



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 applicant is proposing to change the Zoning Map in an area consisting of approximately 29,335 square feet (.67 acres) located 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386 (13S01E32DB Tax Lots 3701, 400 and 1100). The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone and Industrial (M) Zone to Light Industrial Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. 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 ZMA21-02 is being filed simultaneously with Applications PLA21-13, PLA21-14, and PLA21-15. Applications PLA21-13, PLA21-14 and PLA21-15 are pending the approval of Application ZMA21-01.

APPLICANT: Sweet Home Sanitation Service, Inc.

PROPERTY OWNER: Sweet Home Sanitation Service, Inc.

PROPERTY LOCATION: 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E32DB Tax Lot 3701, 400 and 1100

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.12, 17.36, 17.44, OAR 660-012-0060

FILE NUMBER: ZMA21-02

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** July 15, 2021 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** July 27, 2021 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: July 12, 2021

I. PROJECT AND PROPERTY DESCRIPTION

LOCATION: The subject tract contains approximately 29,335 square feet (.67 acre). The properties are currently zoned Industrial (M) Zone and the comprehensive plan designation is Highway Commercial (C-2) Zone. The applicant is requesting to change the zoning to Highway Commercial (C-2) bringing it into conformity with the property's existing Comprehensive Plan Map designation.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Properties	Industrial (M) Commercial Highway (C-2)	Light Industrial
Property North	Industrial (M) Recreation Commercial (RC)	Public Planned Recreation Commercial
Property East	Commercial Highway (C-2)	Public Highway Commercial
Property South	Commercial Highway (C-2)	Highway Commercial
Property West	Industrial (M) Commercial Highway (C-2)	Heavy Industrial

Floodplain Based on a review of the FEMA FIRM Maps; Panel 41043C0913G dated September 29, 2010, the subject property is in the 100-year floodplain.

Wetlands: The subject property does not show wetlands/waterways on the property that are depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

Access: The subject property has frontage along 18th Avenue and 19th Avenue.

Services: The subject property has access to City water and sewer services.

TIMELINES AND HEARING NOTICE:

Application Submitted:	May 24, 2021
Application Deemed Complete:	June 8, 2021
Mailed/Emailed Notice:	June 11, 2021
Notice Published in New Era Newspaper:	June 16, 2021
Planning Commission Public Hearing:	July 15, 2021
City Council Public Hearing	July 27, 2021

Notice was provided as required by SHMC 17.12.120.

II. COMMENTS

Public Works:	Public Works has no issues with the request.
Permit Technician:	The Building Program has no issues with this request.
Staff Engineer:	Regarding the Zone Map Amendment for the Sweet Home Sanitation Service at 1411 18 th Avenue. The existing facility is connected to city water and sewer services, has access driveways to both 18 th Ave and 19 th Ave. CEDD-ES has no concerns with the Zone Map Amendment.
Sweet Home Fire District:	The Fire District Has no issues with this request.
Public Comment:	No comments as of the issue of this Staff Report.

III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a zone change are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

A. An amendment to the official zoning or comprehensive plan map may be authorized provided that the proposal satisfied all relevant requirements of this title and also provided that the applicant demonstrates the following: [SHMC 17.12.010]

- 1. The proposed amendment is consistent with the goals and policies of the comprehensive plan; [SHMC 17.12.025(A)]**
 - a. The Zoning Code implements the Comprehensive Plan by providing specific development guidelines for each Land Use Designation. The general nature of each Comprehensive Plan Land Use Designation will guide the uses and standards for the corresponding zone in the Zoning Code. [Sweet Home Comprehensive Plan, Chapter 2 Text]**
 - b. The Comprehensive Plan Map graphically portrays Sweet Home's land use pattern as recommended by Comprehensive Plan policy. Each designation has a different symbol or color. The land use map portrays the long-range vision of land use patterns in Sweet Home. [Sweet Home Comprehensive Plan, Chapter 2, Comprehensive Plan Map Policies, Policy 1]**
 - c. Zoning Codes. The Zoning Codes regulate the use of land on a comprehensive basis. More specifically, the Zoning Codes divide the community into residential, commercial, industrial, and other use zones based on the Comprehensive Plan. Each zone has standards and regulations that determine the allowed uses on that land and the standards to which structures must conform, such as building height, yard setbacks, and lot size. The Codes consists of text, found in Title 17 of the Sweet Home Municipal Codes, and an official Zoning Map.**

The Zoning Codes fulfill two major roles. First, zoning promotes the public health, safety, and welfare of Sweet Home. Secondly, the Zoning Codes implement the Comprehensive Plan. Oregon Revised Statute 197.175 states that cities will:

- Prepare, adopt, amend, and revise comprehensive plans in compliance with Statewide Planning Goals; and**

- **Enact land use regulations to implement their comprehensive plan.**

In a broad sense, zoning encourages the orderly development of the community and implements the Comprehensive Plan. Zoning can only partially relate to the long-term aspects of the plan because as a regulatory tool, it must relate to the current conditions within the City of Sweet Home.

