

BEFORE THE STAYTON PLANNING COMMISSION

In the matter of

) Development Code Amendments regarding
) Properties on the National Register of Historic Places
) Land Use File 2-02/19

RECOMMENDATION OF APPROVAL

I. NATURE OF PROCEEDINGS

The proceedings are for legislative amendments to the Stayton Municipal Code, Title 17, known as the Stayton Land Use and Development Code regarding properties on the National Register of Historic Places.

II. PUBLIC HEARING

A public hearing was held on the proposal before the Stayton Planning Commission on March 25, 2019. At that hearing the Planning Commission reviewed Land Use File #2-02/19 to amend the Land Use and Development Code and made it part of the record. The Planning Commission has considered the testimony at the public hearing.

III. FINDINGS OF FACT

1. There are currently three properties within the City of Stayton listed on the National Register of Historic Places.
2. The Secretary of the Interior has adopted standards for the treatment of properties on the National Register, which must be met by Certified Local Governments and in order for property owners to qualify for certain federal tax credits..
3. Compliance with the requirements of portions of Chapter 17.20 of the Land Use and Development Code, Development and Improvement Standards may not be conform to the standards for treatment of properties on the National Register.
4. Properties on the National Register of Historic Places are “Goal 5 Resources” and Policy NR-4 of the Comprehensive Plan is to protect historic sites from inappropriate changes.
5. The proposed amendments would allow the decision authority, in the site plan review process to approve a site plan for a property on the National Register of Historic Places that does not meet all of the development improvement standards of Chapter 17.20 or the access spacing standards of Chapter 17.26 if the proposed improvements are in conformance with the Secretary of the Interior’s Standards for Treatment of Historic Properties.

IV. PUBLIC COMMENTS

The Planning Department received no comments prior to the public hearing. There was no public testimony at the public hearing opposed to the proposed amendment.

V. ORDER

Based on the findings of fact, the Planning Commission voted on March 25, 2019 to recommend to the City Council enactment of proposed amendments to the Stayton Land Use and Development Code, as presented in a document entitled, “Proposed Amendments to Section 17.12.220 Site Plan Review to Increase Flexibility for Properties on the National Register of Historic Places, Draft For Planning Commission Public Hearing, March 25, 2019.”

Ralph R. Lewis

Ralph Lewis, Chairperson

Dan Fleishman

Dan Fleishman, City Planner

3-25-19

Date

3/25/19

Date