

ORDINANCE NO. 494

AN ORDINANCE REVISING THE CITY COMPREHENSIVE PLAN
TO RESOLVE CONFLICTS WITH THE CITY ZONING ORDINANCE

WHEREAS the City Council of the City of Stayton recognizes the need to address the issue of conflicts between the 1973 Comprehensive Plan and the revised Zoning Ordinance and related maps; and

WHEREAS the City Council finds that the Comprehensive Plan:

1. Was prepared prior to the adoption of the Goals and Guidelines by the Land Conservation and Development Commission,
2. Was prepared with no citizen participation.
3. Was written in broad general terms.
4. Contains inconsistencies between the textual material and the maps,
5. Has not undergone revision since its preparation in 1973.
6. Has been viewed as only a guide for land use decisions by the Council, Planning Commission, citizens, developers and others who deal in land use matters.
7. Is now undergoing a complete and thorough revision by an organized Citizen Advisory Committee. The Committee's work is scheduled to be completed by July, 1978.

WHEREAS the Council finds that the adopted Zoning Ordinance and associated maps:

1. Has been constantly updated and revised since its adoption.
2. Has come to be relied on by the citizens and those who do business with the City of Stayton on land use related matters.

3. Has served the development needs of the city well,
and;

WHEREAS to attempt to resolve individual conflicts between the Comprehensive Plan and the Zoning Ordinance at this time would result in an abrupt and chaotic change in the methods used by the City in arriving at land use decisions, thereby placing an inequitable hardship on those who have, in good faith, relied upon the Cities Administrative policies and procedures.

WHEREAS the Council wishes to clarify the present state of confusion surrounding land use matters, now, therefore,

THE CITY OF STAYTON ORDAINS AS FOLLOWS:

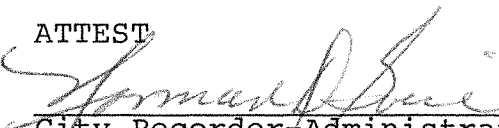
In all areas where there is now a conflict in use designation between the 1973 City Comprehensive Plan Map and the present City Zoning designation for a parcel or area of land, the Zoning Ordinance use designation shall serve as the official land use planning document and the Comprehensive Plan Map is hereby amended to conform to the uses provided in the Zoning Ordinance, until such time as there is further revision of the Comprehensive Plan.

Adopted by the Council this 20th day of Feb., 1978.

Approved by the Mayor this 8th day of March, 1978.



Mayor

ATTEST


City Recorder-Administrator