



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: October 29, 2018

SUBJECT: Applications for Annexation, Comprehensive Plan Amendment, and Site Plan Review – Hillyer Ford

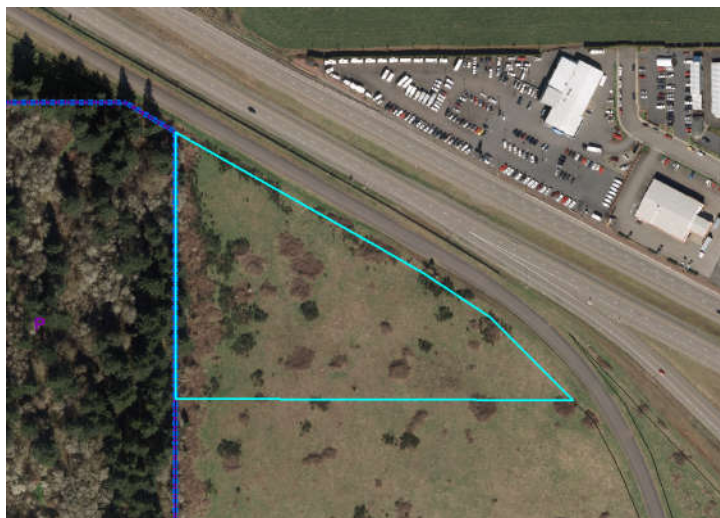
120 DAYS ENDS: October 27, 2018

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

Attached are applications for annexation, comprehensive plan map amendment, and site plan review of an 8-acre parcel of land on Golf Lane.

The application consists of the application forms and narrative, a 10-sheet set of preliminary subdivision plans, a Transportation Planning Rule analysis, a transportation impact analysis, and a stormwater report. Included in the packet is the applications and narrative, the TPR analysis, and the site plans. The legal description, TIA and the stormwater report are posted on the City's website and will be sent to any Planning Commissioner who wishes to review them. Let me know if you would like to receive them.

An aerial photo from March of 2014 showing the property is below.



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City of Stayton

Review comments were received by from Public Works Department through the City Engineer, from the City's transportation engineering consultant, from the Sublimity Fire District, and from Marion County Public Works which are included in the packet.

In response to the review comments regarding the transportation impact analysis from the City's transportation engineering consultant and from Marion County Public Works, a revised TIA was received on Friday, October 19. The revised TIA was forwarded to the City's transportation engineering consultant and to Marion County Public Works. As of writing this staff report, review comments on the revised TIA have not been received. Therefore the staff recommendation to the Planning Commission is to continue the public hearing to the November meeting. If review comments are received before the afternoon of the hearing, the recommendation may change.

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

- The applicant has proposed no improvements to Golf Lane. The staff recommendation is require dedication of right of way and improvement of the street to collector street standards. There is a possibility that the City's updated Transportation System Plan may change the functional classification of Golf Lane from a future collector street to some other class of street. The draft order is written to accommodate that possibility and allow less dedication and improvement if the updated TSP is adopted prior to issuance of a site development permit.
- The TPR review memo indicates recommends that the Comprehensive Plan Map amendment be conditioned upon the development not generating more than 500 trips per day. This is to avoid off-site street improvements. The TPR review memo included an estimate of the daily trip generation but understated the size of the dealership building. The revised TIA includes the correct size of the buildings, but only includes a peak hour estimate of traffic generation, not an average daily traffic estimate. The draft order requires an estimate of average daily traffic and the facility to be sized to be under 500 trips per day.
- The applicant is proposing to not connect to City water. Generally, the policy of the City is to require development within the City to be served by public water. However there are no plans currently to extend public water out Golf Lane. The draft order includes a condition that allows the private well but requires the property to connect to public water when public water is within 500 feet of the property.
- The location and design of the buildings do not appear to meet the requirements of the commercial design standards in Section 17.20.200. The proposed buildings are not located within 20 feet of the street, and do not meet the basic architectural standards. The draft order includes conditions addressing site design, building elevations, etc.

