



REVISED Planning Commission Staff Report

REQUEST: The applicant is proposing to rezone an existing 88,577 square foot (± 2.02 -acres) vacant parcel from the Residential Low Density (R-1) Zone to the High Density Residential (R-3) Zone. The subject property is located south of Long Street and east of 29th Avenue and is identified by Linn County Tax Assessor Map No. 13S01E32AC, Tax Lot 4900. 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.

APPLICANT: Laura Laroque, Udell Engineering and Land Surveying, LLC

PROPERTY OWNER: 4L Ventures LLC and Evan Latimer

PROPERTY LOCATION: Sweet Home, OR 97386, Identified on the Linn County Assessor's Map as 13S01E32AC Tax Lot 4900.

REVIEW AND DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.10, 17.14, 17.114, OAR 660-012-0060

FILE NUMBER: ZMA23-03

PLANNING COMMISSION PUBLIC HEARING:

- **DATE & TIME:** November 16, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

CITY COUNCIL PUBLIC HEARING:

- **DATE & TIME:** December 12, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber, 3225 Main Street, Sweet Home, OR 97386

STAFF CONTACT: Diane Golden, Associate Planner
Phone: (541) 367-8113; Email: dgolden@sweethomeor.gov

REPORT DATE: November 9, 2023

II. COMMENTS

Adam Leisinger, Interim

Permit Technician: The Building Program has no issues with this request.

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

Trish Rice

Public Works: Public Works has no concerns with the request at this time.

Sweet Home

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

Public Comment: Attachment F

III. REVIEW AND DESIGN CRITERIA

The review and decision criteria for a zone change are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

Zone change 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 Comments: See Pages 2 and 3 of the applicant's summary (Attachment C).

Staff Findings: The subject property has a Comprehensive Plan designation of Residential High Density (R-3). 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 and is consistent with the description and policies of the R-3 Zone.

Based on the above information, staff finds that the application complies with this criterion.

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

Applicant's Comments: See Pages 3 and 4 of the applicant's summary (Attachment C).

Staff Findings: The uses permitted in SHMC 17.14.020, 17.14.030, and 17.14.040 can be accommodated on the subject property without exceeding its physical capacity. The subject property is approximately 88,577 square feet (± 2.02 acres). The R-3 zone density requirements for single family attached / detached homes and duplexes are no more than one residential structure per lot or parcel, other than an approved accessory dwelling unit; maximum of 12.0 dwelling units per net acre. The R-3 zone density requirements for multi-family is a maximum of 28 units per net acre.

Based on the above information, staff finds that the application complies with this criterion.

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

Applicant's Comments: See Pages 4 and 5 of the applicant's summary (Attachment C).

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 complies with this criterion.

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

Applicant's Comments: See Pages 5-7 of the applicant's summary (Attachment C).

Staff Findings: The subject property is proposed to change from Residential Low Density (R-1) zone to the Residential High Density (R-3) zone. The zone change would bring the zoning designation into conformity with the property's existing Comprehensive Plan Map designation and is consistent with the Sweet Home Transportation System Plan (TSP). The Sweet Home infrastructure map and local wetland inventory map show a wetland/stormwater drainage identified as SSR-18C flowing through the northeast corner of the subject property and south along the east property line. The Sweet Home infrastructure map shows a second stormwater drainage running from Long Street to 29th Avenue (see Attachment B). There Adequate public facilities, services and transportation networks are planned to be provided concurrently with the development of the property. No development has been proposed with this application.

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

Applicant's Comments: See Pages 7 and 8 of the applicant's summary (Attachment C).

Staff Findings: The purpose of the R-3 zone is to provide areas suitable and desirable for high-density residential development, and particularly for apartments, but where other types of residential and related public service uses are appropriate. The R-3 zone is most appropriate in areas which have been developed for high-density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway-related commercial areas inside The City. [SHMC 17.14.010]. The uses permitted in SHMC 17.14.020, 17.14.030, and 17.14.040 can be accommodated on the subject property without exceeding its physical capacity. No development has been proposed with this application.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings listed in Section III of this report, staff recommends that the Planning Commission recommend that the City Council approve this application. Since the request is for a zone change, staff has not recommended any conditions of approval.