The Comprehensive Plan provides a general and long-range policy for the City while the Zoning Codes serve as a legal ordinance with binding provisions on land development. The various zones have specific boundaries and when drafting the Zoning Ordinance, the City considers how each land parcel will be affected.

Zoning Code provisions and the Zoning Map can be amended. Amendments shall be consistent with the Comprehensive Plan. If proposed amendments to the Zoning Codes do not comply with the Comprehensive Plan, the Comprehensive Plan must also be amended so that the two documents correspond. [Sweet Home Comprehensive Plan, Chapter 2, Comprehensive Plan Map Policies, Chapter 8: Plan Management]

- d. **Updating the plan: Making the Comprehensive Plan a basic part of the community's planning process an ongoing active function of City government will keep the Plan as a viable and useable policy document. The Comprehensive Plan needs to be updated occasionally for the following reasons:** [Sweet Home Comprehensive Plan, Chapter 8: Plan Management]
 - i. **To accurately reflect changes in the community.**
 - ii. **To ensure integration with other policies, Zoning Codes, and Subdivision Codes.**
- e. **Changes to the Plan Shall be made by ordinance after public hearings.** [Sweet Home Comprehensive Plan, Chapter 2, Plan Amendment Policies, Policy 2]
- f. **Changes in the Plan shall be incorporated directly into the document at the appropriate place. A list of all amendments with date of passage should be a part of the document.** [Sweet Home Comprehensive Plan, Chapter 2, Plan Amendment Policies, Policy 3]
- g. **Property Owners, their authorized agents, or the City Council may initiate a Comprehensive Plan amendment. In order to obtain a Comprehensive Plan amendment, the applicants have the burden of proof that all of the following conditions exist.** [Sweet Home Comprehensive Plan, Chapter 2, Plan Amendment Policies, Policy 5]
 - i. **There is a need for the proposed change;**
 - ii. **The identified need can best be served by granting the change requested;**
 - iii. **The proposed change complies with the Statewide Planning Goals; and,**
 - iv. **The proposed change complies with all other elements of the City's Comprehensive Plan.**
- h. **Highway Commercial: To provide suitable and desirable commercial areas along the highway intended to meet the business needs of the community.** [Sweet Home Comprehensive Plan Land Designations for Economic Development, Table 11]
- i. **High Density Residential: To provide areas suitable and desirable for higher density residential development, and particularly for apartments, manufactured home**

parks, other residential uses, and appropriate community facilities. [Sweet Home Comprehensive Plan Map Residential Land Designations, Table 7]

Staff Findings: The applicant is proposing to change the Zoning Map of an approximately 29,335 square feet (.67 acres) located 1411 18th Avenue and 1355 19th Avenue, Sweet Home, OR 97386 (13S01E32DB Tax Lots 3701, 400 and 1100). The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone and Industrial (M) Zone to Light Industrial Zone.

Based on the Linn County 2018 aerial photograph, the area is surrounded by Highway Commercial and Industrial lots. There is no development planned with the Zone Map Amendment application.

Based on the findings above the proposed zoning plan designation would be consistent with the Sweet Home Comprehensive Plan.

The application complies with this criterion.

- 2. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;** [SHMC 17.12.025(B)]

Staff Findings: Staff finds that the proposed zoning map amendment would be orderly and timely, be consistent with the pattern of development in the area, and based on the 2018 Linn County aerial photograph, staff finds that the subject property is surrounded by Highway Commercial and Industrial lots.

The application complies with this criterion.

- 3. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district; and** [SHMC 17.12.025(C)]

Staff Findings: Water and sanitary sewer services are available in 18th Avenue and 19th Avenue. The subject property has frontage along 18th Avenue and 19th Avenue. The applicant has not proposed development with this Zone Map Amendment application

The application complies with this criterion.

- 4. The proposed amendment to the comprehensive plan map is consistent with Oregon's statewide planning goals.** [SHMC 17.12.025(D)]

Staff Findings: The applicant is not proposing an amendment to the comprehensive plan map.

