

Exhibit A

FINDINGS FOR ORDINANCE BILL NO. 10-17

AMENDMENTS TO THE SALEM REVISED CODE ALLOWING AND ESTABLISHING STANDARDS FOR ACCESSORY DWELLING UNITS IN ALL RESIDENTIAL ZONES, MOST COMMERCIAL AND INDUSTRIAL ZONES, AND THE NEIGHBORHOOD CENTER MIXED-USE ZONE

(CODE AMENDMENT CASE NO. CA17-03)

Procedural Findings

1. Under SRC 300.1100, legislative land use proceedings include proposals to amend the City's land use regulations and involve the creation, revision, or implementation of broad public policy generally affecting a large number of individual properties. The final decision in a legislative land use proceeding is an ordinance enacted by City Council.
2. Pursuant to SRC 300.1110(a)(2), the Planning Commission may initiate a legislative land use proceeding by the adoption of a resolution referring the matter to public hearing for review and recommendation to the City Council. Planning Commission initiated the code amendment on February 7, 2017 by Resolution No. 17-03.
3. On April 18, 2017, the Planning Commission held a public hearing to receive public testimony and consider the proposed code amendment. Subsequent to the close of the hearing, the Planning Commission voted to recommend that the City Council accept first reading of an ordinance bill for the purpose of amending the code as recommended by staff with two revisions:
 - Remove the proposed requirement for one off-street parking space per ADU
 - Increase the proposed maximum height for a detached ADU from 20 feet to 25 feet
4. On May 22, 2017, the City Council conducted first reading of Ordinance Bill No. 10-17.
5. On June 12, 2017, the City Council opened a public hearing on the proposed ordinance and voted to continue the public hearing to June 26, 2017 to receive public comments and testimony.

Substantive Findings

SRC 110.085 establishes the following approval criteria which must be met in order for a code amendment to be approved:

1. *The amendment is in the best interest of the public health, safety, and welfare of the City; and*

Finding: The proposed code amendment is in the best interest of the public health, safety,

and welfare of the City because it will expand housing choices in Salem by allowing a new housing type, ADUs, to be created in the city. The housing needs of the community can be better met now and in the future as the population is projected to continue growing.

The proposed code amendment will also protect the welfare of the community by establishing specific standards for ADUs - such as size limitations, setbacks, and height limitations - to ensure that these smaller housing units are compatible with surrounding neighborhoods.

2. *The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.*

Finding: The Salem Area Comprehensive Plan (SACP) is the long-range plan for guiding development in the Salem urban area. The overall goal of the plan is to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents of the Salem urban area.

The proposed code amendment was reviewed for conformance with the applicable goals and policies of the SACP. The following SACP residential development goal and policies relate to the proposed code amendment:

Residential Development Goal: *To promote a variety of housing opportunities for all income levels and an adequate supply of developable land to support such housing. In meeting this goal, residential development shall:*

- a) *Encourage the efficient use of developable residential land;*
- b) *Providing housing opportunities for Salem's diverse population; and*
- c) *Encourage residential development that maximizes investment in public services.*

Policy: Establishing Residential Uses

The location and density of residential uses shall be determined after consideration of the following factors:

- a) *The type and distribution of housing units required to meet expected population growth within the Salem urban growth boundary...*
- e) *The character of existing neighborhoods based on height, bulk and scale of existing and proposed development in the neighborhood...*

Policy: Infill Development

City codes and ordinances shall encourage the development of passed-over or underutilized land to promote the efficient use of residential land and encourage the stability of neighborhoods.

Policy: Alternative Housing Patterns

Residential Development Patterns: Subdivision and zoning regulations shall provide

opportunities for increased housing densities, alternative housing patterns, and reduced development costs...

The proposed code amendment is consistent with the above SACP residential development goal and policies because it will provide a greater opportunity to meet the housing needs of Salem's diverse and growing population. According to the HNA, there is expected to be a 207-acre deficit of land for multifamily housing in Salem's portion of the UGB over the next 20 years. One way the HNA recommends meeting that need is to allow ADUs in Salem. Allowing ADUs will not only help meet this projected need but also provide a greater variety of housing opportunities for all income levels.

Allowing ADUs will also promote the efficient use of residential land and provide opportunities for increased housing densities by allowing a second, smaller dwelling unit to be created on lots with a primary home. Currently, lots in the Single-Family Residential zone can generally only be developed with one dwelling unit. This proposed code amendment would allow two dwelling units - one being an ADU - to be developed.

The proposed code amendment considers the character of existing neighborhoods by establishing special use standards that seek to ensure ADUs are compatible with surrounding neighborhoods. This includes height, size, setback, and lot coverage standards as well as a parking requirement.

The proposed code amendment was also reviewed for conformance with the applicable Statewide Planning Goals and administrative rules adopted by the Department of Land Conservation and Development. The following goals are applicable to the proposed code amendment:

Goal 1 - Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The proposed code amendment conforms to this goal because the process undertaken to develop it included opportunities for the public to review and provide comments. For example, the Housing Choices Advisory Committee for this project comprised of a City Councilor, three Planning Commissioners, neighborhood association representatives, and representatives from the development community. The committee provided recommendations to City staff on how ADUs should be regulated in Salem. In addition, City staff received input from the majority of neighborhood associations, and a public open house was held in November 2016 to get input from the general public.

The process to adopt this proposed code amendment requires public notice and affords the public an opportunity to review, comment, and take part in the approval process.

Goal 10 - Housing: *To provide for the housing needs of citizens of the state.*

The proposed code amendment conforms to this goal because it expands housing choices in Salem by explicitly allowing a new type of housing, ADUs. It also helps meet the projected need for multifamily housing in Salem's portion of the UGB, as identified in the HNA. The

HNA specifically recommends that the City develop an ordinance to allow ADUs in Salem. The HNA was intended to comply with Goal 10 and associated administrative rules, including OAR 660-008.

Goal 14 - Urbanization: *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

The proposed code amendment conforms to this goal because it promotes the efficient use of land by allowing a second, smaller dwelling unit to be created on lots that have a primary home on it. Allowing ADUs helps accommodate Salem's urban population within its portion of the UGB.