



Comprehensive Plan and Development Code Amendments

City of Sweet Home – North Sweet Home Area Plan

DATE February 28, 2025

TO City of Sweet Home

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CC

INTRODUCTION

This document provides DRAFT recommendations for Comprehensive Plan and Zoning Code changes to implement the North Sweet Home Area Plan (NSHAP)

Additional text changes related to the implementation of the City of Sweet Home's Transportation System Plan (TSP) can be found in the separate "TSP Implementing Ordinances" document.

This draft provides underline/strikethrough language for specific edits to code language. Notes and questions for reviewers are provided in-line below in blue boxes.

Part 1. Comprehensive Plan Amendments

Changes to City of Sweet Home Comprehensive Plan Map

The adopted Comprehensive Plan map is shown below. The North Sweet Home Area consists primarily of the Mixed Use Employment Comprehensive Plan designation.

Changes to Comprehensive Plan designations are proposed consistent with the land use map on Figure 1. Discussion follows:

1. The City's R-2 designation is intended to provide areas suitable and desirable for single-family homes, duplexes, condominiums, town houses and appropriate community facilities. Multifamily uses are allowed as a conditional use. The significant infrastructure investments and natural resources needed to develop in the North Sweet Home area would likely require densities and development types consistent with the R-2 zone.
2. The Mixed Use Employment designation is applied to commercial areas. This designation allows a broad range of commercial and industrial uses, as well as residential uses.
3. The I – General Industrial designation is applied to Industrial areas on the land use map.

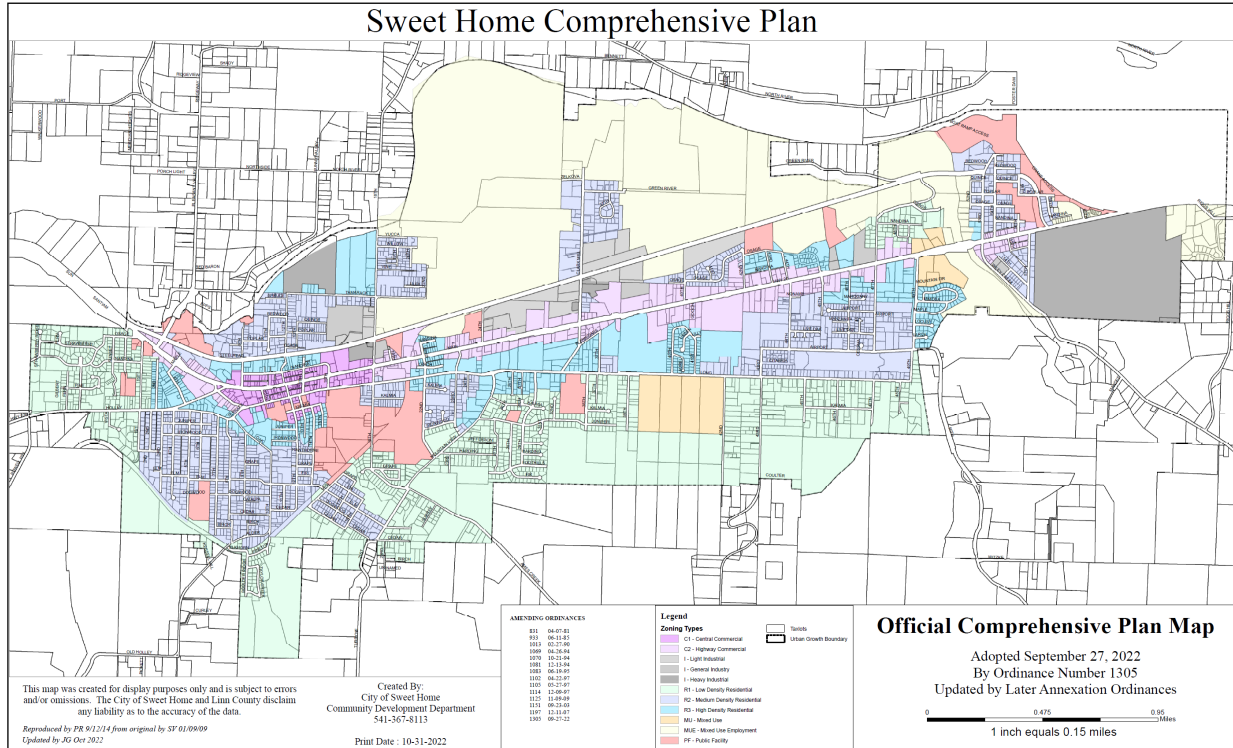
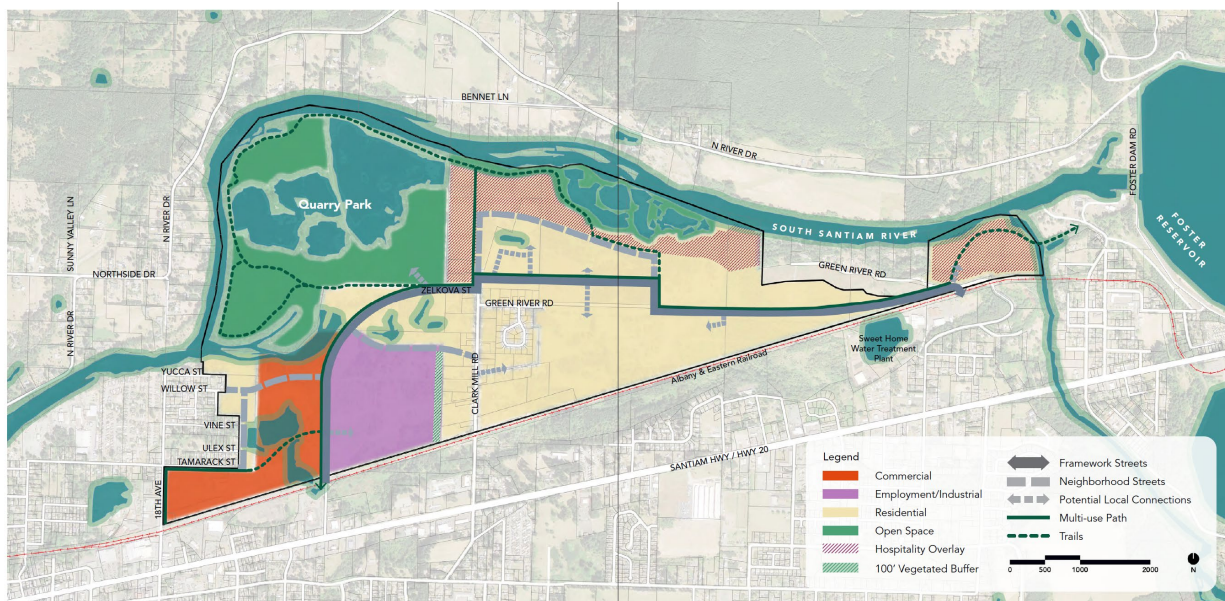


