



City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

Planning Commission Staff Report

REQUEST: The City of Sweet Home, Sweet Home School District, and Sweet Home Fire District are proposing to change the Zoning Map for their properties, consisting of approximately 425 acres, located in Sweet Home, OR 97386 (see the attached map). The Sweet Home Zoning Map is proposed to change from the Commercial Central (C-1) zone, the Commercial Highway (C-2) zone, the Recreation Commercial (RC) zone, the Residential Low Density (R-1) zone, the Residential Medium Density (R-2) zone, the Residential High Density (R-2) zone, and the Mixed-Use Employment (MUE) zone to the Public Facility (PF) zone. 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. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application.

Application ZMA23-02 is being filed simultaneously with Application CMA23-01. The subject properties that do not have a Comprehensive Plan Designation of Public Facility (PF) will be pending the approval of Application of CMA23-01 to complete the Zone Map Amendment proposed in Application ZMA23-02.

APPLICANT: The City of Sweet Home

PROPERTY OWNER: City of Sweet Home, Sweet Home School District, Sweet Home Fire District

PROPERTY LOCATION: Various Tax Lots, Sweet Home, OR 97386 (see Attachments A and B)

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.24, 17.114, OAR 660-012-0060

FILE NUMBER: ZMA23-02

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** May 4, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** May 23, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

STAFF CONTACT: Angela Clegg, Associate Planner
Phone: (541) 367-8113; Email: aclegg@sweethomeor.gov

REPORT DATE: April 27, 2023

I. PROJECT AND PROPERTY DESCRIPTION

LOCATION: The properties, consisting of approximately 425 acres, are in Sweet Home, OR 97386 (see Attachments A and B). The Sweet Home Zoning Map is proposed to change from the Commercial Central (C-1) zone, the Commercial Highway (C-2) zone, the Recreation Commercial (RC) zone, the Residential Low Density (R-1) zone, the Residential Medium Density (R-2) zone, the Residential High Density (R-2) zone, and the Mixed-Use Employment (MUE) zone to the Public Facility (PF) zone. A Comprehensive Plan Map amendment is being filed simultaneously for the subject properties not having a Public Facility comprehensive plan designation.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS: (see Attachment A)

Floodplain: Attachment C

Wetlands: Attachment D

TIMELINES AND HEARING NOTICE:

Application Submitted:	March 17, 2023
Application Deemed Complete:	March 17, 2023
Mailed/Emailed Notice:	March 21, 2023
Notice Published in New Era Newspaper:	March 29, 2023
Planning Commission Public Hearing:	May 4, 2023
City Council Public Hearing	May 23, 2023

Notice was provided as required by SHMC 17.128.010(D).

II. COMMENTS

Public Works: No comments as of the issue of this Staff Report.

Adam Leisinger

Permit Technician: The Building Program has no issues with this request.

Ryan Wade

CEDD Engineering: The engineering department has no concerns.

Sweet Home

Fire District: No comments as of the issue of this Staff Report.

Ruth Price

ODOT Railroad: ODOT Rail does not have any comments.

Public Comment: No comments as of the issue of this Staff Report.

III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a comprehensive plan map amendment are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

A. Zone changes shall be reviewed in accordance with the Type IV review procedures specified in Chapter 17.128. [SHMC 17.114.020]

Staff Findings: The application for the Zone Map Amendment was reviewed in accordance with SHMC 17.128.010 (B).

Based on the above information, staff find that the application complies with this criterion.

B. An application for a zone change shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.128. [SHMC 17.114.030]

Staff Findings: The application was received and deemed completed on March 17, 2023. Notices were sent per SHMC 17.128.010(D)(1-7). Notices were emailed and mailed via US Postal Service on March 21, 2023. Notice was posted in the New Era newspaper on March 29, 2023.

Based on the above information, staff find that the application complies with this criterion.

C. The applicant shall submit an application and other supplemental information as may be required by City staff to indicate the intent of the development. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria. A site plan shall not be required to initiate a Zone Map amendment. [SHMC 17.114.040]

Staff Findings: The applicant submitted the application, a narrative, a site plan, and list of affected properties on March 17, 2023.

Based on the above information, staff find that the application complies with this criterion.

D. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification [SHMC 17.114.050(A)].

Staff Findings: The Sweet Home Zoning Map is proposed to change from the Commercial Central (C-1) zone, the Commercial Highway (C-2) zone, the Residential Low Density (R-1) zone, the Residential Medium Density (R-2) zone, the Residential High Density (R-2) zone, and the Mixed-Use Employment (MUE) zone to the Public Facility (PF) zone. The subject properties listed in the application have a Public Facility (PF) Comprehensive Plan designation (with the approval of Application CMA23-01). A Comprehensive Plan Map amendment is being filed simultaneously for the subject properties not having a Public Facility comprehensive pan designation. A Comprehensive Plan Map Amendment must be approved 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.