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 ZMA23-03, which includes adopting the findings of fact listed in the staff report.
2. Move to recommend that the City Council deny application ZMA23-03 (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. Infrastructure Map
- C. Zone Map Amendment Application and Summary
- D. Zoning Map
- E. Comprehensive Plan Map
- F. Public Comment



SUBJECT PROPERTY

LONG ST

CLARK MILL RD

R1

27TH AVE

29TH AVE

32ND CT

KALMIA ST

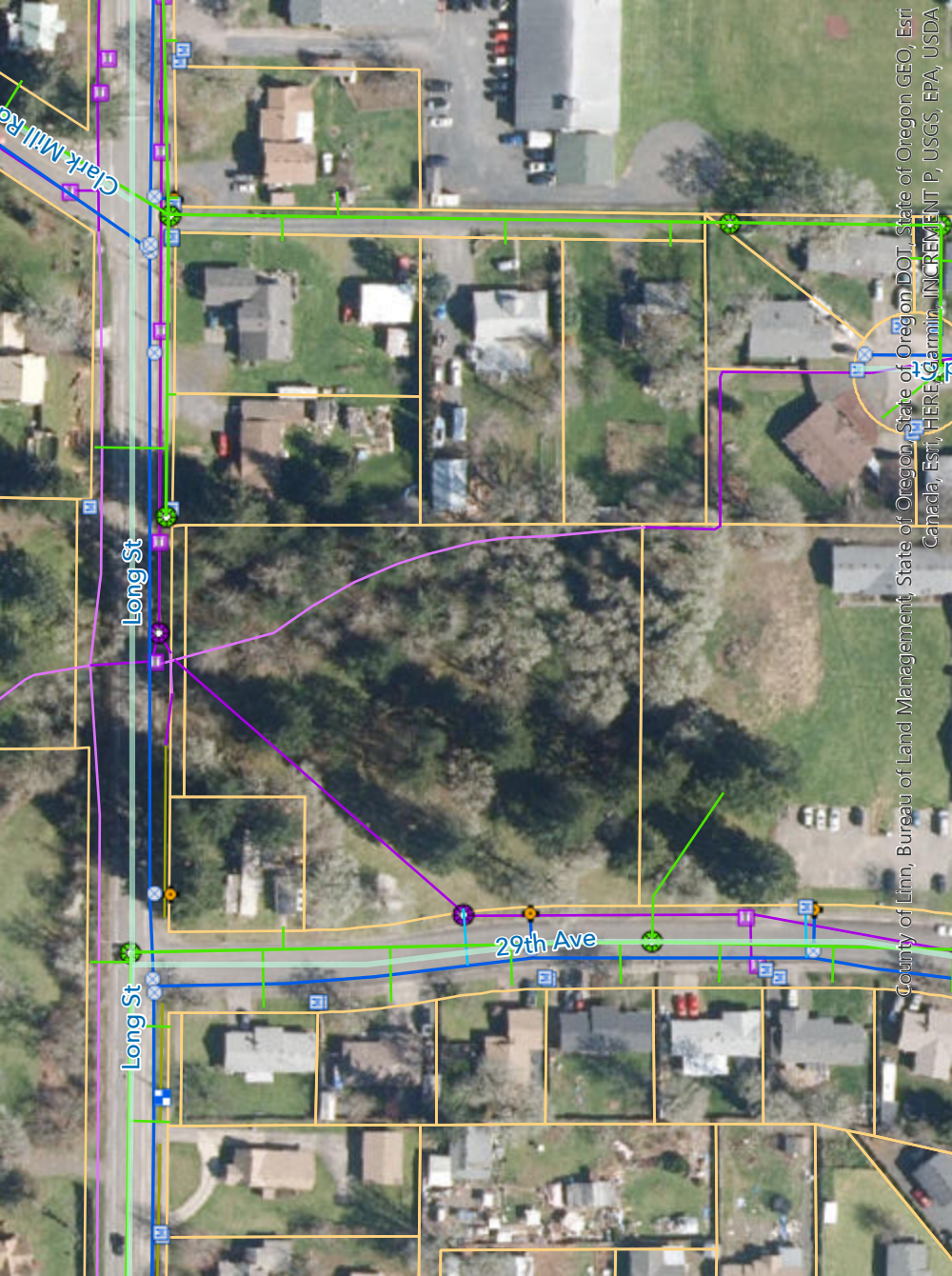
KALMIA CT

Subject Property Map
ZMA23-03

Date: 9/21/23



1 inch = 142 feet



Clark Mill Rd

Long St

Long St

29th Ave

County of Linn, Bureau of Land Management, State of Oregon
State of Oregon DOT, State of Oregon GEO, Estri
Canada, Estri, HERE, HERE, INCREMENT P, USGS, EPA, USDA



Land Use Application

- Adjustment
- Annexation
- Comprehensive Plan Map Amendment
- Conditional Use
- Home Occupation
- Interpretations
- Nonconforming Uses
- Partition
- Property Line Adjustment
- Site Development Review
- Subdivisions and Planned Developments
- Text Amendments
- Variance
- Zone Map Amendment

