



REQUEST FOR COUNCIL ACTION

Title: Continuation of Public Hearing to consider Application ZMA20-02

Preferred Agenda: July 28, 2020 Public Hearing, Introduction & First Reading
August 11, 2020 Continuation of Public Hearing & First Reading

Submitted By: Angela Clegg, Associate Planner

Reviewed By: R. Towry, 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: Planning Commission Order of Approval
July 6, 2020 Planning Commission Meeting Minutes
Ordinance No. 11 for 2020
Original Application

Purpose of this RCA:

To approve the Zone Map Amendment Application ZMA20-02.

Background/Context:

The applicant is proposing to change the Zoning Map in an area consisting of approximately 26,552 square feet (0.61 acre) located on the Linn County Assessor's Map 32CA, tax lots 4735 and 4700, Sweet Home, OR 97386. The Sweet Home Zoning Map is proposed to change from the Residential Low Density (R-1) Zone to the Residential Medium Density (R-3) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation.

The Sweet Home Planning Commission held a public hearing on July 6, 2020. At the hearing the Planning Commission reviewed application ZMA20-02. The Planning Commission received testimony and deliberated on this matter at their July 6, 2020 meeting and passed a motion to recommend approval of the application to City Council. That motion of approval specified a 12-day appeal period from the date the decision motion is mailed. No specific conditions of approval were required.

The Challenge/Problem:

Should the zoning map be changed to allow residential activity on the property in question, rather than the current Highway Commercial designation.

Stakeholders:

- The Owner/Developer would be able to develop the property as they have proposed.
- The residents in the surrounding area would benefit from the vacant property being cleared and developed.
- The City of Sweet Home would gain revenue from the development.

Issues and Financial Impacts:

1. Applicant –be able to develop the property cost effectively
2. Planning and Community Development – processing the applications and permits

Elements of a Stable Solution:

The proposed zone change will allow the owner to affordably develop the property.

Options:

1. Do Nothing.
2. Deny Application Staff would prepare and Order of Denial for Application ZMA20-02.
3. Approve Ordinance No. 11 for 2020 as presented and move to the first reading.
4. Recommend 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 Council meeting.

Recommendation:

Staff Recommends Option 3: Approve Ordinance No. 11 for 2020 as presented and move to the first reading.