The historic land use of the subject properties has been a public use. With the adoption of the Public Facility (PF) zone, the applicants are proposing to bring the zoning in conformance with the historic and continued use of each property.

Based on the above information, staff find that the application complies with this criterion.

E. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity [SHMC 17.114.050(B)].

Staff Findings: The use of the subject properties has been historically public. The zone change will bring the zoning designation in conformance with the use of the subject properties.

Based on the above information, staff find that the application complies with this criterion.

F. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Development Code [SHMC 17.114.050(C)].

Staff Findings: The use of the subject properties has been historically public. The zone change will bring the zoning designation in conformance with the use of the subject properties.

Based on the above information, staff find that the application complies with this criterion.

G. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property [SHMC 17.114.050(D)].

Staff Findings: The use of the subject properties is not changing.

H. For residential zone changes, the criteria listed in the purpose statement for the proposed residential zone shall be met [SHMC 17.114.050(E)].

Staff Findings: The Sweet Home Zoning Map is proposed to change from the Commercial Central (C-1) zone, the Commercial Highway (C-2) zone, the Residential Low Density (R-1) zone, the Residential Medium Density (R-2) zone, the Residential High Density (R-2) zone, and the Mixed-Use Employment (MUE) zone to the Public Facility (PF) zone. The subject properties listed in the application have a Public Facility (PF) Comprehensive Plan designation (with the approval of Application CMA23-01).

Based on the above information, staff find that the application complies with this criterion.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings listed in Section III of this report, staff recommends that the Planning Commission recommend that the City Council approve this application. Since the request is for a comprehensive plan map amendment, staff has not recommended any conditions of approval.

V. PLANNING COMMISSION ACTION

In acting on a zone change application; the Planning Commission will hold a public hearing at which it may either recommend that the City Council approve or deny the application(s). The recommendation should be based on the applicable review and decision criteria. The City Council will hold a public hearing and decide on this application.

Motion:

After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to recommend that the City Council approve application ZMA23-02, which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA23-02 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or

