildable Lands Inventory as buildable or redevelopable.
- Policy 10 All new subdivisions will be provided with water, City sewer and storm drains, paved streets, curbs, sidewalks and gutters, in advance of, or in conjunction with, new development. Installation of all the above facilities will be a condition of subdivision approval and at the expense of the developer.
- Policy 11 Electric power, telephone, and cable distribution and service lines will be located underground in new developments. Effort will be made to place existing utility lines underground in established areas.
- Policy 12 Emergency vehicle and equipment access will be provided during any new development.
- Policy 13 Street lighting will be provided by developers in all new subdivisions at the time of development. Street light fixtures will be shielded to direct light downward.
- Policy 14 In designing new subdivisions:
- ◊ Consideration shall be given to connectivity of streets, particularly streets classified as either arterial or collector.
 - ◊ New streets will align with existing streets, avoiding jogs when possible.
 - ◊ Cul-de-sacs and "hammerhead" streets may be allowed where existing development, steep slopes, open space, or natural features prevent connections.
 - ◊ New streets must be designed to City standards, as approved as part of the development plan.
 - ◊ Street grades will not exceed City standards, unless prevented from meeting the standards by topographical constraints.
 - ◊ Creation of parcels not accessible to an existing or potential street should be avoided.
 - ◊ Lots created should meet the minimum City standards for the appropriate designation and be of a usable shape.
- Policy 15 Conversion of lands in the Urban Growth Boundary to urban uses shall be concurrent with the provision of public utilities, facilities, and services.
- Policy 16 Upon annexation, all lands shall be zoned consistently with the Comprehensive Plan and its designations and should be based on public need, special studies or other information which will serve as the factual basis to support the change.
- Policy 17 The Comprehensive Plan and supporting documents will include the following information:
1. Identification of issues and problems;
 2. Inventories and other factual information for the applicable Statewide Planning Goals;
 3. Evaluation of alternative courses of action and policy choices, taking into account social, economic, environmental, and energy needs.

The Comprehensive Plan and the Zoning Code

One of the purposes of the Comprehensive Plan is to assure that the City of Sweet Home provides different types of land in the City that can accommodate different types of uses. Every piece of property within Sweet Home's City limits falls into one of the designations shown in the table below. The Comprehensive Plan Map shows the location of the designation and Table 1 explains what each designation includes.

Table 1
Summary of Comprehensive Plan Land Use Designations

Land Use Designation	Purpose
Low Density Residential	To provide appropriate lands for low density, single-family homes. This category has the lowest density of the residential designations, providing larger lots for single family homes.
Medium Density Residential	To provide areas suitable and desirable for single family homes, duplexes on corner lots, condominiums, town houses, and appropriate community facilities. Densities in this category are slightly higher than those in the low density category.
High Density Residential	To provide areas suitable and desirable for higher density residential development, and particularly for apartments, manufactured home parks, other residential uses, and appropriate community facilities.
Mixed Use Residential	To provide areas suitable for medium to high density residential with limited commercial, institutional, office, and service uses distributed on a site.
Central Commercial	To provide an area suitable and desirable for retail and service firms, offices, financial institutions, and other uses appropriate in the intensively developed commercial center of the community.
Highway Commercial	To provide suitable and desirable commercial areas along the highway intended to meet the business needs of the community.
Recreation Commercial	To provide and maintain areas that possess unique characteristics for recreational commercial development that caters to tourist and recreational activities. Development should maintain or enhance the appearance of the area and its unique value to the community.

Continued on the next page:

Table 1 – Continued
Summary of Comprehensive Plan Land Use Designations

Land Use Designations	Purpose
Heavy Industrial	To provide areas for intense manufacturing activities, characterized by their potential conflicts with residential and other land uses.
General Industrial	To provide for the appropriate locations for general industrial uses with minimum conflict between industrial uses and residential and commercial uses.
Light Industrial	To provide for heavier commercial use and limited manufacturing that have few nuisance characteristics.
Public	To provide areas suitable and desirable for government offices and facilities, schools and associated grounds. The Public designation includes areas suitable and desirable for recreation activities (both active and passive) and facilities. Recreation areas include, but are not limited to, open spaces (including cemeteries), scenic landscapes, waterways, parks, special use areas, and trails.
Natural Resource Overlay	To protect areas identified as significant natural resources. The designation shall ensure reasonable economic use of property, while protecting valuable natural resources.
Planned Development Overlay	To allow diversification in the relationships between buildings and open spaces in planned building groups, while insuring compliance with the purposes and objectives of the various zoning regulations and the intent and purpose of this ordinance.

The Zoning Code implements the Comprehensive Plan by providing specific development guidelines for each Land Use Designation. The general nature of each Comprehensive Plan Land Use Designation will guide the uses and standards for the corresponding zone in the Zoning Code.

Comprehensive Plan Map

The Comprehensive Plan Map is a visual complement to the Comprehensive Plan Text. It shows the location of each Land Use Designation. In that sense, the map acts as a visual guide for citizens and policymakers that will help encourage sound development during the 20-year planning period. The following pages explain the Comprehensive Map policies and the Land Use Designations.

Comprehensive Plan Map Policies

- Policy 1 The Comprehensive Plan Map graphically portrays Sweet Home's land use pattern as recommended by Comprehensive Plan policy. Each designation has a different symbol or color. The land use map portrays the long-range vision of land use patterns in Sweet Home.
- Policy 2 The interpretation of the Comprehensive Plan will be determined through examination of the policies.
- Policy 3 Where appropriate, the boundaries of land use designations as depicted on the map generally follow street and alley lines, lot lines, railroad right-of-way, or significant natural features (rivers, creeks, ridge lines, the foot of slopes, and benches. In the event that a public street or alley is officially vacated, the regulations applicable to the adjoining property to which it reverts shall apply to the vacated street or alley.
- Policy 4 The Planning Commission will recommend and the City Council shall determine the location of boundaries by examining the goals and policies contained within the Plan.

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Chapter 3: Natural Features, Parks and Open Space

Community Goals

Sweet Home would like to balance the development needs of the community with responsible stewardship of its natural environment.



Overview of Natural Resources

The Sweet Home Strategic Plan 2001 update indicates that Sweet Home citizens value the City's natural resources and open spaces. Sweet Home residents have the opportunity and the obligation to protect these resources. While it may be unreasonable to expect Sweet Home's natural resources not to change, the presence of these areas contributes to the overall quality of life. Therefore, important resources should be protected.

This chapter addresses natural resources within the context of Statewide Planning Goal 5, Open Space, Scenic and Historic, and Natural Resources. This chapter also



Sweet Home is fortunate to have a variety of natural resources that contribute to the overall quality of life.

describes Sweet Home's relationship to its natural resources as well as its parks and open spaces. This relationship includes the City's obligations to comply with Statewide Goals as well as the City's own land use designations, requirements, and policies.

Statewide Planning Goal 5: Natural Resources

Statewide Planning Goal 5, Natural Resources, Scenic and Historic Areas, and Open Space, requires communities to provide programs that will:

1. Ensure open space,
2. Protect scenic and historic areas and natural resources for future generations, and
3. Promote healthy and visually attractive environments in harmony with the natural landscape character.

Goal 5 provides a mechanism that allows local governments to create effective policies concerning resources.

Oregon Administrative Rule (OAR) 660-23-000 specifies procedures necessary to comply with this goal. The procedures include a three-part process:

1. Inventory the resources.
- 2-a. Analyze the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow conflicting use, or
- 2-b, take a "Safe Harbor" approach and adopt the protection measures created by the State, and
3. Adopt a program to implement the decisions made through the ESEE analysis.

The alternative process to the ESEE analysis, and the process that Sweet Home uses, is called the Safe Harbor alternative. By adopting Safe Harbor, the City has the option of adopting inventories based on information gathered by other agencies or to adopt standardized programs to implement protection of the resource, thereby eliminating the need to complete the ESEE analysis.

Goal 5 Inventory documents provide the necessary information to satisfy the inventory requirements of this goal. The inventory includes a description of quantity, quality, and location of specific resources. The inventory data can be accessed through the maps and text and in the City's Geographic Information System (GIS) computer program.

Sweet Home's Natural Features

Sweet Home has a variety of resources and open spaces that add to the quality of life. These areas include rivers, such as the South Santiam River, Ames Creek, Wiley Creek and numerous small streams, native woodlands, open fields, wetlands, riparian areas, and water bodies. Mature landscapes and trees within developed areas are also valuable to many wildlife species. Furthermore, properly managed private properties, including residential lots, provide valuable nesting areas, food, and cover for a variety of wildlife species.

