



REQUEST FOR COUNCIL ACTION

Title: Public Hearing to consider Application AX 20-01 & ZC 20-01

Preferred Agenda: August 11, 2020 2nd Reading

Submitted By: Angela Clegg, Associate Planner

Reviewed By: R. Towry, City Manager

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. 10 for 2020
Original Application

Purpose of this RCA:

To approve the Annexation and Zone Map Amendment Applications AX 20-01 and ZC 20-01.

Background/Context:

This is an application to annex an approximately 39,005 square foot (0.71-acre) property located in the City of Sweet Home's Urban Growth Boundary into the City limits of Sweet Home. The application also requests to change the zoning of the property from Linn County's Urban Growth Area-Rural Residential-1 Acre Minimum (UGA-RR-1) Zone to the City of Sweet Home's Low Density Residential (R-1) Zone.

The subject property is located within the City's Urban Growth Boundary, which has been identified as the planned location for urban development in the City. Tax Lots 400 and 500, to the east, were annexed to the City in 2010 and Tax Lot 700 was annexed to the City in 2017 under similar circumstances: they sought connection to the City's sewer system. The subject property is contiguous to the Sweet Home City Limits.

The Sweet Home Planning Commission held a public hearing on July 6, 2020. At the hearing the Planning Commission reviewed application AX ZC 20-01. The Planning Commission received testimony and deliberated on this matter at their July 6, 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 SHMC does not provide specific criteria for annexations; however, the City of Sweet Home Comprehensive Plan requires that upon annexation that the zoning of the subject property be

changed to a City zoning classification that is consistent with the Sweet Home Comprehensive Plan Map. This application for an annexation is therefore linked to the application for a zone change. For this reason, staff recommends that these applications be either both approved, or both denied. This annexation proceeding was initiated at the request of the property owner.

The Challenge/Problem:

Should the zoning map be changed to allow for the annexation into the City with a Residential Low-Density designation, rather than the current Linn County Urban Growth Area-Rural Residential 1-Acre Minimum.

Stakeholders:

- The Owner/Developer would be able to develop the property and connect to city water and sewer services.
- The residents in the surrounding area would benefit from the extension of the water and sewer lines along Alder Street.
- The City of Sweet Home would gain revenue from the annexation.

Issues and Financial Impacts:

1. Applicant – be able to connect to City water and sewer.
2. Planning and Community Development – processing the applications and permits

Elements of a Stable Solution:

The proposed annexation and zone change will allow the owner to connect to city water and sewer services and affordably develop the property.

Options:

1. Do Nothing.
2. Deny Application Staff would prepare and Order of Denial for Application AX 20-01 and ZC 20-01.
3. Approve Application AX 20-01 and ZC 20-01 as presented and move to the second reading.
4. Recommend different annexation and zone amendment. Council could review these proposed changes and recommend different annexation and zone amendments. Staff would take these recommendations and revise the proposed application for review at a future Council meeting.

Recommendation:

Staff Recommends Option 3: Approve Application AX 20-01 and ZC 20-01 as presented and move to the second reading.