Date Received: 09.20.23
 Date Complete: 10.02.23
 File Number: ZMA23-03
 Application Fee: \$1,500.00
 Receipt #: 5419
 Planning Commission Hearing Date: 11.16.23
 City Council Hearing Date: 12.12.23

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

Applicant's Name:
 Laura LaRoque, Udell Engineering and Land Surveying, LLC

Applicant's Address:
 63 E. Ash Street, Lebanon, OR 97355

Applicant's Phone Number:
 (541) 990-8661

Applicant's Email Address:
 laura@udelleng.com

Property A

Owner's Name:
 4L Ventures LLC & Evan Latimer

Owner's Address:
 P.O. Box 310, Lebanon, OR 97355

Owner's Phone Number:
 (541) 905-6532

Owner's Email:

Property Address:
 Unassigned

Assessor's Map and Tax Lot:
 13S-01E-32AC Tax Lot 4900

Property Size Before: _____ **Property Size After:** _____

Zoning Classification: R1 **Comprehensive Plan:** R3

Property B

Owner's Name: _____

Owner's Address: _____

Owner's Phone Number: _____

Owner's Email: _____

Property Address: _____

Assessor's Map and Tax Lot: _____

Property Size Before: _____ **Property Size After:** _____

Zoning Classification: _____ **Comprehensive Plan:** _____

Nature of Applicant's Request

Narrative describing the proposed land use action: Brief description on this form and attach extra sheets if needed.
 To amend the zoning of the approximately 2.02-acre site from Residential Low Density (R1) to High Density Residential (R3).

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:
Laura LaRoque

Property Owner's Signature:
Evan Latimer

Property Owner's Signature:
Kyle Latimer member, 4L Ventures

Property Owner's Signature: _____

Date: 9/14/23

Date: 9/15/23

Date: 9/18/2023

Date: _____

ZONE MAP AMENDMENT APPLICATION

Submitted to: Sweet Home
Planning Department
1140 12th Avenue Ste. A
Sweet Home, OR 97386

Applicants/Property Owners: 4L Ventures LLC & Evan Latimer
PO Box 310
Lebanon, OR 97355

Applicant's Representative: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, OR 97355

Contact: Laura LaRoque
Email: laura@udelleng.com
Phone: (541) 990-8661

Site Location: Unassigned

Linn County Assessor's Map No.: 13S-01E-32AC Tax Lot 4900

Site Size: ±2.02-acres

Existing Land Use: Unimproved

Zone Designation: Residential Low Density (R1)

Comprehensive Plan Designation: High Density Residential (R3)

Surrounding Zoning: North: R1 (across Long Street)
South: R1
East: R1
West: R1 (across 29th Street)

Surrounding Uses: North: Single Family Residential
South: Multiple Family Residential
East: Single Family Residential
West: Single Family Residential



I. Executive Summary

The proposal is a request to rezone an existing ±2.02-acres vacant parcel from Residential Low Density (R1) Zone to the High Density Residential (R3) Zone. The subject property is generally located southeast of the Long Street and 29th Avenue intersection and is identified by Linn County Tax Assessor Map No. Township 13S, Range 1E, Section 32AC, Tax Lot 4900. The proposed R3 zoning designation is in conformance with the High Density Residential Comprehensive Plan Map designation.

The criteria for amending the Sweet Home Zone Map are found in Sweet Home Municipal Code (SHMC) 17.114.050 and are addressed in the applicant's narrative below. This written narrative and associated documentation included in the application materials, establishes that the application complies with all applicable approval criteria. This documentation provides the bases for the City to approve the application.

II. Analysis of Development Code Criteria

According to Sweet Home Municipal Code (SHMC) 17.114.020, a zone map amendment shall be reviewed in accordance with the Type IV review procedures specified in Chapter 17.128.

According to SHMC 17.114.030, the application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria.

III. Review Criteria

SHMC 17.114.050 includes the following review criteria that must be met for a property line adjustment to be approved. Code criteria are written in **bold** and are followed by findings and conclusions.

Criterion 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.

1.1 The subject property is generally located southeast of the Long Street and 29th Avenue intersection and is identified by Linn County Tax Assessor Map No. Township 13S, Range 1E, Section 32AC, Tax Lot 4900.

1.2 The application request includes a proposal to amend the zoning of the approximately 2.02-acre site from Residential Low Density (R1) to High Density Residential (R3).

1.3 The current Comprehensive plan map designation of the subject property is High Density Residential (R3). Therefore, proposed zone map amendment is consistent with the Comprehensive Plan Map designation.

