



REQUEST FOR COUNCIL ACTION

Title: Public Hearing & Request for Council Action – Ordinance No. 9 for 2025 – Zone Map Amendment Application ZMA25-01

Preferred Agenda: October 14, 2025

Submitted By: Angela Clegg, Planning & Building Manager

Reviewed By: Cecily Hope Pretty, Deputy City Manager
Jason Ogden, City Manager / Police Chief

Type of Action: Resolution ☐ Motion ☒ Roll Call ☐ Other ☐

Relevant Code/Policy: SHMC Chapter 17.128.010(A); Housing Production Strategy; Comprehensive Plan

Towards Council Goal: Desirable Community

Attachments: Ordinance No. 9 for 2025
Exhibit A - ZMA25-01 Planning Commission Order and Decision
Subject Property Map
Fair Housing Council Letter of Support
September 18, 2025 Planning Commission Meeting Minutes

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing on Zone Map Amendment Application ZMA25-01, decide on the application, and, if approved, conduct the first reading of the Ordinance.

Background/Context:

The applicant, James Hurley, is requesting a Zone Map amendment for his properties totaling approximately 86,358 square feet in Sweet Home. The proposal would change the zoning from Residential Low-Density (R-1) to Residential High-Density (R-3).

The Sweet Home Planning Commission held a public hearing on September 18, 2025, to review application ZMA25-01 and hear testimony. At that meeting, the Commission approved the application and recommended City Council approval.

The City Council will hold a public hearing on October 14, 2025, to consider the application and may complete the first reading of the Ordinance for Zone Map Amendment ZMA25-01.

The Fair Housing Council of Oregon submitted a letter of support, stating that the amendment would help meet the City's acknowledged housing needs.

The Challenge/Problem:

The City Council's approval is needed to allow the zone map change requested by the applicant.

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 outcome is decided in compliance with City Code and state regulations. The Sweet Home Municipal Code outlines the following criteria for map amendments:

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

Options:

1. Do Nothing – The City risks violating the legally-required timeline for response to the application.
2. Move to deny Application ZMA25-01 – Staff shall prepare an Order of Denial for Application ZMA25-01.
3. Move to approve Application ZMA25-01 as presented and conduct the first reading of Ordinance No. 9 for 2025 – The Council will approve the application with no changes and begin the required Ordinance process. If the first reading is unanimously approved, a second reading may be conducted by title only.
4. Recommend changes to the proposed map amendment – City Council could recommend different potential zone amendments, which would require staff to investigate the recommendations and bring a modified application for review to the Planning Commission and City Council.

Recommendation: Staff recommends Option 3 – Move to approve Application ZMA25-01 as presented and conduct the first reading of Ordinance No. 9 for 2025.