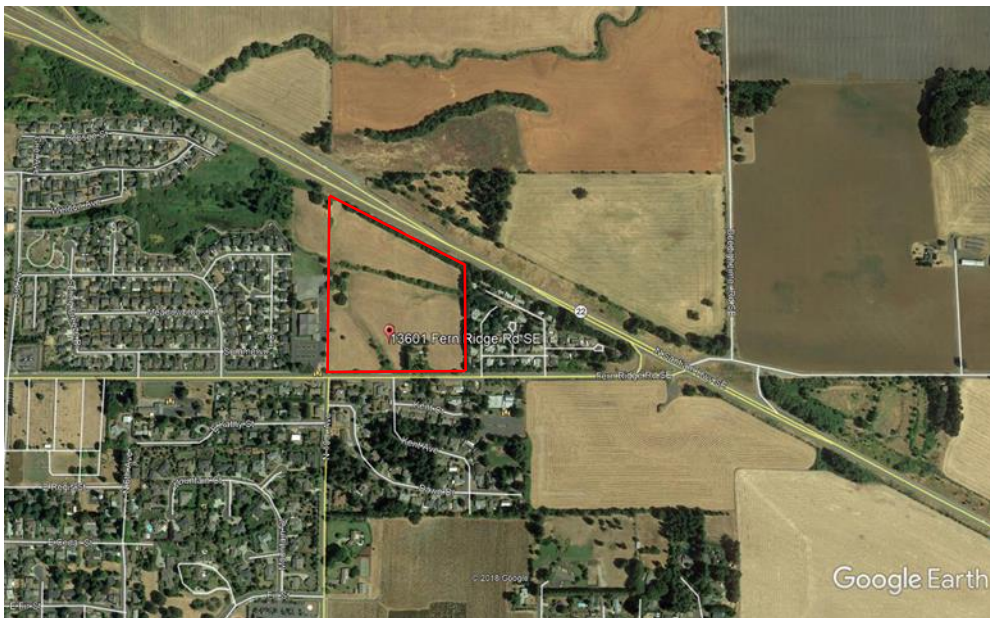


Stayton: Comprehensive Plan Change and Zone Change

Background: The properties are addressed as 13601 Fern Ridge Road and identified as 091W02/Tax Lots 500 and 600.

The subject properties consist of 17.91 acres, are zoned LDR (Low Density Residential), and designated as “Residential” on the Comprehensive Plan Map.



Proposal: The applicant is proposing to rezone the property from LDR to Interchange Development (upon annexation) and change the comprehensive plan designation from “Residential” to “Commercial”.

APPLICANT’S REASONS ADDRESSING THE COMPREHENSIVE PLAN CHANGE CRITERIA

1) The amendment is consistent with the goals and policies of the Comprehensive Plan, including any relevant area plans, and the statewide planning goals. In the case of a Comprehensive Plan Map amendment, the requested designation for the site shall be evaluated against relevant Comprehensive Plan policies and the decision authority shall find that the requested designation on balance is more supportive of the Comprehensive Plan as a whole than the old designation.

Findings (1):

The following Statewide Planning Goals apply to this proposal:

Goal 1 – Citizen Involvement:

The City's adopted Comprehensive Plan Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies, and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision.

These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Goal 2 – Land Use Planning

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Stayton Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the comprehensive plan change/zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed comprehensive plan/zone change applications.

For these reasons, the proposal conforms to the land use planning process established by this Goal.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City maps there maybe wetlands or a waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will apply at the time of development and will ensure compliance with Goal 5.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Therefore, this goal has been met.

Goal 6 – Air, Water and Land Resources Quality

The City's adopted Comprehensive Plan, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate.

The major impact to air quality in the vicinity is vehicle traffic along the boundary streets. The traffic generated from the site will be minor compared to the total volume of traffic in this area and will not create a significant additional air quality impact.

The site is vacant. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. The Interchange Development zone will allow the site to be developed with a commercial use. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land.

The City's adopted facility plans implement Goal 6. Therefore, this goal has been met.

Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Stayton identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal provides improved public pedestrian connections via hard-surfaced sidewalks and pedestrian pathways through the proposed development.