4. Other.

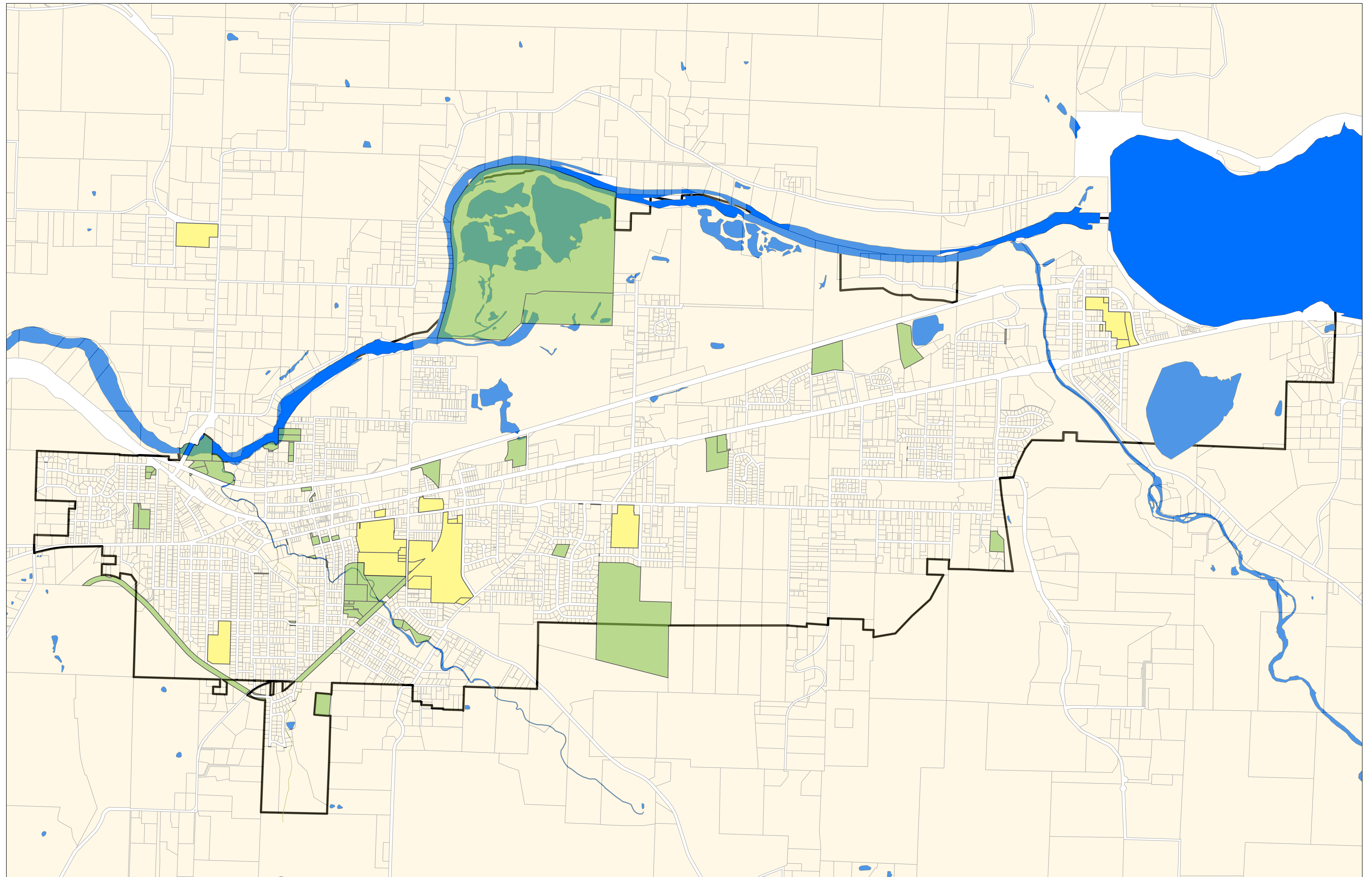
VI. ATTACHMENTS

- A. Subject Property List
- B. Site Map
- C. Floodplain Map
- D. Local Wetlands Inventory Map
- E. Zone Map Amendment Application and Summary
- F. Zoning Map
- G. Comprehensive Plan Map

City						
Map	Tax Lot	Address	Square Feet	Acre	Zone	Comp Plan
34B	1709	1185 48th Ave	103158.49		R-1	PF
28D	213	1500 47th Ave	255192.23		RC	PF
28D	100	4296 Osage St	328127.3		M	PF
32AC	3600	N/A	63451.03		R-1	PF
31DA	3500	N/A	48080.06		R-1	PF
31DA	3600	N/A	65956.24		R-1	PF
31DD	9702	N/A	32233.31		R-1	PF
31DC	9100	N/A	119400.3		R-1	PF
31CC	800	N/A	252369.16		R-1	PF
31DA	2405	N/A	16316		R-1	PF
31DA	2403	N/A	96675.74		R-1	PF
31DA	2200	N/A	6392.16		R-1	PF
31DA	2300	N/A	6352.63		R-1	PF
31DA	2100	809 14th Ave	151577.61		R-1	PF
31DA	3302	N/A	117362.55		R-1	PF
31DA	3300	890 18th Ave	217403.42		R-1	PF
31DA	2000	877 14th Ave	105090.55		R-3	PF
31AD	7700	1101 13th Ave	11902.05		C-1	PF
31AC	13300	1141 12th Ave	16333.18		C-1	PF
31AC	12900	1140 12th Ave	23963.84		C-1	PF
31BC	2101	1300 Westwood Ln	91799.27		R-1	PF
36A	1101	N/A	51939.81		R-1	PF
36A	1102	N/A	1141.49		R-1	PF
31BC	703	1470 1st Ave	18300.48		R-1	PF
31BB	600	N/A	200954.04		R-1	PF
31BA	1100	1365 Pleasant Vallet Rd	23622.22		R-1	PF
31BB	1501	1359 Pleasant Valley Rd	36288.14		R-1	PF
31BB	1502	N/A	28642.35		R-1	PF
31BA	1300	1357 Pleasant Vallet Rd	167470.21		R-1	PF
31BA	2950	1755 9th Ave	36618.02		R-1	PF
31BA	3001	N/A	2123.73		R-1	PF
32BB	3705	1950 Main St	131366.91		C-2	PF
E29	2201	1400 24th Ave	194677.73		M	PF
33B	400	N/A	65227.46		C-2	C-2
32D	600	N/A	1323713.25		R-1/Linn Co	R-1/Linn Co
32CC	5100	N/A	76740.32		R-1	R-1
32CC	5800	N/A	28267.68		R-1	R-1
31DA	2400	N/A	47456.75		R-1	R-2
31DC	3800	N/A	4788.7		R-1	R-3
31CA	8802	N/A	4518.5		R-1	R-3
31BB	1700	N/A	1310.38		C-2	C-2
31AB	1201	N/A	55768.04		R-1	R-2
31AB	1301	N/A	54229.04		R-1	R-2
31AB	8000	N/A	1501.65		R-1	R-2
31AB	8100	N/A	2345.95		R-1	R-2
31AB	1500	1780 11th Ave	26373.59		R-1	R-2
31AB	2300	1712 11th Ave	12391.68		R-1	R-2
31AC	700	N/A	14216.46		R-3	R-3
31AC	1500	N/A	2028.8		R-3	R-3
31AC	1800	1206 Nandina St	4369.37		R-3	R-3
E29	3200	N/A	9019962.42		RC	MUE
E29	3805	N/A	1142479.61		RC	MUE
27C	1800	N/A	7341.29		R-1	R-1
			14917313.19	342.45		