- 5. OAR 660-012-0060(1). If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:**
 - a. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);**
 - b. Change standards implementing a functional classification system; or**
 - c. Result in any of the effects listed in paragraphs (a) through (c) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that**

would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

- i. Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
- ii. Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
- iii. Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan. [OAR 660-012-0060(1)]

Staff Findings: The subject property has existing frontage along Highway 20. The applicant has proposed a change in zoning from the Commercial Highway (C-2) Zone and Industrial (M) Zone to Light Industrial Zone. The proposed use would be consistent with the Comprehensive Plan Map designation. Based on these findings, staff concludes that the proposed zone change would not significantly affect the existing transportation infrastructure in the neighborhood and is consistent with the Sweet Home Transportation System Plan.

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 zone change, 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 ZMA 21-02; which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA 21-02 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

- A. Subject Property Map

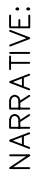
- B. Site Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Planning Application Form



1 inch = 108 feet

ZMA21-02
Subject Property Map

Date: 6/11/21

Scale $1'' = 30'$ 

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINES OF TAX LOTS 300, 400 (LOT 1 BLOCK 4 OF "WEDDLE'S ADDITION"), 1100 (LOT 1 BLOCK 3 OF "WEDDLE'S ADDITION") AND 3701 INTO ONE OVERALL ADJUSTED TAX LOT 400 (REPLAT OF LOT 1, BLOCK 4 OF "WEDDLE'S ADDITION").

NOTES:

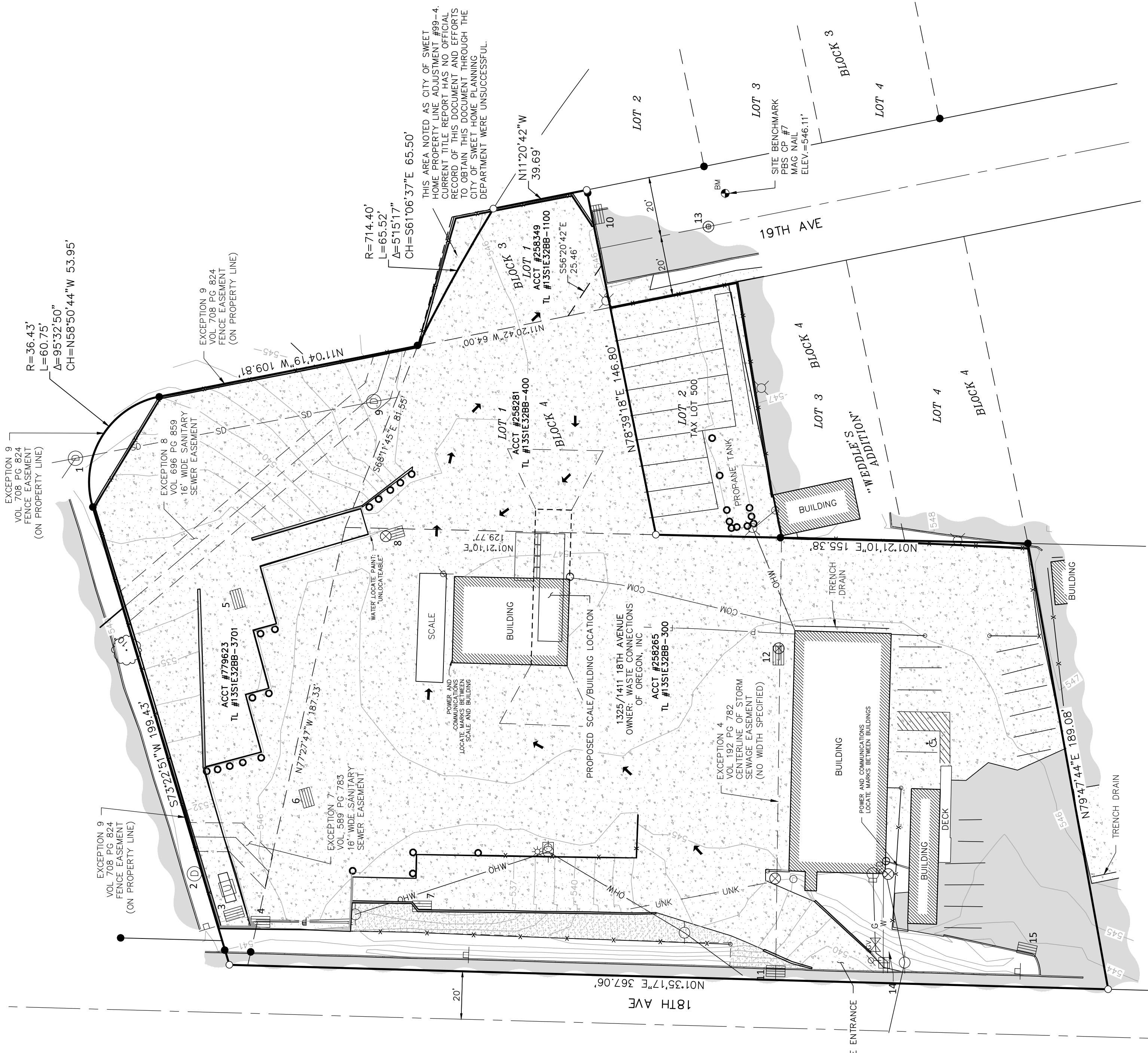
1. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 (ORGN)
2. THE SURFACE BENCHMARK: PBS CP#7
ELEVATION=546.11'
NAD 83
N= 7624097.21'
E= 7624097.21'
THE VERTICAL BENCHMARK IS A MAG NAIL LOCATED ON THE EAST SIDE OF 19TH AVENUE, 67 FEET SOUTHEAST OF A STORM DRAINAGE DITCH, 10 FEET WEST OF THE SE CORNER OF THE SEAMHOLE/CLANOUT.
3. THE ELEVATION WAS DETERMINED BY GNSS OBSERVATION USING CORRECTIONS OBTAINED THROUGH THE OREGON REAL-TIME GNSS NETWORK (ORGN) AND TRANSFERRED THROUGH PRIMARY SITE CONTROL THROUGH DIFFERENTIAL LEVELS
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON OBSERVATIONS USING THE OREGON REAL-TIME GNSS NETWORK (ORGN)
5. THE HORIZONTAL DATUM: NAD 83, 2011 (EPOCH 2010), STATE PLANE COORDINATES (OREGON NORTH ZONE 3801)
6. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
7. THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF DESIGNING SITE IMPROVEMENTS.
8. CONTOURS DERIVED BY DIRECT FIELD OBSERVATIONS. ELEVATION AND CONTOUR ACCURACY IS ONE-HALF THE CONTOUR INTERVAL.
9. THIS MAP IS HAS BEEN PRODUCED FOR DESIGN PURPOSES AND SHOWS AN ACCURATE BOUNDARY DEPICTION.
10. BOUNDARIES SHOWN HAVE BEEN DETERMINED BY ANALYZING FOUND MONUMENTS AND REFERENCING PUBLIC SURVEY RECORDS AND TITLE REPORT INFORMATION PROVIDED IN FIDELITY NATIONAL TITLE COMPANY ORDER NO. 60221905091 DATED AUGUST 7, 2019.
11. THE UNDERGROUND UTILITIES SHOWN HEREON WERE BASED ON FIELD MEASUREMENT OF UTILITY CEMENT PAINT MARKS SUPPLIED BY THE OREGON UTILITY NOTIFICATION CENTER (PRE-SURVEY TICKET REQUESTS SUBMITTED ON 7/16/2019 AND PROCESSED AS TICKET NUMBERS 19194748 AND 19194759.) AS WELL AS SURFACE EVIDENCE AND PRIVATE ASSESSMENT RECORDS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND POSITIVELY DETERMINED. THEREFORE, THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON IS NOT GUARANTEED TO BE ACCURATE. NECESSARY, ADDITIONALLY, CERTAIN UTILITIES (E.G. WATER, SANITARY, STORM, GAS, ETC.) MAY NOT HAVE CONDUCTIBLE OR TRACEABLE LINES AND MAY BE PRESENT.
12. PRIVATE ON-SITE CONDUCTIBLE UTILITY LOCATES WERE PERFORMED BY MT. VIEW LOCATE SERVICES ON 7/19/2019.
13. THERE ARE 2 SEWER EASEMENTS PLOTTED ON THE PROPERTY, BUT FIELD CREWS DID NOT FIND ANY SEWER STRUCTURES IN THEIR VICINITY.
14. THE WEST BOUNDARY OF THE SUBJECT PROPERTY APPEARS TO FALL IN THE PHYSICAL ROAD IMPROVEMENTS OF 18TH AVENUE. SURVEY RECORDS INDICATE THE ROAD RIGHT-OF-WAY TO BE 40' WIDE (20' ON EACH SIDE OF CENTERLINE).
15. THE EASTERN MOST PORTION OF THE SITE APPEARS TO HAVE AN UNRECORDED PROPERTY LINE ADJUSTMENT WITH THE ADJOINING PROPERTY OWNER. PARCEL MAP 1999-33 NOTES THAT THERE IS A CITY OF SWEET HOME PLA. P90-4 FILE. HOWEVER, THERE IS NO RECORD OF THIS DOCUMENT IN THE CURRENT TITLE RECORDS. THE CITY OF SWEET HOME PLANNING DEPT. WERE UNSUCCESSFUL IN LOCATING THE RECORD.