Therefore, the proposal complies with this Goal.

Goal 9 – Economy of the State

The City's Economic, Commercial and Industrial Goals and Policies implement this Statewide Goal. The proposal is not a State-sponsored economic development project and there is no negative effect on the local, regional or statewide economy. The proposal will provide a location for a commercial use that will accommodate the RV park within the area. The subject property is currently underutilized and by developing the site the proposal will improve the economic viability of the location. The site is currently unproductive and returns little value to the City. Redevelopment contributes to the economic base of the urban area, which is consistent with this Goal. The site will offer economic diversification because it will provide for the expansion of new commercial enterprises and will encourage the location of new business.

Therefore, this goal has been met.

Goal 10 – Housing

The portion of the subject property being rezoned is approximately 17.91 acres in size. The applicant is requesting to rezone the property from the UT-20 zone to the Interchange Development Zone and change the comprehensive plan designation from 'Residential' to 'Commercial'.

The purpose of the Interchange Development is, *“To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved.”*

The subject property is located adjacent N. Santiam Highway (22) and Fern Ridge Road. Both major transportation routes. The Highway 22 off ramp onto Fern ridge Road is located 0.22 miles east of the subject property. The applicant is proposing the development of an RV park on the site, which will provide goods and services oriented to the traveling public, that is located near a Highway.

The rezoning of the site does take away the potential for the development of family housing on the site. However, housing in Stayton has been or can be met by existing single family dwellings and available vacant residential land. All properties to the east, south and west of the subject property are all fully developed with existing single-family dwellings. There are acres of vacant residential land along Fern Ridge road, located to the west of the subject property. The existing and future housing needs are being met and will not be affected by the rezoning of the subject property.

Therefore, the intent of the Housing Goals and Policies has been met.

Goal 11 - Public Facilities and Services

The City's adopted Comprehensive Plan, Residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided adjacent to and throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

The required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Goal 12 – Transportation

The City's adopted Comprehensive Plan Transportation Goal and Policies implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The major streets are in place due to previous development.

Therefore, this goal has been met.

Goal 13 - Energy Conservation

The City's adopted Comprehensive Plan, Urban Growth, Growth Management, Commercial, Industrial and Transportation Goal and Policies implements the Statewide Energy Conservation Goal by encouraging conservation practices, alternative sources of energy and efficient use of energy. The site is located within the City limits and within proximity to City facilities which can be extended to serve any new development.

Development of the vacant site will continue to provide for the orderly and economic extension of public facilities and services and thus is economically provided. The existing transportation network surrounding the subject property is in place. The transportation system provides efficient and convenient linkages for both motorized and non-motorized forms of transportation. Up-to-date building construction codes provide for energy-saving devices and conservation for any new structures.

New construction provides the opportunity to provide improved construction and building techniques which improves, and conserves energy uses of the new building.

Therefore, this goal has been met.

2) The current Comprehensive Plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation and the addition of this property to the inventory of lands so designated is consistent with projected needs for such lands in the Comprehensive Plan.

Findings (2):

The portion of the subject property being rezoned is approximately 17.91 acres in size. The applicant is requesting to rezone the property from the UT-20 zone to the Interchange Development Zone and change the comprehensive plan designation from 'Residential' to 'Commercial'.

The purpose of the Interchange Development is, "To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved."

The subject property is located adjacent N. Santiam Highway (22) and Fern Ridge Road. Both major transportation routes. The Highway 22 off ramp onto Fern ridge Road is located 0.22

miles east of the subject property. The applicant is proposing the development of an RV park on the site, which will provide goods and services oriented to the traveling public, that is located near a Highway. The rezone will provide a better and more efficient use on the site.

The rezoning of the site does take away the potential for the development of family housing on the site. However, housing in Stayton has been met. All properties to the east, south and west of the subject property are all fully developed with existing single-family dwellings. There are acres of vacant residential land along Fern Ridge road, located to the west of the subject property. The existing and future housing needs are being met and will not be affected by the rezoning of the subject property.