Wetlands and Riparian Corridors

In 2000, Pacific Habitat Services conducted two natural resource inventories for the City of Sweet Home. The Local Wetland Inventory and Riparian Inventory were conducted at the same time.¹ The Inventories address the 3,520 acre area within the City limits, including the land area along portions of the South Santiam River, Ames, Taylor, Cotton, Stonebrook, and Wiley Creek drainages. Both Inventories include maps to illustrate the location and type of each natural resource.

¹City of Sweet Home Riparian Inventory. June 2000. Prepared by Pacific Habitat Services, Inc., Wilsonville, Oregon.

City of Sweet Home Local Wetlands Inventory. June 2000. Prepared by Pacific Habitat Services Inc., Wilsonville, Oregon.

The City of Sweet Home has adopted the Safe Harbor alternative process in order to comply with Goal 5. The policies at the end of this chapter provide an overview of Sweet Home's natural resource implementation strategy.

Parks and Open Space

Community Goal

The City of Sweet Home strives to establish and maintain a city wide park system that provides a variety of recreational opportunities to the citizens of Sweet Home

Overview

Park facilities enhance a community's quality of life in many ways. Parks not only provide residents a place to relax and play, they provide open spaces, refuge for wildlife, and preservation of sensitive lands like wetlands. The Sweet Home area has abundant recreational resources that have the potential to meet many local and regional needs.

The City of Sweet Home's park policies focus on providing higher density, urban-oriented facilities and programs that meet the day-to-day needs of people living within the community. These types of recreational needs can be fulfilled through the following types of parks:

- ◇ Community parks,
- ◇ Play fields and neighborhood parks,
- ◇ Special activity areas (such as swimming pools, tennis courts, and racquetball courts),
- ◇ Special and unique local resources (South Santiam River, Ames Creek and Wiley Creek).

Statewide Planning Goal

Oregon Statewide Planning Goal 8 addresses the recreational needs of a community. Goal 8 requires cities to inventory recreational opportunities and create plans and provisions for recreational facilities for the community:

1. In coordination with private enterprise,
2. In appropriate proportions, and
3. In such quantity and quality of locations consistent with the availability of resources to meet such requirements.



Parks Inventory

Sweet Home adopted a Parks Master Plan in 1983. Since then, the City has experienced a considerable amount of change. In late 2002, Sweet Home conducted a Parks Inventory to document current park facilities and assess their condition.

The existing parks in Sweet Home provide recreational opportunities for Sweet Home residents. Residents have indicated that as the City grows, there will also be a definite need to maintain and increase the amount of parks and open space within the City limits. The City continues its commitment to including parks and open space in general land use planning decisions. The Parks Inventory includes recommendations for updating the 1983 Parks Master Plan, improving existing parks, and developing new parks. The variety of parks in Sweet Home provides for a variety of opportunities and sets the stage for future park development. Table 2 shows Sweet Home's current supply of parks.

Park	Acres
Sankey Park	11.52
Ashbrook Park	1.46
Clover Memorial Park	1
Northside Park	3.63
Strawberry Hill Park	3.3

Park Needs and Standards

The City of Sweet Home currently owns and maintains 21.6 acres of parks. School land available for recreational uses includes 81 acres. The Army Corps of Engineers maintains a 10 acre park at Wiley Creek.

Based on Sweet Home's population in the year 2000, the 2002 Parks Inventory indicates that the existing City parks meet only 59 percent of the recommended acreage for a city of this size. This level of service does not meet the guidelines set in the Park Standards.

Based on the 1983 Sweet Home Parks System Master Plan, to achieve the community goal, the City of Sweet Home needs more land for local park and recreation opportunities, especially neighborhood parks and play fields. The guidelines in Table 3 represent Sweet Home's development standards for parks.

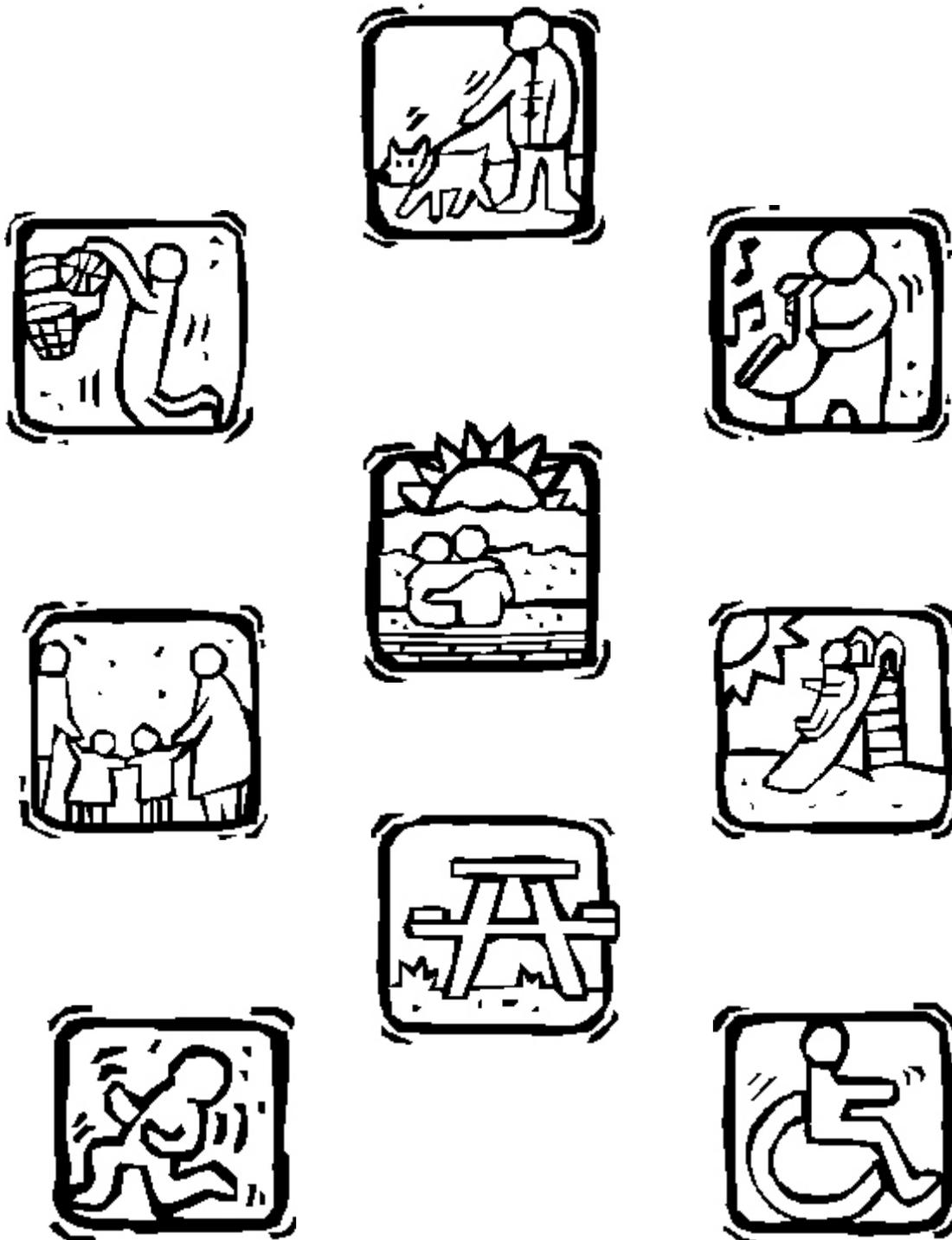


Table 3
Park Standards

Park Type	Function	Recommended Standards	
City Wide Park	Intended to provide general recreation opportunities to residents within the urban area. Facilities such as play field, picnic shelter, playground, passive recreation area, turf irrigation system, landscaping, restrooms, equipment storage area, and parking area should be considered as basic requirements for this type of park. Depending on community needs, other areas and facilities that can be integrated into this type of park may include tennis court, softball field, horse shoe pits, trails, etc.	Service Radius	This type of park serves the entire community.
		Minimum Size	12-15 acres
		Dev. Standards	1 acre/400 population
Neighborhood Park	Intended to provide general recreation opportunities for the immediate residential neighborhood. Normally, the following areas and facilities should be considered as basic development requirements for neighborhood parks: Play apparatus play field, picnic and passive recreation area, turf irrigation system, and landscaping	Service Radius	1/2 mile
		Minimum Size	2 acres
		Dev. Standards	2 acres/1,000 population
Play Field	Intended to provide the community with graded, multi use, open turf areas, that can accommodate general field sports (softball, football, soccer, baseball, etc.) and play activities (kite flying, frisbee, etc.). Basic development requirements include turf irrigation, fencing, asphalt court area, and play apparatus.	Service Radius	1/2 mile
		Minimum Size	3-6 acres
		Dev. Standards	Softball: 1.7 acres/diamond Football: 2 acres/grid iron Baseball: 2.8 acres/diamond Soccer: 1.8 acres/field
School Park	Intended to serve as a neighborhood focal point by expanding the use of the school to accommodate not only the usual educational curriculum, but also allows the school facility to serve community activity needs. This concept combines basic aspects of good park planning with the premise that school facilities can provide for barest community facility needs.	Service Radius	The school park should be designed to serve the immediate neighborhood served by the elementary school.
		Minimum Size	7 acres
		Dev. Standard	10-15 acres
Special Facilities	Intended to provide opportunities for specific recreational uses such as boat ramps, tennis and handball courts, natural areas, green-ways, trails, etc.	Service Radius	This type of open space and park development serves the entire community.
		Dev. Standard	Tennis: 2,200 sq. ft./court Handball: 1,350 sq. ft./court

Natural Resources Policies

- Policy 1 The City’s Goal 5 and Goal 7 inventories, as mapped (also available in the City’s GIS computer software), shall be used for general identification of areas that have natural features where the protection and enhancement of the resource are encouraged.

