



City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

PLANNING COMMISSION STAFF REPORT **REVISED**

REQUEST: The applicant is proposing to change the Zoning Map in an area consisting of approximately 86,358 square feet, located in Sweet Home, OR 97386 (13S01E32AA Tax Lot 500). The Sweet Home Zoning Map is proposed to change from the Residential Low Density (R-1) Zone to the Residential High Density (R-3) Zone. The proposed zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and decide on this application.

Application ZMA25-01 is being filed simultaneously with Application P25-07. Approval of Application ZMA25-01 is not contingent on the approval of Application P25-07.

APPLICANT &

PROPERTY OWNER: James Hurley

PROPERTY LOCATION: Sweet Home, OR 97386, Identified on the Linn County Assessor's Map as 13S01E32AA Tax Lot 00500.

REVIEW AND

DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.10, 17.14, 17.90, 17.114, 17.128, 17.30, 17.32, OAR 660-012-0060

FILE NUMBER: ZMA25-01

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** September 18, 2025 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** October 14, 2025 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

STAFF CONTACT:

Angela Clegg, Associate Planner
Phone: (541) 818-8029; Email: aclegg@sweethomeor.gov

REPORT DATE: September 11, 2025

I. PROJECT AND PROPERTY DESCRIPTION

LOCATION: The subject tract contains approximately 86,358 square feet (± 2.02 acres). The property is currently zoned Residential Low Density (R-1), and the comprehensive plan designation is Residential High Density (R-3). The applicant is requesting to change the zoning to Residential High Density (R-3) bringing it into conformity with the property's existing Comprehensive Plan Map designation.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential Low Density (R-1)	High Density Residential
Property North	Residential Low Density (R-1) Commercial Highway (C-2)	Highway Commercial
Property East	Residential Low Density (R-1)	Highway Commercial
Property South	Residential High Density (R-3)	High Density Residential
Property West	Residential Low Density (R-1)	Low Density Residential

Floodplain Based on a review of the FEMA FIRM Maps; Panel 41043C0914G dated September 29, 2010, the subject property is not in the 100-year floodplain.

Wetlands: The subject property does not show wetlands/waterways on the property that are depicted on the Sweet Home Local Wetlands Inventory and the National Wetlands Inventory Map.

Access: The subject property has frontage along Clark Mill Road.

Services: The subject property has existing access to City water and sewer services from Clark Mill Road.

TIMELINES AND HEARING NOTICE:

Application Submitted: April 28, 2025

Letter of Incomplete issued: May 7, 2025

Application Deemed Complete: August 4, 2025

Mailed/Emailed Notice: August 4, 2025

Notice Published in New Era Newspaper: August 10, 2025

Planning Commission Public Hearing: September 18, 2025

City Council Public Hearing: October 14, 2025

Notice was provided as required by SHMC 17.128.010(D).

II. COMMENTS

Building Division: The Building Program has no issues with this request.

CEDD Engineering: No comments as of the issue of this Staff Report.

Public Works Engineering: No comments as of the issue of this Staff Report.

Sweet Home Fire District: No comments as of the issue of this Staff Report.

Public Comment: No comments as of the issue of this Staff Report.

III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a zone map amendment are listed below in bold. Staff findings and analysis are provided under each review and decision criterion. Zone map amendment proposals shall be approved if the applicant provides evidence substantiating the following:

A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

Applicants Comment: Property is currently zoned R-1 and is listed as R-3 on the Comp Plan. New zone of R-3 compatible with Comp Plan.

Staff Findings: The subject property has a Comprehensive Plan designation of Residential High Density (R-3). The proposed amendment to the Sweet Home Zoning Map would change the zoning from Residential Low Density (R-1) to Residential High Density (R-3). This change would align the zoning designation with the property's existing Comprehensive Plan Map designation and is consistent with the description and policies of the R-3 Zone.

Based on this information, staff finds that the application meets the criterion that the proposed zone is appropriate for the Comprehensive Plan land use designation and is consistent with the description and policies of the applicable classification.

B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Applicants Comment: Yes, the proposed zone R-3 from Comp Plan can accommodate proposed usage.

