Sweet Home
Buildable Lands Inventory

Final Report

Submitted to:

City of Sweet Home

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Community Planning Workshop

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Chapter 1: Introduction

This report, prepared by the University of Oregon's Community Planning Workshop (CPW), presents an updated buildable lands inventory for the City of Sweet Home. The update is part of the City's ongoing monitoring efforts and is current as of March 2007. Moreover, the City has seen significant amounts of development and made substantial changes to its Comprehensive Plan and Plan Map since the previous inventory was completed in 2000. The buildable lands inventory update includes all lands within the Sweet Home Urban Growth Boundary (UGB).

Background

In 2000, the City of Sweet Home hired ECONorthwest to create an Economic and Housing Analysis, as required by Statewide Planning Goals 9 (economy) and 10 (housing.) The 2000 report generated a Buildable Land Inventory (BLI) for Residential and Commercial/Industrial land, and completed a needs analysis that included both residential and economic opportunity needs.

Since the 2000 ECONorthwest report, there has been significant residential growth in Sweet Home. Moreover, the as a result of a major proposed housing development, the City made significant changes to its Comprehensive Plan and Plan Map. The most significant change in terms of the City's buildable land base was the redesignation of many large parcels north of Highway 20 from Heavy Industrial (HI) to Recreation Commercial (RC). The RC designation allows housing outright.

The City of Sweet Home contracted the Community Planning Workshop at the University of Oregon to prepare an updated BLI for the City, pursuant to statewide planning Goals 9, 10, and 14. The updated inventory reflects local plan changes as well as changes in the definitions of buildable employment land in the recently updated Goal 9 administrative rule (OAR 660-009-0005).

Purpose

The purpose of this technical report is to provide an updated buildable lands inventory, consistent with Statewide Planning Goals 9, 10, and 14. The updated buildable lands analysis enables the city to make land-use decisions that are based on data that identifies the amount, type, and location of all buildable land within the UGB as of March 2007. The inventory has several other purposes:

- To update the buildable lands inventory section of the Sweet Home Comprehensive Plan. CPW anticipates the City will adopt the updated inventory into the factual base of the Comprehensive Plan.

- To monitor the rate at which land is being developed in Sweet Home. While direct comparisons are difficult due to the extensive changes in land designation since 2000, this report provides a basis for assessing the rate of land development.

- To evaluate the capacity of residential lands within the Sweet Home UGB. Specifically, the buildable lands inventory includes an estimate of the number of dwelling units (on residential land) and jobs (on commercial and industrial land) the Sweet Home UGB can accommodate at full build out.

- To evaluate whether the City may have insufficient lands within the UGB to accommodate all types of development for the next 20 years. While this study does not address land need, the results can be compared with the 2000 land need estimates to develop a general sense of whether the City should consider amendments to the Plan Map.

Organization of this report

The remainder of this report is organized as follows.

Chapter 2, Methods provides an overview of how buildable lands inventories are conducted and describes the methods used to update the Sweet Home buildable lands inventory.

Chapter 3, Buildable Lands Inventory Results presents the results of the updated inventory. It includes analysis of the land base by land classification, plan designation, and other attributes.

Chapter 4, Development Trends summarizes building permit and land division data for Sweet Home for the period between 2000 and 2006.

Appendix A, Framework for the Buildable Lands Inventory describes the land classification framework CPW used for the inventory.

Chapter 2: Methods

This Chapter describes the methods, definitions, and assumptions used in conducting the buildable land inventory. The methods are consistent with those described in the DLCD Workbook, City policy, and accepted methods for conducting land inventories. Specifically, this analysis:

- Classifies all land into a set of mutually-exclusive categories;
- Identifies areas not suitable for development based on physical or policy constraints;
- Identifies the number of net buildable acres by plan designation and constraint status;
- Estimates the residential and employment holding capacity (e.g., the number of dwellings and jobs that can be accommodated given specific density assumptions) of buildable residential lands; and
- Displays the results in a series of tables and maps.

CPW used the Department of Land Conservation and Development handbook "Planning for Residential Growth—A Workbook for Oregon's Urban Areas," (1997) as the general guidelines for the buildable lands inventory update. The workbook outlines the following four steps for conducting the process:

- Step 1: Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.
- Step 2: Calculate gross buildable vacant acres by plan designation by subtracting unbuildable acres from total acres.
- Step 3: Calculate net buildable acres by plan designation, subtracting land for future public facilities from gross buildable vacant acres.
- Step 4: Calculate total net buildable acres by plan designation by adding redevelopable acres to net buildable acres.