The proposed Comprehensive Plan designation is a more appropriate designation than the current designation due to the location of the site to Highway 22 and the potential for open space areas throughout the site. The location of the site provides the ability to develop commercial services because it is at a location that is very close to and accessible to the highway and nearby commercial uses in the surrounding area.

There is a lack of appropriately designated vacant ID zoned sites within Stayton. This site gives the applicant the ability to provide an RV park within an area that is developed with already existing commercial and residential uses. It's a use that will be compatible with the surrounding uses.

Therefore, this criteria has been met.

3) Compliance is demonstrated with the statewide land use goals that apply to the subject properties or to the proposed land use designation. If the proposed designation on the subject property requires an exception to the Goals, the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply.

Findings (3):

The following Statewide Planning Goals apply to this proposal:

Goal 1 – Citizen Involvement

The City's adopted Comprehensive Plan Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies, and posted on the property. The published notice will identify the applicable criteria. A public hearing to consider the request will be held by the Planning Commission. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision.

These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

Goal 2 – Land Use Planning

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Stayton Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the comprehensive plan change/zone change criteria is part of this review. Facts and evidence have been provided that support and justify the proposed comprehensive plan/zone change applications.

For these reasons, the proposal conforms to the land use planning process established by this Goal.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City maps there maybe wetlands or a waterways on the subject property. In the event that a resource is identified, the City's applicable riparian, tree protection and wetland development standards will apply at the time of development and will ensure compliance with Goal 5.

Landslide hazards do not exist on the site. Therefore, a geological assessment is not required.

There are no significant historic buildings on the subject property. The applicant has taken the opportunity to consider existing conditions and influences that enables him to explore potential development. The City has standards in place to address access, internal circulation, topography, drainage, public facilities, overall site design and layout.

Therefore, this goal has been met.

Goal 6 – Air, Water and Land Resources Quality

The City's adopted Comprehensive Plan, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

Storm water runoff will be collected and removed by the City storm drainage system, in a manner determined by the City to be appropriate.

The major impact to air quality in the vicinity is vehicle traffic along the boundary streets. The traffic generated from the site will be minor compared to the total volume of traffic in this area and will not create a significant additional air quality impact.

The site is vacant. Development of vacant urban land is expected. The proposed change will have no significant impact on the quality of the land. The Interchange Development zone will allow the site to be developed with a commercial use. Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land.

The City's adopted facility plans implement Goal 6.

Goal 8 – Recreational Needs

The City's adopted Comprehensive Plan Open Space, Parks and Recreation Goal and Policies implements the Statewide Recreation Needs Goal by encouraging conservation and identification of existing and needed park resources and funding mechanisms. Stayton identifies programs, activities and policies relating to parks and recreational activities in the community. The City's needs for leisure areas and open space areas have been identified in its adopted plans. At the time of development, the proposal provides improved public pedestrian connections via hard-surfaced sidewalks and pedestrian pathways through the proposed development.

Therefore, the proposal complies with this Goal.

Goal 9 – Economy of the State

The City's Economic, Commercial and Industrial Goals and Policies implement this Statewide Goal. The proposal is not a State-sponsored economic development project and there is no negative effect on the local, regional or statewide economy. The proposal will provide a location for a commercial use that will accommodate the RV park within the area. The subject property is currently underutilized and by developing the site the proposal will improve the economic viability of the location. The site is currently unproductive and returns little value to the City. Redevelopment contributes to the economic base of the urban area, which is consistent with this Goal. The site will offer economic diversification because it will provide for the expansion of new commercial enterprises and will encourage the location of new business.

Therefore, this goal has been met.

Goal 10 – Housing

The portion of the subject property being rezoned is approximately 17.91 acres in size. The applicant is requesting to rezone the property from the UT-20 zone to the Interchange Development Zone and change the comprehensive plan designation from 'Residential' to 'Commercial'.

The purpose of the Interchange Development is, "To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved."

The subject property is located adjacent N. Santiam Highway (22) and Fern Ridge Road. Both major transportation routes. The Highway 22 off ramp onto Fern ridge Road is located 0.22

miles east of the subject property. The applicant is proposing the development of an RV park on the site, which will provide goods and services oriented to the traveling public, that is located near a Highway.

