



# 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:** March 25, 2019

**SUBJECT:** Zone Map Amendment, 1160 E Jefferson St

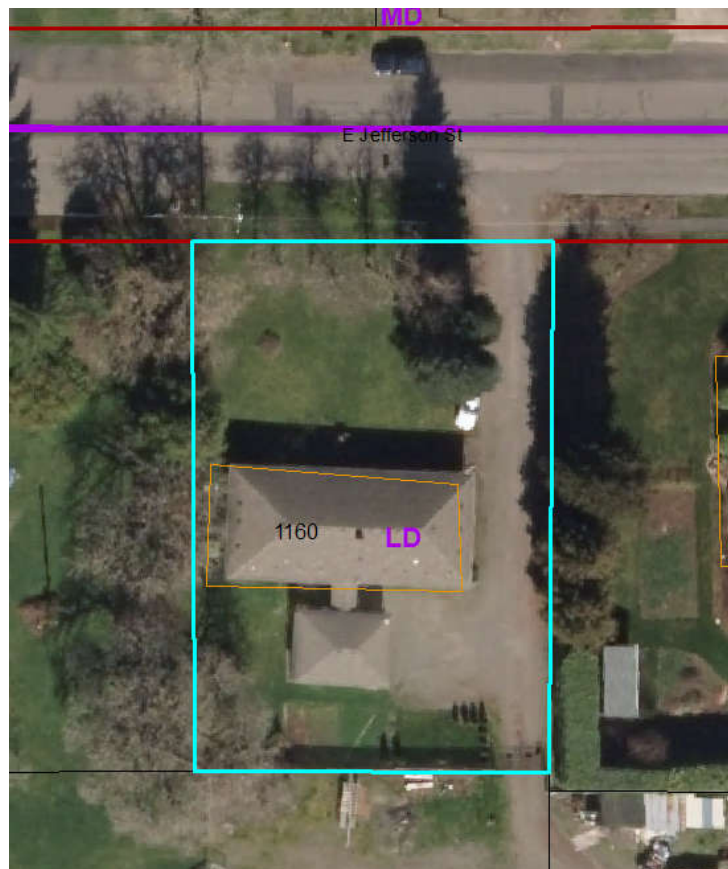
**120 DAYS ENDS:** June 27, 2019

### ISSUE

The issue before the Planning Commission 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.

### BACKGROUND

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. The duplex is a legally existing nonconforming use. An April, 2014 aerial photo of the property is below:



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## 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

A zone map amendment must be approved by the City Council, who will hold their own public hearing. Staff recommends the Planning Commission recommend approval to the City Council.

## RECOMMENDATION

The staff recommendation for approval 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. Forward the application to the City Council recommending approval by adopting the draft order as presented.**

I move the Stayton Planning Commission forward the application of Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) to the City Council with a recommendation of approval and adopt the draft order presented by Staff.

**2. Forward the application to the City Council recommending approval, adopting modifications to the draft order.**

I move the Stayton Planning Commission forward the application of Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) to the City Council with a recommendation of approval and adopt the draft order with the following changes...

**3. Forward the application to the City Council recommending approval, directing staff to modify the draft order.**

I move the Stayton Planning Commission forward the application of Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) to the City Council with a recommendation of approval 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 April 29, 2019 meeting.

**4. Forward the application to the City Council recommending denial of the application, directing Staff to develop the findings and conclusions to justify that decision.**

I move that the Stayton Planning Commission forward the application of Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) to the City Council with a recommendation of denial 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 April 29, 2019 meeting.

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**5. Continue the hearing until April 29, 2019.**

I move the Stayton Planning Commission continue the public hearing on the application of Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) until April 29, 2019.

**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 application of Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) but maintain the record open to submissions by the applicant until April 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 April 22, 2016.

**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 Tadd Humphreys and Scott Humphreys (Land Use File #2-02/19) until April 29, 2019.