The inventory is based on analysis of a range of data sets. CPW used the following data sets in the analysis:

- Tax lot data provided by Linn County current as of September 2006

- Floodplain area from the FEMA FIRM maps
- Plan Designation data for the City of Sweet Home provided by Linn County, based on the plan designations approved in 2005
- Local Wetlands Inventory data provided by Sweet Home
- Geohazard Data for Sweet Home prepared by Geosolve, a GIS consulting firm

Definitions

In conducting the Buildable Lands Inventory, CPW divided land into the six classifications outlined below. The classifications used for the update are slightly different than those used in the 2000 inventory. The primary reason for the changes was to make the classifications consistent with administrative rule changes that the Land Conservation and Development Commission adopted since 2000. Appendix "A" describes the framework CPW used to develop the land classifications.

Vacant land. For residential land, this includes tax lots that have no structures or have buildings with a value of less than $10,000. For employment lands (e.g., commercial and industrial lands), the inventories uses the definition codified in OAR 660-009-0005:

"Vacant Land" means a lot or parcel:

> (a) Equal to or larger than one half-acre not currently containing permanent buildings or improvements; or
>
> (b) Equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.[1]

Undevelopable land. Land that is under the minimum lot size for the underlying zoning district, land that has no access, or land that is already committed to other uses by policy. For purposes of this study, lots under 4,000 square feet, lots with no existing or potential for future automobile access, and constrained lands are considered undevelopable for residential uses.

Partially vacant land. Partially vacant tax lots are those occupied by a use but which contain enough land to be further subdivided without need of rezoning. For residential properties this includes lots of over 0.5 acres in size. CPW deducted 0.25 acres from tax lots of between 0.5 and two acres; 0.5 acres for tax lots between two and five acres, and one acre for tax lots over five acres.

[1] http://www.oregon.gov/LCD/docs/economicdevelopment/ div009_amended.pdf

For industrial or commercial lots, this includes lots of over 5 acres in size with 0.5 or less acres currently occupied by a building.

Developed land. Residential land under 0.5 acres and commercial or industrial land under 5 acres in size that has an identified structure (as verified by aerial photo review), has an improvement value of at least $10,000 or has an improvement to total property value ratio of equal to or more than 30%. Tax lots with mobile/manufactured homes or mobile/manufactured home parks are generally considered developed.

Potentially redevelopable land. Land on which development has already occurred but on which, due to present or expected market forces, there exists the potential that existing development will be converted to more intensive uses during the planning period. These tax lots have an improvement to total property value ratio of less than 30%.

Public land. Land which is in public ownership and is not available for development during the planning period. This includes city, county, state, federal, and school district lands.

Step 1: Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.

Step 1a: The first step was to develop total acreages for the UGB and in tax lots. CPW calculated total acres within the UGB using the UGB coverage. Not all land is in tax lots, so CPW calculated land in tax lots by summing the total acreage of all tax lots within the UGB, as documented by the Linn County GIS layers. This includes land in all classifications.

Step 1b: Classify lands into mutually exclusive categories. CPW began by calculating gross vacant acres by plan designation. To calculate vacant acres, CPW first added all acreage for properties with an improvement value of less than $10,000. CPW added this acreage to developable partially vacant acres to calculate total vacant acres.

Step 1c: Calculate partially vacant acres, by plan designation. Partially vacant acres are tax lots with an improvement value over $10,000, and an area of over 0.5 acres. For partially vacant land, 0.25 acres is removed for each tax lot, to account for the existing improvement. CPW further removed any properties in the partially vacant category that had improvements in the center of the property, and where additional construction would therefore be prohibitive. CPW also removed any properties from the partially vacant category where the vacant area of the property was in some way necessary for a commercial, industrial, or residential operation of the existing improvements. That would additionally make any further construction on the property prohibitive. Additionally, since some properties are already fully developed and have no visible room for further development, but do have a total acreage over 0.5, staff removed these properties by consulting aerial

photos, the GIS data, conducting site visits, and consulting with Sweet Home City staff.

To avoid including tax lots twice by overlapping with the vacant tax lots, staff only included tax lots with an improvement value of over $10,000 in the partially vacant category. To avoid overlapping with the redevelopable tax lots, staff only included tax lots with an improvement to total land value (improvement plus land value) ratio of equal to or less than 30%.

Step 2: Calculate gross buildable vacant acres by plan designation by subtracting unbuildable acres from total acres.

Step 2a: Subtract unbuildable acres. There are several physical considerations associated land that can result in unbuildable acreage: land inside the floodway, (where the actual water current would go,) land inside the 100- year floodplain, (where the water level might rise,) and the presence of wetlands. Moreover, land can be unbuildable due to lack of access or size and shape. CPW used GIS tools to identify constrained portions of tax lots. Constrained portions are considered undevelopable and were removed from the buildable land base.

Step 2b: Floodways and floodplains. Sweet Home does not allow construction within floodways and restricts development in floodplains. Using GIS tools, CPW subtracted the portion of any tax lot having acreage within the floodway and 100-year floodplain. The remaining portion of these lots is still considered buildable acreage.

