

CITY OF SILVERTON
ORDINANCE
16-17

AN ORDINANCE OF THE SILVERTON CITY COUNCIL APPROVING AN AMENDMENT TO SILVERTON MUNICIPAL CODE; TITLE 18, DEVELOPMENT CODE AND ZONING MAP; SECTION 4.10, ANNEXATIONS, BY MODIFYING AND ADDING REVIEW CRITERIA FOR ANNEXATIONS

WHEREAS, the Code amendment is designed to modify and add Review Criteria for Annexations; and

WHEREAS, the Planning Commission met in a duly advertised Public Hearing on August 23, 2016 to consider the proposed text amendments, allowed testimony, and reviewed the proposed text amendment to Title 18, Development Code and Zoning Map, of the Silverton Municipal Code and made certain modifications to the proposed amendments; and

WHEREAS, following public testimony, the Planning Commission deliberated and voted to recommend the City Council approve the proposed Development Code amendment; and

WHEREAS, after proper legal notice, a Public Hearing before the City Council was held on September 12, 2016 to consider the Development Code Amendment application, DC-16-01. All interested parties participated and had an opportunity to be heard. The City Council reviewed all matters presented to it including the recommendations of the Planning Commission.

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

Section 1: Section 4.10.140 of the Silverton Development Code is amended with modified language in J in italics, and additional language to be added with M., N., and O:

- J. Natural hazards identified by the city, such as wetlands, floodplains and steep slopes, have been addressed *by applicant's conceptual development plan*; and
- M. If the proposed area for annexation is to be residentially zoned, there must be less than a five-year supply of vacant and redevelopable land in terms of dwelling units per acre within the current city limits. "Redevelopable land" means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the likelihood that existing development will be converted to more intensive residential uses during the planning period. The five-year supply shall be determined from vacant and redevelopable land inventories and by the methodology for land need projections from the Housing Element of the Comprehensive Plan. If there is more than a 5 year supply but less than an 8 year supply, the City may consider additional factors, such as the likelihood of vacant parcels being developed in the near future, to determine if the public good would be

served by the annexation. Properties that have a current or probable public health hazard due to lack of full City water or sanitary sewer may be exempt from this criterion; and

N. Promotes the timely, orderly and economic provision of public facilities and services; and

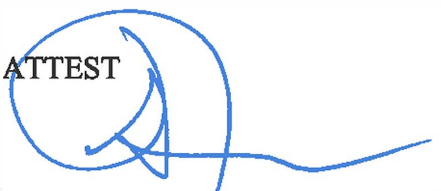
O. The annexation is reasonable and that the public interest, present and future, will be best served by annexing the property.

Section 2: A full copy of all text amendments and findings of fact can be found in file DC-16-01, located in the Community Development Department at City Hall.


Section 3: This ordinance shall be effective upon and from 30 days of adoption.

Ordinance adopted by the City Council of the City of Silverton, this 3rd day of October, 2016.

ATTEST



City Manager/Recorder, City of Silverton
Bob Willoughby



Mayor, City of Silverton
Rick Lewis