- Policy 2 Significant natural resources, as defined by Statewide Goal 5, are protected with a Natural Resources Overlay designation that aims to ensure reasonable economic use of property.

- Policy 3 Standards for special areas assure that development and related infrastructure will not be a hazard to public health and safety. Examples include:
 - a. Slopes of Class 3 (25%) and greater,
 - b. Land characterized by high ground water and ponding,
 - c. Land situated within natural drainage channels as identified by the City’s Storm Water Master Plan,
 - d. Land subject to mud and debris flows.

- Policy 4 Standards for development within mapped floodplains will be implemented through the Building Permit process.

- Policy 5 To ensure public safety, no fill encroachment within a FEMA mapped floodway will be allowed without state and federal permits.

Parks and Open Space Policies

- Policy 1 Open space, particularly parks and recreation lands, shall be provided as an integral part of development.

- Policy 2 Open space can apply to many types of undeveloped and improved lands. Open space can be provided by protecting natural areas, parks, school grounds, golf courses, trails, street planters and medians, and house yards.

Parks enhance the quality of life in Sweet Home by providing open spaces, meeting places and playing fields that help draw residents together and add to Sweet Home’s sense of community.



Natural Features & Parks Land Use Designations

Land Use Designation	Purpose
Public - this designation includes Parks and Open Space	To provide areas suitable and desirable for recreation activities (both active and passive) and facilities. Recreation areas include but are not limited to open spaces (including cemeteries), scenic landscapes and waterways, parks, special use areas, and trails.
Natural Resource Overlay	To protect areas identified as significant natural resources. The designation ensures reasonable economic use of property while protecting valuable natural resources.

Chapter 4: Residential Lands and Housing

Community Goals

Sweet Home strives to establish residential areas that are safe, healthful and attractive places to live, and that will provide a maximum range of residential choices for the people in Sweet Home.

Overview

Through comprehensive planning, the City of Sweet Home can help guide the quantity, type, and affordability of its housing stock. Sweet Home recognizes the challenge of planning for a variety of housing options in both existing neighborhoods and new residential areas. How to achieve housing options that match the changing demographics and lifestyle of the residents will continue to be one of the challenges facing the community.



This chapter provides necessary information to guide housing policies within Sweet Home. There are many factors to consider when developing and implementing housing policies. The City of Sweet Home shall encourage provision of the right number of housing units of the right type and price for Sweet Home residents through designating appropriate acreage. This chapter explains how the Comprehensive Plan policies will help achieve both the City's housing goals and the Statewide Planning Goals.

Statewide Goal 10: Housing

Oregon Statewide Goal 10 requires cities to "provide for the housing needs of citizens of the State." This chapter presents the information the City of Sweet Home needs to make important decisions about housing.



Sweet Home's Residential Land Use Policies are designed to help plan for a variety of housing options that will meet the needs of all Sweet Home residents.

Under Goal 10 rules and guidelines, the Comprehensive Plan shall include the following information and components:

- ◇ An inventory of existing housing in Sweet Home, and
- ◇ Information about the number of needed housing units.
- ◇ A buildable lands inventory,
- ◇ A comparison of Sweet Home residents' incomes with the cost of available housing,
- ◇ Existing vacancy rates and housing demand,

People

Analyzing population trends makes up an important part of evaluating Sweet Home's current and future housing needs. Projecting Sweet Home's population for a 20 year planning period and knowing the characteristics of that population helps determine the City's overall housing need. It also helps answer questions like "How many new housing units will Sweet Home need over the next 20 years?" and "How much affordable housing does Sweet Home need?"

Sweet Home experienced considerable population increases during the 1930s and early 1950s. In the decades since then, Sweet Home's population experienced a slower growth rate than the rest of Linn County and Oregon. Between 1980 and 2000, Sweet Home's population grew from 6,960 to 8,016. This rate of growth will continue for the 20-year planning period, meaning that Sweet Home will have approximately 9,485 residents by 2020.

Needed Housing Units

City building permit records show that 438 residential building permits were issued between 1990 and 2000. The majority of these permits (88 %) were issued for single-family units, either detached or manufactured. Twelve percent of the permits were issued for multiple-family units. Sweet Home expects this trend to continue during the 20 year planning period, which means that the majority of new housing units will most likely be single-family homes. Sweet Home will add almost 1,500 people to its population between the years 2000 and 2020. To accommodate this growth in population, Sweet Home will require an additional 631 new dwelling units between 2000 and 2020.

Results from the Sweet Home Housing Needs Analysis show that, over the next 20 years, single-family housing will most likely fulfill the needs of home owners in Sweet Home, while *both* single-family residences *and* apartments will fulfill the needs of renters.



Types of Housing

Historically, the majority of homes in Sweet Home have been detached, single-family residences. According to the Buildable Lands Inventory, this trend will most likely continue during the 20-year planning period. Therefore, of the 631 new housing units, 505 will need to be single-family residences and 126 will need to be multiple-family residences (duplexes and apartment units).

Historically, most Sweet Home residents who own their home choose to live in single family residences. As of 1990, 83% of owners lived in site built single-family residences and 15% lived in manufactured homes. If this trend continues, most owner-



occupied housing needs will be met through single family homes. Very few owners lived in duplexes or multiple-family residences. The 55% of renters live in single-family residences and 10% live in manufactured homes. That means that renter-occupied housing needs will be met through single-family residences and multiple-family residences.

Affordability of Housing

Goal 10 requires Sweet Home to address the range of housing prices and rents in order to find out if a balance exists between the cost of housing and Sweet Home residents' income. The Housing Needs Analysis concluded that, of the 631 units Sweet Home will need for the 20-year planning period, a certain number of those units must be within a certain price or rent range in order to fulfill the needs of Sweet Home residents.

Table 4 below shows how many units in each price and rent range residents will need for the 20-year planning period.

Table 4
Needed Housing Units in Sweet Home 2000-2020²

Renter Occupied		Owner Occupied	
Needed Rental Units	Rental Rate	Needed Owner Units	Value ³
44	\$0-\$199	105	\$60,000
61	\$200-\$429	71	\$50,000-\$90,000
52	\$430-\$664	53	\$75,000-\$120,000
38	\$665-\$909	47	\$100,000-\$150,000
36	\$910-\$1149	74	\$125,000-\$225,000
17	\$1150+	37	\$187,500+
Total: 248		Total: 387	

Source: ECONorthwest, 2001

² The total 635 needed dwelling units listed in this Table differs due to a difference in the methodology used by ECONorthwest for the remainder of the analysis and the model required by the Department of Land Conservation and Development and reflected here. For more information, see the Sweet Home Housing and Economic Analysis . ECONorthwest. 2001.

³ The rates and values used by ECONorthwest are expressed in year 2000 dollars.

The majority of needed rental units have rents between \$199 and \$664. Less demand exists for rental units with rents above \$1,000. Similar trends exist for needed owner-occupied units. The most need exists for units that cost between \$60,000 and \$125,000, while less need exists for units priced above \$150,000.

Existing Lands and Needed Lands

Buildable Lands Inventory

Like every city in Oregon, Sweet Home must provide enough buildable land to accommodate future housing need for a 20-year planning period. For the purpose of analysis, "buildable" lands include vacant land and land where the value of the structures on the land equals or exceeds the value of the land. A buildable lands inventory serves an important function for the Comprehensive Plan. The inventory calculates the amount of suitable, available and necessary land for residential use. Because it describes how many acres of each type that exist in Sweet Home, the buildable lands inventory serves as the starting point for housing policies in Sweet Home.

