



City of Sweet Home  
 3225 Main Street  
 Sweet Home, OR 97386  
 541-367-8113  
 Fax 541-367-5113  
 www.sweethomeor.gov

Community and Economic Development Department

Application for an Amendment to the  
 Comprehensive Plan or Zoning  
 Maps or Text

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Date Received: 06.08.20  
 Date Complete: 06.08.20  
 File Number: ZMA20-02  
 Map/Text Amendment Application Fee \$: \$1,030.00  
 Zoning Application Fee \$: \$1,030.00  
 Receipt #: 3947  
 Planning Commission Hearing Date: \_\_\_\_\_  
 City Council Hearing Date: \_\_\_\_\_

Applicant's Name:  
 JIM BRADFORD  
 Applicant's Address:  
 1625 CASCADE DR LEBANON OR 97355  
 Applicant's Phone and e-mail:  
 541-570-2278

Property Owner:  
 SEVEN STAR INVESTMENTS  
 Owner's Address:  
 1625 CASCADE DR LEBANON OR 97355  
 Owner's Phone and email:  
 541-570-2278

**Comprehensive Plan Map or Zoning Map Amendment**

Subject Property Address:  
 933 23RD AVE SWEET HOME  
 Subject Property Assessor's Map and Tax Lot:  
 LOT 4735 + 4700 13S01E32CA  
 Subject Property Size:  
 .61 AC  
 Current Zoning Classification: R1  
 Current Comprehensive Plan Classification: R3  
**Purpose of Request**  
 TO RE ZONE FROM R1 TO R3 FOR THREE STORY ~~AP~~ PLEX

**Zoning or Comprehensive Plan Text Amendment**

Sections proposed to be changed:  
 FROM COMP PLAN TO R3  
 Proposed language for change:  
 Attach proposed text to this form.  
**Purpose of Request**

**Submittal Requirements**

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.  
 I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature: \_\_\_\_\_ Date: 6-1-2020  
 Property Owner's Signature: \_\_\_\_\_ Date: 6-1-2020

**SHMC 17.12.025 REVIEW CRITERIA FOR MAP AMENDMENTS.**

**An amendment to the official zoning or comprehensive plan map may be authorized provided that the proposal satisfied all relevant requirements of this title and also provided that the applicant demonstrates the following:**

- A. The proposed amendment is consistent with the goals and policies of the comprehensive plan.
- B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.
- C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
- D. The proposed amendment to the comprehensive plan map is consistent with Oregon's statewide planning goals.

**17.80.040 CONDITIONAL USE CRITERIA.**

**The criteria that will be used in approving, approving with conditions, or denying an application, or to enlarge or alter a conditional use, will be based on findings with respect to each of the following standards and criteria.**

- A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws.
- B. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> 1. Building size | <input type="checkbox"/> 6. Exhaust and emissions | <input type="checkbox"/> 11. Visibility                               |
| <input type="checkbox"/> 2. Parking       | <input type="checkbox"/> 7. Light and glare       | <input type="checkbox"/> 12. Safety                                   |
| <input type="checkbox"/> 3. Traffic       | <input type="checkbox"/> 8. Erosion               | <input type="checkbox"/> 13. Building, landscaping or street features |
| <input type="checkbox"/> 4. Noise         | <input type="checkbox"/> 9. Odor                  |   |
| <input type="checkbox"/> 5. Vibration     | <input type="checkbox"/> 10. Dust                 |   |

- C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.
- D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use.
- E. Home occupations must meet the following standards:

- 1. The home occupation shall be secondary to the residential use.
- 2. All aspects of the home occupation shall be contained and conducted within a completely enclosing building.
- 3. No materials or mechanical equipment shall be used which are detrimental to residential use of the dwelling or nearby dwellings because of vibration, noise, dust, smoke, odor, interference with the electrical grid, radio or television reception or other similar factors.
- 4. Vehicles related to the home occupation shall be parked in a manner so as to not block any driveway or impede the safe flow of traffic

- F. Marijuana facilities must be located in a fixed location. No temporary or mobile sites of any sort are allowed.
- G. Marijuana facilities may not have any drive up services.
- H. Marijuana facilities must be located at least 1,000 feet from the property boundary of any school.
- I. Marijuana facilities must be sited on a property so as to be at least 100 feet from the boundary of any residentially zoned property.

