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TO: Dan Fleishman / Planning and Development Director, City of Stayton, OR

FROM: Tegan Enloe, PE / Enloe Consulting, LLC

SUBJECT: Land Use Change Request for 1160 E Jefferson Street



Executive Summary

The applicant, Tadd Humphries, seeks to rezone his lot at 1160 E Jefferson Street from Low Density Residential to Medium Density Residential. This will correct an existing non-conforming use that resulted when he purchased an existing duplex on the lot in 2018. The applicant does not currently seek to redevelop the parcel, but would instead like to be in conformance with City code.

A land use change from Low Density Residential to Medium Density Residential is expected to have at most an increase of approximately 25 daily trips. This would result in approximately one additional AM peak hour trip and two additional PM peak hour trips. This level of change in trips is not expected to have a significant impact on the surrounding roadways and infrastructure.

Background

The applicant purchased the lot at 1160 E Jefferson Street in Stayton on September 6th, 2018. At the time of purchase, the lot, which is currently zoned as Low Density Residential and only allows single family units, contained a fully built and operational duplex. The presence of the duplex represents an existing non-conforming use. To be consistent with City of Stayton land use, the lot would need to be rezoned to a Medium Density Residential, which allows for development of duplexes, triplexes, and mobile homes¹. At this time, the applicant does not intend to redevelop the lot in question. His motivation is to create consistency between the existing structure and the land use so in the event something happens to his property, he would be able to replace the existing structure in kind. Under current zoning, if the building is damaged and needs to be replaced, he would be prohibited from doing so because it would not be consistent with the existing land use.

Figure 1 identifies the lot in question, and was provided by the City of Stayton.

¹ City of Stayton Land Use and Development Code, Section 17.16 on Zoning, Adopted January 2nd, 2007, and amended April 18, 2018

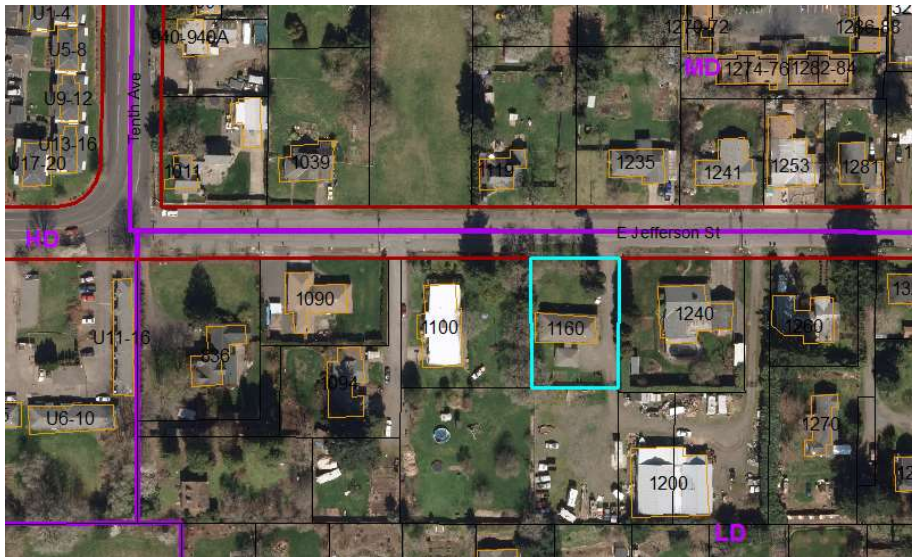


Figure 1: Vicinity Map

The lot is located between other Low Density Residential lots on the south side of E Jefferson Street, with Medium Density Residential lots on the north side of E Jefferson Street², and is approximately 15,000 SQ FT (0.34 Acres).

Estimated Traffic Impacts

The City’s Comprehensive Plan states that Low Density Residential can have up to six units per acre, while Medium Density Residential can have up to twelve units per acre³. This would allow a maximum of two units on the lot under Low Density Residential and four units under Medium Density Residential.

The City’s Land Use and Development Code allows for single family units on Low Density Residential, and either single family, duplex, triplex, or mobile home parks on Medium Density Residential⁴. The associated number of projected trips by use type are included in Table 1 below:

² City of Stayton Official Zoning Map, effective February 21, 2019

³ City of Stayton Land Use and Development Code, Section 17.16 on Zoning, Adopted January 2nd, 2007, and amended April 18, 2018

⁴ City of Stayton Land Use and Development Code, Section 17.16 on Zoning, Adopted January 2nd, 2007, and amended April 18, 2018

Table 1: Trip Generation by Land Use

Land Use Code	Use Type	Number of Units	ITE Trip Generation Code*	Appox. Daily Weekday Trips	Appox. AM Peak Hour Trips (7- 9 AM)	Appox. PM Peak Hour Trips (4 – 6PM)
Low Density Residential Allowed Uses	Single Family Residential	2	Code 210	29	2	2
Medium Density Residential Allowed Uses	Single Family Residential	4	Code 210	54	3	4
	Multifamily Housing** (assumes 2 duplex)	4	Code 220	30	2	3
	Mobile Home Park	4	Code 240	26	2	3
Notes:						
* ITE Trip Generation Codes and approximate trips are based on the ITE Trip Generation Manual 10 th Edition						
** Mutlifamily Housing is used to analyze potential duplex/triplex use						

Out of the possible land uses associated with Medium Density Residential, the one with the potential to produce the most trips is single family residential with four units, the maximum allowed based on the size of the lot and the proposed land use zoning. Under that scenario, the land use change will result in approximately 25 additional daily trips, which includes one additional AM peak hour trip, and two additional PM peak hour trips. This level of change in trips based on a land use change is not expected to have a significant impact on the surrounding roadways and infrastructure.

Conclusion

A land use change at 1160 E Jefferson Street from Low Density Residential to Medium Density Residential is expected to have at most an increase of approximately 25 daily trips. This would result in approximately one additional AM peak hour trip and two additional PM peak hour trips. This level of change in trips is not expected to have a significant impact on the surrounding roadways and infrastructure.