The City of Sweet Home has 974 acres of developable residential lands. Of these 974 acres, Sweet Home has designated 700 acres as Urban Low Density, 109 acres as Urban Medium Density, with 166 acres designated as Urban High Density. Table 5 shows each land use designations and how many buildable acres exist in each land designation.

Table 5
Existing Buildable Residential Lands in Sweet Home
by Comprehensive Plan Map Designation

Designation	Buildable Acres
Residential Lands	
Urban High Density	166
Urban Medium Density	109
Urban Low Density	700
Total	975

Source: ECONorthwest, 2001

Needed Residential Lands 2000-2020

To accommodate the addition of approximately 631 dwelling units to the City's housing stock, Sweet Home will require a certain number of acres to be available for building. Because Sweet Home will continue to need different types of housing and lot sizes, the City will need to make a variety of zones available for residential uses. Table 6 illustrates how many acres Sweet Home needs for each different residential plan designation.

Statewide Planning Goal 10 requires cities to allow for a variety of residential land densities, which in turn allows for a variety of housing types. Table 6 compares Sweet Home's current mix of residential land with the amount it will need for the 20 year planning period.

Table 6
Comparison of Land Supply by Plan Designation and Land Need

	Low Density	Medium Density	High Density	Total
Needed Acres	88	58	10	155
Existing Acres	700	109	166	974
Surplus	612	51	156	819

Source: ECONorthwest, 2001

According to the Housing Needs Analysis, Sweet Home has more than enough residential land, in all designated densities, to provide for the City's residential housing needs during the 20 year planning period.

Sweet Home intends the Housing Policies listed below to help maintain and establish residential areas that are safe, healthful, and attractive places to live, and that provide a maximum range of residential choices for people in Sweet Home. As with all policies in this Plan, the Housing Policies act as a guide for Sweet Home's Zoning Code to implement the goals outlined in this chapter.



Population (2000)	8,016
Projected Population (2020):	9,485
Projected Growth Rate:	1.6%
Population (2003):	8,235
Actual Growth Rate (2000-2003):	1%
Projected New Residents (2020):	1,250

Residential Land Use Policies

- Policy 1 Residential areas will offer a wide variety of housing types in locations best suited to each housing type.
- Policy 2 Sweet Home will encourage rehabilitation or redevelopment of older residential areas.
- Policy 3 The City encourages flexibility in design to promote safety, livability, and preservation of natural features.
- Policy 4 Sweet Home establishes density recommendations in the Plan in order to maintain proper relationships between proposed public facilities, services, and population distribution.
- Policy 5 The City will work with public and nonprofit organizations that provide affordable housing within the community.
- Policy 6 Schools and parks shall be distributed throughout the residential section of the community.
- Policy 7 Where nonresidential uses abut residential areas in the community, nonresidential uses shall be subject to special development standards.
- Policy 8 Efforts will be made to complete or connect existing sidewalks along routes to schools, parks, or commercial areas.
- Policy 9 Development of residential local streets, whenever possible, will increase connectivity within and between neighborhoods.



The Sweet Home Residential Land Use Policies will help Sweet Home maintain and establish residential areas that are safe, healthful, and attractive places to live, and provide a maximum range of residential choices for people in Sweet Home.

- Policy 10 The maximum net development densities (not including streets), in high density residential areas shall not exceed 35 multi-family dwelling units per acre, based on the standards for unit type.

- Policy 11 In medium-density residential areas, single-family dwellings and two-family dwellings on corner lots would be consistent with the prevailing character of developed areas and compatible with adjoining land use in undeveloped areas. In these areas, the maximum net density shall not exceed 9 dwelling units per acre.
- Policy 12 The maximum net density (not including streets) in low density residential areas shall not exceed 5.4 dwelling units per acre for single-family dwellings.
- Policy 13 Many of the hillside areas of Class II slope or less (25% slope or less) provide attractive sites for residential use. The City may enact special development standards governing hillside development on Class II slopes.
- Policy 14 Efforts will be made to extend trails, pedestrian ways, and bikeways through existing residential areas.
- Policy 15 To encourage connectivity and pedestrian access, residential blocks shall meet the development standards, except when topographical constraints make the standards impractical. When existing conditions or topography prevent a cross street, a pedestrian access way to connect streets should be considered as part of the development.

Table 7
Comprehensive Plan Map
Residential Land Designations

Land Use Category	Purpose
Low Density Residential	To provide areas suitable and desirable for single-family homes, and appropriate community facilities (e.g., schools, parks, and churches).
Medium Density Residential	To provide areas suitable and desirable for single family homes, duplexes on corner lots, condominiums, town houses, and appropriate community facilities, at densities slightly higher than the low density areas.
High Density Residential	To provide areas suitable and desirable for higher density residential development, and particularly for apartments, manufactured home parks, other residential uses, and appropriate community facilities.
Mixed Use Residential	To provide areas for primarily medium to high density residential mixed-use developments, with limited commercial, institutional, office, and service uses distributed on a site in a manner sensitive to the street environment and adjacent residential areas.

Chapter 5: Economic Development and Lands for Economic Growth

Community Goal

Sweet Home recognizes its locational advantages and disadvantages and, therefore, residents and policy makers believe that the community should encourage economic development and growth in Sweet Home.



Overview

Economic development strives to improve the community's well-being by providing high paying jobs and a widely shared and sustainable quality of life.



A sustainable community is a community that uses its resources to meet current needs while ensuring that adequate resources are available for future generations. A sustainable community seeks a better quality of life for all its residents while maintaining nature's ability to function over time by minimizing waste, preventing pollution, promoting efficiency and developing local resources to revitalize the local economy. Decision making in a sustainable community stems from a rich civic life and shared information among community members. A sustainable community resembles a living system in which human, natural and economic elements are interdependent and draw strength from each other.

(Minnesota SEDEPTF, 1995)

The policies presented in this chapter seek to guide economic development in a way that improves the quality of life for residents in Sweet Home. This chapter also satisfies Goal 9 requirements that all cities in the State address certain aspects of economic development, such as economic patterns, potential areas of strength, and areas for improvement.

Historically, heavy manufacturing and resource extraction have been the industries that provided the "primary jobs" in communities across Oregon. These industries have been considered the foundation for a strong local economy because they produce goods that are sold outside the area. Examples of such local industries include sawmills and secondary wood product

manufacturing, among others. These firms bring money into the community and react less to fluctuations in the local economy. But over the years, national, State, and local economies have become less dependent on resource extraction and production for jobs that export goods and bring in money.

Statewide Planning Goal 9: Economic Development

Statewide Planning Goal 9, Economic Development, requires cities to provide lands suitable for economic growth. Goal 9 requires Comprehensive Plans to consider certain economic issues and incorporate policies designed to address those issues. According to Goal 9, Economic Development, Comprehensive Plans must include:

- ◇ An analysis of economic patterns, and business potential, strengths, and weaknesses as they relate to state and national trends,
- ◇ An inventory of buildable lands for economic growth (usually commercial and industrial), and
- ◇ Policies concerning the economic development opportunities in the community.

Sweet Home's Changing Economy

The concept of primary jobs has broadened to include such diverse businesses as high technology products, tourism and business services (firms providing services to other businesses). To keep pace with changing economic conditions the City of Sweet Home strives to encourage, retain, or expand businesses that will position Sweet Home for the next generation of jobs. Sweet Home ranks as the third largest city and the third largest employment center in Linn County.

Located at the eastern edge of the Willamette Valley, Sweet Home lies twenty to thirty miles away from major north-south transportation routes and population centers in the Willamette Valley. Highway 20 serves as the primary transportation route linking Sweet Home to Lebanon and Albany to the west and Salem and Portland to the north, as well as the resources and recreational opportunities of the Cascade Mountains to the east. Highway 34 also serves as a connection from Highway 20 to Interstate 5 to the west. Highway 228 links Sweet Home to Interstate 5 for southern locations, such as Eugene, Springfield, and Medford.

Historically, lumber and wood products have provided the primary employment opportunities in Sweet Home. The lumber and wood products industries provided the most jobs in 1990, accounting for 23% of total employment. By 1997, that number had fallen to 16% of total employment. Other industries have taken over a larger share of the total employment since then, such as industries in the "Other Manufacturing," "Services," and "Retail" categories. A large share of the employment growth in Sweet Home resulted from new businesses.

Sweet Home's Comparative Advantage

Sweet Home's economic advantages include its small size and proximity to recreational opportunities. These characteristics will continue to attract new residents and drive the growth of the trades, services, and small, specialty manufacturing firms.

National Economic Forecasts

Economic development in Linn County over the next twenty years will grow similar to the national level.

Sweet Home's economic development policies seek to improve our community's well-being by providing high-paying jobs and a widely shared and sustainable quality of life.