1.4 According to the Sweet Home Comprehensive Plan, the purpose of the High-Density Residential Comprehensive Plan Designation is as follows:

“To provide areas suitable and desirable for higher density residential development, and particularly for apartments, manufactured home parks, other residential uses, and appropriate community facilities.”

The subject property is a suitable and desirable location for high-density residential development. It is centrally located within the community, close to major transportation corridors, community services, and local institutions and well served by both private and public utility and transportation infrastructure. It is also sufficient in size and configuration for development of a board range (or mix) of residential dwelling types, including high-density multiple family development.

1.5 The only policy specific to the High-Density Residential Comprehensive Plan Designation is as follows:

“Policy 10 The maximum net development densities (not including streets), in high density residential areas shall not exceed 35 multi-family dwelling units per acre, based on the standards for unit type.”

Per SHMC 17.114.040, a site plan for future development of the site is not required in association with a zone map amendment request. Therefore, maximum density in accordance with Policy 10 will be reviewed in association with site development or land division application.

Criterion B

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

2.1 Per SHMC 17.14.020, outright permitted uses in the R3 zoning district are as follows:

1. *Single-family dwelling.*
2. *Single-family attached dwellings.*
3. *Duplex dwelling, including those duplexes created through conversion of an existing detached single-family dwelling.*
4. *Multi-family dwelling.*
5. *Residential care homes and facilities, licensed by the State of Oregon.*
6. *Day care facility; day nursery for 12 or fewer children.*
7. *Open space and parks identified in The City’s adopted Parks Master Plan.*

2.2 Per SHMC 17.14.060, the dimensional standards for permitted uses are as follows:

Minimum Lot Area & Width	
Single Family	5,000 square feet



Duplex	5,000 square feet
Attached Dwelling	2,000 square feet
Multiple Family (3 or more)	9,000 square feet (parcel) 1,500 square feet per unit
Other Uses	Sufficient to meet setbacks and development requirements
Minimum Width at Building Line – Corner Lot	70 feet
Minimum Width at Building Line – Interior Lot	60 feet
Minimum Width at Building Line – Attached	25 feet

2.3 The subject property is approximately 2.02-acres with a 280-foot-width and 335-foot-depth, which exceeds the minimum dimensional standards for all outright permitted uses. Therefore, this criterion is met.

Criterion C

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

3.1 Per SHMC 17.14.020, outright permitted uses in the R3 zoning district are as follows:

- 8. *Single-family dwelling.*
- 9. *Single-family attached dwellings.*
- 10. *Duplex dwelling, including those duplexes created through conversion of an existing detached single-family dwelling.*
- 11. *Multi-family dwelling.*
- 12. *Residential care homes and facilities, licensed by the State of Oregon.*
- 13. *Day care facility; day nursery for 12 or fewer children.*
- 14. *Open space and parks identified in The City’s adopted Parks Master Plan.*

3.2 Per SHMC 17.14.060, the dimensional standards for permitted uses are as follows:

Minimum Lot Area & Width	
Single Family	5,000 square feet
Duplex	5,000 square feet

Attached Dwelling	2,000 square feet
Multiple Family (3 or more)	9,000 square feet (parcel) 1,500 square feet per unit
Other Uses	Sufficient to meet setbacks and development requirements
Minimum Width at Building Line – Corner Lot	70 feet
Minimum Width at Building Line – Interior Lot	60 feet
Minimum Width at Building Line – Attached	25 feet

3.3 The subject property is approximately 2.02-acres with a 280-foot-width and 335-foot-depth, which exceeds the minimum dimensional standards for all outright permitted uses, which exceeds the minimum dimensional standards for all outright permitted uses.

3.4 Per SHMC 17.114.040, a site plan for future development of the site is not required in association with a zone map amendment request. Therefore, all other development standards will be reviewed in association with either a building permit or land division request. However, based on the size and configuration of the property compliance with the development standards within the development code will be achievable. Therefore, this criterion is met.

Criterion D

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

Transportation

- 4.1 The Transportation Plan relevant for the subject property is the Sweet Home Transportation System Plan (TSP).
- 4.2 OAR 660-012-0060(1)(2) requires land use regulation amendments, including amendments to zoning maps, to determine if the amendment will have a "significant affect" on transportation facilities and, if so, can it be mitigated. However, OAR 660-012-0060(9) provides that a zoning map amendment does not need to include this analysis, and the City can make a finding of no "significant affect," if:
 - a. A zoning map amendment is consistent with the existing comprehensive plan designation and does not change the comprehensive plan map designation.
 - b. The City has an acknowledged the Transportation System Plan ("TSP") and the proposed zoning is consistent with the TSP; and

- c. The area of the zoning map amendment was not exempted from the Transportation Planning Rule (TPR) Analysis at the time of the UGB amendment. OAR 660-012-0060(9)(a)-(c).