The rezoning of the site does take away the potential for the development of family housing on the site. However, housing in Stayton has been met. All properties to the east, south and west of the subject property are all fully developed with existing single-family dwellings. There are acres of vacant residential land along Fern Ridge road, located to the west of the subject property. The existing and future housing needs are being met and will not be affected by the rezoning of the subject property.

Therefore, the intent of the Housing Goals and Policies has been met.

Goal 11 - Public Facilities and Services

The City's adopted Comprehensive Plan, Residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided adjacent to and throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

The required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

By providing adequate public facilities and services for the proposed use, the requirements of this Goal are met.

Goal 12 – Transportation

The City's adopted Comprehensive Plan Transportation Goal and Policies implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The major streets are in place due to previous development.

Therefore, this goal has been met.

Goal 13 - Energy Conservation

The City's adopted Comprehensive Plan, Urban Growth, Growth Management, Commercial, Industrial and Transportation Goal and Policies implements the Statewide Energy Conservation

Goal by encouraging conservation practices, alternative sources of energy and efficient use of energy. The site is located within the City limits and within proximity to City facilities which can be extended to serve any new development.

Development of the vacant site will continue to provide for the orderly and economic extension of public facilities and services and thus is economically provided. The existing transportation network surrounding the subject property is in place. The transportation system provides efficient and convenient linkages for both motorized and non-motorized forms of transportation. Up-to-date building construction codes provide for energy-saving devices and conservation for any new structures.

New construction provides the opportunity to provide improved construction and building techniques which improves, and conserves energy uses of the new building.

Therefore, this goal has been met.

4) Existing or anticipated transportation facilities are adequate for uses permitted under the proposed designation and the proposed amendment is in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060).

Findings (4):

The proposed RV park will generate less traffic than residential uses allowed on the site. RV Parks are temporary housing uses and will not have the same number of residents in and out of the site daily. There will not be a significant effect on any transportation facility. The existing street system is already in place due to existing development. The streets surrounding the site are capable of handling additional traffic.

However, if required at the time of Site Plan Review, the applicant will provide a Traffic Impact Analysis (TIA).

5) The current Comprehensive Plan Map provides more than the projected need for lands in the existing land use designation.

Findings (5):

The portion of the subject property being rezoned is approximately 17.91 acres in size. The applicant is requesting to rezone the property from the UT-20 zone to the Interchange Development Zone and change the comprehensive plan designation from 'Residential' to 'Commercial'.

The purpose of the Interchange Development is, "To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved."

The subject property is located adjacent N. Santiam Highway (22) and Fern Ridge Road. Both major transportation routes. The Highway 22 off ramp onto Fern ridge Road is located 0.22 miles east of the subject property. The applicant is proposing the development of an RV park

on the site, which will provide goods and services oriented to the traveling public, that is located near a Highway.

The rezoning of the site does take away the potential for the development of family housing on the site. However, housing in Stayton has been or can be met by existing single-family dwellings and available vacant residential land. All properties to the east, south and west of the subject property are all fully developed with existing single-family dwellings. There are acres of vacant residential land along Fern Ridge road, located to the west of the subject property. The existing and future housing needs are being met and will not be affected by the rezoning of the subject property.

Therefore, this criteria has been met.

6) Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future.

Findings (6):

The City's adopted Comprehensive Plan, Residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. All necessary and appropriate public services and facilities essential for development will be provided to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

Sidewalks are or will be provided adjacent to and throughout the site to connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect major population and employment centers in the area, as well as provide access to local neighborhood residential, shopping, schools, and other activity centers.

The required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

Therefore, this criteria has been met.

7) Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands.

Findings (7):

The character of the neighborhood in the vicinity of the subject property is a mixture of uses such as single family residential, vacant land, and commercial uses. The ID zone will allow the applicant to develop the subject property with an RV park which by code is considered a commercial use, an RV park which will be residential in nature, is compatible with the surrounding zones and uses. Therefore, this criteria has been met.

