

**FINDINGS FOR ORDINANCE BILL NO. 15-19
AMENDMENTS TO SRC CHAPTER 230 AND LEGISLATIVE ZONE CHANGE TO
REFLECT APPROVED CHANGES TO THE BOUNDARY OF THE OREGON STATE
HOSPITAL NATIONAL REGISTER HISTORIC DISTRICT**

(CASE NO. CA-ZC19-04)

SUBSTANTIVE FINDINGS

The proposed amendments are in response to the National Park Service reduction of the Oregon State Hospital Historic District Boundary and the identified need to amend the historic code (SRC 230) to reflect this change. (Attachment 3). Important sections being addressed by the proposed amendments include:

A. Oregon State Hospital District (SRC 230.05) Amendments.

The proposed amendments remove references within Table 230-4 *Oregon State Hospital District Resources* to Santiam Hall, Breitenbush Hall, McKenzie Hall and Eola Hall. These buildings were all demolished in 2017 and the area where they originally stood are outside of the current historic district boundary. Additionally, Figure 230-1 has been updated to reflect the reduced boundary and references to the open space bounded by D Street NE to the north, 23rd Street NE to the west and Park Ave. NE to the east have been removed, as this area is also outside the current historic district boundary.

B. Oregon State Hospital Historic District Map Amendment (Figure 230-6)

The proposed amendment removes the 2008 map of the Oregon State Hospital Historic District and replaces it with the newly adopted National Park Service approved 2019 map of the Oregon State Hospital Historic District, reflecting the revised boundary of the district north of Center Street NE, which is now bounded on the north by B Street NE, the west by 23rd Street NE and the east by 25th Street NE.

C. Oregon State Hospital District Text Amendments (SRC 230.200 (e))

The proposed amendment reflects the reduction of historic resources within the Oregon State Hospital Historic district from 67 to 40.

SRC 110.085 establishes the approval criteria which must be met for a code amendment to be approved and SRC 265.010 establishes the criteria for a legislative zone change to be approved.

SRC 110.085(b)(1) and SRC 265.010(d)(1):

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

Finding: It is in the public's best interest to maintain the zoning code, zoning map and historic resources with accuracy and in compliance with state and federal requirements. The City will continue to maintain a robust historic inventory within our historic districts and

individually designated properties thus providing a public benefit by preserving Salem's past for future generations.

SRC 110.085(b)(2) and SRC 265.010(d)(2):

2. *The amendment/zone change 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 proposal is consistent with the Salem Area Comprehensive Plan and Statewide Planning Goals as follows.

Goal 1: Citizen Involvement. Opportunity for citizens to be involved in all phases of the planning process.

The public was given multiple opportunities to be involved in the proposed reduction of the Oregon State Hospital District Boundary. On May 16, 2019, discussion about the proposed Oregon State Hospital Historic District Boundary Decrease was held with the Historic Landmarks Commission at their regular public meeting.

On October 28, 2019, the Salem City Council initiated the amendments and conducted first reading of Ordinance Bill No. 15-19. Public notice regarding the City Council hearing on the matter was mailed on November 5, 2019 and notice was published in the Statesman Journal on November 14, 2019 and November 21, 2019.

Goal 2. Land Use Planning. Consistency with the Comprehensive Plan.

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 SACP includes two goals related to historic preservation:

Natural, Ecological, Historic and Scenic Areas. Identified areas of significant architectural, archaeological, natural, ecological, historic or scenic value, which have been so designated and approved by the appropriate government 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.

Historic Sites and Structures. The historic, cultural and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City's land use shall be preserved. Preservation is achieved by limiting those uses that conflict with the historic resource, identified to be building alteration and demolition. The City's land use regulations establish the process for alteration/demolition review and limitation, as well as the procedure for making additional designations.

The proposed amendments are consistent with and implement the Salem Area Comprehensive plan components relating to historic preservation. By modifying text and replacing maps associated with the Oregon State Hospital Historic District with the most

recent SACHP and the National Park Service (NPS) approved boundary for this district, this will ensure that National Park Service designated resources within this National Register Historic District boundary are preserved.

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

The proposed amendments are consistent with and implement the applicable goals related to protecting historic resources inventoried and identified as significant under Goal 5. By modifying text and replacing maps associated with the Oregon State Hospital Historic District with the most recent SACHP and NPS approved boundary for this district, the remaining, extant Goal 5 historic resources within this National Historic District will continue to be clearly identified, furthering their protection under SRC 230.

SRC 265.010(d)(3):

3. *If the zone change requires a comprehensive plan change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation, a demonstration that the proposed zone change is consistent with the most recent economic opportunities analysis and the parts of the comprehensive plan which address the provision of land for economic development and employment growth; or be accompanied by an amendment to the comprehensive plan to address the proposed zone change; or include both the demonstration and an amendment to the comprehensive plan.*

Finding: The proposal is not for a change from an industrial designation to a non-industrial designation, or a comprehensive plan change from a commercial or employment designation to any other designation; therefore, the criteria is not applicable.

SRC 265.010(d)(4):

4. *The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.*

Finding: The proposal does not affect a transportation facility in any way; therefore, the criteria is not applicable.