The subject property complies with these criteria as follows:

- a. Sweet Home's Comprehensive Plan Map within the acknowledged Sweet Home Comprehensive Plan designates the subject property High Density Residential (R3). The proposed zoning amendment would not change the comprehensive plan map designation and the R3 zoning designation is an implementing zone for the High Density Residential (R3) Comprehensive Plan Map designation.
 - b. The Sweet Home TSP assumed this site would be developed with high-density residential uses. The proposed R3 zone is compatible with the long plan for high-density residential uses.
 - c. The subject property has been in the City's UGB since the time of adoption of the Comprehensive Plan and was not exempted from the Transportation Planning Rule. The City can find that all three (3) of these requirements are met.
- 4.3 The subject property adjoins Long Street and 29th Avenue. Both rights-of-way are classified as a local street. Long Street is fully improved to City standards and 29th Avenue partially improved to City standards (i.e., lacks a sidewalk along the east of the right-of-way). Any required site frontage improvements consistent with the TSP will be performed in association with a site development or land division application.

Sanitary Sewer

- 4.4 City utility maps show an 8-inch public sanitary sewer main in the 29th Avenue right-of-way along the frontage of the property, and an 8-inch public sanitary sewer main at the northeast property corner in the Long Street right-of-way.
- 4.5 The City's Wastewater Facility Plan does not indicate significant deficiencies downstream of the subject property and the system should be adequate for residential uses permitted outright in the R3 zoning district.

Water

- 4.6 City utility maps show a 10-inch public water main in the 29th Avenue right-of-way, and a 12-inch public water main in the Long Street right-of-way along the property frontages.
- 4.7 Public water system design and adequacy are typically dictated by the fire flow needs within an area or zone. The City of Sweet Home groups all residential uses in the same fire flow requirement category (3,500 gpm minimum), so the proposed zone map amendment would not affect the overall water needs of the site.

Storm Drainage

- 4.8 City utility maps show a 36-inch public storm drainage main transferring the property from 29th Avenue right-of-way to the Long Street right-of-way.



4.9 Storm water runoff from a development is generally dependent on the total area of impervious surfaces on the property. The Sweet Home Development Code determines the maximum amount of “lot coverage” in any particular zone. The greatest percentage of lot coverage would be 60 percent in the R3 zoning district. The greatest percentage of lot coverage that would be allowed within the R1 zoning district is 40 percent. Therefore, a change from the R1 to R3 zoning designation would allow for development that may result in a slightly higher amount of storm water runoff.

Schools

4.10 property is currently zoned for low-density residential development. The requested zone change from R1 to R3 could increase the number of children attending schools in this area. The Sweet Home Public Schools will be notified of the zone change application in advance of the final decision on this application.

Police and Fire Protection

4.11 The Sweet Home Police Department and Fire Department provide services to all development in Sweet Home, regardless of the zoning designation. No deficiencies in providing police and fire protection to this property have been identified.

Criterion E

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

1.6 Per SHMC 17.14.010, the purpose of the R3 zoning district is as follows:

“The purpose of the R-3 zone is to provide areas suitable and desirable for high-density residential development, and particularly for apartments, but where other types of residential and related public service uses are appropriate. The R-3 zone is most appropriate in areas which have been developed for high-density residential use or which are suitable for such use due to proximity to downtown Sweet Home and to highway-related commercial areas inside The City.”

1.7 Per SHMC 17.14.020, outright permitted uses in the R3 zoning district are as follows:

15. *Single-family dwelling.*
16. *Single-family attached dwellings.*
17. *Duplex dwelling, including those duplexes created through conversion of an existing detached single-family dwelling.*
18. *Multi-family dwelling.*
19. *Residential care homes and facilities, licensed by the State of Oregon.*
20. *Day care facility; day nursery for 12 or fewer children.*
21. *Open space and parks identified in The City’s adopted Parks Master Plan.*

1.8 The zone map amendment is consistent with the Sweet Home Comprehensive Plan and stated purpose of the R3 zoning district.

1.9 The R3 zoning district is appropriate for the subject site as it is centrally located within the community, close to major transportation corridors, community services, and local institutions and well served by both private and public utility and transportation infrastructure. It is also sufficient in size and configuration for development of a board range (or mix) of residential dwelling types, including high-density multiple family development.

IV. OVERALL CONCLUSION

Based on the above analysis, the proposed zone map amendment meets all the applicable review criteria as outlined above.

