



REQUEST FOR COUNCIL ACTION

Title: Public Hearing for Zone Map Amendment Application ZMA22-01

Preferred Agenda: May 10, 2022

Submitted By: Angela Clegg, Associate Planner

Reviewed By: B. Larsen, CEDD Director
C. Wurster, City Manager

Type of Action: Resolution ____ Motion X Roll Call ____ Other X

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

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

Attachments: Original Application
Ordinance No. 3 for 2022, with Exhibit A

Purpose of this RCA:

The Sweet Home Planning Commission held a public hearing on May 5, 2022 to review application ZMA22-01 and receive testimony. At that meeting, the Planning Commission approved the application and recommended that the City Council approve it.

On May 10, 2022 the City Council will hold a Public Hearing regarding the application and may complete the 1st reading of the ordinance for Zone Map Amendment Application ZMA22-01.

Background/Context:

The applicant is proposing to change the Zoning Map in an area consisting of approximately 114,690 square feet (2.62 acres) located in Sweet Home, OR 97386 (13S01E32AB Tax Lot 500). The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone to the Industrial (M) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission held a public hearing and recommended the City Council approve the application. The Sweet Home Municipal Code requires the City Council to hold a public hearing and make the final decision on this application.

Application ZMA22-01 is being filed simultaneously with Application CU22-08. Application CU22-08 is pending the approval of Application ZMA22-01.

The applicant is requesting a conditional use permit to allow for self-storage, enclosed RV/boat storage, canopy parking for RV/boat, and light industrial space in an Industrial (M) Zone. SHMC 17.44.030(L) conditionally allows uses that are compatible with the purpose and intent of the zone, and that would have off-site impacts that would not significantly exceed those that are typical of the other conditionally permitted uses listed in that section.

The applicant will be applying for a property line adjustment to combine Tax Lots 100, 101, and 500. The adjustment will allow the applicant to develop the property as they have proposed in the conditional use application. The property line adjustments will be pending the approval of the zone map amendment and the conditional use permit.

The Challenge/Problem:

Should the zoning map be changed to allow Industrial activity on the property in question, rather than the current Commercial Highway (C-2) designation?

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

Stakeholders:

- The Owner/Developer would be able to develop the property as they have proposed.
- The residents and businesses in the surrounding area would benefit from the future site improvement of the property.
- The City of Sweet Home would benefit from the future site improvement of the property that could come from the changed zoning

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 ZMA22-01. Staff would prepare an Order of Denial for Application ZMA22-01.
2. Approve Application ZMA22-01 as presented and conduct the first reading of Ordinance No. 3 for 2022.

3. Recommend a different zone 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 ZMA22-01 as presented and conduct the first reading of Ordinance No. 3 for 2022.