Figure 1: NSHA Comprehensive Plan Designations

Subsequent drafts will include detailed Comprehensive Plan map.



Changes to City of Sweet Home Comprehensive Plan Document

Note the recommendation below – to adopt the Area Plan as an ancillary document to the Comprehensive Plan. This is a common approach in other jurisdictions.

The North Sweet Home Area Plan shall be adopted as an ancillary document to the Comprehensive Plan, providing policy guidance for future land use activity, infrastructure provision, and transportation facilities in the area. The following policies shall apply to the North Sweet Home Area:

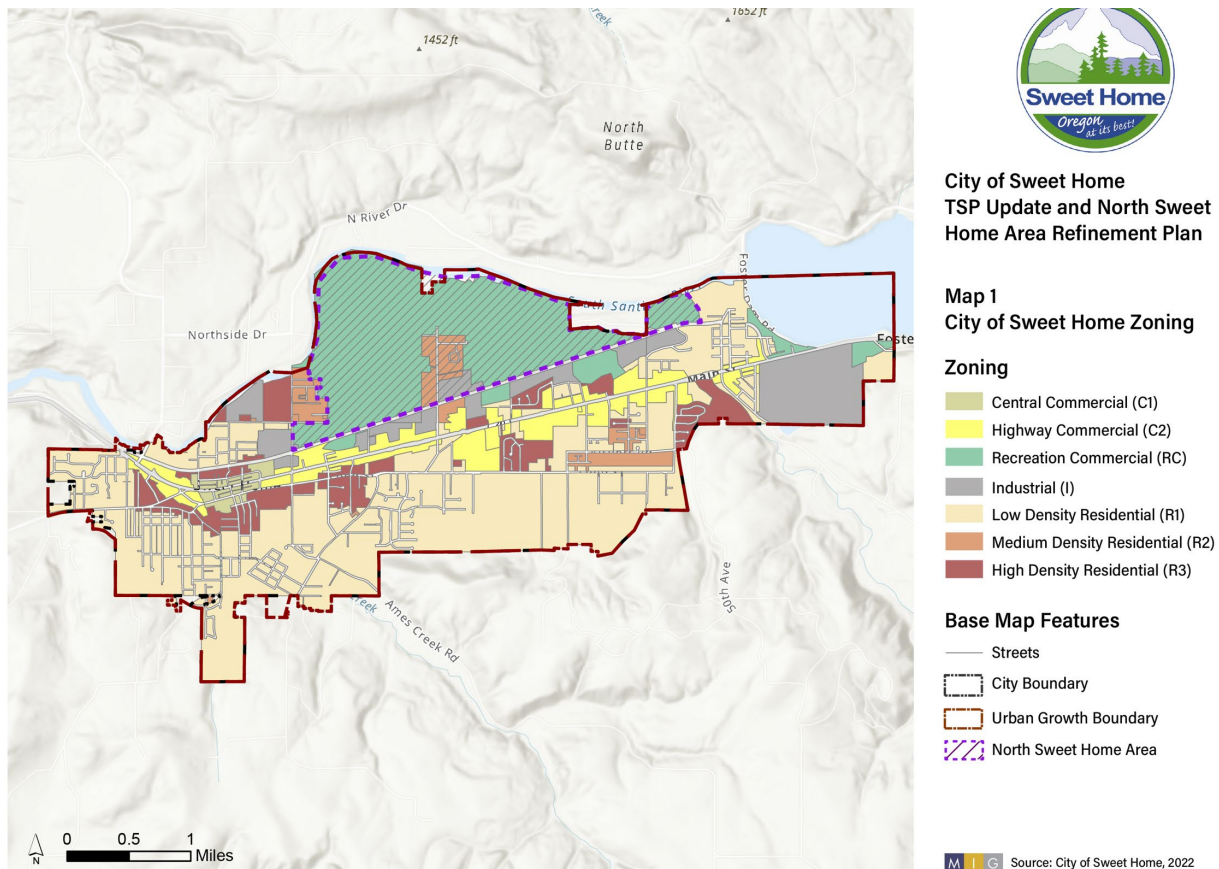
Policies from the NSHA Plan Document

1. **Housing.** The North Sweet Home Area will provide a variety of housing types to help accommodate the long-term growth of the City.
2. **Economic Development.** The North Sweet Home Area will provide opportunities for industrial, commercial, and service jobs. New employment areas will be focused in the vicinity of 24th Avenue and within the Hospitality Overlay zone.
