

ORDINANCE BILL NO. 8 FOR 1984

ORDINANCE NO. 923

AN ORDINANCE AMENDING THE OFFICIAL SWEET HOME ZONING MAP OF 1983, SAID MAP BEING PART OF ORDINANCE NO. 644, AND DECLARING AN EMERGENCY

WHEREAS, the Planning Commission of the City of Sweet Home has considered this matter in a public hearing and has recommended to the City Council that based upon facts, findings and conclusions required by Section 4.315 of Ordinance No. 644, this zoning amendment be made as hereinafter provided; the City Council has held a public hearing on this matter on May 22, 1984.

The City Council hereby adopts the findings, conclusions and recommendation of the Planning Commission and further finds that the proposed zoning amendment conforms with the Comprehensive Plan of the City of Sweet Home.

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

Section 1. The Sweet Home Zoning Map of 1983, said map being part of Ordinance No. 644, is hereby amended to change the zoning of the real property identified in Exhibit A and more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and Tract A, CARLA PLACE I, in the City of Sweet Home, Linn County, Oregon.

ALSO Lots 15, 16, 17, 18, 19, 20, 21, and Tract B, CARLA PLACE II, in the City of Sweet Home, Linn County, Oregon.

ALSO Beginning at the most Northerly corner of Lot 21 CARLA PLACE II in the City of Sweet Home, Linn County, Oregon, thence South 58° 29' 56" West 179.55 feet, thence North 40° 15' West 124.00 feet to the Easterly line of the old Oregon Electric Railroad right-of-way; thence South 89° 54' West 142.25 feet to the Westerly line of the old Oregon Electric Railroad right-of-way line; thence North 45° 13' East along the Westerly line of said right-of-way 200.00 feet; thence South 44° 47' East 100.00 feet to the East line of the Oregon Electric Railroad right-of-way; thence North 45° 13' East along said right-of-way 237.78 feet; thence South 17° 24' West 16.48 feet; thence South 13° 52' West 74.95 feet; thence South 1° 56' West 84.31 feet; thence South 16° 03' East 66.56 feet to the point of beginning.

Section 2. The said property is hereby rezoned from R-1/MH, Single Family Residential - Mobile Home combining zone to R-1/PUD, Single Family Residential - Planned Unit Development combining zone, subject to full compliance with the conditions of Exhibit B and Section 3 of this Ordinance.

Section 3. The subject Planned Unit Development's Final Development Plan, Articles of Incorporation and Bylaws shall be submitted to the City Manager and checked for compliance with the general development plan and program and the conditions of Exhibit B. If the Final Plan, Articles and Bylaws are in compliance, they shall be so certified by the Planning Commission chairman and recorded in the office of the City Recorder and with Linn County.

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 26th day of June, 1984.



Mayor

ATTEST:



City Manager - Ex Officio City Recorder

EXHIBIT A

ORDINANCE NO. 923

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

PASSED by the Council and approved by the Mayor this 26th day of June, 1984.

CERTIFIED BY:

Max C. Thompson
City Manager - Ex Officio City Recorder

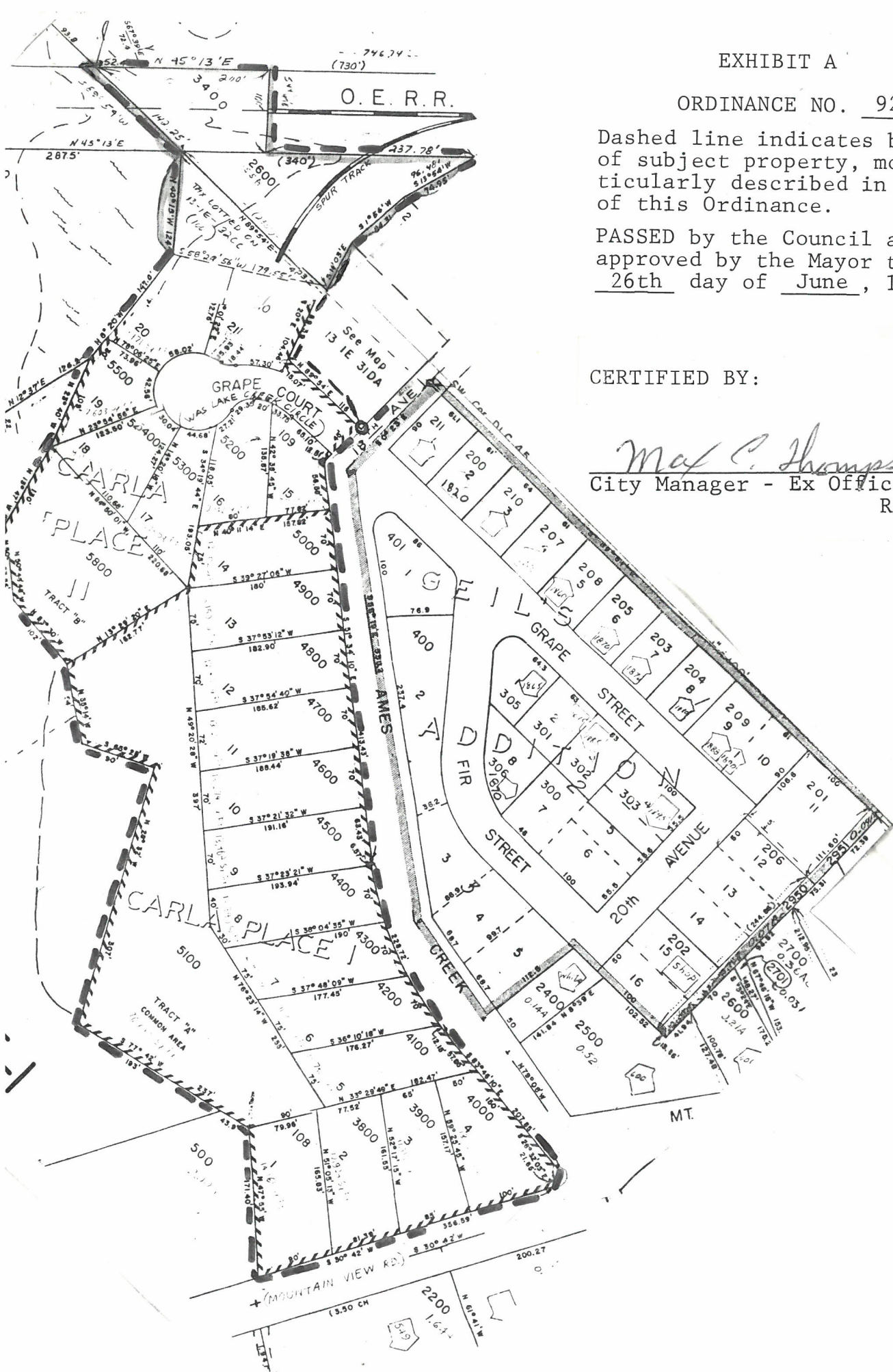


EXHIBIT B

Conditions for approval of the Ames Creek Estates General Development Plan and Program recommended by the Planning Commission May 7, 1984.

These Conditions must be met prior to approval of the Final PUD Plan, Program, and Subdivision Plat.

1. Outside boundary survey for Phase I, as required by the Linn County Surveyor.
2. Easements be established on the Final Plan and Plat for all drainage and utilities.
3. Existing curb cuts be restored to extruded curb where the cuts are no longer functional.
4. Arrangements for underground electrical power, TV cable and natural gas be approved by the appropriate utilities and the City Engineer.
5. Private sanitary sewer and water lines be provided to each lot.
6. 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.
7. The private roads within the development be designed and built to City standards. Thirty two foot widths are the minimum acceptable. Centerline profiles with street specifications must be approved by the City Engineer.
8. Mountain View Road be improved on the west side to the 22 foot standard when units are developed along Mountain View.
9. Sidewalks be installed along Grape Court, Ames Creek Road and Mountain View Road as phased.
10. A street name sign be installed at Grape Court and Ames Creek Road.
11. Stop signs be installed at Grape Court and all private drives exiting onto public streets.
12. 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.
13. Adequate street lights be installed on each private street.
14. Common trash collection areas be provided for each private drive.

15. All mobile homes will comply with City standards of the mobile home combining zones.
16. Mail boxes be clustered in architecturally-designed structures.
17. All improvements be installed per City standards.
18. All utilities be installed underground.
19. All improvements be installed at no cost to the City, unless otherwise stated.
20. Visitor parking be provided with a minimum of 1/2 space per unit.
21. A street addressing plan be prepared for City and the Post Office approval.
22. Article X of the PUD bylaws will state that any amendment or alteration to the bylaws, declaration, or approved plan shall comply with the provisions of Section 4.321 of the City of Sweet Home Zoning Ordinance.
23. 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.
24. An agreement with the City regarding improvements per Article 5 of the Subdivision Ordinance shall be executed.