Step 2d: Wetlands. Sweet Home has a local wetlands inventory. CPW used the inventory to remove wetlands from the inventory.

Step 2e: Size and Shape. Finally, CPW used GIS analysis to remove any properties that were less than 4,000 square feet, which is the minimum lot size for Sweet Home, or in which the property was shaped in a way that precluded development (e.g., due to setback restrictions, etc.).

Step 3: Calculate net buildable acres by plan designation, subtracting land for future public facilities from gross buildable vacant acres.

Step 3a: Subtract public facilities. During the development process, acreage is required for streets public utilities, and other public facilities that become unbuildable for residential use. One of the goals of this project was to develop an estimate of residential development capacity. For lots over one acre, CPW generally used a 25% gross to net deduction, with the exception of lands that have an approved master plan. No gross to net deduction was made for tax lots less than one acre.

Step 4: Calculate total net buildable acres by plan designation by adding redevelopable acres to net buildable acres.

Step 4a: Calculate and add redevelopable acres. Redevelopable acres were defined as all land with an improvement to total property value (improvement plus land value) ratio of less than 30% and an improvement value of greater than or equal to $10,000. The improvement value of greater than or equal to $10,000 ensures that land will not be counted as both redevelopable and vacant.

Chapter 3: Buildable Lands Inventory Results

This chapter presents the results of the inventory of buildable residential land within the Sweet Home Urban Growth Boundary (UGB). The inventory only includes lands within the Sweet Home UGB that have a plan designation for residential use. Many ways exist to present the land supply data: for example, by development status, plan designation, zoning, or current use. This chapter uses the categorizations most relevant to policy making: vacant land by plan designation (i.e., future use classification), vacant land by parcel size, and land with redevelopment potential.

Land base summary

The buildable lands inventory builds from a parcel-level database to identification of buildable land by plan designation and status (e.g., classification and constraints). The inventory includes all lands designated within the Sweet Home UGB. Public and semi-public lands are considered unavailable for development (they are however considered available for either public or semi-public use if classified as vacant, partially vacant, or redevelopable).

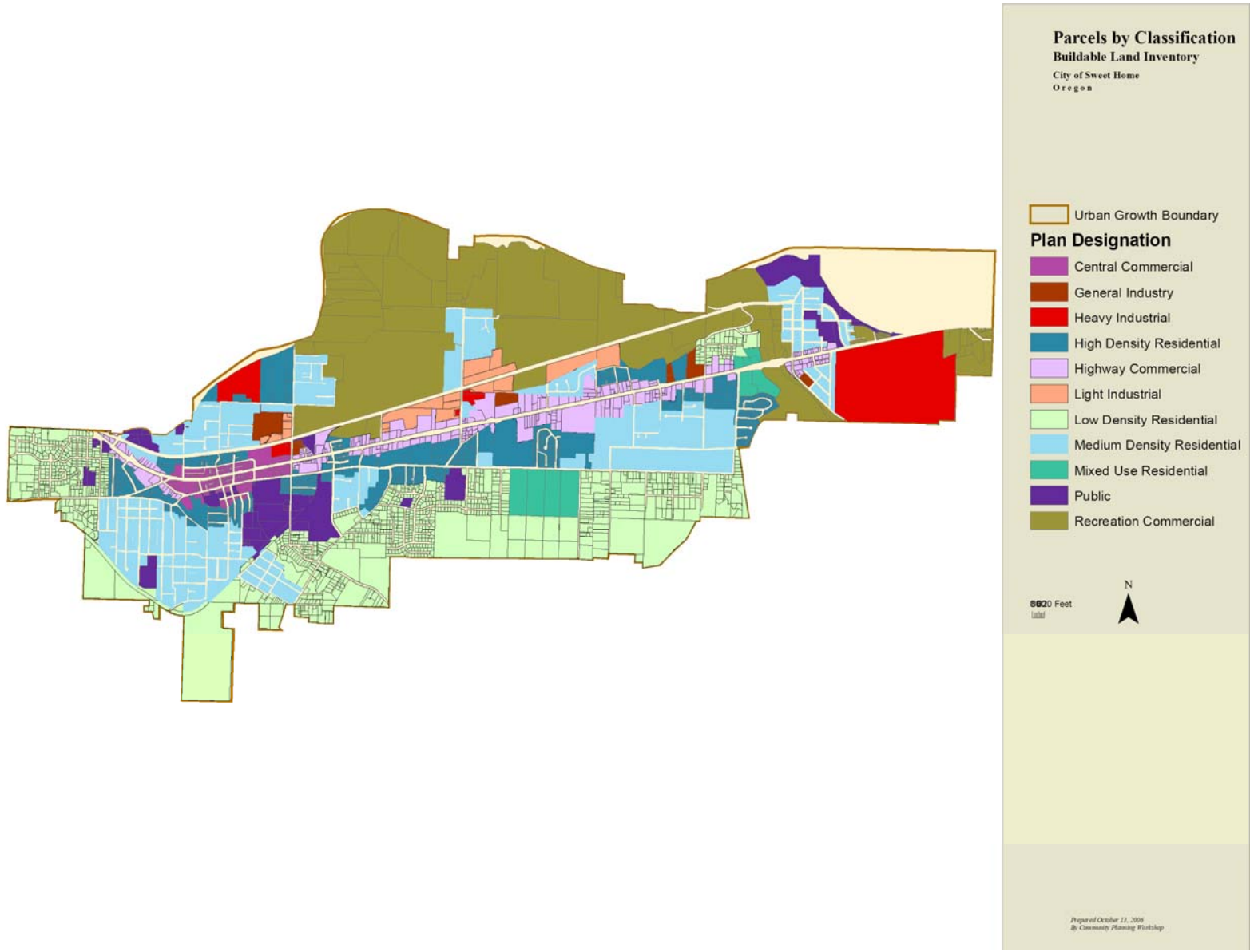
Sweet Home has 3,521 acres within the urban growth boundary. Not all of that land, however, is in tax lots. About 90% of the land within the UGB (3,175 acres) is in tax lots. For the purpose of the buildable lands inventory, any land outside of tax lots is considered committed and not available for development. Table 1 summarizes land by plan designation with the UGB. Map 1 shows plan designations within the UGB.

