



REQUEST FOR COUNCIL ACTION

Title: Public Hearing for Zone Map Amendment Application ZMA20-01

Preferred Agenda: May 26, 2020 1st Reading
June 9, 2020 2nd Reading
June 26, 2020 3rd Reading

Submitted By: Angela Clegg, Associate Planner

Reviewed By: B. Larsen, CEDD Director
R. Towry, City Planner

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

Relevant Code/Policy: [SHMC 2.04.030](#) Powers of the City Council

Towards Council Goal: Vision Statement, Aspiration I: Desirable Community, Mission Statement

Attachments: Planning Commission Order of Approval, Ordinance No. 9 for 2020, Original Application

Purpose of this RCA:

To approve the Zone Map Amendment Application ZMA20-01.

Background/Context:

The applicant is proposing to change the Zoning Map in an area consisting of 8.72 acres located at 4472 Highway 20, Sweet Home, OR 97386. The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone to the Residential High Density (R-2) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation.

The Sweet Home Planning Commission held a public hearing on May 4, 2020. At the hearing the Planning Commission reviewed application ZMA20-01. The Planning Commission received testimony and deliberated on this matter at their May 4, 2020 meeting and passed a motion to recommend approval of the application to City Council. That motion of approval specified a 12-day appeal period from the date the decision motion is mailed. No specific conditions of approval were required.

The Challenge/Problem:

Should the zoning map be changed to allow residential activity on the property in question, rather than the current Highway Commercial designation.

Stakeholders:

- The Owner/Developer would be able to develop the property as they have proposed.

- The residents and businesses in the surrounding area would benefit from the vacant property being cleared and developed.
- The City of Sweet Home would benefit from the additional housing that could come from the changed zoning

Issues and Financial Impacts:

1. There are no issues or financial impacts currently identified.

Elements of a Stable Solution:

A stable solution is one in which a decision on the application is made that conforms with City Code and State Law.

Options:

1. Deny Application Staff would prepare an Order of Denial for Application ZMA20-01.
2. Make a Motion to Approve Application ZMA20-01 and Ordinance No. 9 for 2020 as presented – An Ordinance Amending the Official Zoning Map of the City of Sweet Home.
3. Recommend different zone amendment. Council could review these proposed changes and recommend different zone amendments. Staff would take these recommendations and revise the proposed application for review at a future Council meeting.

Recommendation:

Staff Recommends Option 2: Approve Application ZMA20-01 and Ordinance No. 9 for 2020 as presented.