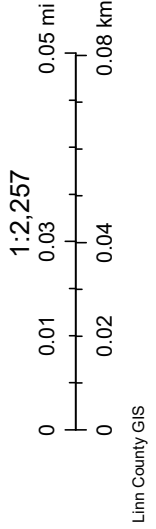
V. ATTACHMENTS

A. Site Map

Subject Property - 13S-01E-32AC Tax Lot 4900



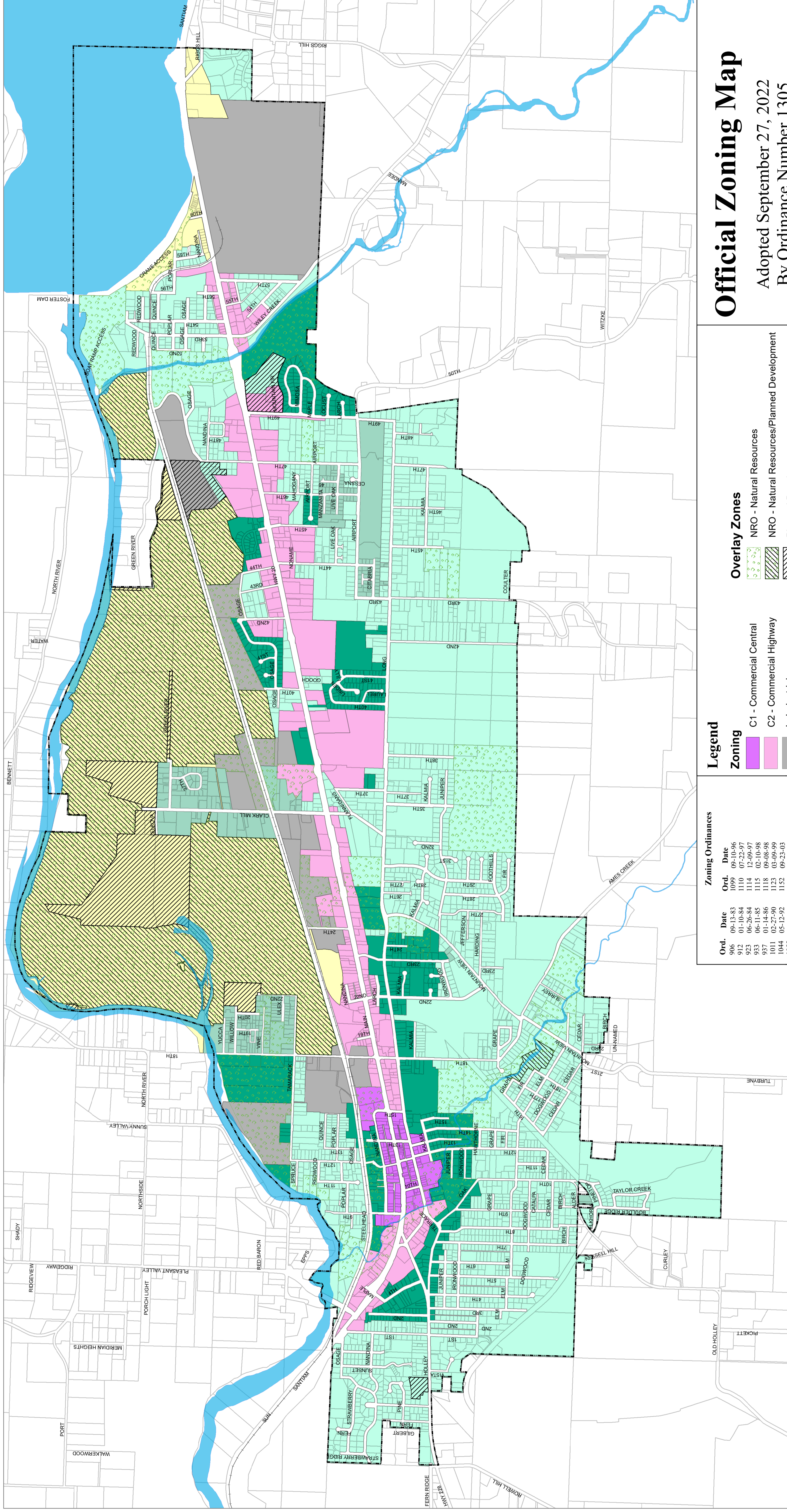
9/14/2023, 1:04:59 PM



- Sales
- Address
- Permits
- Elevation Certificates
- LOMAs
- Railways
- Highways
- Roads
- City Limits
- Tax Lots
- County Boundary