Staff is recommending several condition of approval addressing the issues outlined above as well as number of other issues.

One of the criterion for approval of an annexation is that there is need in the community for the land proposed to annexed. The Code provide no guidance as to how to determine need. The application narrative merely includes a statement that adequately sized land for a car dealership is not available in the City. Some additional information, which is reflected in the draft order is presented below.

The 2013 Stayton Comprehensive Plan update included a Buildable Lands Inventory (BLI). The 2013 BLI provides the following information on projected growth and need for additional land in the community. At that time, there were 31 lots comprising 21 acres of vacant land

City of Stayton

inside the City limits in the Commercial Retail, Commercial General and Interchange Development Zones. The Comprehensive Plan noted that three adjacent parcels accounted for 7 acres, leaving 14 acres of land in 28 parcels and that there was a lack of medium-sized vacant parcels available for commercial uses.

There are currently 25 vacant lots totaling 22 acres within the City limits that are in the various commercial zones. The largest vacant commercially zoned tax parcel is 4 acres and the Planning Commission recently approved a partitioning that will reduce it to about 3.5 acres in area.

Inside the UGB and outside of the City Limits there are only two areas designated for commercial use in the Comprehensive Plan. The first is the northwest corner of Shaff Rd and Golf Club Rd. This is one parcel of about 10 acres in area. The other is the area on Mill Creek Road near the Golf Club Rd interchange with Highway 22. This is three parcels totaling about 9 acres and the current location of the applicant's business.

RECOMMENDATION

Currently, the staff recommendation is to continue the public hearing until November 26. If review comments on the revised TIA are received prior to the hearing, that recommendation may change and the draft order will be modified to reflect the review comments.

A draft order is attached that reflects the findings, recommended conclusions and conditions of approval based on the record as currently exists. 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. Continue the hearing until November 26, 2018.

I move the Stayton Planning Commission continue the public hearing on the applications for annexation, comprehensive plan map amendment, and site plan review approval of Leo Hillyer (Land Use File #19-09/18) until November 26, 2018.

2. Recommend approval of the annexation and comprehensive plan map amendment and approve the site plan review application with conditions, adopting the draft order as presented.

I move the Stayton Planning Commission recommend approval of the applications for annexation, comprehensive plan map amendment, and approve the application for site plan review approval of Leo Hillyer (Land Use File #19-09/18) and adopt the draft order presented by Staff.

3. Recommend approval of the annexation and comprehensive plan map amendment and approve the subdivision application with conditions, adopting modifications to the draft order.

I move the Stayton Planning Commission recommend approval of the applications for annexation, comprehensive plan map amendment, and approve the application for site plan review approval of Leo Hillyer (Land Use File #19-09/18) and adopt the draft order with the following changes...

City of Stayton

- 4. Recommend approval of the annexation and comprehensive plan map amendment and approve the subdivision application with conditions, directing staff to modify the draft order.**

I move the Stayton Planning Commission recommend approval of the applications for annexation, comprehensive plan map amendment, and approve the application for site plan review approval of Leo Hillyer (Land Use File #19-09/18) 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 November 26, 2018 meeting.

- 5. Recommend denial of the applications for annexation and/or comprehensive plan amendment, directing Staff to develop the findings and conclusions to justify that decision.**

I move that the Stayton Planning Commission recommend denial of the application for annexation (*and/or*) comprehensive plan amendment of Leo Hillyer (Land Use File #19-09/18) 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 November 26, 2018 meeting.

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

I move the Stayton Planning Commission close the hearing on the applications for annexation, comprehensive plan amendment, and preliminary site plan review approval of Leo Hillyer (Land Use File #19-09/18) but maintain the record open to submissions by the applicant until November 12, 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 November 26, 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 applications for annexation and preliminary subdivision approval of Coe Construction, LLC (Land Use File #13-06/18) until November 26, 2018.