The most influential national trends include:

- ◇ Continued westward migration of the U.S. population.
- ◇ Increasing importance of "quality of life" issues when deciding where to live.
- ◇ Increasing importance and growth in Pacific Rim Trade
- ◇ The growing importance of education as a factor that determines wages and household income.
- ◇ The decline of employment in resource-intensive industries.
- ◇ The increase of employment in service-oriented and high tech manufacturing sectors of the economy.
- ◇ The increasing integration of non-metropolitan and metropolitan areas.

Economic Forecast for Sweet Home

Economists expect Oregon's economy to follow a pattern of modest growth in the long run. Sweet Home will add 1,940 people between the years 2000 and 2020. Employment in Sweet Home will grow at a rate of 1.2% per year, resulting in 633 new jobs in Sweet Home.

Table 8
Forecast of Employment - Linn County and Sweet Home

	2000 Jobs	2020 Jobs	Increase in Jobs	Growth Rate
Linn County	42,347	53,927	11,580	1.2%
Commercial	6,952	8,089	1,137	0.8%
Office	9,024	14,021	4,997	2.2%
Industrial	19,392	23,189	3,797	0.9%
Public	6,979	8,628	1,649	1.1%
Sweet Home	2,432	3,065	633	1.2%
Commercial	457	533	76	0.8%
Office	379	592	213	2.3%
Industrial	984	1,183	199	0.9%
Public	612	757	145	1.1%

Source: ECONorthwest, 2001

Buildable Lands Inventory

To support beneficial economic growth in the community, a determination of how much and what kind of land Sweet Home will need for the 20 year period must be made. An inventory of lands available for commercial and industrial uses in Sweet Home shows that the City of Sweet Home has an ample supply of lands for a variety of uses. Sweet Home will need a certain amount of land to support the following economic categories: commercial, office, industrial, and public.

Table 9 illustrates the number of acres needed within each land designation, according to the number of new employees predicted to arrive in Sweet Home over the 20 year period ending in 2020.

Table 9
Lands Needed to Support Employment Growth
2020

Land Type	New Employees 2000-2020	Employees per Acre	Land Needed
Commercial	76	15	5 acres
Office	213	19	11 acres
Industrial	199	12	16 acres
Public	145	16	9 acres
Total	633		41 acres

Source: ECONorthwest 2001

Table 10 shows the available lands for each economic category compared to the demand for these lands. As the table shows, Sweet Home has a surplus of land within each land type. While economic development between 2000 and 2020 will require 41 acres of land, Sweet Home has a supply of 608 acres. The overall surplus of lands for economic growth is 567 acres.

Table 10
Buildable Lands for Economic Development:
Comparison of Available and Needed Lands, 2000-2020

	Commercial/Office	Industrial	Public
Demand	16	16	9
Supply	117	480	11
Surplus	+101	+464	+2

Source: 2003 Update of ECONorthwest BLI

Sweet Home has more than enough land within its City limits to support economic and employment growth for the 20-year planning period. This means that Sweet Home can provide for an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of commercial and industrial uses that correspond with the Comprehensive Plan policies.

Economic Development Policies

Policy 1 Sweet Home desires new businesses, which will provide jobs for Sweet Home residents, to locate in the City.

Policy 2 Sweet Home shall direct community effort toward improving the general appearance of commercial and industrial areas so they make a positive contribution to the environment of the community.



Policy 3 The City will strive to retain and enhance desirable existing commercial properties and encourage property owners' efforts to rehabilitate or redevelop older commercial areas.

Policy 4 The Central Commercial designation is the traditional downtown shopping/business center. This designation provides for frequent shopping and service needs for residents.

Policy 5 The development and redevelopment of the Central Commercial designation should:

- ◊ Maintain the down town character as identified by the community.
- ◊ Meet off-street parking standards.

Policy 6 The Highway Commercial designation provides for uses that have large size requirements, or that are oriented to highway access.

Policy 7 Sweet Home will require businesses in the Highway Commercial zone to have plans showing the design for vehicular traffic, and that address pedestrian and bicycle needs.

Policy 8 Sweet Home will encourage mixed use commercial developments with limited vehicle access points.

Policy 9 Sweet Home will require off-street parking for each developed site in accordance with the parking standards of the City's zoning ordinance. Existing off-street parking will be required to comply when redevelopment occurs.

Policy 10 The Recreation Commercial Designation provides for a mixture of commercial and residential uses associated with recreational development.

- ◊ Sweet Home will encourage enhancement of natural features.
- ◊ Development shall avoid negative impacts on the natural features of the land. If a negative impact cannot be avoided, development shall minimize the impacts and be mitigated on site.

Policy 11 The range of Industrial Designations will meet the need for industrial diversification in Sweet Home. Designated areas provide the opportunity for new industries to locate in the community and for existing industries to grow.

Policy 12 Sweet Home desires to have new industrial development characterized by a lack of significant environmental pollution.

A more sustainable economy promises great environmental and economic benefits though the transition will not be without pain.
(Renner, 1991)



Policy 13 Wherever industrial zones abut residential zoning, Sweet Home will establish special development standards relating to setbacks, screening, signs, and building height.

Table 11
Comprehensive Plan Land Designations
for Economic Development

Land Use Designation	Purpose
Central Commercial	To provide an area suitable and desirable for retail and service firms, offices, financial institutions, and other uses appropriate in the intensively developed commercial center of the community.
Highway Commercial	To provide suitable and desirable commercial areas along the highway intended to meet the business needs of the community.
Recreation Commercial	To provide and maintain areas that possess unique characteristics for recreational commercial development that is suitable and desirable for businesses catering to tourist and recreational activity. High standards should encourage maintaining and enhancing the appearance of the area and its unique value to the community.
Heavy Industrial	To provide areas for intense manufacturing activities that are characterized by their potential conflicts with residential and other land uses.
General Industrial	To provide for the appropriate locations for general industrial uses with minimum conflict between industrial uses and residential and commercial uses.
Light Industrial	To provide for heavier commercial use and limited manufacturing that have few nuisance characteristics.

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Chapter 6: Transportation Systems

Community Goal

The City of Sweet Home wants a well-planned, comprehensive transportation system that balances the needs of future land development with a system that serves all users.



Overview

This chapter revolves around the Sweet Home Transportation System Plan (TSP), prepared in 2005. The Transportation System Plan analyzes existing policies and conditions, examines the impacts of future growth on transportation systems, and identifies alternatives designed to address Sweet Home's transportation system needs.

Statewide Planning Goal 12: Transportation

Oregon Statewide Goal 12 requires cities to provide and encourage a safe, convenient, and economic transportation system. The goal requires that cities achieve this by developing an effective transportation system plan. Similar to other statewide goal requirements, the State requires transportation system plans to consider the following:

- ◇ Existing local, regional, and state transportation needs within the community;
- ◇ Avoiding principal reliance upon any one mode of transportation;
- ◇ Ways to minimize adverse social, economic, and environmental impacts and costs;
- ◇ Ways to conserve energy;
- ◇ Ways to meet the transportation needs of the disadvantaged;
- ◇ Compliance with local and regional comprehensive plans.

Street System Plan

The Transportation System Plan describes and illustrates in detail the Sweet Home street system. All of the roads in Sweet Home have been classified according to their function. Each classification has specific guidelines that determine how the road shall be improved and used, including posted speed limits, lane widths, parking requirements, bike amenities, and maximum grade.

Principal Arterial

Function: A principal arterial carries traffic from one community to another, carries through-traffic, and provides for maximum mobility and continuity of movement.

Access: Traffic mobility is favored over direct access to abutting properties. Limited access control exists along Highway Route 20. Access permits are required as well. On Highway Route 228, access is controlled through permits. New accesses are permitted only where there is no reasonable access to a side street.

Features: Channelization to control turning movements at intersections; traffic signals at appropriate intersections (i.e., intersections with significantly high volumes) and stop signs for all other intersecting streets; pedestrian crosswalks at grade; parking restricted where it conflicts with smooth traffic flow, particularly near intersections; sidewalks needed in all urban areas.

Minor Arterial

Function: To provide access and circulation within residential neighborhoods and commercial/industrial areas.

Access: Minor arterials serve neighborhoods and distribute vehicle trips through the area to their ultimate destinations. Controlled access may not be required for all minor arterials.

Features: The standard minor arterial includes a range of uses that typically result in a greater intensity of development along its route or at major intersections with other collectors or arterials.

Collectors

Function: Collectors minimize the impact of traffic to adjacent land uses and that serves a less intense residential area. Collectors carry traffic between minor streets and the arterial system and function as a primary traffic carrier within a neighborhood.

Access: Controlled access is generally unnecessary.

