



REQUEST FOR COUNCIL ACTION

Title: Legislative Amendment LA22-01

Preferred Agenda: August 23, 2022

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen, CEDD Director
Christy Wurster, City Manager Pro Tem

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

Relevant Code/Policy: SHMC Titles 16 and 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: LA21-01 Staff Report
Draft Planning Commission Minutes August 4, 2022
Proposed Legislative Amendments (Articles I through IV)

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing regarding Legislative Amendment LA22-01, and present the application to the Council for approval. The purpose of this application is to adopt text amendments (LA 22-01) to the Zoning Ordinance, which will combine Titles 16 and 17 of the Sweet Home Municipal Code (SHMC), eliminating Title 16. If the application is approved, an ordinance adopting these changes will be presented to the Council at a later meeting for a first reading.

Background/Context:

This legislative amendment, LA 22-01, consists of text amendments to Title 16 Land Divisions and Line Adjustments and Title 17 Zoning of the Sweet Home Municipal Code (SHMC). The amendments will eliminate Title 16. The proposed text amendments were identified by City Staff, based on feedback from the Planning Commission as a method for updating and improving the Planning Code.

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

- June 23, 2022: Staff submitted the online PAPA.
- June 29, 2022: Notice Published in the New Era
- August 4, 2022: 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 August 23, 2022 Council Meeting, the City Council will hold a public hearing regarding this legislative amendment. A first reading will be scheduled for a later meeting, 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 LA22-01 and conduct a first reading of the ordinance at a later public meeting;
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 LA22-01 and conduct a first reading of the ordinance at a later public meeting.