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ORDINANCE NO. 4061

TITLE: AN ORDINANCE AMENDING ORDINANCE #4030, WHICH ADOPTED THE CITY OF ALBANY'S COMPREHENSIVE DEVELOPMENT PLAN, TO PROVIDE FOR THE RECLASSIFICATION OF URBAN RESIDENTIAL AND URBAN LIGHT INDUSTRIAL LAND USE CLASSIFICATIONS WITHIN AN AREA GENERALLY DESCRIBED AS BEING BOUNDED BY SANTIAM HIGHWAY, TIMBER STREET, THREE LAKES ROAD, AND INTERSTATE 5 FREEWAY AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Albany has held such hearings as are required by the law and the ordinances of this city and has made findings concerning the appropriate comprehensive plan amendment with said findings being based upon evidence produced at hearings; and

WHEREAS, the Council of the City of Albany has duly advertised and caused notices to be given as required by law and has had a public hearing concerning the comprehensive plan amendment above described and evidence having been introduced and the same being fully considered, the City Council does hereby find as follows:

(see attached findings of fact)

now, therefore,

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT NO. 1

An area described as follows: an area bounded by Santiam Highway, Timber Street, Three Lakes Road, and Interstate 5 Freeway. (see attached legal description)

is hereby amended in accordance with Exhibit A attached hereto and this amendment shall be known as Comprehensive Development Plan Amendment No. 1.

Section 2: COPY FILED

A copy of this comprehensive development plan amendment shall be filed in the Office of the City Recorder of the City of Albany.

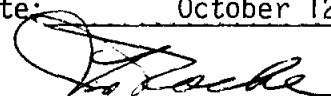
Section 3: EMERGENCY CLAUSE

Whereas, it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Albany, Oregon, that this matter be disposed of at the earliest possible moment; therefore, an emergency is hereby declared to exist and this ordinance shall become immediately effective upon its passage by the Council and approval by the Mayor.

Passed by the Council: October 12, 1977

Approved by the Mayor: October 12, 1977

Effective Date: October 12, 1977



MAYOR

ATTEST:

[Handwritten Signature]
CITY RECORDER

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FINDINGS OF FACT

Urban Residential

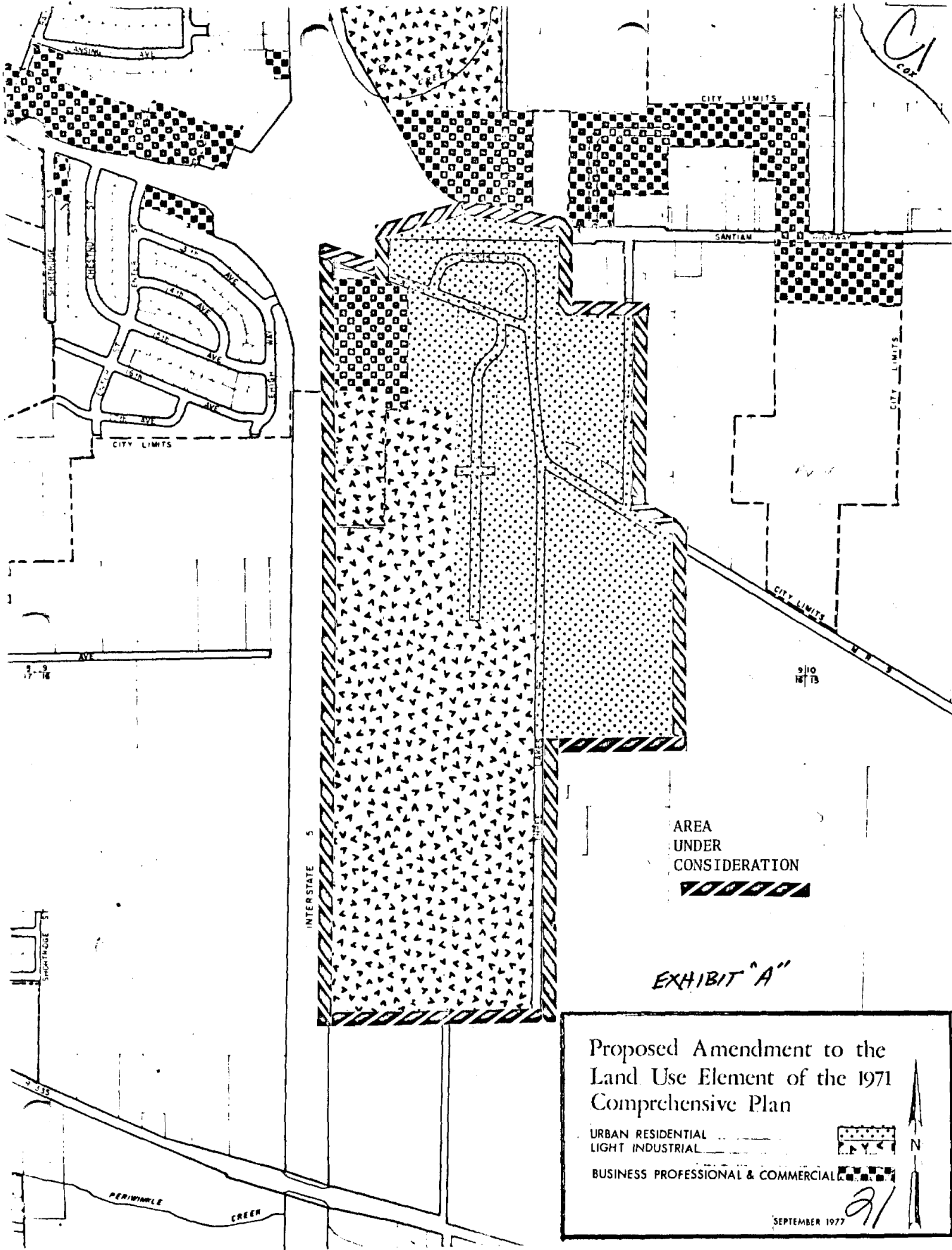
1. The land area is presently zoned as an Urban Residential use within Linn County.
2. A large portion of the land area is presently occupied by Urban Residential densities.
3. It is feasible to provide the area with urban utility services based on the need for completion of a Master Plan to extend sanitary sewers and a storm drainage system.
4. The land area is immediately adjacent to the present city boundary; and, therefore, represents a logical extension for future urban residential growth.
5. The land area has been included with the preliminary Urban Growth Boundary as a potential future urban area.

Urban Light Industrial

1. Local realtors and developers have indicated, by a recent study, that there is an increasing demand and need for light industrial zoned lands within the urban area.
2. The entire land area is presently zoned as a Light Industrial Classification within Linn County, with the exception of one parcel fronting on Spicer Road.
3. Limited industrial development has already occurred along Three Lakes Road under county controls.
4. The land area provides excellent access to a major freeway interchange and exposure to Interstate 5.
5. The land area is large and undeveloped which would lend itself to an industrial park use and maximum compatibility with future adjoining urban residential neighborhoods.

GENERAL OVERRIDING FINDING OF FACT

1. The original Comprehensive Development Plan is in error because of the above findings of fact, and the adopted changes as shown on Exhibit A would make the county and city classifications compatible; whereas, before the classifications were in conflict with the Comprehensive Land Use Plan for the City of Albany as adopted in 1971.



AREA
UNDER
CONSIDERATION



EXHIBIT "A"

Proposed Amendment to the
Land Use Element of the 1971
Comprehensive Plan

- URBAN RESIDENTIAL
- LIGHT INDUSTRIAL
- BUSINESS PROFESSIONAL & COMMERCIAL

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SEPTEMBER 1977