APPLICANT'S REASONS ADDRESSING THE ZONE CHANGE CRITERIA

- 1) *The proposed zone is consistent with the Comprehensive Plan map designation for the subject property unless a Comprehensive Plan Map amendment has also been applied for and is otherwise compatible with applicable provisions of the Comprehensive Plan.***

Findings: The applicant is requesting a change to the Comprehensive Plan Designation from "Residential" to "Commercial". The proposed zone for the subject property is Interchange Development.

The proposal complies with the "Commercial" Goals and provisions of the Comprehensive Plan by creating an area that promotes services.

Commercial Goals:

Goal: "To provide areas for retail, service, office, and other commercial activities. The commercial area may be further divided into zones to provide for primarily retail, service, and office areas compared to other areas that allow a wide range of commercial uses. Areas around the interchanges at Highway 22 shall be oriented towards commercial uses that serve the traveling public."

The purpose of the Interchange Development is, "To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved."

The subject property is located adjacent N. Santiam Highway (22) and Fern Ridge Road. Both major transportation routes. The Highway 22 off ramp onto Fern ridge Road is located 0.22 miles east of the subject property. The applicant is proposing the development of an RV park on the site, which will provide goods and services oriented to the traveling public, that is located near a Highway.

Therefore, this criteria has been met.

- 2) *Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.***

Findings: Upon annexation of the subject property, City services will be provided. The subject property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed in the ID zone.

Therefore, this criteria has been met.

3) Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation and the proposed amendment is in conformance with the Oregon Transportation Planning Rule (OAR 660-012-0060).

Findings: The proposed RV park will generate less traffic than residential uses allowed on the site. RV Parks are temporary housing use and will not have the same number of residents daily. There will not be a significant effect on any transportation facility. However, if required at the time of Site Plan Review, the applicant will provide a Traffic Impact Analysis (TIA).

Therefore, this criteria has been met.

4) The purpose of the proposed zoning district satisfies the goals and policies of the Comprehensive Plan.

Findings: See findings above under Comprehensive Plan Criteria No. 1. This criteria has been addressed starting on page 1 of this narrative.

5) Balance is maintained in the supply of vacant land in the zones affected by the zone change to meet the demand for projected development in the Comprehensive Plan. Vacant land in the proposed zone is not adequate in size, configuration or other characteristics to support the proposed use or development. A Zone Map Amendment shall not eliminate all available vacant land from any zoning designation.

Findings: The site is located on the south side of N. Santiam Highway (22). The location of the site provides the ability to develop commercial services because it is at a location that is very close to and accessible to the freeway. The ID zone will allow the site to be developed with commercial services.

The subject property is currently zoned UT-20. This is a proposal to create new land for commercial development. There is a lack of appropriately designated vacant ID zoned sites within this Stayton and within the vicinity of the Highway.

Due to the location and size of the site, the proposed zone change will be better suited for the site since the ID zone will allow the site to be developed as an RV park with amenities such as a pedestrian path/trail and adequate green space. A residential development would not have these amenities.

Therefore, this criteria has been met.

6) *The proposed zone amendment satisfies applicable provisions of Oregon Administrative Rules.*

Findings: All applicable provisions of the Oregon Administrative Rules have been or will be complied with through this land-use process or future required land-use approvals needed to develop the site.

Therefore, this criteria has been met.

7) *The physical characteristics of the property proposed for rezoning are appropriate for the proposed zone and the potential uses allowed by the proposed zone will not have an adverse impact on the surrounding land uses.*

Findings: The subject property is 17.91 acres in size and currently vacant. The site is located on the south side of N. Santiam Highway (22). The location of the site provides the ability to develop commercial services because it is at a location that is very close to and accessible to the freeway. The size and location of the site will allow the site to be developed with a use that is in high demand. An RV park will provide a commercial use the outer edge of Stayton. Therefore, the proposal will not have an adverse impact on the surrounding uses.

Therefore, this criteria has been met.

CONCLUSION

We believe that requested Comprehensive Plan Change/Zone Change application is appropriate for the subject property for the reasons describe herein. The proposal is consistent and in compliance with the applicable goals and policies of the Comprehensive Plan and the Statewide Planning Goals and satisfies all applicable criteria. As demonstrated herein, the “Commercial” land use designation and corresponding Interchange Development (ID) zoning designation is appropriate for the subject property.