



# REQUEST FOR COUNCIL ACTION

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**Title:** Public Hearing for Comprehensive Plan Map Amendment  
Application CMA23-01

**Preferred Agenda:** May 23, 2023

**Submitted By:** Angela Clegg, Associate Planner

**Reviewed By:** B. Larsen, CEDD Director  
K. Young, City Manager

**Type of Action:** Resolution  Motion  Roll Call  Other

**Relevant Code/Policy:** SHMC 2.04.030 Powers of the City Council

**Towards Council Goal:** Vision Statement, Aspiration I: Desirable Community, Mission Statement

**Attachments:** Ordinance No. 12 for 2023, with Exhibit A  
CMA23-01 Planning Commission Order and Decision  
May 4, 2023 Draft Planning Commission Meeting Minutes

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## **Purpose of this RCA:**

The purpose of this RCA is to conduct a public hearing on Comprehensive Plan Map Amendment Application CMA23-01, make a decision regarding the application, and, if approved, conduct a first reading of the ordinance.

## **Background/Context:**

The City of Sweet Home, Sweet Home School District, and Sweet Home Fire District are proposing to change the Comprehensive Plan Map for their properties, consisting of approximately 280 acres, located in Sweet Home, OR 97386 (see the attached map). The Sweet Home Comprehensive Plan 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 do not have a Public Facility (PF) Comprehensive Plan 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 Sweet Home Planning Commission held a public hearing on May 4, 2023 to review application CMA23-01 and receive testimony. At that meeting, the Planning Commission approved the application and recommended that the City Council approve it.

On May 23, 2023 the City Council will hold a Public Hearing regarding the application and may complete the 1<sup>st</sup> reading of the ordinance for Comprehensive Plan Map Amendment Application CMA23-01.

**The Challenge/Problem:**

Should the comprehensive plan map be changed to allow the Public Facility designation of the properties?

Should the Comprehensive Plan designations be followed if the proposed amendment is consistent with the goals and policies of the comprehensive plan?

**Stakeholders:**

- The Owners would be bringing their properties into conformance with the historic uses and they would be able to develop their properties without the need of conditional use applications saving time and money.
- The City of Sweet Home would be bringing their properties into conformance with the historic use of their properties and would be able to develop their properties without a conditional use application.

**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 a decision on the application is made that conforms with City Code and State Law.

The Sweet Home Comprehensive Plan guides official policy decisions about development within the area. The Plan aims to organize and coordinate complex interrelationships between people, land, resources, and facilities to meet the future needs of the citizens and to protect the livability of the community. The Plan also reflects the public’s goals and aspirations for Sweet Home about the best way to handle development and conservation in the City. The officially acknowledged Comprehensive Plan gives policy direction for land use decisions and coordinates private and public development. [Chapter 1, Page 1 of the Comprehensive Plan].

The Sweet Home Municipal Code provides criteria for map amendments such as this:

- 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; and
- D. The proposed amendment to the comprehensive plan map is consistent with Oregon’s statewide planning goals

**Options:**

1. Deny Application CMA23-01. Staff would prepare an Order of Denial for Application CMA23-01.
2. Approve Application CMA23-01 as presented and conduct the first reading of Ordinance No. 12 for 2023.
3. Recommend a different comprehensive plan map amendment. Council could review these proposed changes and recommend different zone amendments. Staff would take these recommendations and revise the proposed application for review at a future Planning Commission and Council meeting.

**Recommendation:** Staff Recommends Option 2: Approve Application CMA23-01 as presented and conduct the first reading of Ordinance No. 12 for 2023.