LEGEND:

- | | |
|---|--|
| — | DENOTES SET BENCHMARK |
| ○ | DENOTES SITE 5/8" X 30" IRON ROD WITH "YELLOW PLASTIC CAP INSCRIBED "PBS" |
| ● | DENOTES FOUND SURVEY MONUMENT |
| ▬ | DENOTES ASPHALT SURFACE |
| ▬ | DENOTES CONCRETE SURFACE |
| ▬ | DENOTES GRAVEL SURFACE |
| ▬ | DENOTES EXISTING BUILDING AS NOTED |
| ▬ | DENOTES 5' CONTOUR INTERVAL |
| ▬ | DENOTES 1' CONTOUR INTERVAL |
| ▬ | DENOTES ROAD CENTERLINE |
| ▬ | DENOTES RIGHT OF WAY LINE |
| ▬ | DENOTES PROPERTY/LOT LINE |
| ▬ | DENOTES CHAIN LINK FENCE LINE AS NOTED |
| ▬ | DENOTES OVERHEAD WRE |
| ▬ | DENOTES COMMUNICATIONS LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES GAS LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES POWER/SIGNAL LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES STORM DRAINAGE LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES UNKNOWN UTILITY LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES WATER LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION |
| ▬ | DENOTES STORM DRAINAGE CATCH BASIN |
| ▬ | DENOTES STORM DRAINAGE MANHOLE |
| ▬ | DENOTES STORM DRAINAGE CLEANOUT |
| ▬ | DENOTES ROOF DRAIN |
| ▬ | DENOTES WATER METER |
| ▬ | DENOTES WATER SPOUT |
| ▬ | DENOTES GAS VALVE |
| ▬ | DENOTES GAS METER |
| ▬ | DENOTES POWER METER |
| ▬ | DENOTES POWER POLE |
| ▬ | DENOTES POWER POLE W/ LIGHT |
| ▬ | DENOTES STREET LIGHT/LIGHT POLE |
| ▬ | DENOTES COMMUNICATIONS RISER AS NOTED |
| ▬ | DENOTES COMMUNICATIONS MANHOLE AS NOTED |
| ▬ | DENOTES COMMUNICATIONS VAULT |
| ▬ | DENOTES UNKNOWN UTILITY VAULT |
| ▬ | DENOTES UNKNOWN UTILITY RISER/STANDPIPE |
| ▬ | DENOTES UNKNOWN UTILITY CLEANOUT |
| ▬ | DENOTES BOLLARD |
| ▬ | DENOTES SIGN |
| ▬ | DENOTES GATE POST |
| ▬ | DENOTES DECIDUOUS TREE |

STORM SEWER DATA:

- | | | |
|----|--------------------------|---|
| 1 | STORY SEWER MANHOLE | RW=541.39'
IE 10°+/- PVC (N)=535.34'
IE UNKNOWN SIZE CONC (S)=534.75'
IE UNKNOWN SIZE CONC (S)=534.57' |
| 2 | STORY SEWER MANHOLE | RW=541.82'
NO PIPES VISIBLE
SUMP=523.66' |
| 3 | STORY SEWER CATCH BASIN | RW=531.52'
FULL OF TRASH |
| 4 | STORY SEWER CATCH BASIN | RW=546.30'
FULL OF TRASH |
| 5 | STORY SEWER CATCH BASIN | RW=536.18'
FULL OF TRASH |
| 6 | STORY SEWER CATCH BASIN | RW=536.18'
FULL OF TRASH |
| 7 | STORY SEWER CATCH BASIN | RW=535.99'
IE 24°+/- STEEL (S)=535.08'
IE 8°+/- STEEL (N)=534.95'
SUMP=534.07' |
| 8 | STORY SEWER CATCH BASIN | RW=546.39'
FULL OF TRASH |
| 9 | STORY SEWER MANHOLE | RW=544.28'
IE 24°+/- CONC (S)=536.65'
IE 24°+/- CONC (N)=536.68' |
| 10 | STORY SEWER CATCH BASIN | RW=545.58'
"HAP" INLET |
| 11 | STORY SEWER CATCH BASIN | RW=539.07'
IE 8°+/- CONC (E)=537.32'
IE 8°+/- CONC (W)=536.94' |
| 12 | STORY SEWER CATCH BASIN | RW=545.60'
FULL OF TRASH |
| 13 | STORY SEWER CLEANOUT | RW=546.25' |
| 14 | IE 4°+/- PVC (E)=541.62' | |
| 15 | STORY SEWER MANHOLE | RW=543.80'
IE 4°+/- STEEL (SW)=542.03'
SUMP=540.12' |



1325 18TH AVE.
SWEET HOME, OR 97386

TOPOGRAPHIC SURVEY

REVISIONS

 $\therefore$

ATE	5/10/2021
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RAWN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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OB NO.:

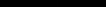
17623-005

DRAWING NAME:

7623-005-TOPO

HEET NO.