Staff Findings: The uses permitted under SHMC 17.14.020, 17.14.030, and 17.14.040 can be accommodated on the subject property without exceeding its physical capacity. The property is approximately 86,358 square feet (±2.02 acres). In the R-3 Zone, density standards allow no more than one residential structure per lot or parcel for single-family attached, single-family detached, and duplex units (with the exception of an approved accessory dwelling unit), at a maximum density of 12 dwelling units per net acre. For multi-family housing, the R-3 Zone allows a maximum density of 28 dwelling units per net acre.

Based on this information, staff finds that the application meets the criterion that permitted uses in the proposed zone can be accommodated on the site without exceeding its physical capacity.

C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Development Code.

Applicants Comment: Yes, with the zone change the land can be developed per code/comp plan to help meet housing needs.

Staff Findings: All development in the R-3 Zone shall comply with the applicable provisions of this Development Code. The following references additional development requirements: [SHMC 17.14.070].

- A. Off-street parking. All single-family homes and duplexes shall require a garage or carport; and in addition, provide two hard-surfaced parking spaces. Other uses identified in the zone shall comply with provisions in Chapter 17.44.
- B. Signs. Signs shall conform to the standards contained in Chapter 17.50.
- C. Fencing. Fences shall conform to provisions contained in Chapter 17.52.
- D. Landscaping. Landscaping improvements shall conform to provisions contained in Chapter 17.54.
- E. Yards and lots. Yards and lots shall conform to provisions contained in Chapter 17.56.
- F. *Other.* A property owner is advised other regulations may apply for property in an identified natural resource area (Chapter 17.28); the flood hazard area (Chapter 17.30) and in or near an identified historical site (Chapter 17.32).

Based on the above information, staff finds that the application meets the criterion that allowed uses in the proposed zone can be established in compliance with the development requirements.

D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Applicants Comments: Property is one block from Hwy 20 which is a major Hwy through Sweet Home. Other services will be extended to the property.

Staff Findings: The existing dwelling is currently served by City water and sewer from Clark Mill Road. If the remainder of the lot is developed, adequate services are available to support additional dwellings.

Clark Mill Road functions as a connector between Main Street and Long Street, with Flannigan's Road intersecting just south of the subject property. This provides an adequate transportation network linking the site to the arterial roadways.

The cost of City service connections will be determined during the development application review. Public facilities, utilities, and transportation networks are either in place or planned to be provided concurrently with future development.

No development is proposed with this application.

Staff finds that the application satisfies the criterion requiring adequate public facilities, services, and transportation networks.

Goal 10 Housing Findings: Adequate access to public facilities ensures that both parcels can support residential development in a manner consistent with Goal 10. The flagpole access for Parcel 2 provides sufficient street connectivity to allow for future higher-density development, thereby

contributing to the City's housing supply. Reliable access also supports equitable distribution of housing opportunities by ensuring that higher-density residential uses can be accommodated without undue barriers to development.

E. For residential zone changes, the criteria listed in the purpose statement for the proposed residential zone shall be met.

Applicants Comment: Yes, R-3 zone will be suitable for the proposed development being considered also suitable for the closeness to Hwy 20.

Staff Findings: The purpose of the R-3 Zone is to provide areas suitable for high-density residential development, particularly apartments, while also allowing other residential types and related public service uses. The R-3 Zone is most appropriate in areas already developed for high-density housing or in locations suitable for such use because of their proximity to downtown Sweet Home and highway-related commercial areas within the City (SHMC 17.14.010). No development is proposed with this application.

Goal 10 Housing Findings: Goal 10 requires cities to plan for the housing needs of all Oregonians by providing adequate buildable land and a variety of housing types and densities. The City of Sweet Home's most recently adopted Housing Needs Analysis (HNA) identifies a need for additional higher-density housing to meet projected growth and affordability targets.

Re-designating and rezoning the subject property from R-1 to R-3 increases the flexibility of future housing development and supports the production of attached and multifamily housing types. Applying the Department of Land Conservation and Development's (DLCD) "3% rule," Sweet Home may assume up to a 3% increase in housing capacity by allowing middle housing types on land where they were previously restricted. This amendment therefore helps address the identified housing deficit by expanding the supply of buildable land available for a variety of housing options.