# MAP "B"

S 89°45' W

4733  
0.49 AC.

4734  
0.83 AC.

PROPOSED LOT  
LINE ADJUSTMENT

C.S. 15895

4700  
0.28 AC.

C.S. 23507

4735  
0.33 AC.

2003

P.P.

4736  
0.31 AC.

24

406  
0.42 AC.

P. PLAT

PARCE

4702  
0.42 AC.

500  
0.22 AC.

600  
0.19 AC.

## 23RD AVE

10

8

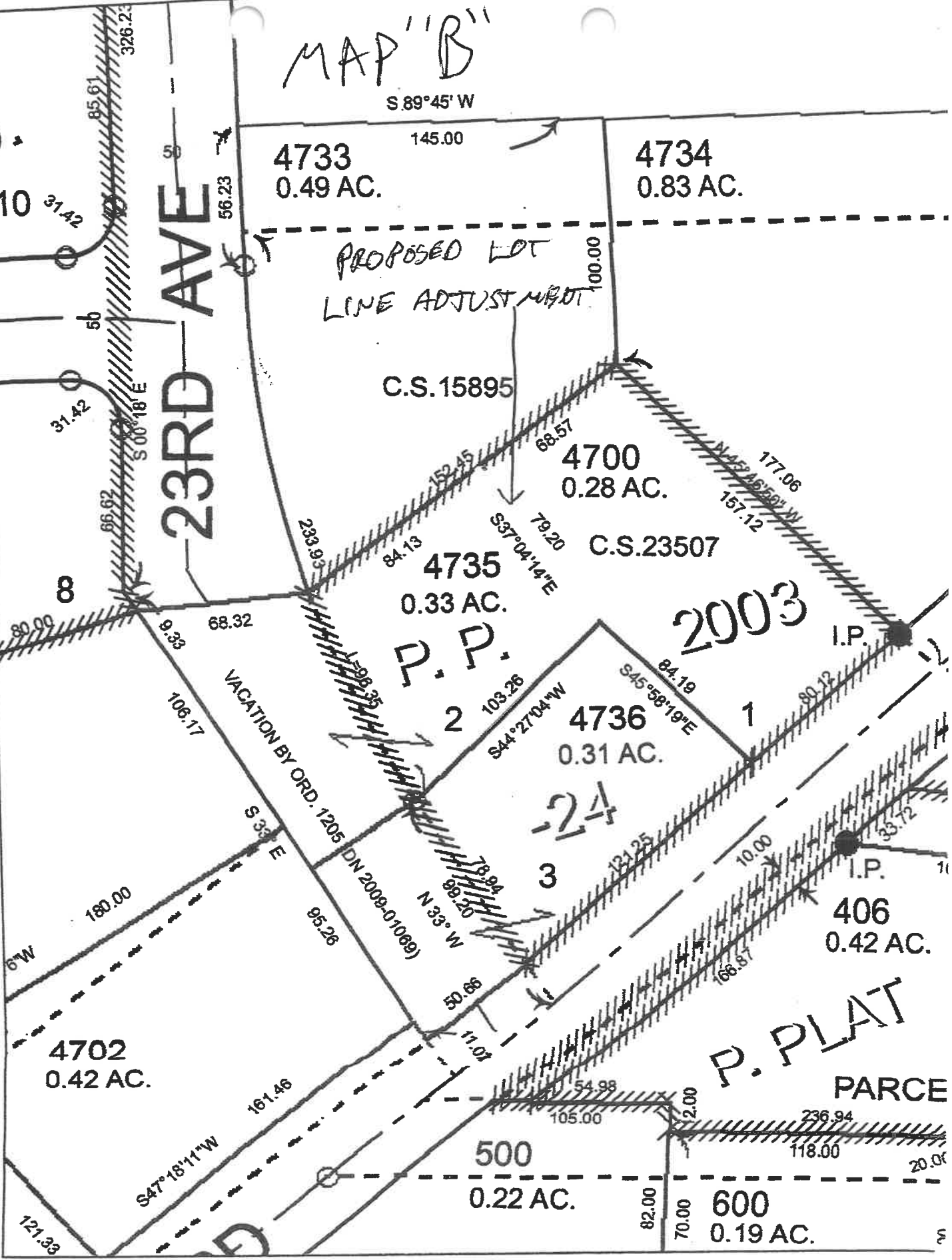
2

1

3

500

600



MAP "A"

S 89°45' W

4733  
0.49 AC.