Table 1. Acres by Plan Designation, Sweet Home, 2007

Plan Designation	Total Acres in UGB	Acres in Tax Lots	Percent in Tax Lots
Central Commercial	60.1	42.7	71.1%
General Industry	29.2	27.3	93.4%
Heavy Industrial	188.8	179.7	95.2%
High Density Residential	335.7	283.0	84.3%
Highway Commercial	215.5	169.5	78.7%
Light Industrial	83.2	72.0	86.6%
Low Density Residential	836.6	803.2	96.0%
Medium Density Residential	611.6	501.6	82.0%
Mixed Use Residential	75.1	70.6	94.0%
Public	171.4	156.2	91.1%
Recreation Commercial	914.3	862.2	94.3%
No Data	0	7.0	NA
Total	**3,521.6**	**3,175.1**	**90.2%**

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW

Map 1. Plan Designation, Sweet Home, 2007



Source: Linn County and Sweet Home GIS Data, CPW Analysis

Table 2 shows acreage according to classification inside the UGB. The inventory shows that 1,093 of the 3,175 acres (about 36% of the land in tax lots) within the UGB are developed. Another 918 acres fall within one or more constrained areas leaving about 1,164 buildable (unconstrained) acres.

Table 2. Buildable Acres in tax lots by Classification, Sweet Home, 2007

Classification	Total Acres	Developed Acres	Constrained Acres	Buildable Acres
Developed	1,106.9	821.8	285.1	0.0
Public	256.4	141.6	114.7	0.0
Unbuildable	26.7	6.1	20.6	0.0
Redevelopable	42.5	33.0	9.5	0.0
Partially Vacant	758.3	90.6	101.2	566.5
Vacant	984.3	0.0	387.3	597.0
Total	**3,175.1**	**1,093.1**	**918.5**	**1,163.5**

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW

Table 3 shows acres in tax lots by plan designation and land classification. There are 43 acres of potentially redevelopable land inside the UGB, which is land that may, due to market forces, be redeveloped in the future. However, there is no way to guarantee that these tax lots will, in fact, be redeveloped.

Table 3. Plan Designation by Classification, Sweet Home, 2007

Plan Designation	Developed	Redevelop able	Undevelop-able	Public	Partially Vacant	Vacant	T
Commercial							
Central Commercial	30.8	4.7	0.2	2.9	0.0	4.1	
Highway Commercial	94.1	12.7	0.6	5.5	17.0	39.6	
Subtotal	124.9	17.4	0.8	8.5	17.0	43.6	
Industrial							
General Industrial	26.1	0.0	0.0	0.0	0.0	1.2	
Light Industrial	27.7	0.0	0.4	7.5	4.1	32.4	
Heavy Industrial	176.8	0.0	0.0		2.5	0.4	
Subtotal	230.6	0.0	0.4	7.5	6.5	34.0	
Planned Recreation Comm							
Subtotal	24.3	7.7	0.0	5.9	332.0	492.3	
Public							
Subtotal	3.5	0.0	0.1	151.7	0.0	1.0	
Residential							
Low Density	255.2	5.6	22.8	68.9	248.5	202.0	
Medium Density	293.2	5.1	1.0	10.6	92.7	99.0	
High Density	166.1	4.8	1.6	2.7	60.7	47.0	
Mixed Use	6.8	1.8			0.9	61.1	
Subtotal	721.4	17.4	25.5	82.2	402.7	409.2	1
Unknown	2.3	0.0	0.0	0.5	0.0	4.1	
Total	**1,106.9**	**42.5**	**26.7**	**256.4**	**758.3**	**984.3**	**3**

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW
Note: includes constrained portions of vacant and partially vacant tax lots.