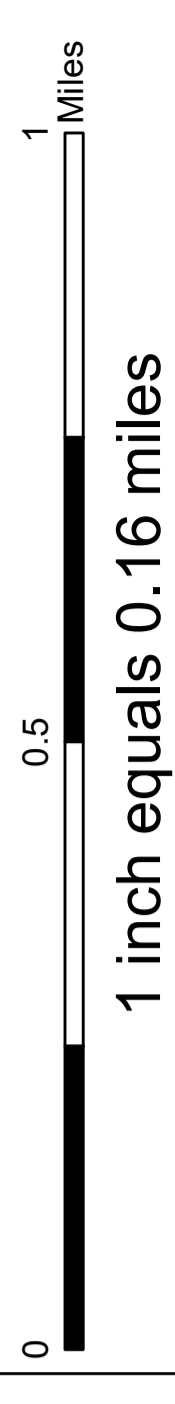
This product is for informational purposes only and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Sweet Home Zoning



Official Zoning Map

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



Legend

Zoning		Overlay Zones	
	C1 - Commercial Central		NRO - Natural Resources
	C2 - Commercial Highway		NRO - Natural Resources/Planned Development
	I - Industrial		Planned Development
	R1 - Residential Low-Density		City Limits
	R2 - Residential Medium-Density		Taxlots
	R3 - Residential High-Density		
	RC - Recreation Commercial		

Zoning Ordinances

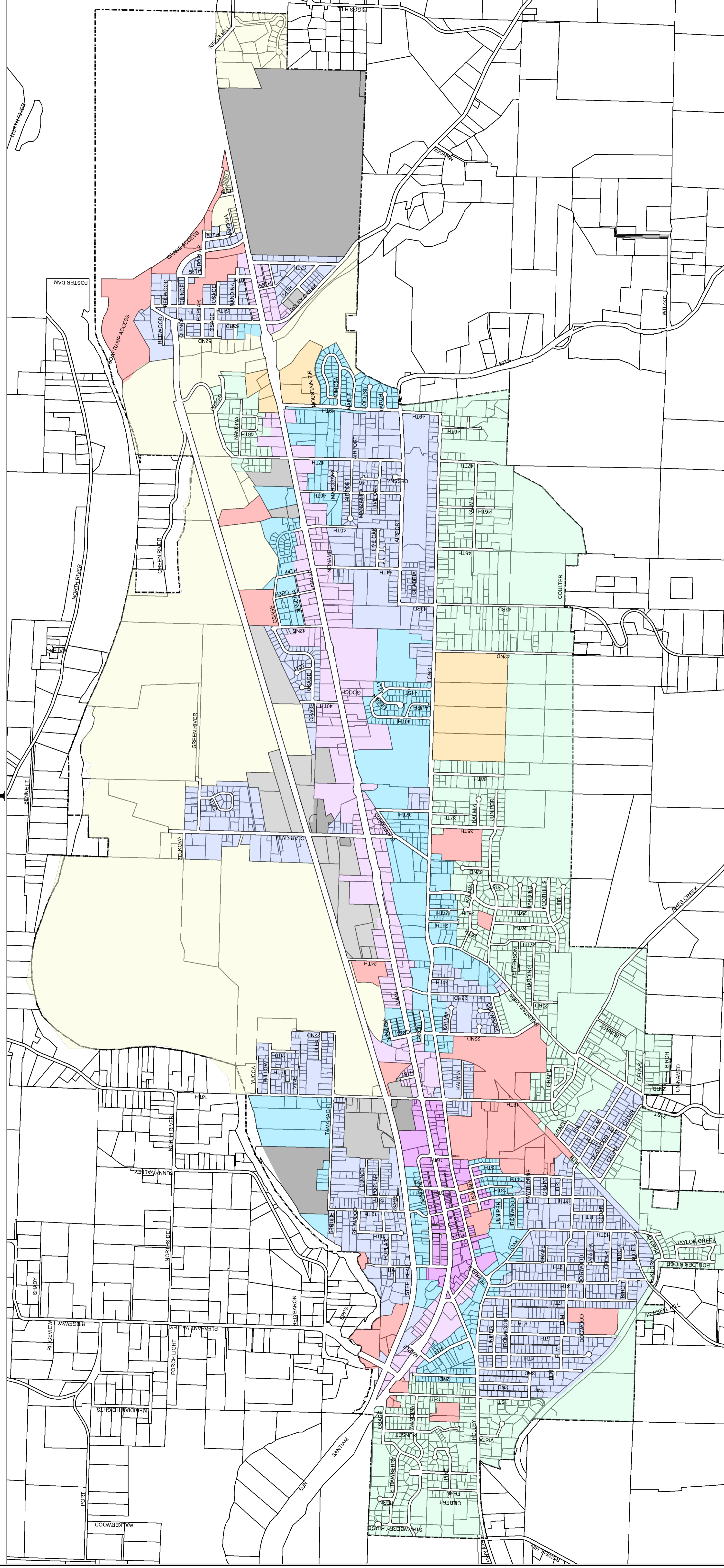
Ord.	Date	Ord.	Date
906	09-13-83	1099	09-10-96
912	01-10-84	1110	07-22-97
923	06-26-84	1114	12-09-97
933	06-11-85	1115	02-10-98
937	01-14-86	1118	09-08-98
1011	02-27-90	1123	03-09-99
1044	05-12-92	1152	09-23-03
1055	01-26-93	1162	06-22-04
1069	06-22-93	1169	03-22-05
1070	04-26-94	1178	01-10-06
1080	11-08-94	1181	03-14-06
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

