

ORDINANCE NO. 1032

AN ORDINANCE AMENDING ORDINANCE NO. 644 TO PROVIDE FOR TEMPORARY PLACEMENT OF MOBILE HOMES FOR REASONS OF MEDICAL HARDSHIP; AND DECLARING AN EMERGENCY.

THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. Section 6.010 of Ordinance 644 is hereby amended by adding Subsection (11) as follows:

(11) Temporary Mobile Home for Hardship Purposes

- (A) Purpose. A mobile home may be allowed as an accessory use to a permitted residence in order to alleviate a medical hardship. A bonafide medical hardship shall be substantiated by a statement from the attending physician that the mobile home is necessary to provide adequate and immediate health care for a relative who needs close attention and who would otherwise be required to receive needed attention from a hospital or care facility. Tenancy of the mobile home shall be confined to a member or members of the property owner's immediate family or a person (and immediate family) who is directly responsible for care of the owner or members of the owners immediate family.
- (B) Conditions of Approval. Every temporary mobile home for hardship purposes shall comply with the following standards:
- (1) The placement of the temporary mobile home on the property is valid only for the owner(s) of the property. The mobile home shall be removed when the need for the mobile home to relieve a family hardship no longer exists, or upon sale, transfer or disposal in any manner of the property;
  - (2) As part of the application and prior to the approval of the accessory use, a proposed utility plan shall be submitted for approval to the City engineer. The plan shall show all proposed utility services. As part of the plan approval, the City utility connection fees shall be detailed and will become due at the time of the final inspection of the mobile home setup.
  - (3) Improvements to the property to accommodate the placement and occupancy of a temporary medical hardship mobile home shall not constitute a vested right for a second permanent residence;
  - (4) The placement of a temporary hardship mobile home shall comply with the provisions of Section 4.346 (Mobile Homes in Individual lots in an MH Zone) of this ordinance; and all other city ordinances excepting that there is no minimum building size for mobile homes placed under this ordinance and the foundation shall only have to meet the minimum standards as required by applicable Oregon law.
  - (5) A deed covenant recognizing the provisions of this section shall be signed by the property owner(s) and recorded.
  - (6) The application for permit shall be submitted for renewal annually in January of each year, unless the initial application was approved later than August, in which case annual renewal will commence on the second January following approval. Applications for renewal shall be accompanied by a statement from their attending physician stating the continuation of the medical hardship. A fee of \$25.00 will be paid at the time of application and each year at the time of renewal of the hardship approval to help defray staff costs for monitoring compliance to the provisions of this ordinance.
  - (7) The maximum size of a mobile home authorized under the provisions of this ordinance shall be 1000 square feet of enclosed living space.

- (8) Notice of the application shall be provided to all adjacent property owners within 300 feet of the subject property, unless the applicant submits a signed petition indicating approval of all legal property owners within the 300 foot region. Unless such a petition is presented, the permit will not be issued until 10 days after the required notices are mailed to adjacent properties. If the City receives any written objections during this 10 day period, a public hearing will be held before the Planning Commission to consider the objections.
- (9) The City may revoke the permit for the temporary mobile home placement at any time. The owner must comply within thirty days of said notice.
- (10) The applicant shall provide to the City a copy of the mobile home title or deed.
- (C) Expiration. Authorization to place a temporary hardship mobile home shall be revoked if any of the above listed conditions are violated or if the authorization was obtained fraudulently. The temporary hardship mobile home shall be removed when the medical hardship condition no longer exists as listed in Section 6.010(11)(B)(1) above.

Section 2. EMERGENCY CLAUSE. Whereas, it is necessary, and it is for 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 9th day of July, 1991.

  
Mayor

ATTEST:



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City Manager - Ex Officio City Recorder  
Pro Tem