Map 2 shows tax lots by classification. Map 3 shows specifically those tax lots that are redevelopable.

Map 2. Tax Lots by Classification, Sweet Home, 2007

Source: Linn County and Sweet Home GIS Data, CPW Analysis

Map 3. Potentially Redevelopable Tax Lots, Sweet Home, 2007

Source: Linn County and Sweet Home GIS data, CPW Analysis

Buildable Lands

Table 4 shows the buildable acres by plan designation. The results show that more than 1,100 of the 1,163 buildable acres are available for some type of housing (e.g., planned recreation commercial plus residential). As Table 4 shows, the residential plan designations have the largest buildable acreage total, with 575 buildable acres. The recreation commercial plan designation has the second largest buildable acreage, with just over 518 acres. There are a much smaller number of buildable commercial or industrial acres, with 48 commercial and 22 industrial.

Table 4. Buildable Acres by Plan Designation, Sweet Home, 2007

Plan Designation	Total Acres	Developed Acres	Constrained Acres	Buildable Acres
Commercial				
Central Commercial	42.7	9.3	32.8	0.7
Highway Commercial	169.5	113.2	9.1	47.2
Subtotal	212.3	122.4	41.9	47.9
Industrial				
General Industrial	27.3	20.9	5.2	1.2
Light Industrial	72.0	35.8	15.7	20.5
Heavy Industrial	179.7	121.0	58.5	0.2
Subtotal	279.0	177.7	79.4	21.9
Planned Recreation Comm				
Subtotal	862.2	52.1	292.2	517.9
Public				
Subtotal	156.2	106.3	49.0	0.9
Residential				
Low Density	803.2	164.7	346.2	292.3
Medium Density	501.6	298.2	61.3	142.1
High Density	283.0	162.8	36.7	83.4
Mixed Use	70.6	8.9	4.7	57.0
Subtotal	1,658.4	634.6	448.9	574.9
Unknown	7.0	0.0	7.0	0.0
Total	**3,175.1**	**1,093.1**	**918.5**	**1,163.5**

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW

The City should be somewhat concerned about the lack of buildable commercial and industrial land in the City. While how much land the City chooses to designate for different uses is a matter of local policy, the results suggest an imbalance between land designations. The 2000 ECONorthwest study concluded the City had a 20-year need for commercial and industrial land of 41 acres. The current inventory suggests the City has enough land to meet this need, however, the small margin suggests the City may want to take a closer look at the characteristics of vacant and partially vacant commercial and industrial land.

Map 4. Unbuildable Acres by Type, for Vacant and Partially Vacant Tax Lots, Sweet Home, 2007

Source: Linn County, Sweet Home, FEMA GIS data, Sweet Home # 3 Geohazard data, Sweet Home Local Wetlands Inventory, CPW Analysis

Table 5 shows the calculation of vacant and partially vacant land inside the UGB. More than half of the vacant buildable acreage is in a general residential category, with the low-density residential plan designation as the largest residential category. The planned recreation commercial plan designation category has the second-highest percentage of vacant or partially vacant acres, with just under 45% of the total. Industrial and Commercial plan designations have very little percentage of the vacant or partially vacant total, at less than 5% of the total for each.

Table 5. Plan Designation by Buildable Classifications, Sweet Home, 2007

Plan Designation	Vacant	Partially Vacant	Total Buildable	Percent of Buildable
Commercial				
Central Commercial	0.7	0.0	0.7	0.1%
Highway Commercial	36.6	10.7	47.2	4.1%
Subtotal	37.2	10.7	47.9	4.1%
Industrial				
General Industrial	1.2	0.0	1.2	0.1%
Light Industrial	20.5	0.0	20.5	1.8%
Heavy Industrial	0.1	0.1	0.2	0.0%
Subtotal	21.7	0.1	21.9	1.9%
Planned Recreation Comm				
Subtotal	245.8	272.1	517.9	44.5%
Public				
Subtotal	0.9	0.0	0.9	0.1%
Residential				
Low Density	112.2	180.1	292.3	25.1%
Medium Density	82.9	59.2	142.1	12.2%
High Density	39.7	43.7	83.4	7.2%
Mixed Use	56.4	0.6	57.0	4.9%
Subtotal	291.3	283.6	574.9	49.4%
Total	**597.0**	**566.5**	**1,163.5**	**100.0%**

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW

The size and density of a development is dependent, in part, upon lot size. Table 6 shows the acreage in each plan designation by lot size, as well as the percentage of the buildable total, by plan designation and by lot size. The largest percentage of buildable acreage is in the 20-50 acre size range. The largest number of tax lots, however, are in the smaller size ranges.

