



CITY OF STAYTON
M E M O R A N D U M

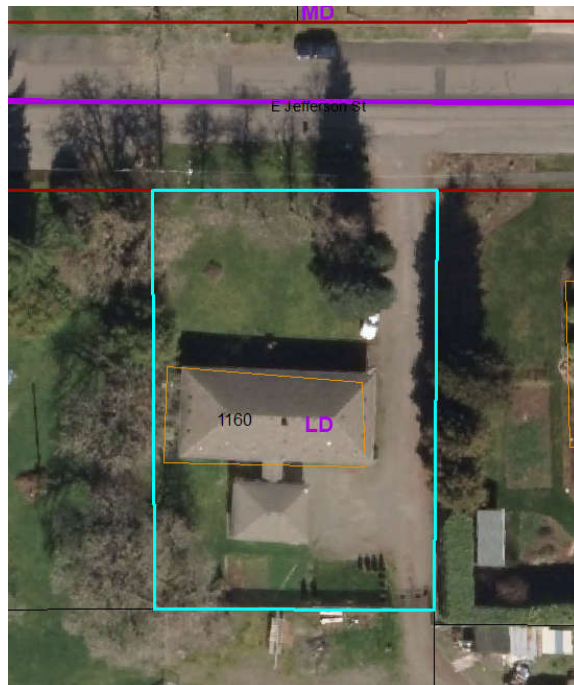
TO: Mayor Henry Porter and the Stayton City Council
FROM: Dan Fleishman, Director of Planning and Development
DATE: April 15, 2019
SUBJECT: Zone Map Amendment, 1160 E Jefferson St
120 DAYS ENDS: June 27, 2019

ISSUE

The issue before the City Council is a public hearing on an application to amend the zoning for the property at 1160 E Jefferson St from Low Density Residential to Medium Density Residential. Following the public hearing, the Council will be requested to consider an ordinance to amend the Official Zoning Map.

BACKGROUND INFORMATION

The subject property is comprised of a 15,000 square foot lot, located on E Jefferson St. The subject parcel is currently developed with a duplex. An April, 2014 aerial photo of the property is below:



ANALYSIS

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.

The application consists of the application form, the applicant's narrative, and an analysis required by the state's Transportation Planning Rule.

The existing duplex is a legally existing nonconforming use. The applicant is requesting the Zone Map amendment in order to make the use a conforming use. No additional development is anticipated at this time.

RECOMMENDATION

The Planning Commission has recommended approval, as indicated in the attached order.

The staff also recommends approval as reflected in the draft ordinance that is included in the packet.

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

OPTIONS AND MOTIONS

The City Council is presented with the following options.

1. Approve the application and the first consideration of Ordinance 1030

Move to approve the application of Tadd Humphreys and Scott Humphreys (Land Use File #1-02/19) and Ordinance 1030 as presented.

The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the vote is unanimous, Ordinance 1030 is enacted and will be presented to the Mayor for his approval.

If the vote is not unanimous, Ordinance 1030 will be brought before the Council for a second consideration at the May 20, 2019 meeting.

2. Approve the application and the Ordinance with modifications

Move to approve the application of Tadd Humphreys and Scott Humphreys (Land Use File #1-02/19) and Ordinance 1030 with the following changes ... and direct staff to incorporate these changes into the Ordinance before the Ordinance is presented to the City Council for a second consideration.

The City Recorder shall call the roll and the names of each Councilor present and their vote shall be recorded in the meeting minutes. If the first consideration is approved, Ordinance 1030 will be brought before the Council for a second consideration at its May 20, 2019 meeting.

3. Deny the application

Move to deny the application of Tadd Humphreys and Scott Humphreys (Land Use File #1-02/19) and direct staff to prepare a draft Order of Denial for consideration by the City Council.