



REQUEST FOR COUNCIL ACTION

Title: Legislative Amendment LA23-02

Preferred Agenda: June 27, 2023

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen, CEDD Director
Kelcey Young, City Manager

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

Relevant Code/Policy: SHMC Title 17

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: LA23-02 Staff Report
Ordinance No. 14 for 2023, Ordinance No. ____

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing regarding Legislative Amendment LA23-02 and present the application to the Council for approval. The purpose of this application is to adopt revisions to Title 17 of the Zoning Ordinance adopted on October 27, 2022. If the application is approved, the Council will conduct a first reading of adopt Ordinance No. 14 for 2023.

Background/Context:

This legislative amendment, LA 23-02, consists of text amendments to Title 17 Zoning of the Sweet Home Municipal Code (SHMC). The proposed text amendments were identified by City Staff. Staff has identified errors that needed to be corrected for defensibility and clarity of the code. In addition, the amendments include proposed land use regulation of adult-oriented businesses.

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

- April 13, 2023: Staff submitted the online PAPA.
- April 19, 2023: Notice Published in the New Era
- June 1, 2023: 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.

At the June 27, 2023 Council Meeting, the City Council will hold a public hearing regarding this legislative amendment and conduct a first reading, and two more readings of the ordinance are necessary in order to adopt the ordinance.

The Challenge/Problem:

Should the City amend its Development Code in the manner recommended by the Planning Commission?

Stakeholders:

- City of Sweet Home Residents – The proposed text amendments benefit residents with a more clear and efficient code.
- Property Owners and Developers: Benefit from clear standards.
- Staff: Will be able to implement the SHMC with more efficiency and less discretion.

Issues and Financial Impacts:

This change will have no financial impact on the City.

Elements of a Stable Solution:

A stable solution involves adopting changes to the City’s code 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 LA23-02 and conduct a first reading of Ordinance Bill No. 14 for 2023.
2. Deny application LA22-01 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.
5. Other

Recommendation:

Staff recommends option 1: Approve application LA23-02 and conduct a first reading of Ordinance Bill No. 14 for 2023.