Table 6. Percentage of Total Buildable Acres, by Lot Size and Plan Designation, Sweet Home, 2007

	Lot Size (Gross Buildable Acres)								
Plan Designation	**0.00-0.49**	**0.50-0.99**	**1.00-1.99**	**2.00-4.99**	**5.00-9.99**	**10.00-19.99**	**20.00-50.00**	**50+**	**Tota**
Commercial									
Central Commercial	0.1	0.5							
Highway Commercial	9.2	9.7	6.2	9.1		13.0			4
Subtotal	9.4	10.2	6.2	9.1		13.0			4
Industrial									
General Industrial	0.0		1.2						
Light Industrial	0.6		2.0	9.1	8.8				2
Heavy Industrial	0.2								
Subtotal	0.8		3.1	9.1	8.8				2
Planned Recreation Comm									
Subtotal	2.0	1.4	12.7	26.8	18.1	92.7	130.2	233.9	51
Public									
Subtotal	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	
Residential									
Low Density	22.7	31.7	34.6	57.6	19.7	17.4	41.5	67.1	29
Medium Density	39.2	19.5	28.5	20.7	17.8	16.5			14
High Density	10.2	5.1	8.6	17.5	9.7	10.8	21.5		8
Mixed Use	0.1	0.6	1.0	2.1	15.6	37.6			5
Subtotal	72.2	56.8	72.7	97.9	62.9	82.3	63.0	67.1	57
Total	**84.4**	**69.4**	**94.7**	**142.9**	**89.8**	**188.0**	**193.3**	**301.0**	**1,16**
Percent of Total	7.3%	6.0%	8.1%	12.3%	7.7%	16.2%	16.6%	25.9%	100

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW

Housing and employment capacity

This section estimates the number of dwellings and jobs that can be accommodated on buildable land in Sweet Home given specific density assumptions.

The buildable lands inventory used the tax lot database to classify buildable lands into three categories: vacant, partially vacant, and potentially redevelopable. The buildable lands inventory identified 1,164 gross acres of vacant, partially vacant, or potentially redevelopable land. This section presents land "holding capacity" estimates based on the buildable lands inventory. Holding capacity is simply the estimated number of dwelling units and jobs that buildable lands could accommodate under certain density assumptions.

The reason such an analysis is needed is that a method that simply divides total buildable land by a density assumption will overestimate the amount of residential capacity because it does not consider the size of each individual tax lot. For example, if a platted 10,000 square foot lot exists in a district with a minimum lot size of 7,500 square feet, the theoretical potential would be 1.25 dwelling units. The actual potential is one dwelling unit.

To evaluate residential development capacity in Sweet Home, CPW applied the capacity and density assumptions shown in Table 7. The residential density assumptions are based on (1) assumptions from

the 2000 ECONorthwest analysis, (2) modifications from the zoning code, and (3) CPW's judgment about what densities Sweet Home is likely to achieve over the planning horizon. The employment density assumptions are based (1) assumptions from the 2000 ECONorthwest analysis, and (2) guidelines provided in DLCD's guidebook on commercial and industrial development.

CPW used the following steps to calculate residential land capacity:

1. Lots under the minimum lot size for the zone were given a capacity of zero;

2. Lots between the minimum lot size and 2 times the minimum lot size were given a capacity of one dwelling unit;

3. Lots between 2 times the minimum lot size and 2 acres were assigned capacity using the net density assumption (e.g., the assumption was that small lots would not require new streets or other public lands);

4. Lots over 2 acres were assigned capacity using the gross density assumption;

5. Lots with subdivision applications or master plans that are approved or under review were assigned capacities consistent with the applications.

Table 7. Dwelling unit and employment capacity density assumptions

Plan Designation	Net Density	Gross Density
Residential (DU/Acre)		
Low-density	4.0	3.2
Medium-density	5.5	4.4
High-density	7.0	5.6
Mixed-use	12.0	9.6
Commercial (Employees/Acre)		15.0
Industrial (Employees/Acre		10.0

Table 8 shows the development capacity of all vacant, partially vacant, and redevelopable tax lots within the Sweet Home UGB by plan designation. The results show Sweet Home has an estimated capacity of 5,536 dwelling units and 936 employees.

