



REQUEST FOR COUNCIL ACTION

Title: Northside Park Application CU22-12

Preferred Agenda: October 11, 2022

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 17.24.030(H), 17.80.060(A)

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

Attachments: CU22-12 Application

Purpose of this RCA:

The purpose of this RCA is to sign the Conditional Use application CU22-12. The subject property is in the Residential Low Density (R-1) Zone. The City does not currently have a Public Zone, so the City classifies public parks as Community Centers. Per SHMC 17.24.030(D) a Community Center is allowed via a Conditional Use. A new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity (SHMC 17.80.060(A)(3) and (5)). Northside Park is an existing park in the Residential Low Density (R-1) Zone. The applicant (the City of Sweet Home) is proposing property line adjustments to combine five tax lots into one tax lot. The City is also proposing future upgrades to the park.

Background/Context:

Under SHMC 17.24.030(D) a Community Center is allowed via a Conditional Use in the Residential Low Density (R-1) zone. Application PLA22-11, PLA22-12, PLA22-13, PLA-14, and PLA22-15 were noticed on September 26, 2022. The property line adjustments are being completed to combine five tax lots into one and to allow for future improvements. SHMC 17.80.060(A)(3) and (5) states that a new Conditional Use application shall be processed if a proposed change results in a change to lot or parcel boundaries and if there is an increase in the amount of operational activity. The Northside Park project includes both an increase in operational activity, and a change to lot boundaries, and will, therefore, require a Conditional Use Permit.

The Challenge/Problem:

How does the City proceed with the property line adjustments and future improvements and comply with City Code?

Stakeholders:

- City of Sweet Home Residents – The improvements to Northside Park will provide new amenities and safety features to the park.
- City of Sweet Home – The property line adjustments will allow the city to correct inaccurate deed descriptions, apply for permits, and make improvements to the park.

Issues and Financial Impacts:

While the overall project includes many 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 CU22-12.

Recommendation:

Staff Recommends Option 2: Authorize the City Manager or Designee to sign the application CU22-12.