



REQUEST FOR COUNCIL ACTION

Title: City of Sweet Home and Sweet Home School District Zone Map and Comprehensive Map Amendments

Preferred Agenda: March 14, 2023

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen, CEDD Director

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

Relevant Code/Policy: SHMC 17.24 and 17.112

Towards Council Goal: Goal 1.2. Increase community awareness of infrastructure needs and appropriate planning documents.

Attachments: CMA23-01 Application
ZMA23-02 Application

Purpose of this RCA:

The purpose of this RCA is to sign the Comprehensive Plan Map Amendment application CMA23-01 and the Zone Map Amendment application ZMA23-02 allowing staff to amend the Zone and Comprehensive Plan designations of City and School District properties to the Public Facility (PF) Zone.

Background/Context:

The subject properties are a mix of residential and commercial zones. The subject properties listed in the application do not have a Public Facility (PF) Comprehensive Plan designation. Both applications must be filed because a Comprehensive Plan Map Amendment must be done in order to complete a Zone Map Amendment. On October 27, 2022, the City of Sweet Home adopted the revised Sweet Home Municipal Code Title 17 that included Chapter 17.24 Public Facility (PF) Zone. Educational facilities and municipal service facilities are outright permitted uses in the PF zone. Currently, if the City or the School District are proposing any land use action or development they must file for a conditional use. A conditional use is a Type III Decision requiring Planning Commission approval.

The Challenge/Problem:

The City of Sweet Home and Sweet Home School District will be unable to complete a Zone Map Amendment without the approval of the Comprehensive Plan Map Amendment and both will need to continue to apply for a Conditional Use each time they propose development or land use changes

Stakeholders:

- Sweet Home School District – The Comprehensive Map Amendments will allow the Sweet Home School District to complete a Zone Map Amendment. The Public Facility (PF) zone allows for the use of the property to be outright permitted.
- City of Sweet Home – The Comprehensive Map Amendments will allow the City of Sweet Home to complete a Zone Map Amendment. The Public Facility (PF) zone allows for the use of the property to be outright permitted.

Issues and Financial Impacts:

This particular application involves only staff time and public notice requirements.

Elements of a Stable Solution:

A stable solution is one in which a decision on the application is made and signed.

Options:

1. Do Nothing – staff would withdraw the application.
2. Authorize the City Manager or Designee to sign the application CMA23-01 and ZMA23-02.

Recommendation:

Staff Recommends Option 2: Authorize the City Manager or Designee to sign the application CMA23-01 and ZMA23-02.