Table 7. Estimated dwelling unit and employment capacity of buildable lands in Sweet Home, 2007

Plan Designation	Dwelling Units	Employees
Commercial		
Central Commercial	-	11
Highway Commercial	-	708
Subtotal	**-**	**719**
Industrial		
General Industrial	-	12
Light Industrial	-	204
Heavy Industrial	-	1
Subtotal	**-**	**217**
Planned Recreation Comm		
Subtotal	2,486	na
Residential		
Low Density	1,199	-
Medium Density	795	-
High Density	492	-
Mixed Use	551	-
Subtotal	**3,037**	**-**
Total	**5,523**	**936**

Source: City of Sweet Home and Linn County GIS data; Analysis by CPW

Summary

There are 3,175 acres in tax lots currently inside Sweet Home's UGB. About 1,164 of these are buildable vacant acres. Of buildable acres, about 597 are classified as vacant acres and 565 as partially vacant acres. Moreover, 49% of buildable land is designated as some type of residential land, with low density residential, at 25%, being the largest type of residential designation. Planned recreation commercial land accounts for 45% of the total buildable land, and is the second-largest category. Just under 2% of all land is designated for any type of industrial development, and just over 4% of all land is designated for any type of commercial development.

Chapter 4: Development Trends

An analysis of recent development trends can help cities to place the buildable lands inventory in a context of future growth. The city can measure buildable land by what is needed if the current development trend continues, or can use information gained from the analysis to determine if they want to encourage different types of development in the future. Sweet Home has seen a large increase in growth since the 2000 Buildable Lands Analysis was conducted. In 2005 and 2006, there were at least five times as many subdivisions approved as in the previous four years. The number of building permits has also increased significantly, with five times as many permits issued in the years since 2003 as there were from 2000 to 2002.

Subdivision and Partition Activity

A subdivision is a division of one tax lot into more than three separate tax lots. A partition is a division of one tax lot into two or three new tax lots. Sweet Home has seen a large increase in the number of subdivisions and lots within those subdivisions that have been approved, and platted, since 2000. Table 9 shows subdivision approvals in Sweet Home between 2000 and September 2006.

In 2000 through 2004 there were less than 100 new lots approved by subdivisions per year. In 2005, there was a large increase of subdivisions, with 536 new lots approved. This trend is continuing into 2006, with 477 new lots during January through September 2006. As long as there is a demand for increased housing, and the comprehensive plan continues to support residential growth, the trend of subdividing large tax lots and building new neighborhoods is likely to continue. The number of very large subdivisions, however, will probably decrease as the number of large parcels is diminished due to development.

Table 9. Subdivision approvals, Sweet Home, 2000-September 2006

Year	# of Subdivisions	# of Lots
2000	1	15
2001	2	62
2002	1	33
2003	1	14
2004	3	82
2005	4	536
2006	5	477
Total	**17**	**1219**

Source: City of Sweet Home Subdivision Records

The trend towards breaking up larger parcels into a greater number of smaller parcels is visible in the subdivision numbers. The number of lot partitions, or smaller divisions, does not show a similar increase. There have been 139 new lots created by partitions since 2000, out of 57 original lots.

Table 10. Partition approvals, Sweet Home, 2000-September 2006

Year	# of Partitions	# of Lots
2000	11	27
2001	9	22
2002	6	16
2003	9	22
2004	6	13
2005	7	18
2006	9	21
Total	**57**	**139**

Source: City of Sweet Home Partition Records

As Table 10 shows, subdivisions since 2000 outnumber partitions about 10 to one. Table 10 also shows that there has not been a marked trend in partition increasing or decreasing between 2000 to September of 2006.

Permits Issued for New Residential Dwellings

Sweet Home has experienced a large increase in the number of building permits issued since 2000. As Table 11 shows, the number of permits issued for new single-family dwellings has increased since 2002. This trend echoes the increased subdivision trend seen in the last two years, and the subdivision requests for new construction show that many of these subdivision lots are being turned into new residential dwelling units.

Table 11 also shows that the value of these subdivision lots has risen from 2004 to 2006, possibly a reflection of the number of new

construction permits submitted during this time. Project values were unavailable prior to 2004.

Table 11. Building Permits, Sweet Home, 2000-October 2006

Year	# of Permits	Value
2000	47	n/a
2001	30	n/a
2002	22	n/a
2003	36	$3,713,174
2004	53	$5,958,291
2005	58	$7,647,662
2006 (Jan-Sept)	73	$10,414,297

