



City of Stayton

Department of Planning and Development

362 N. Third Avenue • Stayton, OR 97383
Phone: (503) 769-2998 • Fax (503) 769-2134

dfeishman@ci.stayton.or.us www.staytonoregon.gov

MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: January 28, 2019
SUBJECT: Possible Amendment to Land Use Code – Fences in the Commercial and Downtown Zones

ISSUE

The issue before the Planning Commission is a consideration of a possible Code text amendment regarding relaxing development standards for properties on the National Register of Historic Places.

BACKGROUND

The Santiam Heritage Foundation, the owner of the historic Brown House on N First Ave, has requested the Planning Commission consider a code amendment that would allow greater leeway in for listed properties.

At the current time there are only three properties on the National Register. These properties are:

- The Brown House at 425 N First Ave
- The Hobson Gehlen building at 189 N Second Ave
- The Dietrich Building at 195 N Third Ave

ANALYSIS

The Santiam Heritage Foundation is required to obtain site plan review approval to convert the Brown House to an event center. While the Foundation received various building permits over the years to restore the house, they never received approval from the City to convert the use of the house from a residential dwelling to a commercial use. The Foundation is seeking flexibility in the approach to site design, the requirement for off-street parking areas, and perhaps other possible modifications to the property in order to preserve the property's historic characteristics. I would see that type of standards that could be relaxed would possibly include requirements to pave off-street parking and landscaping requirements.

RECOMMENDATION

Should the Planning Commission be willing to entertain these amendments I will draft some suggestions for review prior to scheduling a public hearing.