4734  
0.83 AC.

SUBJECT LOT  
LINE FOR ADJUSTMENT

C.S. 15895

4700  
0.28 AC.

C.S. 23507

4735  
0.33 AC.

2003

P.P.

4736  
0.31 AC.

24

406  
0.42 AC.

P. PLAT

PARCEL

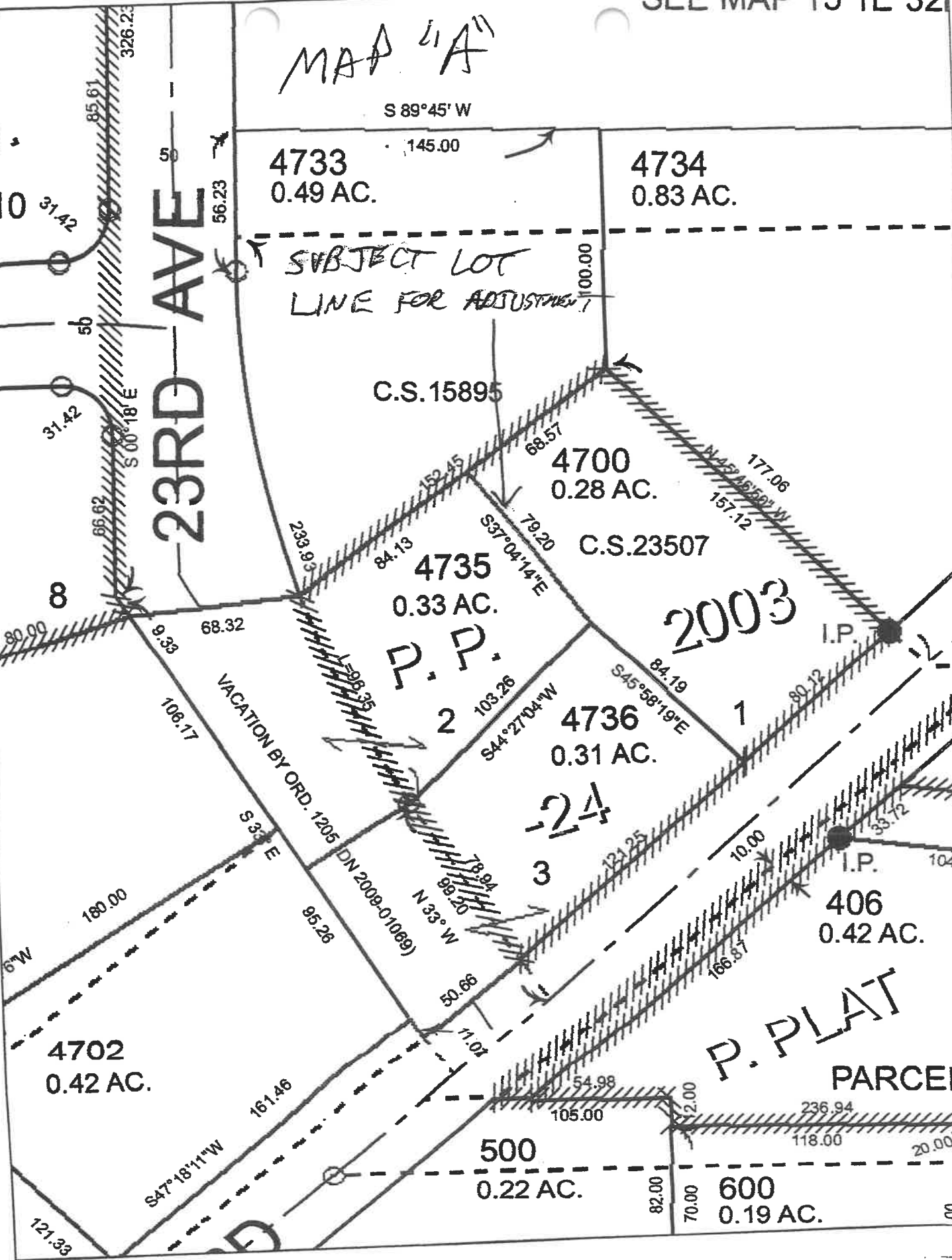
4702  
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500  
0.22 AC.

