



REQUEST FOR COUNCIL ACTION

Title: Request for Council Action – Ordinance Bill No. 1 for 2026 – Ordinance No. 1339 – Public Hearing for a Zoning Map Amendment Application ZMA26-01 and Property Line Adjustment Application PLA26-02

Preferred Agenda: June 9, 2026

Submitted By: Angela Clegg, Planning & Building Manager

Reviewed By: Jason Ogden, City Manager / Police Chief

Type of Action: Motion Resolution Reading

Relevant Code/Policy: SHMC 17.128.010(A) Decision Authority

Towards Council Goal: Desirable Community, Essential Services, Economic Strength

Attachments: Ordinance No. 1 for 2026
Exhibit A – ZMA25-01 City Council Staff Report
Exhibit B – PLA26-02 City Council Staff Report
Exhibit C – May 7, 2026 Draft Planning Commission Meeting Minutes

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing on Zoning Map Amendment Application ZMA25-01 and Property Line Application PLA26-02, decide on the applications, and, if approved, conduct the first reading of the ordinance.

Background/Context:

The applicants, Cheryl Bartlett and the Sweet Home School District, are requesting a Zoning Map Amendment and Property Line Adjustment for the property totaling approximately 2,687 square feet in Sweet Home, OR 97386 (see attached map). The proposal would change the zoning from Residential High Density (R-3) to Public Facility (PF).

The Sweet Home Planning Commission held a public hearing on May 7, 2026, to review applications ZMA26-01 and PLA26-05 and hear testimony. At that meeting, the Commission approved the applications and recommended City Council approval.

The City Council held a public hearing on May 26, 2026, to consider the applications and completed the first and second readings of the Ordinance for Zoning Map Amendment ZMA26-01.

The Challenge/Problem:

Should the zone map be changed to allow the public facility designation of the properties? Should the zoning map designations be followed if the proposed amendment is consistent with the goals and policies of the comprehensive plan?

Issues and Financial Impacts:

There are no issues or financial impacts currently identified.

Elements of a Stable Solution:

A stable solution is one in which the application is decided in compliance with City Code and State Law.

The Sweet Home Municipal Code outlines the following criteria for map amendments:

- A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.
- B. The amendment is orderly and timely, considering existing development patterns, surrounding land uses, and any neighborhood or community changes that may warrant the amendment.
- C. Utilities and services can be efficiently provided to support the proposed uses, or other potential uses, in the new zoning district.
- D. The amendment is consistent with Oregon’s Statewide Planning Goals.

Options:

- 1. Move to deny Ordinance No. 1 for 2026: The proposed Zone Map Amendment and Property Line Adjustment shall be denied.
- 2. Move to approve Ordinance No. 1 for 2026 as proposed: The proposed Zone Map Amendment and Property Line Adjustment shall be approved.
- 3. Move to approve Ordinance No. 1 for 2026 with amendments: City Council may propose revisions to the Ordinance.

Recommendation:

Staff recommends option #2: Move to approve Ordinance No. 1 for 2026 as proposed.