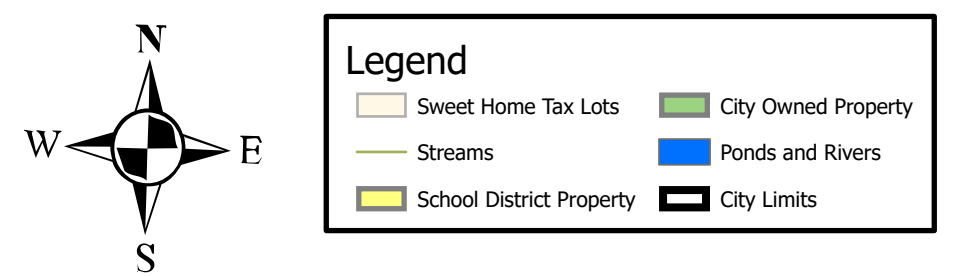
School District						
Map	Tax Lot	Address	Square Feet	Acre	Zone	Comp Plan
27AC	2700	5526 Poplar Street	326350.07		R-1	PF
27DA	100	N/A	87487		C-2	PF
32AD	300	3205 Long Street	425661.72		R-1	PF
32CB	100	880 22nd Ave	1242127.05		R-1	PF
31AD	9100	1641 Long St	518180.9		R-3	PF
31DA	3200	N/A	22895.53		R-1	PF
31DA	3150	N/A	8989.6		R-1	PF
31DA	3100	N/A	10414.1		R-1	PF
32CB	300	873 18th Ave	113726.83		R-1	PF
32CB	201	N/A	2046.92		R-1	PF
32CB	200	N/A	36384.88		R-1	PF
31DA	3301	N/A	388459.16		R-1	PF
27AC	2600	N/A	11250.1		R-1	R-2
27AC	5400	N/A	7456.39		R-1	R-2
27DB	2001	N/A	41769.8		C-2	C-2
32CB	800	706 Mt View Rd	25277.55		R-1	R-1
32BC	3350	N/A	16498.7		R-3	R-3
32BC	3503	N/A	16634.57		R-3	R-3
32BC	400	1990 Long Street	122546.8		C-2	C-2
31AD	5700	N/A	30750.81		C-2	C-1
			3454908.48	79.31		