The lot configuration as proposed allows for the efficient use of urban land, which is consistent with Goal 10's directive to ensure an adequate supply of buildable residential land. Parcel 1 accommodates existing development, while Parcel 2 maintains sufficient size and frontage for higher-density residential development under the proposed R-3 zone. By facilitating more efficient site design and the possibility of multiple housing units on Parcel 2, the application supports Goal 10's emphasis on providing a range of housing opportunities.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings outlined in Section III of this report, staff recommend that the Planning Commission make a recommendation to the City Council to approve this application. Because this request is for a zone change, no conditions of approval are proposed.

V. PLANNING COMMISSION ACTION

In acting on a zone change application; the Planning Commission will hold a public hearing at which it may either recommend that the City Council approve or deny the application(s). The recommendation should be based on the applicable review and decision criteria. The City Council will hold a public hearing and decide on this application.

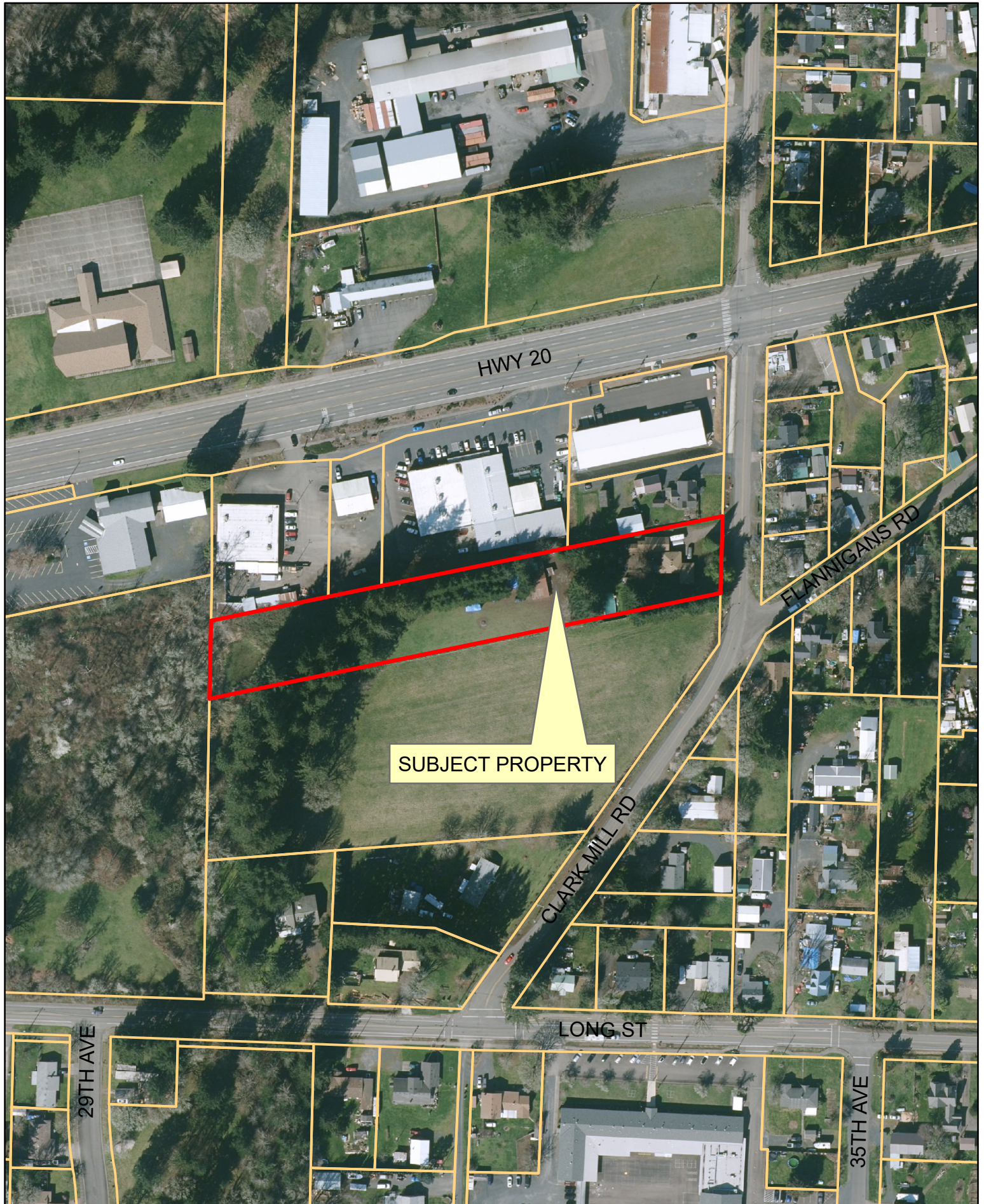
Motion:

After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to recommend that the City Council approve application ZMA25-01, which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA25-01 (specify reasons).
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

- A. Subject Property Map
- B. Zone Map Amendment Application and Summary
- C. Zoning Map
- D. Comprehensive Plan Map



1 inch = 180 feet

Subject Property Map
ZMA25-01

Date: 08/04/2025



APPENDIX N

ZONE MAP AMENDMENT

The Zone Map establishes zone for individual properties. A zone change approval is required to change the zoning of any property. [SHMC 17.114.010]

Zone changes shall be reviewed in accordance with the Type IV review procedures specified in Chapter 17.128. [SHMC 17.114.020]

An application for a zone change shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.128. [SHMC 17.114.030]

SHMC 17.114.040 SUBMITTAL REQUIREMENTS

The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)

The applicant shall submit an application and other supplemental information as may be required by City staff to indicate the intent of the development. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria. A site plan shall not be required to initiate a Zone Map amendment.

A. Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

1. Is the proposed zone appropriate for the Comprehensive Plan land use designation on the property and is it consistent with the description and policies for the applicable Comprehensive Plan land use classification? Explain:

Property is currently zoned R-1 and is listed as R-3 on Comp Plan. New zone of R-3 compatible with Comp Plan

2. Can the uses permitted in the proposed zone be accommodated on the proposed site without exceeding its physical capacity? Explain:

Yes the proposed zone R-3 from Comp Plan can accommodate proposed usage

3. Can allowed uses in the proposed zone be established in compliance with the development requirements in this Development Code? Explain:

Yes, with the zone change the land can be developed per Code / Comp plan to help meet housing needs

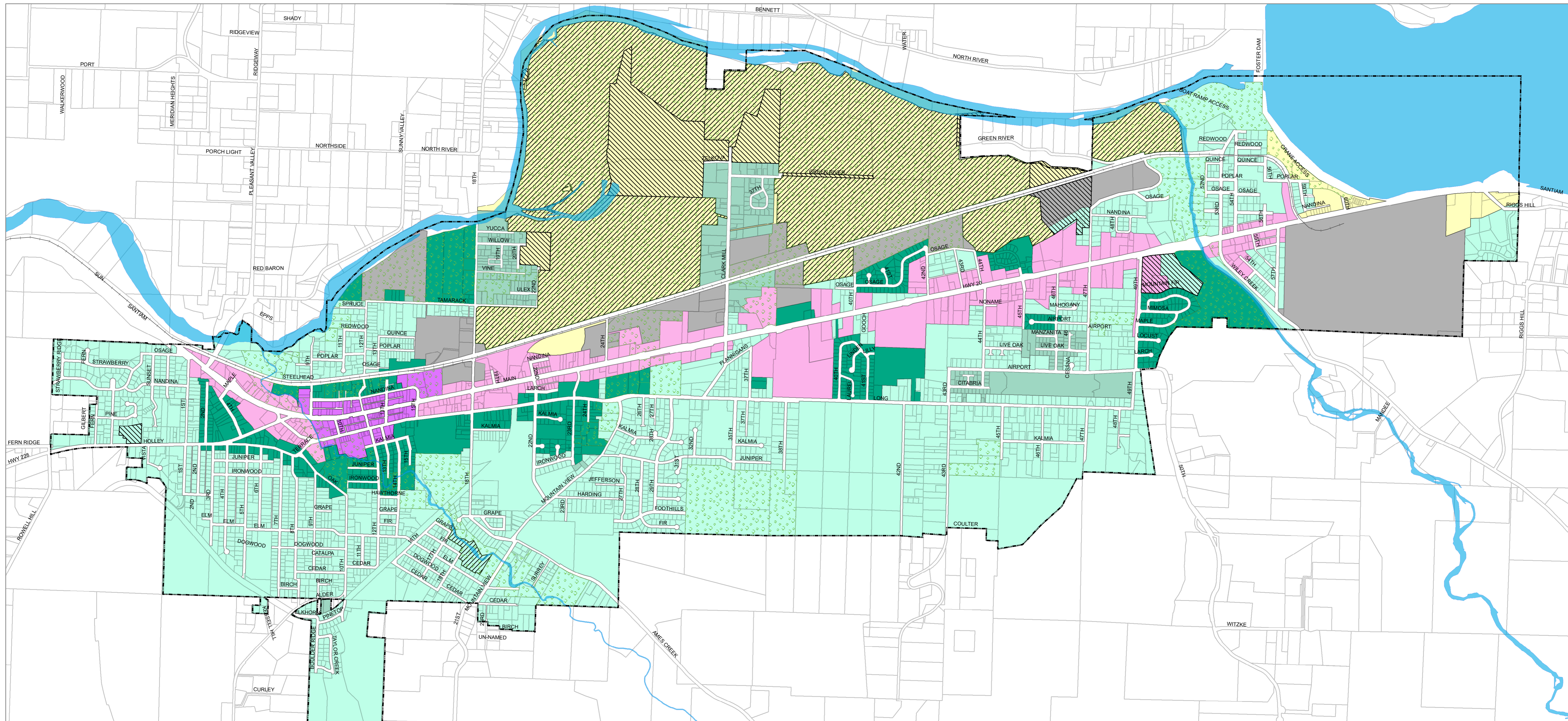
4. Are adequate public facilities, services, and transportation networks in place or planned to be provided concurrently with the development of the property? Explain:

Property is one block from Hwy 20 which is a major Hwy through Sweet Home, other services will be extended to the property

5. For residential zone changes, are the criteria listed in the purpose statement for the proposed residential zone met? Explain:

Yes R-3 zone will be suitable for the proposed development being considered also suitable for the closeness to Hwy 20

Sweet Home Zoning



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Reproduced by PR 3/26/15 from original by SV 01/09/09
Updated by JG 10/27/22

Created By:
City of Sweet Home
Community Development Department
541-367-8113
Print Date: 10/27/2022

Zoning Ordinances			
Ord.	Date	Ord.	Date
906	09-13-83	1099	09-10-96
912	01-10-84	1110	07-22-97
923	06-26-84	1114	12-09-97
933	06-11-85	1115	02-10-98
937	01-14-86	1118	09-08-98
1011	02-27-90	1123	03-09-99
1044	05-12-92	1152	09-23-03
1055	01-26-93	1162	06-22-04
1060	06-22-93	1169	03-22-05
1069	04-26-94	1178	01-10-06
1070	04-26-94	1181	03-14-06
1080	11-08-94	1192	07-24-07
1081	12-13-94	1193	09-11-07
1083	06-19-96	1197	12-11-07
1099	09-10-96	1200	05-27-08
1102	04-22-97	1206	12-25-08
1105	05-27-97	1305	09-27-22

Legend

Zoning

- C1 - Commercial Central
- C2 - Commercial Highway
- I - Industrial
- R1 - Residential Low-Density
- R2 - Residential Medium-Density
- R3 - Residential High-Density
- RC - Recreation Commercial

Overlay Zones

- NRO - Natural Resources
- NRO - Natural Resources/Planned Development
- Planned Development
- City Limits
- Taxlots

