



REQUEST FOR COUNCIL ACTION

Title: Public Hearing: Zone Map Amendment Application ZMA23-01

Preferred Agenda: May 9, 2023

Submitted By: Angela Clegg, Associate Planner

Reviewed By: B. Larsen, CEDD Director
K. Young, 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: Ordinance No. 10 for 2023, with Exhibit A

Purpose of this RCA:

The purpose of this RCA is to conduct a second reading on Zone Map Amendment Application ZMA23-01, make a decision regarding the application, and, if approved, conduct a first reading of the ordinance.

Background/Context:

The applicant is proposing to change the Zoning Map in an area consisting of approximately 190,211 square feet (5.18 acres) located in Sweet Home, OR 97386 (13S01E32AA Tax Lot 600). The Sweet Home Zoning Map is proposed to change from the Residential Low Density (R-1) Zone to the Residential High 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 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.

The Sweet Home Planning Commission held a public hearing on April 6, 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 April 25, 2023 the City Council held a Public Hearing regarding the application and conducted the first reading of the ordinance for Zone Map Amendment application ZMA23-01.

On May 9, 2023 the City Council will hold a second reading of Ordinance 10 for 2023 for Zone Map Amendment application ZMA23-01.

The Challenge/Problem:

Should the zoning map be changed to allow high density residential activity on the property in question, rather than the current Low Density Residential (R-1) 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 ZMA23-01. Staff would prepare an Order of Denial for Application ZMA23-01.
2. Approve Application ZMA23-01 as presented and conduct the second reading of Ordinance No. 10 for 2023.
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 ZMA23-01 as presented and conduct the second reading of Ordinance No. 10 for 2023.