

CITY OF SHERWOOD

ORDINANCE NO. 86-851

AN ORDINANCE REVISING THE ZONING AND COMMUNITY DEVELOPMENT CODE, PART 3 OF THE CITY OF SHERWOOD COMPREHENSIVE PLAN, SUPERSEDING CONFLICTING LAND USE ORDINANCES, AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City had identified numerous technical problems with the Community Development Code, as originally adopted in 1981, including defective section references, confusing section numbering, contradictions between regulations, poor grammar and sentence structure, numerous redundancies and repetitions, excessive length, and the use of differing words and terms for common objects; and

WHEREAS, since 1981, portions of the Community Development Code have been amended or added to, but in some instances have not been incorporated into the full length text of the Code; and

WHEREAS, various procedural amendments had been identified as desirable by the City Council and Planning Commission, and have been implemented by administrative order or practice, and need to be formally incorporated into the Code; and

WHEREAS, revision to the Community Development Code is necessary and in the best interests of the community, in order to support economic development, and make the best use of the limited resources available to the City; and

WHEREAS, the City Planning Commission, after several workshop and review sessions, held a public hearing on August 4, 1986 on the proposed revisions to the Code, and made findings and recommended approval of the Code, as revised, in accordance with Sections 3.03, Chapter 1; and

WHEREAS, the City Council received the recommended amendment to the Code, and after three workshop and review sessions, conducted a second public hearing on September 10, 1986, as required by Section 3.02, Chapter 1, and subsequently held a third public hearing on October 22, 1986.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1: Public Hearings. That the comprehensive technical revisions to the Community Development Code were subject to public hearings on September 10, 1986, and October 22, 1986, and all interested parties were afforded an opportunity to be heard and to present and rebut evidence.

Section 2: Findings of Fact. After full and due consideration of the revised Community Development Code, incorporated herein by reference and labeled Exhibit A, the Council finds the proposed changes to conform to the requirements of Section 3.03, Chapter 1.

Section 3: Approval. That the revised Code, entitled the Zoning and Community Development Code, Part 3 of the City of Sherwood Comprehensive Plan, is APPROVED and ADOPTED.

Section 4: Conflicting Ordinances. The original Community Development Code, adopted by Ordinance No. 726, approved August 27, 1980 is hereby replaced and superseded, as are all subsequent amendments to that Code.

Section 5: Effective Date. Inasmuch as it is necessary for the peace, health, and safety of the people of the City of Sherwood, an emergency is hereby declared to exist and this ordinance shall be effective upon its passage by the Council, and approval by the Mayor.

Duly passed by the City Council this 22 day of October, 1986.

Polly Blankenbaker  
Polly Blankenbaker, City Recorder

Approved by the Mayor this 28 day of October, 1986.

Mary L. Tobias  
Mary L. Tobias, Mayor

	<u>AYE</u>	<u>NAY</u>
Tobias	<u>absent</u>	_____
Oyler	<u>X</u>	_____
Berger	<u>X</u>	_____
Manderfeld	<u>X</u>	_____
Birchill	<u>X</u>	_____