



## REQUEST FOR COUNCIL ACTION

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**Title:** Public Hearing for Zone Map Amendment Application ZMA20-01

**Preferred Agenda:** May 26, 2020 1<sup>st</sup> Reading

**Submitted By:** Angela Clegg, Associate Planner

**Reviewed By:** B. Larsen, CEDD Director  
R. Towry, City Planner

**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  
Ordinance No. \_\_ for 2020  
Original Application

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### **Purpose of this RCA:**

To approve the Zone Map Amendment Application ZMA20-01.

### **Background/Context:**

The applicant is proposing to change the Zoning Map in an area consisting of 8.72 acres located at 4472 Highway 20, Sweet Home, OR 97386. The Sweet Home Zoning Map is proposed to change from the Commercial Highway (C-2) Zone to the Residential High Density (R-2) 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 May 4, 2020. At the hearing the Planning Commission reviewed application ZMA20-01. The Planning Commission received testimony and deliberated on this matter at their May 4, 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 and businesses in the surrounding area would benefit from the vacant property being cleared and developed.
- The City of Sweet Home would benefit from the additional housing that could come from the changed zoning

**Issues and Financial Impacts:**

1. 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.

**Options:**

1. *Deny Application* Staff would prepare an Order of Denial for Application ZMA20-01.
2. *Approve Application ZMA20-01 as presented and conduct the first reading of Ordinance No. \_\_\_\_\_ for 2020.*
3. *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 2: *Approve Application ZMA20-01 as presented and conduct the first reading of Ordinance No. \_\_\_\_\_ for 2020.*