PBS Engineering and Environmental Inc.
415 W 6th Street, Suite 601
Vancouver, WA 98660
360.695.3488
pbsusa.com

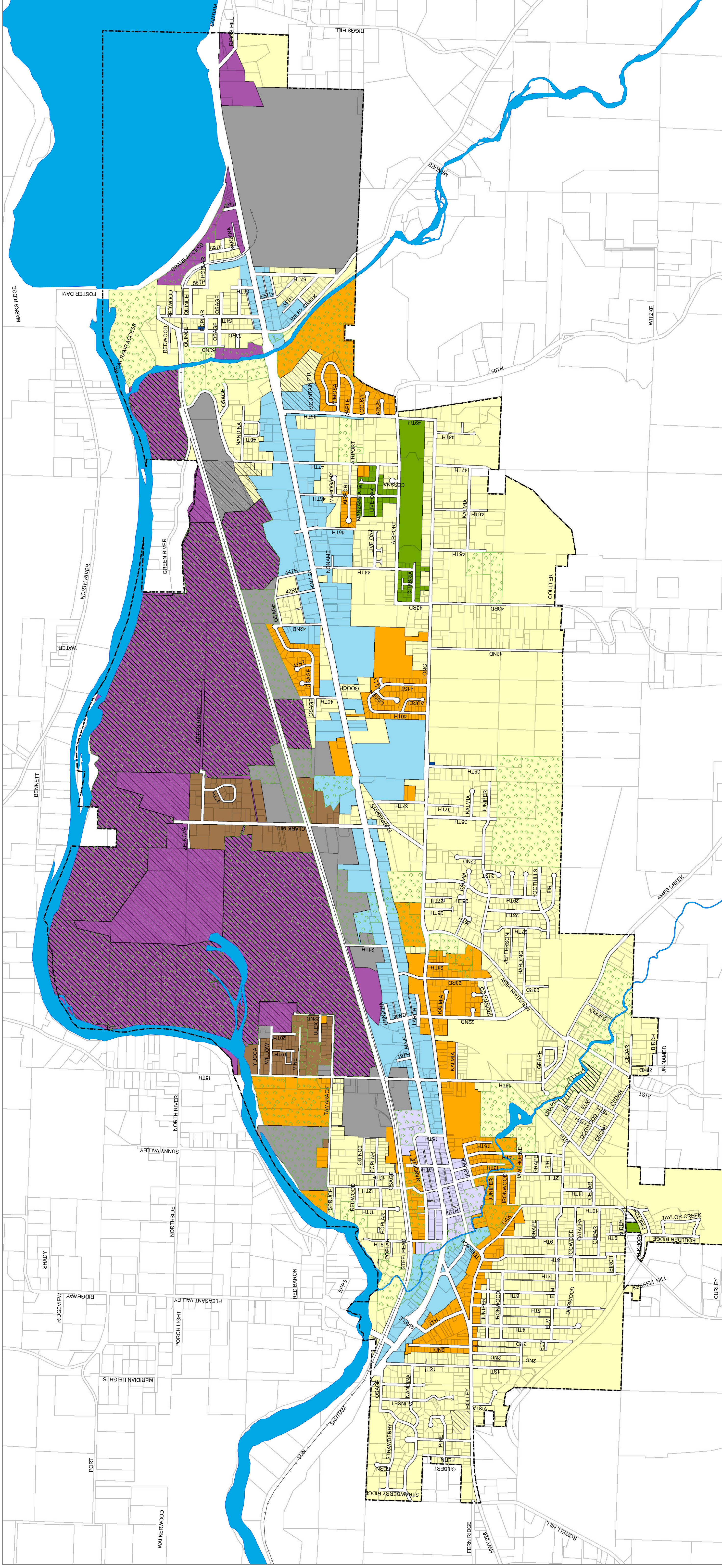


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 6-30-21

Sweet Home Zoning



Official Zoning Map

Adopted September 23, 2003
By Ordinance Number 1152
Updated by Later Zoning Ordinances

