

ORDINANCE BILL NO. 29 FOR 1983

ORDINANCE NO. 912

AN ORDINANCE AMENDING THE OFFICIAL SWEET HOME ZONING MAP OF 1983, SAID MAP BEING A PART OF ORDINANCE NO. 644, TO DESIGNATE ZONE OF CAMP SHERWOOD RECREATIONAL VEHICLE PARK AS A PLANNED UNIT DEVELOPMENT, AND DECLARING AN EMERGENCY

WHEREAS, the City of Sweet Home finds that:

1. The proposed Camp Sherwood RV Park is in conformance with the Sweet Home Comprehensive Plan and State land use goals; and
2. Increases in unit density in the park are warranted by decreases in land cover and by the design and amenities incorporated in the development plan and program; and
3. No present or future land use conflicts have been identified or expressed by neighboring land owners; and
4. The PUD Zone is the appropriate land use control and will benefit both the applicant and the general public; and
5. Phases of the development which can be substantially completed within one year have been reviewed and approved by the Sweet Home Planning Commission; and
6. Streets in the development and surrounding area are adequate to support the anticipated traffic; and
7. The proposed utility installations are adequate for the population densities and type of development proposed; and
8. Approval of the PUD General Development Plan as a Tentative Subdivision Plan will eliminate duplicatory review and public hearings when land divisions in conformance with the PUD Plan are proposed in the future.

NOW, THEREFORE, the City of Sweet Home does ordain as follows:

Section 1. The official Sweet Home Zoning Map is hereby amended to show the Camp Sherwood Recreational Vehicle Park located in Sherwood Garden Estates, Block 1, Lots 2 through 25 and Block 2, Lots 1 through 40, inclusive, as a Planned Unit Development overlay zone in combination with the underlying Planned Recreation Commercial Zone.

Section 2. The Camp Sherwood Final Development Plan Declaration and Bylaws shall be submitted to the City Manager

and checked for compliance with the general development plan and program. If the Final Plan, Declaration, and Bylaws are in compliance, they shall be so certified by the planning commission chairman and recorded in the office of the city recorder.

Section 3. The approved Final Plan shall be considered in a Tentative Subdivision Plan and recorded as such with Linn County and the City of Sweet Home.

Section 4. Emergency Clause. Whereas it is necessary and is in the interest and benefit of the City that this ordinance become effective immediately, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect after the passage by the Council and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 10th day of January, 1984.



Mayor

ATTEST:



City Manager - Exofficio City Recorder