

ORDINANCE BILL NO. 39 FOR 1980
ORDINANCE NO. 821

AN ORDINANCE INITIATING AN AMENDMENT TO THE SWEET HOME ZONING MAP OF 1974, SAID MAP BEING A PART OF ORDINANCE NO. 644

WHEREAS, the City Council in accordance with Ordinance No. 644, an ordinance regulating the use of land and structures in the City of Sweet Home; and establishing zones for that purpose under Article 3, Section 3.010 hereby initiates an amendment to the Sweet Home Zoning Map of 1974, said map being a part of Ordinance No. 644.

AND WHEREAS, the Planning Commission of the City of Sweet Home has considered this matter in a public hearing as provided by law and has recommended to the City Council that this zoning amendment be made as hereinafter provided; the City Council has held a public hearing on this matter on December 23, 1980.

AND WHEREAS, the Comprehensive Plan allows Mobile Home Combining zones to be established only when (1) the rezone is five or more contiguous acres under single ownership (2) City water and sewer can be extended to the site (3) conventional construction has resulted in little or no development and (4) the intent of the rezone is to create a mobile home subdivision.

AND WHEREAS, the applicant intends to create a mobile home subdivision and extend City water to the subject property.

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

Section 1. The proposed zoning map amendment conforms with the requirements of the Comprehensive Plan of the City of Sweet Home.

Section 2. The Sweet Home zoning map of 1974, said map being a part of Ordinance 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 lot 1402, map 13-1E-33A.

Section 3. The said property is hereby rezoned from R-1 (Single Family Residential) to R-2/MH (Medium Density Residential/Mobile Home Combining Zone).

Section 4. This ordinance shall take effect and be in full force and effect from and after the following conditions of approval are satisfied:

1. City water is extended to the subject property or construction of said water lines is guaranteed by the property owner.
2. A subdivision plan is approved by the City and improvements completed or guaranteed by the property owner.
3. Deed restrictions governing the mobile home standards are approved by the City and recorded with the County.

PASSED by the Council and approved by the Mayor this 27TH day
of JANUARY, 1981.

JANUARY 27, 1981
Date signed

Robert D Harbaugh
Mayor

ATTEST:

Max C. Thompson
City Manager - Exofficio City Recorder

Date signed