0 0.5 1 Miles
1 inch equals 0.16 miles

Zoning Ordinances

Ord.	Date	Ord.	Date
906	09-13-83	1089	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	11-08-94	1181	03-14-06
1080	12-13-94	1192	07-24-07
1083	06-19-96	1193	09-11-07
1099	09-10-96	1197	12-11-07
1102	04-22-97	1200	05-27-08
1105	05-27-97	1206	12-25-08

Legend

Zoning

C1 (Central Commercial)
C2 (Highway Commercial)
C3 (Neighborhood Commercial)
M (Industrial)
R1 (Low Density Residential)
R2 (High Density Residential)
R3 (Medium Density Residential)
RC (Recreation Commercial)
RMT (Residential Industrial Transition)

Overlay Zones

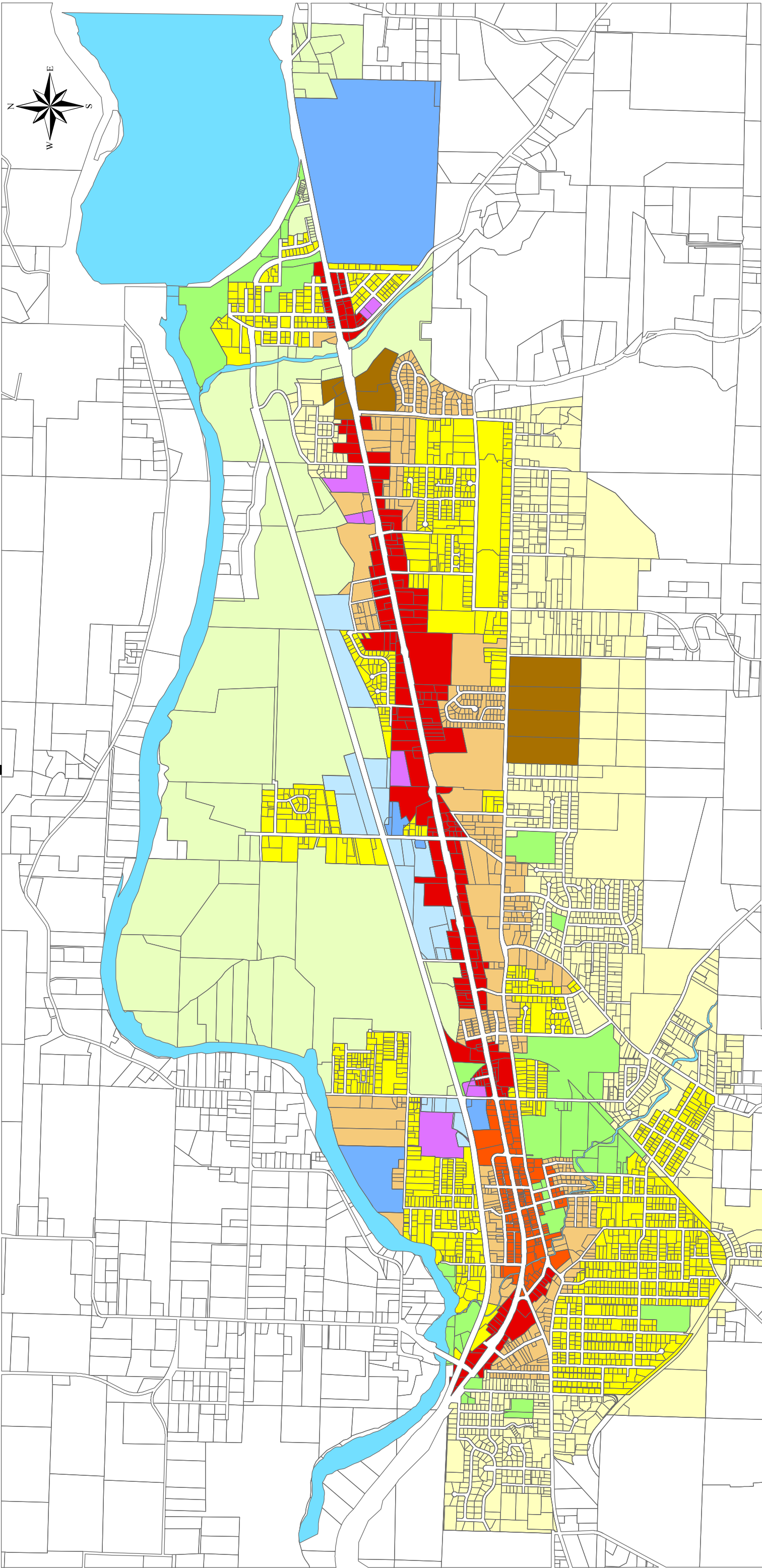
Natural Resources
Natural Resources/Planned Development
Planned Development
City Limits
Taxlots
Lakes, Rivers, Streams
Railway

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.