Features: Traffic controls, such as "stop" and "yield right-of-way" signs for intersecting minor streets in order to discourage through traffic on the minor streets; pedestrian crosswalks at intersections; sidewalks needed in all urban areas; provision for bicycle paths shall be considered on road shoulders in outlying areas as part of new construction projects.

Local Streets

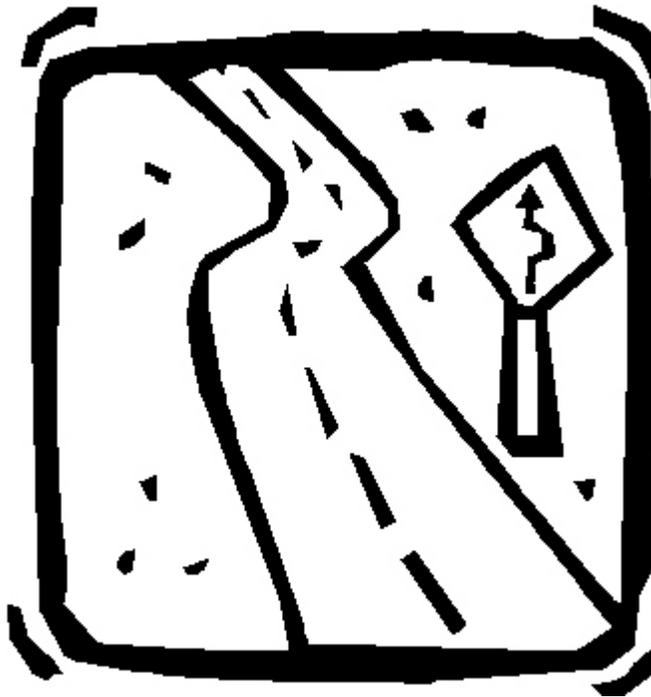
Function: Local streets provide access to immediately adjacent land. Local streets provide access to abutting property with only incidental service to through traffic.

Features: Local streets have identified traffic calming techniques, which may be constructed at the time of development.

Access: Local streets shall be designed to minimize the impact of traffic on adjacent development.

Proposed Street Improvement Projects

The projects identified in Chapter 8 of 2005 Transportation System Plan are to be considered during the 20 year planning period. More information on each of the identified projects can be found in the TSP.



Other Transportation Facilities

Pedestrian and Bicycle

Pedestrian and bicycle facilities provide a safe alternative route for non motorized transportation. The City has a Pedestrian and Bicycle Plan, found in Chapter 6 of the TSP, including needed facilities and implementation strategies



Rail

One rail line serves Sweet Home, owned by Burlington Northern. ODOT - Rail Division Crossing Log indicates nine legal crossings in Sweet Home.



Air

Langmack Airport lies south of Airport Road, between 43rd and 47th Avenues. State and Federal agencies designate Langmack as a privately owned, private use airport. A Conditional Use Permit allowed the airport's location in a Single Family Residential zone. The approval included a 2,200 foot runway.

Bus Transportation

No regional, commercial bus lines provide service to Sweet Home. Trail Ways bus lines used to serve Sweet Home. A shuttle, provided in association with the Sweet Home Senior Center, provides service that links Albany, Lebanon and Sweet Home.



Transportation Policies

- Policy 1 As a general guideline, all streets shall carry volumes and speeds at the appropriate range for all street classifications as described the Functional Classifications Guidelines.
- Policy 2 To achieve consistency in construction, operation, and maintenance within street classifications, Sweet Home shall classify streets according to their function.
- Policy 3 The roadway design standards in the Transportation System Plan shall be implemented in the land development and land division ordinances for the development of future roadway facilities.
- Policy 4 Private streets must be built to City standards as approved as part of the development plan.
- Policy 5 The Standards for Pedestrian and Bicycle System improvements listed in the Transportation System Plan, shall be implemented when reviewing new development.
- Policy 6 The City shall encourage access management actions that:
- ◊ Minimize the number of potential conflicts among all users of the street system.
 - ◊ Minimize local cost for transportation improvements needed to provide additional capacity and/or access improvements along unimproved roadways.
- Policy 7 The City seeks to encourage transportation projects that enhance overall system continuity. Where ever possible, the City shall consider, the street connectivity when reviewing new street development.
- Policy 8 Many existing streets in Sweet Home do not meet the standards and it may not be possible to improve the streets to the maximum extent feasible to meet access conditions and "traffic feature" standards. It may be necessary in some circumstances to prohibit parking on one or both sides of the street, particularly on designated arterials and collectors.
- Policy 9 The City shall study and implement financing options for needed street improvements.

Chapter 7: Public Facilities

Community Goal

Sweet Home strives to provide a timely, orderly, and efficient arrangement of public facilities and services that provide a framework for community development within the urban growth boundary.

Overview

Public Facilities play an integral role in the City's Comprehensive Plan because the timing and placement of basic urban services and facilities (emergency services, library, parks, schools, sanitary sewer, storm drains, solid waste, energy and communication utilities, and water) will influence the rate and direction of the community's growth. The Public Facilities chapter serves as a guide that indicates general locations, development policies, and priorities for public facilities needed in the community. The City of Sweet Home bases its policies on two basic principles:

- ◊ Community facilities will guide future urban development;
- ◊ Insuring that those benefitting from new development equitably pay for the services extended for their benefit.

Statewide Planning Goal

Oregon Statewide Goal 11, Public Facilities and Services, requires cities to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

General Facilities

Many facilities, such as schools, electrical substations, and water storage reservoirs do not have many alternative locations, as they must be accessible to the area they are intended to serve. Because of limited siting choices for facilities, consideration of impacts on the surrounding environment shall play a key role in designing, constructing, and maintaining the facility.

The long-term maintenance costs and their impacts on local budgets should be considered early in the design phase of a facility. Having an understanding of maintenance costs at the outset of a project will also provide the necessary financial information to keep the facility in good condition in the future.

The following documents make up the Facilities Plan:

- ◇ Sweet Home Parks System Master Plan, 1983.
- ◇ Sweet Home Wastewater Facilities Master Plan, 1989.
- ◇ Street Lighting Master Plan, 1992.
- ◇ Sweet Home Master Storm Drainage Plan, 1997.
- ◇ Water Systems Master Plan, 1997.
- ◇ Transportation System Plan, 1998.
- ◇ Master Street Plan and Capital Maintenance Program, 2001.
- ◇ Sweet Home Park Inventory, 2002.
- ◇ Street Pavement Management Plan, 2003

Table 14 provides a list of projects proposed in the Public Facilities Plan. For detailed information on these projects, please refer to supporting documents listed above.

Public Buildings

City of Sweet Home

Sweet Home upgraded City Hall in 2002, providing more space and making all of the City offices accessible to the disabled. City Hall will continue to serve the needs of the City for the planning period.

The Council Chamber and Municipal Court have relocated into a modular building adjacent to City Hall. This modular building will continue to serve for many years, but will need to be replaced within the 20 year planning period.

The Police constructed a new facility in 2001, located centrally within the City. The new emergency services building will serve the Police for many years, including the 20 year planning period.

The City library has room for expansion in the future if needed. The building will continue to serve the City well within the planning period.

Sweet Home Fire and Ambulance District

The Sweet Home Fire and Ambulance District (SHFAD) leases two buildings owned by the City of Sweet Home. The main office resides in a new facility, which will serve the District for the planning period, with room for moderate expansion should the need arise. The facility provides accommodations for emergency medical technicians (EMT). The secondary station provides equipment storage in the eastern part of the City.



United State Postal Service



The USPS has a centrally located facility and the Foster facility that meet the needs of the community. No needs for expansion have been identified.

Table 13
Proposed Public Facilities Projects

Title	Cost	Location	Completion
Water Treatment Plant Intake & Pipes Total	\$8,000,000 <u>1,569,500</u> \$9,500,000	Foster Reservoir Foster Dam to west side	2007
Pipe Replacement Program	\$200,000-\$250,000 Per year	City Wide	2014
Reservoir Replacement	unknown	Replacement of the 300,000 gallon original City reservoir at the 10 th Avenue Reservoir site.	2005
Street Improvements		For a description & map of proposed projects, see Chapter 6: Transportation.	-
Sewer Improvements ⁴	\$2,000,000	Wet weather flow management of support facilities. Oregon DEQ-MAO	2004

Schools

The High School rebuilt the primary area of class rooms and the gym in 2003. This facility will meet the needs of the community for the 20 year planning period.

The Elementary and Junior High schools continue to meet the needs of the community. As the City evaluates the merits of residential proposals, the analysis ought to include impacts on schools, particularly elementary schools within the City.