600  
0.19 AC.

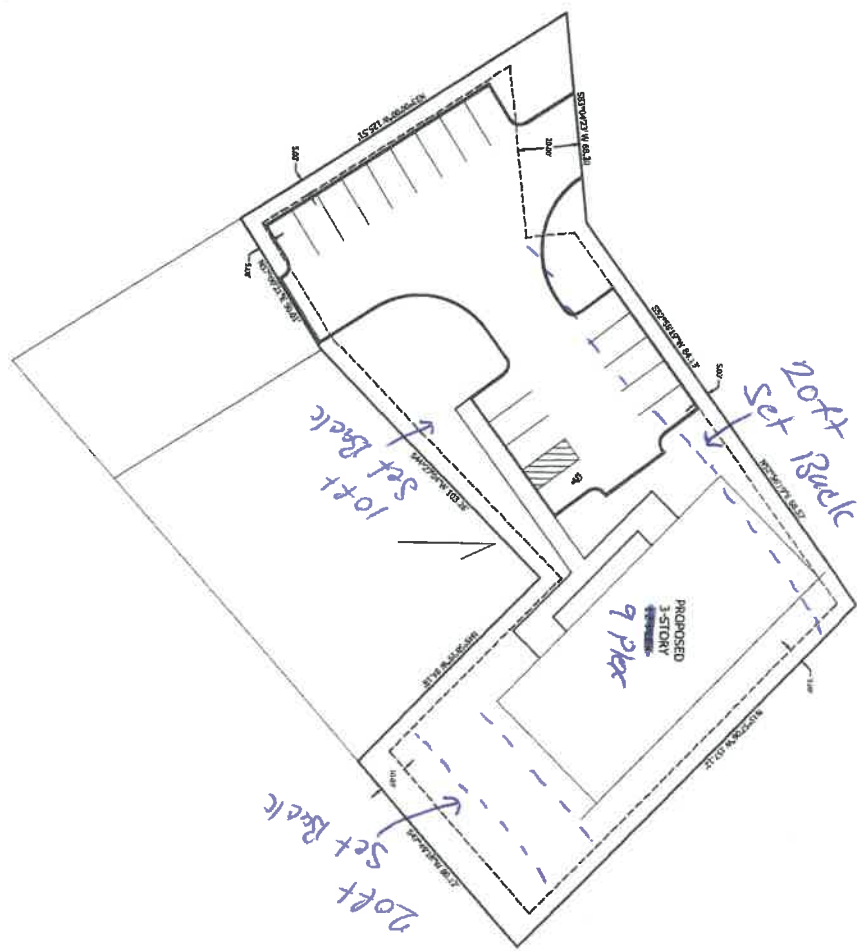
23RD AVE

VACATION BY ORD. 1205  
DN 2008-01069



JM BRADFORD

Revised Set Backs  
9 plex To shift over To meet set back  
Code.



REVISIONS	DATE

Scale: See Schedule  
Sheet: C100

REVIEW COPY  
NOT FOR  
CONSTRUCTION

DATE: MARCH 22, 2022  
PROJECT: 15-245  
DRAWN BY: JMB  
CHECKED BY: JMB  
ESV

**SITE PLAN**  
**BRADFORD**  
**MULTI-FAMILY DEVELOPMENT**  
**SWEET HOME, OREGON**

**UELLE ENGINEERING**  
**AND**  
**LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97255  
(541) 451-5125 PHL  
(541) 451-1366 FAX

**CLIENT:**  
CLIENT  
ADDRESS  
CITY, STATE  
PHONE/EMAIL



6/03/2020

ZMA -20-02 Subject property 933 23<sup>rd</sup> Ave Sweet Home Or

Applicant is requesting subject property zone change. Current zoning is R1 in the comprehensive map zoning is R3. Applicant would like to re-zone to R2 from the current zoning and the comp plan of R3

Attached is new proposed site map and revised site plan.