

Findings of Fact

SRC 230.030(l) - Applicable Criteria:

SACP:

- IV(A) Coordination Policies.
Notice of the proposed ordinance was delivered to the Oregon Department of Land Conservation and Development more than 35 days prior to the date of the public hearing on the ordinance. Notice was also timely provided pursuant to SRC 300.1100 to Marion and Polk County, and all City-recognized neighborhood associations.
- IV(E) Housing – Residential Development
“(4) Rehabilitation. Rehabilitation and maintenance of housing in existing neighborhoods shall be encouraged to preserve the housing stock and increase the availability of safe and sanitary living units.”
The proposed addition of SRC 230.030(l) establishes standards for the replacement or alteration of *site features of a historic non-contributing building* that are specifically identified as *significant features* on the historic resource inventory for the district. The new standards correct an omission from the current code and generally requires the materials and design of such limited replacements or alterations to duplicate, when possible, the appearance and physical qualities of the original materials.

The standards compliment and conform with policy IV(E)(4) by encouraging the preservation of existing housing stock.

- IV(N) Scenic and Historic Areas, Natural Resources and Hazards
“(3) Identified areas of significant architectural, archeological, natural, ecological, historic or scenic value, which have been so designated and approved by the appropriate governing body, shall be protected for future generations. Where no conflicting uses have been identified, such resources shall be managed to preserve their original character. When conflicting uses are identified, resources shall be protected by acquisition or by plans which limit the intensity of development and promote conservation of these resources.”

The new standards compliment and conform with policy IV(N)(3) by protecting the historic nature of historic resources by ensuring the non-contributing, but *significant features* retain complimentary materials and design.

Figure 230-1 – Gaiety Hill – Bush’s Pasture Park Map.

The proposed map corrects an error in the prior map, consistent with the adopted legal description. The related criteria are not applicable to the administrative correction.

SRC 300.1080.

The proposal changes the requirements for the City to take final action on remand from LUBA of quasi-judicial land use decisions from 90 days to 120 days, consistent with an amendment to ORS 227.181 in 2015. The proposed change is consistent with state land use regulations, and related criteria are not applicable to the change.