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

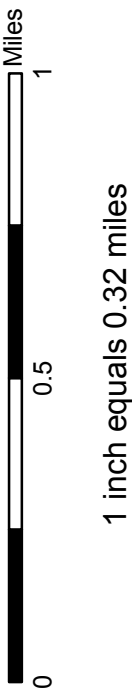
Reproduced by PR 3/26/15 from original by SV 01/09/09

Sweet Home Comprehensive Plan



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

Official Comprehensive Plan Map
Adopted September 23, 2003
By Ordinance Number 1151
Updated by Later Annexation Ordinances



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City of Sweet Home
Community Development
541-367-8113



City of Sweet Home
Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-357-8113

**Application for an Amendment to the
Comprehensive Plan or Zoning
Maps or Text**

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

Date Received: _____

Date Complete: _____

File Number: _____

Map/Text Amendment Application Fee \$: _____

Zoning Application Fee \$: _____

Receipt #: _____

Planning Commission Hearing Date: _____

City Council Hearing Date: _____

Applicant's Name:

Sweet Home Sanitation Service, Inc.

Applicant's Address:

1411 18th Avenue Sweet Home, OR 97386

Applicant's Phone and e-mail:

541.821.0028 michael.grove@wastecorrections.com

Property Owner:

Sweet Home Sanitation Service, Inc.

Owner's Address:

1295 North Loop West, Suite 205, Houston, TX 77008

Owner's Phone and email:

541.287.5130 mark.gingrich@wastecorrections.com

Comprehensive Plan Map or Zoning Map Amendment

Subject Property Address:

1411 18th Avenue, Sweet Home, OR 97386

Subject Property Assessor's Map and Tax Lot:

1380133238 03701, 00400, and 01100

Subject Property Size:

03701 = 0.39 ac; 00400 = 5,720 sq ft; 01100 = 3,280 sq ft

Current Zoning Classification

Highway Commercial (C2)

Current Comprehensive Plan Classification:

General Industry

Purpose of Request

Change the zoning map classification of the subject property from Highway Commercial (C2) to Industrial (I1), so that the zoning is consistent and aligns with the city's current Comprehensive Plan classification of General Industry. This will facilitate the consolidation of Tax Lots 3701, 400, and 1100 with Tax Lot 300, which is already zoned I1.

Zoning or Comprehensive Plan Text Amendment

Sections proposed to be changed:

None

Proposed language for change.

None

Attach proposed text to this form.

Purpose of Request

No changes to the zoning or comprehensive plan text are being requested. No changes to the comprehensive plan map are being requested.

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request. 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: 5/21/21

Property Owner's Signature:

Date: 5/24/21

SHMC 17.12.025 REVIEW CRITERIA FOR MAP AMENDMENTS.

An amendment to the official zoning or comprehensive plan map may be authorized provided that the proposal satisfied all relevant requirements of this title and also provided that the applicant demonstrates the following:

- ☒ A. The proposed amendment is consistent with the goals and policies of the comprehensive plan.
- ☒ B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.
- ☒ C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
- ☒ D. The proposed amendment to the comprehensive plan map is consistent with Oregon's statewide planning goals.

17.80.040 CONDITIONAL USE CRITERIA.

The criteria that will be used in approving, approving with conditions, or denying an application, or to enlarge or alter a conditional use, will be based on findings with respect to each of the following standards and criteria.

- ☐ A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws.
- ☐ B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:

- | | | |
|---|---|---|
| ☐ 1. Building size | ☐ 6. Exhaust and emissions | ☐ 11. Visibility |
| ☐ 2. Parking | ☐ 7. Light and glare | ☐ 12. Safety |
| ☐ 3. Traffic | ☐ 8. Erosion | ☐ 13. Building, landscaping or street features |
| ☐ 4. Noise | ☐ 9. Odor | |
| ☐ 5. Vibration | ☐ 10. Dust | |

- ☐ C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.
- ☐ D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use.
- ☐ E. Home occupations must meet the following standards:
 - ☐ 1. The home occupation shall be secondary to the residential use.
 - ☐ 2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.
 - ☐ 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.
 - ☐ 4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic
- ☐ F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed.
- ☐ G. Marijuana facilities may not have any drive up services.
- ☐ H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school.
- ☐ I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property.