Created By:
City of Sweet Home
Community Development Department
541-367-8113

Print Date: 10/27/2022

This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.
Reproduced by PR 3/26/15 from original by SV 01/09/09
Updated by JG 10/27/22

Sweet Home Comprehensive Plan



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	11-09-99
1151	09-23-03
1197	12-11-07
1305	09-27-22

Legend

Zoning Types

- C1 - Central Commercial
- C2 - Highway Commercial
- I-1 - 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

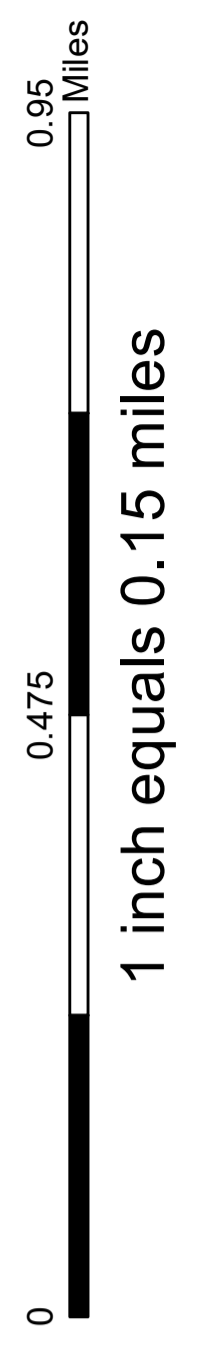
Urban Growth Boundary

Official Comprehensive Plan Map

Adopted September 27, 2022

By Ordinance Number 1305

Updated by Later Annexation Ordinances



This map was created for display purposes only and is subject to errors and/or omissions. The City of Sweet Home and Linn County disclaim any liability as to the accuracy of the data.

Created By:
City of Sweet Home
Community Development Department
541-367-8113

Reproduced by PR 9/12/14 from original by SV 01/09/09

Updated by JG Oct 2022

Print Date : 10-31-2022

From: [Columbus Maintenance](#)
To: [Angela Clegg](#)
Cc: michaeldeolus@yahoo.com
Subject: FW: Fw: File Number : ZMA23-03 Low Density Residential (R-1) Zone To High Density Residential (R-3)
Date: Tuesday, November 7, 2023 4:03:12 PM

Michael DeOus

1193 29th Ave Sweet Home Or, 97386

11/07/2023

Subject: Opposition to Rezoning Proposal from Low Density Residential (R-1) Zone to High Density Residential (R-3)

Dear Planning Commission and City Council of Sweet Home Oregon

I am writing to express my strong opposition to the proposed rezoning of the residential area in Sweet Home Tax lot 4900. To a high-density community. I believe that this rezoning proposal is not in the best interest of our neighborhood and would have detrimental effects on the community.

Zoning Consistency : Spot Zoning of a specific parcel to accommodate apartment construction, which could be inconsistent with the existing zoning regulations of the surrounding area. This inconsistency can lead to concerns about the overall integrity of the zoning plan and land use patterns.

Fairness and Equitability : Spot Zoning decisions can raise questions of fairness and equitability, as they may seem to favor specific developers or landowners over others. This can lead to public opposition and legal challenges, especially if it appears that the zoning change is made for private gain rather than the public Interest.

Impact on Neighbors : Neighboring property owners object to spot zoning and believe it will negatively affect their properties or quality of life. Concerns about increased traffic , noise, reduced property values, or changes in the character of the neighborhood.

Comprehensive Planning : Spot zoning can undermine the goals and objectives of comprehensive land use and zoning plans. It's important to consider how the proposed Spot zoning change aligns with the long-term planning objectives for the community.

Thank you

Michael DeOlus

Sweet Home Resident