Infrastructure

Solid Waste

Sweet Home Sanitation currently operates the solid waste transfer site serving Sweet Home. The transfer station facility at 18th and Main meets current and projected needs.

Storm Drainage

The City should use the natural capabilities of natural features (rivers, creeks, drainage, vegetation, soils, etc.) to reduce the damaging effects of runoff.

⁴ Phase 1 from the Wastewater Treatment Master Plan

Waste Water

The municipal sewage treatment plant currently has the potential capacity to treat existing residential, commercial, and industrial loads. However, inflow and infiltration (I & I), as well as equipment deterioration causes a substantial decrease in effective treatment capacity. Various improvements have been identified in the Wastewater Treatment Facilities Master Plan as necessary. These improvements will proportionally increase treatment capacity for residential, commercial, or industrial connections.

Because the waste from certain types of industries can overload on treatment facilities, Sweet Home will consider this problem in its promotion of and advancement of industrial growth.

Water

In 2003, peak usages in the summer months rise to the range of 2.0 million gallons per day (MGD). Based on the 1997 Water Systems Master Plan, the projected 2010 needs are 3.6 MGD, assuming that the entire City area will be served. To meet the year 2010 projected needs, a new water treatment plant must have a capacity of 8.0 MGD.

Most relatively old distribution lines have deteriorated (primarily galvanized and cast iron) or are undersized (less than 6 inch diameter). The City needs to insure that existing substandard conditions are not further aggravated.



The City may require additional reservoir capacity as the City grows. Replacement of aging reservoirs with additional capacity will meet the City's needs. Reservoir capacity must provide sufficient storage volume for the sum of three specific requirements.

- ◊ Peaking storage, equal to approximately 50 percent of the maximum daily demand for the area served by the reservoir; plus
- ◊ Fire storage, equal to the volume of water required to provide the maximum recommended fire flow in the reservoir service area for the required duration; plus
- ◊ Reserve storage, equal to about one-fourth of the maximum daily demand.

The peak storage provides for the hourly variation of service level demand. Water for fire storage should be computed on basis of anticipated fire flow conditions. Reserve storage provides adequate water for emergency conditions such as an area wide power outage, curtailment of supply, or a major pipeline failure. Reservoir storage should be equal to or greater than existing storage.

Utilities

The City prefers to have private and public utilities (electric, gas, cable T.V., etc.) Installations underground and in advance of street construction. The City needs to coordinate the extension of these utilities to minimize installation cost as new areas of the community are developed.

Facilities Policies

- Policy 1 Each community facility shall be appropriately located with respect to the area served.
- Policy 2 Each community facility shall be designed to a capacity that will meet anticipated needs and constructed in such a manner that future improvements and additions can be made.
- Policy 3 Each facility shall be designed, constructed, and landscaped in a manner that will enhance the surrounding area. Ample consideration must be given to factors that minimize potential negative impacts on the immediate area.
- Policy 4 The City should earmark a portion of revenue generated from users fees for replacement of deteriorated or undersized water distribution lines.
- Policy 5 As a part of the City's Capital Improvement Plan, a replacement schedule for undersized and deteriorated distribution lines should be established.
- Policy 6 The City should adopt appropriate policies and standards that require as a minimum, 8 inch ductile iron pipe or PVC for all new water distribution lines.
- Policy 7 Pressure zones separated by pump stations should have power backups if they are not gravity flow water systems.
- Policy 8 Water reservoir sites shall be selected to meet the following criteria as completely as possible:
- ◇ The site shall be as close to the service area as possible to minimize transmission pipeline costs;
 - ◇ The site should be on reasonably flat ground to keep down excavation costs;
 - ◇ The site should be located as close as possible to natural drainage routes to keep the cost of overflow water disposal facilities to a minimum; and
 - ◇ The site shall allow the reservoir to blend into the neighborhood with an aesthetically pleasing appearance.
- Policy 9 At each reservoir there should be water level sensing equipment to transmit data to the pump station for pump control and to a central supervisory control panel.

- Policy 10 The City shall consider alternative funding techniques that would generate revenues to coincide with new development for water reservoir expansion programs.
- Policy 11 To assist developers in the funding of water main extensions, the City should continue its policies of:
- ◊ Providing reimbursement agreements to developers and abutting property owners for main line extension costs that benefit other properties.
 - ◊ Paying for over sizing of main lines.
- Policy 12 The use of nonstructural storm water controls (land use policies and regulations) shall be implemented where appropriate to insure proper use and enhancement of naturally occurring runoff-control features.
- Policy 13 The City shall continue to separate sanitary sewer systems from storm drain facilities to maximize sewage treatment capabilities.
- Policy 14 The City shall take actions to reduce infiltration and replace equipment.
- Policy 15 The City shall consider alternatives for the handling of water treatment plant backwash discharge and disinfection contact time prior to the first residential service in order to increase the wastewater plant capabilities.
- Policy 16 The City must evaluate acceptance of industrial wastewater loads in relation to the cost/benefit ratio for providing service.
- Policy 17 The City shall continue with some form of development charge levied against new development for the actual cost of extending sewage treatment service.
- Policy 18 The City shall review franchise agreements to ensure residents have access to the appropriate level of service. A provision of any new franchise agreement executed by the City shall be the recognition of the "Comprehensive Plan Use Map" and attendant policies as the official document directing growth.

Chapter 8: Plan Management

Goal

Sweet Home strives to maintain up to date community plans that encourage effective participation in the decision making process.

Overview

Citizen participation is a hallmark of Oregon's planning program. Cities must inform citizens and provide an opportunity for communication between citizens and the decision makers. The citizens must also have the opportunity to access technical information and effectively participate in the decision making process. Each city in Oregon must include a citizen involvement program in its Comprehensive Plan.



The Planning Commission acts as Sweet Home's official Committee for Citizen Involvement (CCI) and carries out a comprehensive planning program. The program provides adequate time for citizen comments during all public hearings and workshops. The Planning Commission advises the City Council on land use planning issues and policy.

Statewide Planning Goal 1

Oregon Statewide Planning Goal 1 requires cities to "develop a citizen involvement program that insures the opportunity for citizens to be involved with all phases of the planning process." The citizen involvement program must incorporate the following elements as outlined in the statewide planning goal guidelines:

- ▶ Provide for a Citizen Involvement Committee,
- ▶ Ensure communication between citizens and elected and appointed officials,
- ▶ Provide opportunities for citizens to be involved in the planning program at all stages of the process,
- ▶ Make technical information available to the public, and
- ▶ Provide feedback to the citizens.

Implementation Tools

The City of Sweet Home uses two major tools to implement the goals and policies set forth in the Comprehensive Plan.

Zoning Codes

The Zoning Codes regulate the use of land on a comprehensive basis. More specifically, the Zoning Codes divide the community into residential, commercial, industrial, and other use zones based on the Comprehensive Plan. Each zone has standards and regulations that determine the allowed uses on that land and the standards to which structures must conform, such as building height, yard setbacks,

and lot size. The Codes consists of text, found in Title 17 of the Sweet Home Municipal Codes, and an official Zoning Map.

The Zoning Codes fulfill two major roles. First, zoning promotes the public health, safety, and welfare of Sweet Home. Secondly, the Zoning Codes implement the Comprehensive Plan. Oregon Revised Statute 197.175 states that cities will:

- ★ Prepare, adopt, amend, and revise comprehensive plans in compliance with Statewide Planning Goals; and
- ★ Enact land use regulations to implement their comprehensive plan.

In a broad sense, zoning encourages the orderly development of the community and implements the Comprehensive Plan. Zoning can only partially relate to the long-term aspects of the plan because as a regulatory tool, it must relate to the current conditions within the City of Sweet Home.

The Comprehensive Plan provides a general and long-range policy for the City while the Zoning Codes serve as a legal ordinance with binding provisions on land development. The various zones have specific boundaries and when drafting the Zoning Ordinance, the City considers how each land parcel will be effected.

Zoning Code provisions and the Zoning Map can be amended. Amendments shall be consistent with the Comprehensive Plan. If proposed amendments to the Zoning Codes do not comply with the Comprehensive Plan, the Comprehensive Plan must also be amended so that the two documents correspond.

Subdivision Codes

The Subdivision Codes provide the City with standards and regulations for the approval of new subdivisions and partitions. The Subdivision Codes, found in Title 16 of the Sweet Home Municipal Code, include design standards for streets, blocks, and other improvements. The Codes provide the application procedures for approval of all land divisions or property line adjustments within the City. The Subdivision Codes relate to the Comprehensive Plan by assuring proper design of residential areas and in the design and location of needed public facilities.

