



# City of Stayton

*Department of Planning and Development*

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## MEMORANDUM

**TO:** Chairperson Ralph Lewis and Planning Commission Members

**FROM:** Dan Fleishman, Director of Planning and Development

**DATE:** September 24, 2018

**SUBJECT:** 2-Parcel Partitioning 580 W Maple St Preliminary Plan Application

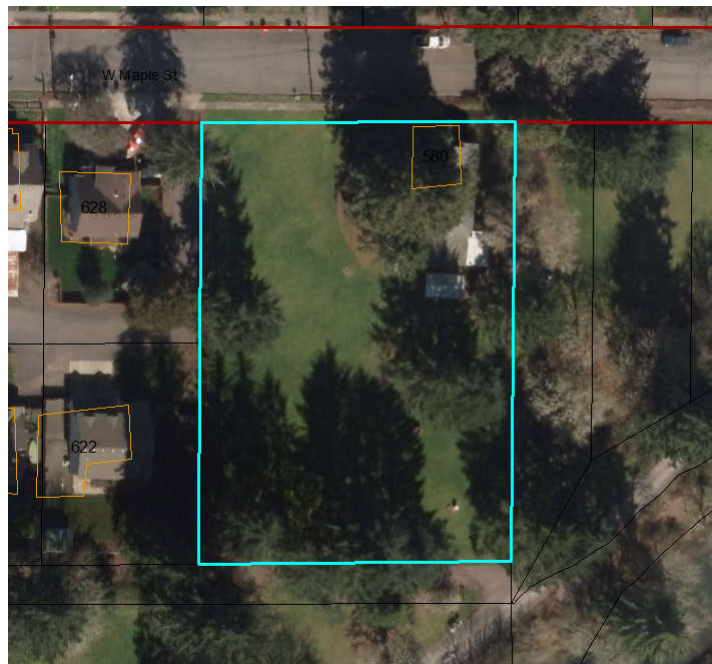
**120 DAYS ENDS:** December 28, 2018

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This report presents the Planning Staff's summary and analysis concerning this application. It was developed with the input of other City departments and agencies.

Attached is an application for preliminary plan approval of a proposed 2-parcel partitioning of a parcel of land at 580 W Maple St. The property is zoned Low Density Residential. The property is currently developed with a single family dwelling.

The application consists of the application form and narrative, and the proposed preliminary partitioning plat. An aerial photo from March of 2014 shows the property:



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Review comments were received by from the Public Works Department through the City Engineer, which are included in the packet.

Staff has the following concerns about the application, which are noted in the findings and reflected in the recommended conditions of approval:

- The existing sidewalk is in poor condition in places, is of substandard width, and does not meet current ADA standards.

Staff is recommending several condition of approval addressing the issue outlined above.

## **RECOMMENDATION**

The staff recommendation for approval with conditions is reflected in the draft order that is attached to the staff report.

There may be testimony at the public hearing that requires the draft order be modified to reflect that testimony.

## **OPTIONS AND SUGGESTED MOTIONS**

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Planning Department recommends the first option.

### **1. Approve the application with conditions, adopting the draft order as presented.**

I move the Stayton Planning Commission approve the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) and adopt the draft order presented by Staff.

### **2. Approve the application with conditions, adopting modifications to the draft order.**

I move the Stayton Planning Commission approve the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) and adopt the draft order with the following changes...

### **3. Approve the application with conditions, directing staff to modify the draft order.**

I move the Stayton Planning Commission approve the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the October 29, 2018 meeting.

### **4. Deny the application, directing Staff to develop the findings and conclusions to justify that decision.**

I move that the Stayton Planning Commission deny the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the October 29, 2018 meeting.

### **5. Continue the hearing until October 29, 2018.**

I move the Stayton Planning Commission continue the public hearing on the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) until October 29, 2018.

### **6. Close the hearing but keep the record open for submission of written testimony.**

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I move the Stayton Planning Commission close the hearing on the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) but maintain the record open to submissions by the applicant until October 8, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on October 22, 2018.

**7. Close the hearing and record, and continue the deliberation to the next meeting.**

I move the Stayton Planning Commission continue the deliberation on the application of Charles R Clarkson for preliminary plan approval of a two-parcel partitioning (Land Use File #18-08/18) until October 29, 2018.