

ORDINANCE BILL NO. 8 FOR 1985

ORDINANCE NO. 937

AN ORDINANCE AMENDING THE SWEET HOME ZONING MAP OF 1983, SAID MAP BEING A PART OF ORDINANCE NO. 644, REPEALING ORDINANCE NO. 923

WHEREAS, the Planning Commission held a public hearing on November 4, 1985, resulting in a recommendation to City Council to repeal the Ames Creek Estates PUD for lack of progress; and

WHEREAS, the Planning Commission has recommended that conditions be placed on the subject property that are intended to preserve the public health, safety and general welfare; and

WHEREAS, the City Council held a public hearing on November 26, 1985 to consider revoking the zone allowing Ames Creek Estates PUD under Ordinance No. 923, passed June 26, 1984; and

WHEREAS, the City Council reviewed Section 4.322 of Ordinance No. 644 regarding a time limit for development as one of the requirements of a PUD zone and found there to be no development progress of the subject property;

NOW, THEREFORE, THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. The Sweet Home Zoning Map of 1983, said map being a part of Ordinance No. 644, is hereby amended to change the zoning of the real property situated in the City of Sweet Home, Linn County, Oregon, which is now designated by the Linn County Assessor as Tax Lots 100, 108, 109, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, Map 13 1E 32CC and Tax Lots 2600 and 3400, Map 13 1E 31DA. Said property is generally shown in Exhibit B, which is hereby incorporated as part of this ordinance.

Section 2. The said property is hereby rezoned from R-1/PUD, Single Family Residential-Planned Unit Development to R-1/MH, Single Family Residential-Mobile Home Combining Zone, subject to the conditions in Exhibit A, which is hereby incorporated as part of this ordinance.

Section 3. Ordinance No. 923 is hereby repealed.

PASSED by the Council this 14th day of January, 1986.

  
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Mayor

ATTEST:


  
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City Manager - Ex Officio City Recorder

EXHIBIT A

Conditions for revocation of the Ames Creek Estates General Development Plan and Program. The conditions were adopted by the Sweet Home Planning Commission November 4, 1985 and apply to all lots within the Carla Place I and Carla Place II Subdivision. Unless otherwise indicated, all conditions must be met prior to, or as part of the issuance of building permits for the subject properties.

An access easement will be provided from Grape Court northwest to provide access to Tax Lots 100 (Map 131E32CC), 2600 and 3400 (Map 131E31DA). A twenty foot width for the easement is the minimum acceptable. The location of the easement will be approved by the City Engineer and recorded by the Linn County Assessor. The easement must be recorded before any building permits are issued in the subdivision.

Existing curb cuts be restored to extruded curb where the cuts are no longer functional.

All lots be graded with building elevations at least one foot above the flood plain. Certification of adequate elevation must be provided to the Sweet Home Building Official prior to issuance of building permits. The final plat shall include a statement that building elevations must be certified by a registered land surveyor as being one foot above flood plain before building permits will be issued.

Mountain View Road be improved on the north side to the 22 foot standard when units are developed along Mountain View.

Sidewalks be installed along Grape Court, Ames Creek Road and Mountain View Road as lots are developed.

A street name sign be installed at Grape Court and Ames Creek Road.

Stop sign be installed on Grape Court before the final lot is developed

Street light poles with underground power be installed behind the sidewalks along the public streets per a plan prepared by PP&L and approved by the City. The City will pay for and install the street lights. Street lights and poles will be installed as properties develop.

All mobile homes will comply with City standards of the mobile home combining zones.

All improvements be installed per City standards.

All utilities be installed underground.

All improvements be installed at no cost to the City, unless otherwise stated.

Visitor parking be provided with a minimum of 1/2 space per unit.

A street addressing plan be prepared for City and the Post Office approval.

The building areas and roadway areas over the old log pond must be overexcavated and filled per a design prepared by a registered engineer and approved by the City Engineer.

Fire hydrants will be installed at 500 foot spacing as lots are developed.

No building permits will be issued for the area within Tract A or Tract B without an approved amendment to the Subdivision plat.

These conditions will be recorded at the Linn County Assessor's office with the deed(s) for each lot in the Carla Place I and Carla Place II Subdivision.

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Dashed line indicates boundary of subject property, more particularly described in Section 1 of this Ordinance.

PASSED by the Council this 14th day of January, 1986.

This ordinance supersedes Ordinance No. 923, passed June 26, 1984.

CERTIFIED BY:

*Max P. Thompson*

City Manager - Ex Officio City Recorder