ATTACHMENT B

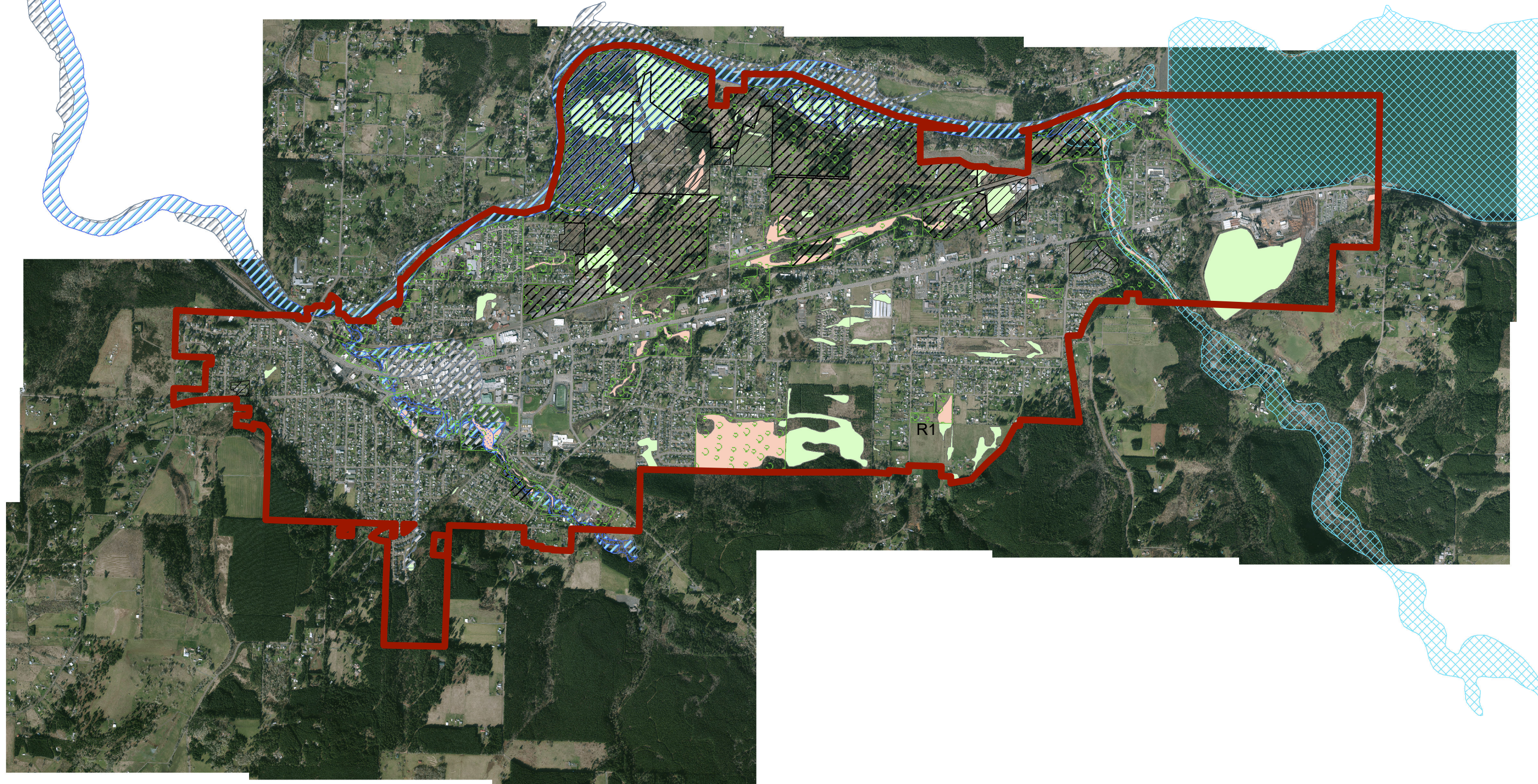


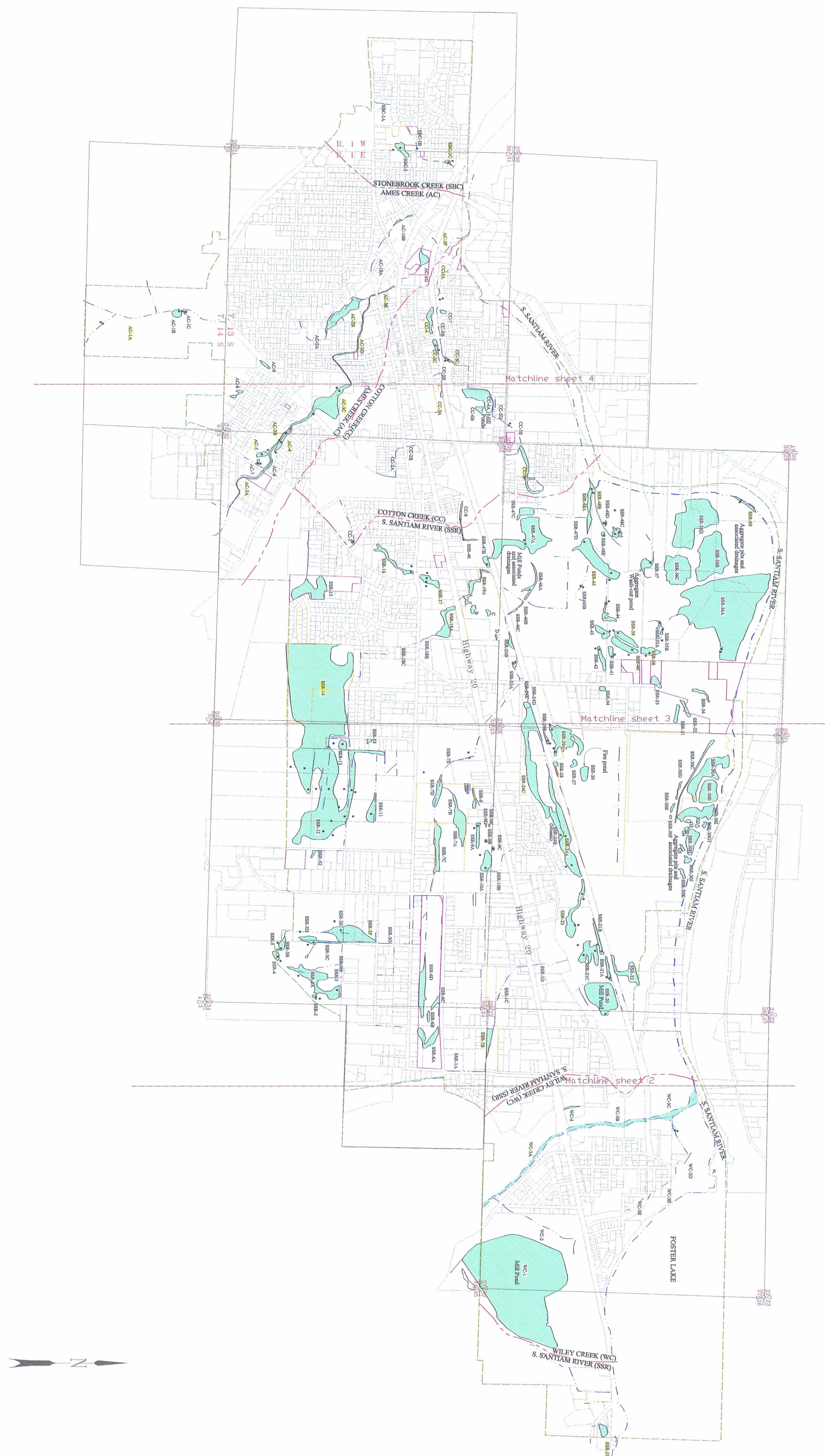
0 0.13 0.25 0.5 0.75 1 Miles

City of Sweet Home and Sweet Home School District Properties



ATTACHMENT C





APPROVED WETLANDS INVENTORY
Oregon Division of State Lands
Meets Local Wetland Inventory standards
Date 7/00 Approved by J. morlan