Updating the Plan

Making the Comprehensive Plan a basic part of the community's planning process and an ongoing active function of City government will keep the Plan as a viable and useable policy document. The Comprehensive Plan needs to be updated occasionally for the following reasons:

- ✓ To accurately reflect changes in the community.
- ✓ To ensure integration with other policies, Zoning Codes, and Subdivision Codes.

Periodic Review

The State requires cities to update the Comprehensive Plan through Periodic Reviews. The Department of Land Conservation and Development initiates Periodic Review every seven to ten years, or when changing conditions require an update to comply

with state law. Periodic Review assures that comprehensive plans and land use regulations remain in compliance with the State law. The Statewide Planning Goals require adequate provisions for needed housing, employment, transportation, and public facilities and services. Periodic Review requires a cooperative process between the state, local governments, and other interested persons.

Post Acknowledgment Plan Amendment (PAPA)

A Post Acknowledgment Plan Amendment process acts as the other way to change or update the Comprehensive Plan (outside of Periodic Review). Cities must comply with state law, Statewide Planning Goals, and the local plans must be complied with during the PAPA process.

Citizen Involvement Policies

- Policy 1 The Sweet Home Planning Commission serves as the City's official Committee for Citizen Involvement. The Council appoints citizens to the Commission.
- Policy 2 The Planning Commission shall conduct meetings open to the community throughout the planning process. The City advertises meetings through the media, neighborhood and community organizations, and in other ways to provide opportunities for all interested groups and individuals to participate in all stages of the planning process.
- Policy 3 The City shall inform citizens by:
- a. Providing agendas upon request and making them available for public review.
 - b. Providing a copy of a staff report to be used in a land use hearing upon request and it available for public review.
 - c. Making technical studies and other information used in the decision making process available for public review or purchase.
 - d. When possible, making any of the above information available electronically by request.
 - e. Making the official minutes of the Planning Commission and City Council available for public review or purchase.
- Policy 4 The City shall provide citizens and community groups with a variety of opportunities to have a clear and direct access to the planning process so the City obtains information from citizens regarding all aspects of community planning.
- Policy 5 To assure effective participation in the planning process, the City shall listen to, review and consider citizens' input in policy decisions.
- Policy 6 The City shall provide participants in land use hearings with a copy of the final decision and Findings of Fact.
- Policy 7 The City shall provide adequate resources and funding for citizen involvement.



Plan Amendment Policies

- Policy 1 The City Council may amend the Comprehensive Plan after referral to the Planning Commission for review, revisions, and recommendations.
- Policy 2 Changes to the Plan shall be made by ordinance after public hearings.
- Policy 3 Changes in the Plan shall be incorporated directly into the document at the appropriate place. A list of all amendments with date of passage should be a part of the document.
- Policy 4 An amendment to the Comprehensive Plan shall be considered when one or more of the following conditions exist:
- a. Updated data demonstrates significantly different trends than previous data;
 - b. New data reflects new or previously undisclosed public needs;
 - c. New community attitude represents a significant departure from previous attitude as reflected by the Planning Commission or City Council;
 - d. Statutory changes significantly affect the applicability or appropriateness of existing plan policies.
- Policy 5 Property owners, their authorized agents, or the City Council may initiate a Comprehensive Plan amendment. In order to obtain a Comprehensive Plan amendment the applicants have the burden of proof that all of the following conditions exist:
- a. There is a need for the proposed change;
 - b. The identified need can best be served by granting the change requested;
 - c. The proposed change complies with the Statewide Planning Goals; and ,
 - d. The proposed change complies with all other elements of the City's Comprehensive Plan.

Appendix A
Ordinance Adopting the Comprehensive Plan
and Supporting Documents

Appendix B

Supporting Documents

1. Sweet Home Parks System Master Plan. City of Sweet Home and Oregon District 4 Council of Governments. 1983.
2. Significant Historic Resources in Sweet Home. Elaine Smith, Linn County Historic Preservation Coordinator, Linn County Planning and Building Department. 1984
3. Sweet Home Wastewater Facilities Master Plan. Kramer, Chin & Mayo. 1989.
4. Water Systems Master Plan. JL Groff Engineering. 1997.
5. Sweet Home Master Storm Drainage Plan. Devco Engineering, Inc. 1997.
6. Sweet Home Transportation System Plan. Satre Associates Group Mackenzie. 2005.
7. Street Pavement Management Plan. W & H Pacific. 1998.
8. Analysis of the Regional Economy and Housing for Linn and Benton Counties. ECONorthwest. Cascade West Council of Governments. 1999.
9. City of Sweet Home Riparian Inventory. Pacific Habitat Services, Inc. 2000.
10. City of Sweet Home Local Wetlands Inventory. Pacific Habitat Services, Inc. 2000.
11. Master Street Plan and Capital Maintenance Program. 2001.
12. Sweet Home Strategic Plan. City of Sweet Home. 2001.
13. Sweet Home Housing and Economic Analysis. ECONorthwest. 2001.
14. Sweet Home Parks Inventory. Community Planning Workshop, University of Oregon. 2002.
15. The Flood Insurance Study for Linn County, Oregon and Incorporated Areas dated September 29, 2010

Appendix C Intergovernmental Agreements

1. Agreement between the City of Sweet Home, Oregon and Linn County, Oregon for the management of the Sweet Home Comprehensive Plan as it pertains to the Urban Growth Boundary and the Planning Review Area.
2. Intergovernmental Agreement for Ambulance and Fire Protection Services between the Sweet Home Rural Fire Protection District, Sweet Home Ambulance District and the City of Sweet Home.

Appendix D
Key Persons Who Worked on 2003 Update

City Planning Staff
Carol Lewis
Community Development Director

Charlene Adams
Planning Assistant

Susan Hopkins
Planning Intern

Planning Commission

Dick Meyers
Jessica Coward
Frank Javersak
Alan Culver
Michael Kinney
Rich Rowley
Henry Wolthuis

City Council

Tim McQueary
Craig Fentiman
Jim Gourley
Jim Bean
Dick Hill
Bob McIntyre
Robert Danielson
Jessica Coward

Participants in City Council and Planning Commission
Work Sessions, Meetings, and Open Houses

Strategic Plan Steering Committee
and Participants as Follows on the Next Page

Friends of Linn County

Thank You!

Participants in the 2001 Strategic Plan Update

Christopher J. Roach RDI Facilitator	Joanne West	Jessica Coward
Larry Blem	Russ Allen	Henry Wolthuis
Dantette Burgey	Loanne Huschka	Rod Stidham
Andrea Meyers	Nancy Reynolds	Michael Kinney
Brian Carroll	Bob Burford	Bill Carroll
Vivian Chelstad	Mike Beaver	C.M. Martin
Christie Connard	Mike Adams	Kim Cleveland
John Paul Crowe	Carol Lewis	Kay & Joyce Ohnesorge
Don Hopkins	Charlene Adams	Russell Peters
Corky Lowen	Dick Knowles	Vern Tidwell
Judy Maniates	Kevin McLaughlin	Bob Simmonds
Mary Mansfield	Jean McKinney	Bob Waibel
Craig Martin	Dina Whitfield	Keith & Doris Eck
Tim McQueary	Christie Locke	Bud Liberatore
Keith Miller	Candy Duncan	Jim Bean
Sean Morgan	Claudette Vail	Robert Danielson
Cliff & Rita Oden	Sylvia Stock	Craig Fentiman
Gary Rasmussen	Bob Ratter	Jim Gourley
John Sandberg	Dick Meyers	Bob McIntire
Mike Rasmach	Richard Rowley	Dick Hill
	Alan Culver	Lonnie Lancaster

Appendix E Comprehensive Plan Amendments

Comprehensive Plan Text

Adopted 4-7-1981 (Ordinance 831)

Amended for Periodic Review 2-27-1990 (Ordinance 1013)

Comprehensive Plan Map

Acknowledged 4-15-1982

Reaffirmed 6-29-1990

Amendments

<u>Ordinance No.</u>	<u>Adoption Date</u>	<u>Comments</u>
831	4-7-1981	Adopting the Comprehensive Plan
933	6-11-1985	Amending Map for a single property
1013	2-27-1990	Adopting the Amended Comprehensive Plan
1069	4-26-1994	Amending Text to allow manufactured homes on single lots
1070	10-21-1994	Amending Map for a single property
1081	12-13-1994	Amending Map for a UGB expansion
1083	6-19-1995	Amending Map for a single property
1102	4-22-1997	Amending Map for a single property
1105	5-27-1997	Amending Map for two properties
1114	12-9-1997	Amending Map for a single property
1125	11-9-1999	Amending Map for a single property
1151	9-23-2003	Adopting new Text and Map
1172	7-12-2005	Adopting updated TSP and Text amendments
1218	8-27-2010	Adopting new FEMA Study and Text amendments