3. **Connectivity.** The North Sweet Home Area will be served by a connected and multi-modal transportation system built consistent with the standards in the City’s Transportation System Plan.
4. **Parks and Trails.** The existing Quarry Park, riverfront amenities, and new parks and open spaces will be connected by a system of trails and pathways, including a mixed use path along the area’s framework streets.
5. **Natural Resources.** The North Sweet Home Area contains significant river frontage, riparian areas, wetland features, scenic views, and other natural resources that will be protected and enhanced as the area develops.

Part 2. Development Code Amendments

Zoning Map

Current City of Sweet Home zoning designations are shown in the following figure. The area is predominantly within the “Recreation Commercial” zone and also subject to Planned Development and Natural Resources overlay zones.



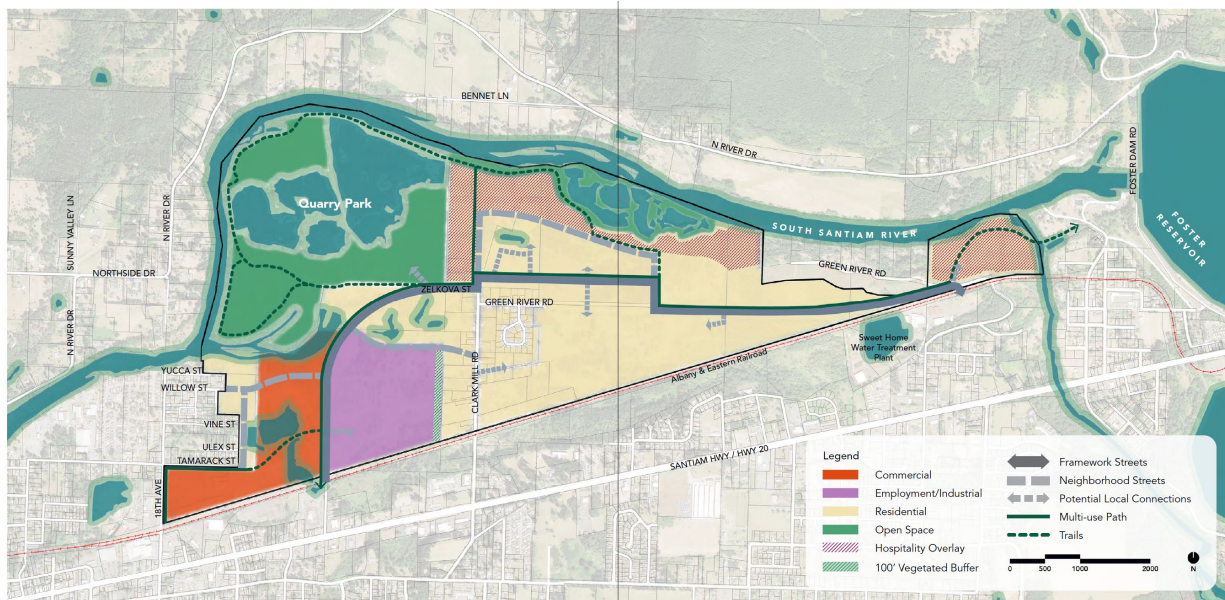
The following zoning map amendments are recommended to implement the Preferred Land Use Plan:

1. Amend base zoning designations in the NSHA consistent with Figure 2 below.
 - a. The City’s R-2 zone is intended to" provide areas suitable and desirable for single-family homes, duplexes, condominiums, town houses and appropriate community facilities.” Multifamily uses are allowed as a conditional use. The significant infrastructure investments and natural resources needed to develop in the North Sweet Home area would likely require densities and development types consistent with the R-2 zone.
 - b. The Mixed Use Employment designation is applied to commercial areas. This zone allows a broad range of commercial and industrial uses, as well as residential uses. Developments greater than one acre in size must be developed through the City’s Planned Development process.

- c. The City has one industrial zone, which is applied to Industrial areas on the land use map.
- 2. Amend overlay zoning designations as follows:
 - a. Remove “Planned Development” overlay.
 - b. Add new “Hospitality Overlay” zone (see next section for text changes).

Figure 2: NSHA Zoning Designations

Subsequent drafts will include detailed zoning map.



Zoning Text Amendments

The following zoning code text changes are recommended. They impact code areas related to the establishment of zoning districts and creation of a new Hospitality Overlay zone.

17.06.020 CLASSIFICATION OF ZONES

For the purposes of this title, the following zones are established:

Zone	Abbreviation
Residential Low-Density	R-1
Residential Medium-Density	R-2
Residential High-Density	R-3
Mixed Use	MU
Commercial Central	C-1
Commercial Highway	C-2
Industrial	I



Public Facility	PF
Recreation Commercial	RC
Mixed Use Employment	MUE
Natural Resources Overlay	NRO
Flood Hazard Overlay	FHO
Historic Property Overlay	HPO
Hospitality Overlay	HO

17.35 HOSPITALITY OVERLAY ZONE

17.35.10 PURPOSE

1. The purpose of the Hospitality Overlay Zone is to provide and maintain areas which take advantage of the natural features in the North Sweet Home Area in order to create a vibrant and cohesive mix of uses centered around hospitality, recreation, and natural areas.

17.35.020 ALLOWED USES

Use list from existing RC zone

In the Hospitality Overlay zone, the following uses and their accessory uses are permitted outright in addition to the uses permitted by the base zone:

- A. Motel, hotel or resort.
- B. Recreational vehicle park.
- C. Recreational vehicle park with owner time share.
- D. Museum or art gallery.
- E. Community center, meeting facility, convention center or similar use.
- F. Residential uses related to or in conjunction with a recreational development.
- G. Eating and drinking establishment, not including adult-oriented uses.
- H. Recreational retail, such as ski, hiking, climbing or similar equipment.
- I. Arts and crafts workshops and retail sales.
- J. Amusement or recreation services.
- K. Recreational teaching facilities.
- L. Single-family and duplex dwellings, including those duplexes created through conversion of an existing detached single-family dwelling, on legal lots of record at the time of enactment of this Chapter.
- M. Mobile Food Unit or Mobile Food Pod, Subject to SHMC Chapter 17.75.

17.35.030 SPECIAL USES

Special uses list from existing RC zone

The following uses, when developed under the applicable development standards of this Development Code and special development requirements, are permitted in the Hospitality Overlay Zone:

- A. Property line adjustments, subject to provisions in Chapter 17.92.
- B. Partitions, subject to provisions in Chapter 17.58.
- C. Subdivisions subject to provisions in Chapter 17.58.
- D. Planned development, subject to the provisions of Chapter 17.60.
- E. Home occupations within a pre-existing residence, subject to the provisions of Chapter 17.68.
- F. Residential accessory dwellings, subject to provisions of Chapter 17.72.
- G. Bed and breakfast within a pre-existing residence, subject to the provisions of Chapter 17.76.
- H. Temporary uses, subject to provisions in Chapter 17.74.
- I. Lot Division for Middle Housing, subject to provisions in Chapter 17.72.

17.35.030 REVIEW PROCESS

References other development code section; update from City's RC zone.

In the Hospitality Overlay Zone, submittal of a plan for development on a specific piece of property shall comply with the requirements of SHDC 17.102.050.