THIS MAP IS FOR PLANNING PURPOSES ONLY
WETLAND BOUNDARIES ARE APPROXIMATE
AND SUBJECT TO CHANGE

AND SUBJECT TO CHANGE

This map has NOT been approved by the wetland regulatory agencies for permitting purposes. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions. There may be additional wetlands within the study area that have not been identified. All wetlands, whether mapped or not, are subject to Federal and State permit requirements. There may also be areas of non-wetland within areas identified as wetlands on this map. In all cases, Federal and State agencies will use actual field conditions, rather than this map, to determine wetland boundaries.

DATE: June, 2000

BASE MAP INFO: Supplied by City of Sweet Home,
: and Linn County

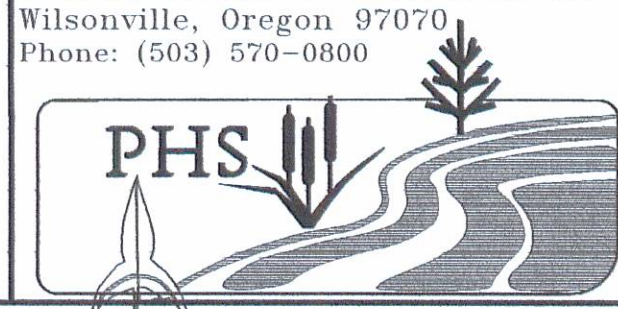
JOB NO.: 9-1884

Sweet Home
Local Wetlands Inventory

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070
Phone: (503) 570-0800

Reference

Sheet





City of Sweet Home
Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

Land Use Application

- ☐ Adjustment
- ☐ Annexation
- ☐ Comprehensive Plan Map Amendment
- ☐ Conditional Use
- ☐ Home Occupation
- ☐ Interpretations
- ☐ Nonconforming Uses
- ☐ Partition
- ☐ Property Line Adjustment
- ☐ Site Development Review
- ☐ Subdivisions and Planned Developments
- ☐ Text Amendments
- ☐ Variance
- ☒ Zone Map Amendment

Date Received: _____

Date Complete: _____

File Number: ZMA 23-02

Application Fee: N/A

Receipt #: _____

Planning Commission Hearing Date: _____

City Council Hearing Date: _____

Within 30 days following the filing of this application, the Planning Department will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Applicant's Name:

City of Sweet Home / Sweet Home Fire District

Applicant's Address:

3225 Main Street, Sweet Home, OR 97386

Applicant's Phone Number:

541-368-8113

Applicant's Email Address:

aclegg@sweethomeor.gov

Property A

Owner's Name:

City of Sweet Home

Owner's Address:

3225 Main Street, Sweet Home, OR 97386

Owner's Phone Number:

541-367-8113

Owner's Email:

aclegg@sweethomeor.gov

Property Address:

various (all City property)

Assessor's Map and Tax Lot:

various - see attached

Property Size Before:

~~60.38 acres~~ 346.06 ac

Property Size After:

~~60.38 acres~~ 346.06 ac

Zoning Classification:

see attached

Comprehensive Plan:

see attached

Property B

Owner's Name:

Sweet Home School District 55

Owner's Address:

1920 Long Street, Sweet Home, OR 97386

Owner's Phone Number:

541-367-7122

Owner's Email:

kevin.strong@sweethome.k12.or.us

Property Address:

various (all School District properties)

Assessor's Map and Tax Lot:

various - see attached

Property Size Before:

~~73.06 Acres~~ 79.31 ac

Property Size After:

~~73.06 acres~~ 79.31 ac

Zoning Classification:

see attached

Comprehensive Plan:

see attached

Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.

The applicants would like to amend the Zone Map classifications for City of Sweet Home and Sweet Home School District Properties, within City Limits, to the Public Facilities (PF) Zone.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature

Date:

2/28/2023

Property Owner's Signature:

Date

2/28/2023

Property Owner's Signature:

