

Exhibit A

FINDINGS FOR ORDINANCE BILL NO. 15-18

AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE, LAND DIVISIONS, PLANNED UNIT DEVELOPMENTS, LAND USE PROCEDURES, AND FLOODPLAINS AMENDING SRC 205.035, 205.055, 210.030, 300.850, 601.005, 601.030, 601.045; AND CREATING SRC 205.080.

(CODE AMENDMENT CASE NO. CA18-03)

Substantive Findings

Code Amendment

The changes to SRC Chapter 601 are a result of both changes to the National Flood Insurance Program and of the City's efforts to maintain compliance with the federal program. The changes to SRC Chapter 205 are intended to correct inconsistencies and missing information in the Code (Section 5 –SRC 205.035); improve the property line adjustment process by requiring additional documentation in the submittal process; allowing for the property line adjustment process to resolve issues associated with remnant lots created by dedication of right of way (Section 6 – SRC 205.055) and describing the rights and responsibilities of easement grantors and grantees when the easement is created on a plat (Section 7- SRC 205.080).

SRC 110.085 establishes the following approval criteria for an amendment to the Unified Development Code (SRC chapters 110 through 900) to be approved:

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

Finding: The proposed code amendment is in the best interest of the public health, safety, and welfare of the City because it clarifies the requirements for processing property line adjustments (205, 210 and 300), identifies use limitations within easements granted or conveyed to the City on plats (205), and better aligns the City Code with the requirements for compliance with the National Flood Insurance Program (601).

- 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. It is compatible and consistent with the goals and policies of the SACP as follows:

Goals 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 amendment does not modify any portions of the Code relating to public notification and involvement in planning processes, and therefore results in no net change to this program and conforms with this goal.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The City has established a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions. The SACP has been adopted by the City and acknowledged by the Land Conservation and development Commission as being in compliance with the statewide goals, state statutes, and state administrative rules. The proposed amendments to 205, 210 and 300 clarify the requirements for processing property line adjustments and identifies use limitations within easements granted or conveyed to the City on plats. The proposed code amendment therefore conforms with this goal.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historical areas and open spaces.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of air, water, and land resources of the state.

The proposed amendment only relates to the protection of natural resources, scenic and historic areas, and open spaces in the sense of clarifying current land use processes (205, 210 and 300) and the regulation of floodplain overlay zones (601), and therefore results in no net change to this program and conforms with goals 5 and 6.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect life and property from natural disasters.

The amendment to SRC 601 adds requirements that were included in the City's original floodplain code (formerly SRC Chapter 140) but had been inadvertently removed when Chapter 601 was adopted during the Unified Development Code process. These omissions were identified by the Oregon Department of Land Conservation and Development as part of a Community Assistance Visit held earlier this year and are needed to maintain compliance with the National Flood Insurance Program. The proposed code amendment therefore conforms with this goal.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities

vital to the health, welfare, and prosperity of Oregon's citizens.

The proposed amendment clarifies the requirements for processing property line adjustments (205, 210 and 300) and identifies use limitations within easements granted or conveyed to the City on plats (205). It also adds requirements to conform to the requirements of the National Flood Insurance Program that affects flood insurance rates in the City of Salem (601). The proposed code amendment therefore conforms with this goal.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The proposed amendment to 205 identifies use limitations within easements granted or conveyed to the City on plats. The proposed code amendment therefore conforms with this goal.

Goal 15: Willamette River Greenway

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

The amendment to SRC 601 relates to this goal in that it adds requirements that were included in the City's original floodplain code (formerly SRC Chapter 140) but had been inadvertently removed when Chapter 601 was adopted during the Unified Development Code process. These omissions were identified by the Oregon Department of Land Conservation and Development as part of a Community Assistance Visit held earlier this year and are needed to maintain compliance with the National Flood Insurance Program. The proposed code amendment therefore conforms with this goal.

Goals 3, 4, 8, 10, 12, 13, 14, 16, 17, 18, and 19

Goals 3, 4, 11, 15, 16, 17, 18, and 19 are not applicable to the proposed code amendment.