



REQUEST FOR COUNCIL ACTION

Title: Public Hearing for a Zoning Map Amendment Application
ZMA23-01

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. 13 for 2023, with Exhibit A
CMA23-01 Planning Commission Order and Decision
May 4, 2023 Draft Planning Commission Meeting Minutes

Purpose of this RCA:

The purpose of this RCA is to conduct a public hearing on Zoning Map Amendment Application ZMA23-01, 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 Zoning Map for their properties, consisting of approximately 425 acres, located in Sweet Home, OR 97386 (see the attached map). The Sweet Home Zoning Map is proposed to change from the Commercial Central (C-1) zone, the Commercial Highway (C-2) zone, the Recreation Commercial (RC) 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. 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 ZMA23-01 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 1st reading of the ordinance for Comprehensive Plan Map Amendment Application ZMA23-01.

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?

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 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 ZMA23-01. Staff would prepare an Order of Denial for Application ZMA23-01.
2. Approve Application ZMA23-01 as presented and conduct the first reading of Ordinance No. 13 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 ZMA23-01 as presented and conduct the first reading of Ordinance No. 13 for 2023.