Date

3/14/2023

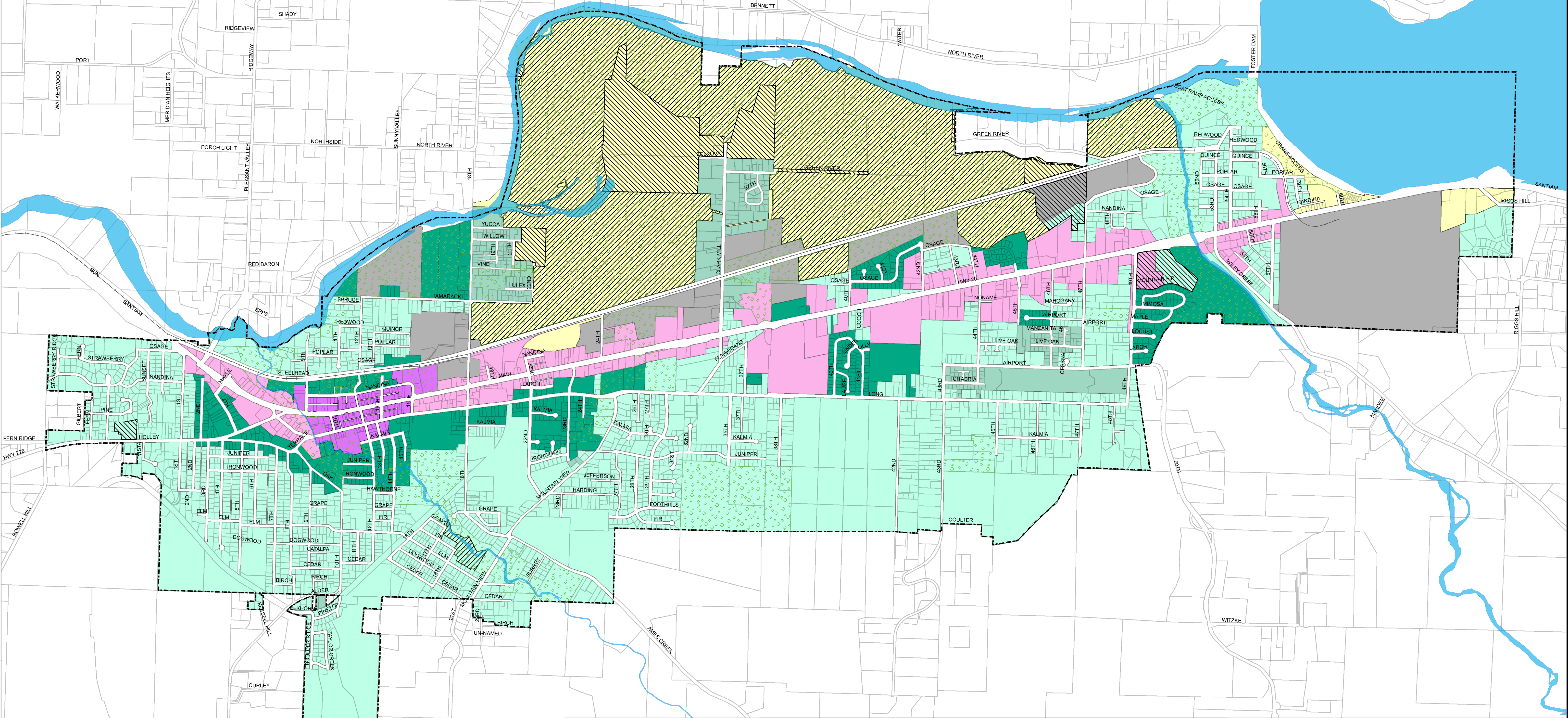
Property Owner's Signature:

Date

3-16-2023

3/17/2023

Sweet Home Zoning



This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.
Reproduced by PR 3/26/15 from original by SV 01/09/09
Updated by JG 10/27/22

Created By:
City of Sweet Home
Community Development Department
541-367-8113

Print Date: 10/27/2022

Zoning Ordinances			
Ord.	Date	Ord.	Date
906	09-13-83	1099	09-10-96
912	01-10-84	1110	07-22-97
923	06-26-84	1114	12-09-97
933	06-11-85	1115	02-10-98
937	01-14-86	1118	09-08-98
1011	02-27-90	1123	03-09-99
1044	05-12-92	1152	09-23-03
1055	01-26-93	1162	06-22-04
1060	06-22-93	1169	03-22-05
1069	04-26-94	1178	01-10-06
1070	04-26-94	1181	03-14-06
1080	11-08-94	1192	07-24-07
1081	12-13-94	1193	09-11-07
1083	06-19-96	1197	12-11-07
1099	09-10-96	1200	05-27-08
1102	04-22-97	1206	12-25-08
1105	05-27-97	1305	09-27-22

Legend

Zoning

- C1 - Commercial Central
- C2 - Commercial Highway
- I - Industrial
- R1 - Residential Low-Density
- R2 - Residential Medium-Density
- R3 - Residential High-Density
- RC - Recreation Commercial