Official Zoning Map

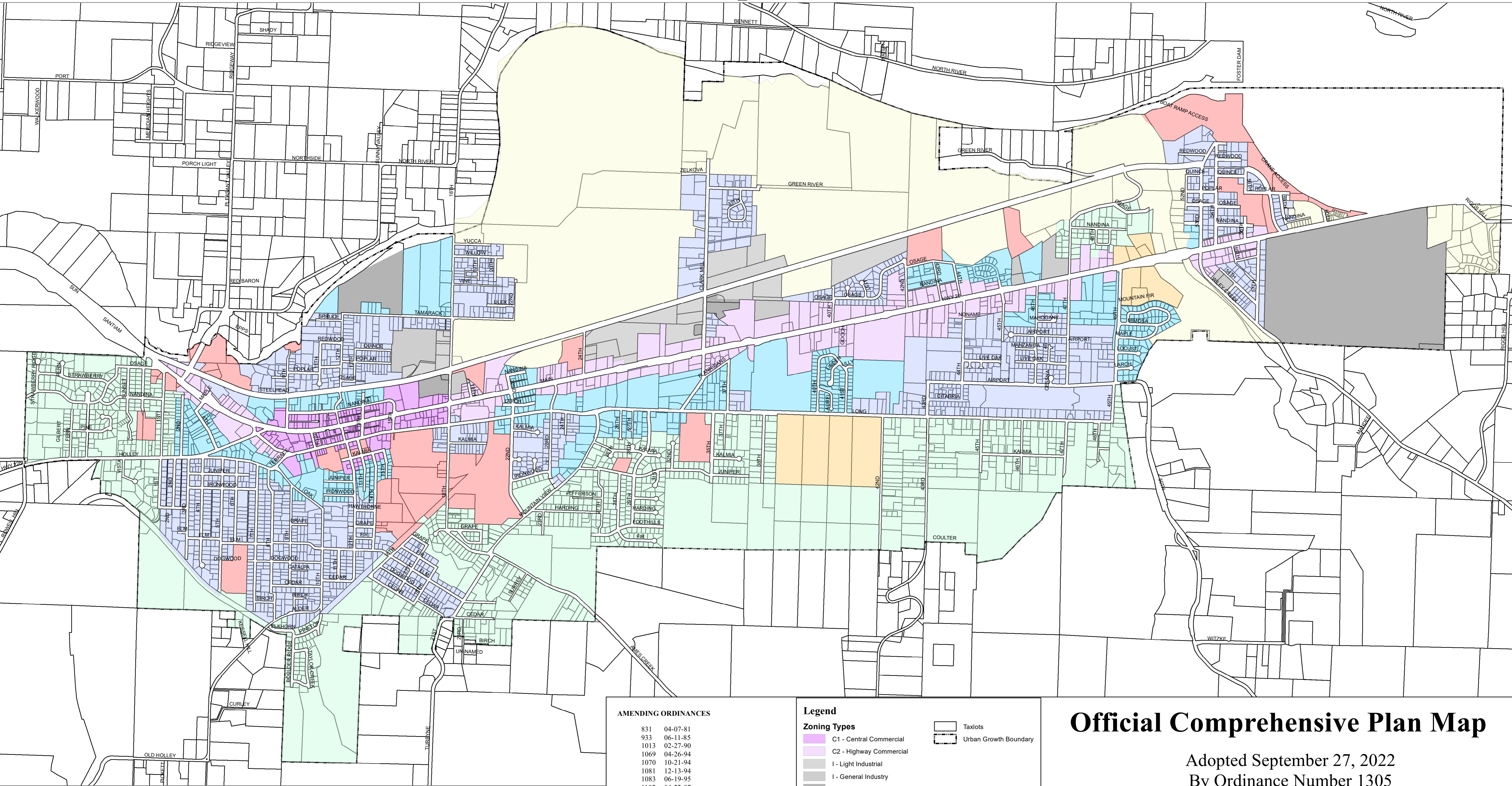
Adopted September 27, 2022
By Ordinance Number 1305
Updated by Later Zoning Ordinances

00.51

Miles

1 inch equals 0.16 miles

Sweet Home Comprehensive Plan



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Updated by JG Oct 2022

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Community Development Department
541-367-8113

Print Date : 10-31-2022

AMENDING ORDINANCES

831	04-07-81
933	06-11-85
1013	02-27-90
1069	04-26-94
1070	10-21-94
1081	12-13-94
1083	06-19-95
1102	04-22-97
1105	05-27-97
1114	12-09-97
1125	11-09-09
1151	09-23-03
1197	12-11-07
1305	09-27-22

Legend

Zoning Types

- C1 - Central Commercial
- C2 - Highway Commercial
- I - Light Industrial
- I - General Industry
- I - Heavy Industrial
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- MU - Mixed Use
- MUE - Mixed Use Employment
- PF - Public Facility

Taxlots

Urban Growth Boundary

Official Comprehensive Plan Map

Adopted September 27, 2022
By Ordinance Number 1305
Updated by Later Annexation Ordinances

0

0.475

0.95

Miles

1 inch equals 0.15 miles