



REQUEST FOR COUNCIL ACTION

Title: Public Hearing for Legislative Amendment LA25-01 & Request for Council Action – Ordinance No. 4 for 2025 – North Sweet Home Area (NSHA) Plan

Preferred Agenda: April 22, 2025

Submitted By: Angela Clegg, Planning & Building Manager

Reviewed By: Blair Larsen, City Attorney
Cecily Pretty, Deputy City Manager

Type of Action: Resolution Motion Roll Call Other

Relevant Code/Policy: Sweet Home Comprehensive Plan, Chapter 6

Towards Council Goal: Aspiration II: Effective and Efficient government; Goal 2.1: Update and Streamline Processes; Goal 2.2: Develop continuity in planning and permitting processes.

Attachments: Ordinance Bill No. 4 for 2025
Draft Planning Commission Minutes – April 3, 2025
2025 NSHA Plan, Exhibits & Appendices

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing to adopt the 2025 North Sweet Home Area (NSHA) Plan and text amendments to the Sweet Home Comprehensive Plan, Chapter 6: Transportation Systems, and conduct the first reading of Ordinance No. 4 for 2025.

Background/Context:

This legislative amendment, LA 25-01, consists of the 2025 North Sweet Home Area Plan and text amendments to Sweet Home Comprehensive Plan, Chapter 6. The NSHA Plan is a sub-element of the 2025 Transportation System Plan (TSP). The proposed text amendments were identified by the consultants, based on data provided by the technical advisory committee (TAC), the public advisory committee (PAC), staff, and feedback from the Planning Commission.

The following is a timeline of meetings and notices associated with this project:

- June 18, 2024: TAC/PAC workshop with consultants and staff.
- October 15, 2024: Staff submitted LA25-01 to DLCD.
- October 30, 2024: TAC/PAC workshop with consultants and staff.
- November 12, 2024: Joint City Council and Planning Commission Work Session with consultants and staff.
- January 9, 2025: TAC/PAC workshop with consultants and staff.
- January 28, 2025: Joint City Council and Planning Commission Work Session with consultants and staff.
- March 18, 2025: Notice sent to the New Era and Democrat Herald for publishing.

- April 3, 2025: The Planning Commission held a public hearing on the proposed text amendments. The Planning Commission moved to recommend approval of the amended Development Code to City Council.

On April 22, 2025, the City Council will hold a public hearing regarding this legislative amendment and will conduct the first reading of the legislative amendment.

The Challenge/Problem:

Should the City adopt the North Sweet Home Area Plan and amend Chapter 6 of the Comprehensive Plan in the manner recommended by the Planning Commission?

Issues and Financial Impacts:

This change will have no financial impact on the City.

Elements of a Stable Solution:

A stable solution involves adopting the North Sweet Home Area Plan and changes to the City's Comprehensive Plan that improve the quality of development for current and future residents and businesses, without overly burdening property owners and developers in a way that is clear, consistent, and does not require significant staff interpretation. In addition, a stable solution would be consistent with the City's policies and goals.

Options:

1. Approve application LA25-01 and conduct a first reading of Ordinance No. 4 for 2025.
2. Deny application LA25-01 and direct staff and the Planning Commission to make revisions (specify).
3. Continue the public hearing to a later date to allow more time for the Council to examine the proposed changes or to provide staff time to prepare amendments or additional information (specify).
4. Take no action; leave the code as is.

Recommendation:

Staff recommends option 1: Approve application LA25-01 and conduct a first reading of Ordinance No. 4 for 2025.