Overlay Zones

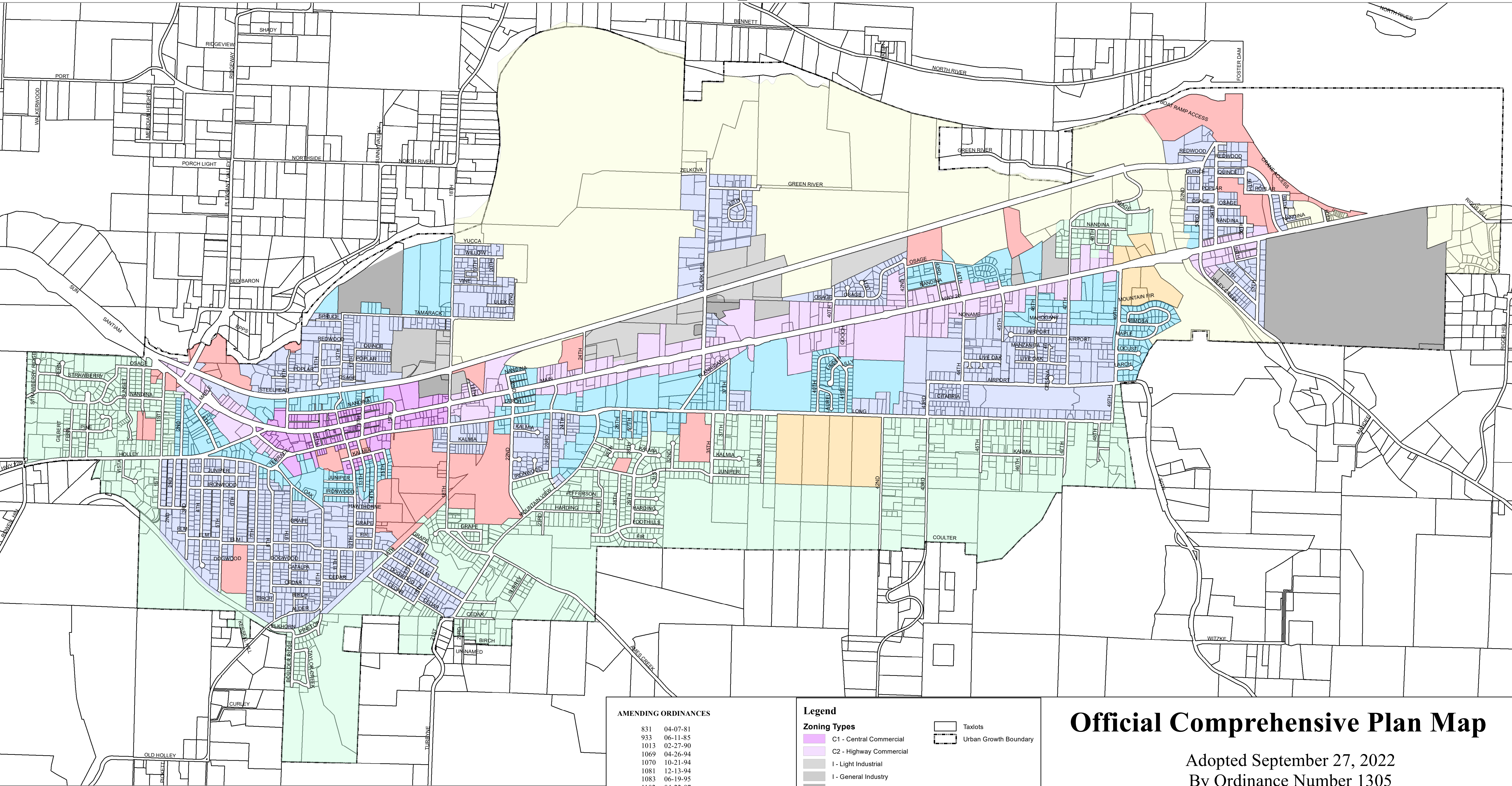
- NRO - Natural Resources
- NRO - Natural Resources/Planned Development
- Planned Development
- City Limits
- Taxlots

Official Zoning Map

Adopted September 27, 2022
By Ordinance Number 1305
Updated by Later Zoning Ordinances

0 0.5 1 Miles
1 inch equals 0.16 miles

Sweet Home Comprehensive Plan



This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.

Reproduced by PR 9/12/14 from original by SV 01/09/09
Updated by JG Oct 2022

Created By:
City of Sweet Home
Community Development Department
541-367-8113

Print Date : 10-31-2022

AMENDING ORDINANCES

831	04-07-81
933	06-11-85
1013	02-27-90
1069	04-26-94
1070	10-21-94
1081	12-13-94
1083	06-19-95
1102	04-22-97
1105	05-27-97
1114	12-09-97
1125	11-09-09
1151	09-23-03
1197	12-11-07
1305	09-27-22

Legend

Zoning Types

	C1 - Central Commercial
	C2 - Highway Commercial
	I - Light Industrial
	I - General Industry
	I - Heavy Industrial
	R1 - Low Density Residential
	R2 - Medium Density Residential
	R3 - High Density Residential
	MU - Mixed Use
	MUE - Mixed Use Employment
	PF - Public Facility

Taxlots

Urban Growth Boundary

Official Comprehensive Plan Map

Adopted September 27, 2022
By Ordinance Number 1305
Updated by Later Annexation Ordinances

0

0.475

0.95

Miles

1 inch equals 0.15 miles