Source: Sweet Home Building Permit Records

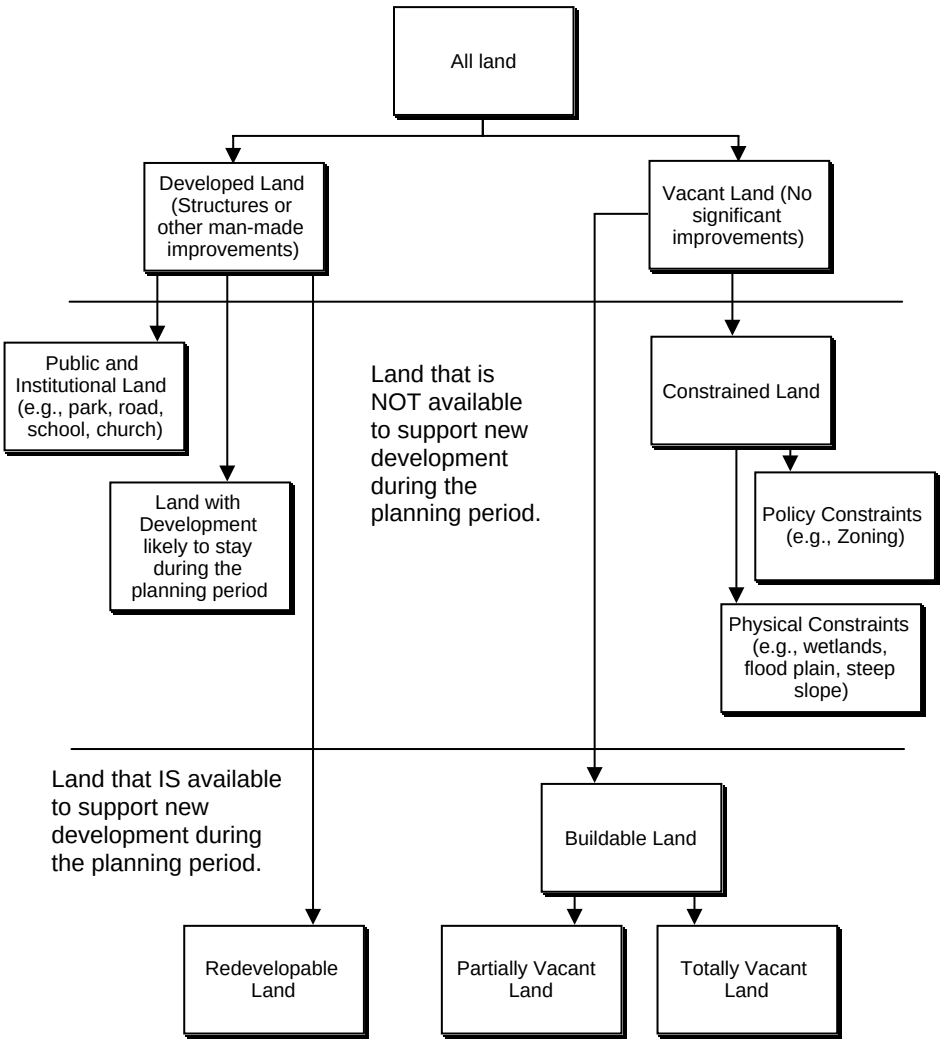
Summary

Sweet Home is experiencing a development trend of large tax lot subdivisions and new residential construction. Since 2005, there have been approximately five times as many subdivisions processed as there were from 2000 to 2004. There have also been about five times as many building permits issued from 2003 to the present as there were from 2000 through 2002. The value of building permits issued shows a steady increase from 2004 to the present, the three years where the value figure is available for analysis. There has not been any significant change in the number of partitions, or smaller tax lot divisions, occurring from 2000 to the present. These facts suggest that the recent development trend is an increasing number of large tax lot subdivisions, with new residential development occurring once the subdivisions are complete.

Appendix A: Framework for Buildable Lands Inventories

There are many ways that "vacant land" and "buildable land" can be defined. We have to pick a set of definitions that are mutually-exclusive and provide as fine a classification as possible given the base data. Figure A-1 shows an organization that is as good as any, and better than most, in that it is internally consistent.

Figure A-1: Classification scheme for urban land



Source: ECONorthwest

Figure A-1 illustrates that:

- Vacant land means land without structures or other significant man-made improvements (improvement valuation assessed at $10,000 or more). In general, "vacancy" is not a difficult determination to make: most people walking the land or looking at an aerial photograph could agree on what land was covered by significant structures that constituted existing development (and thus precluded new development unless the existing development were demolished).

- The portion of vacant land that is constrained (either physically or legally) is not buildable.

- Complications occur when the physical assessment of vacancy gets overlaid on tax lot boundaries. If tax lot boundaries did not have to be considered, then every square foot of land can be characterized as vacant or developed. Tax lot boundaries, however, often lump developed and vacant land together on the same tax lot (e.g., one house on a three-acre lot). Thus, on a tax lot vacant land that is not constrained (i.e., buildable land) comes in two varieties: totally vacant (no significant improvements on the tax lot) and partially vacant.

- Redevelopable land is not vacant, but it is available to support some of the new development demanded by increasing population and employment. Redevelopment occurs on developed land on which the property value to land value ratio is such that redevelopment of the property to a higher density is likely to occur.

- Thus, there are three types of land that can support new development: buildable vacant land, buildable partially-vacant land, and redevelopable land.