From: Erik Hoefer
Sent: Tuesday, December 21, 2021 11:18 AM
To: Dan Fleishman
Subject: Re: Follow-up request for Comments on Application for annexation

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Dan,

Thank you for the opportunity to weigh in on this possible development. SCTC does not have any concerns with this development.

Erik Hoefer
President/CEO
SCTC
503-769-4624
sctcweb.com
SCTC

On Thu, Dec 16, 2021 at 1:21 PM Dan Fleishman <dfleishman@staytonoregon.gov> wrote:

> On October 31, 2019, I sent out a request for comments to you or your predecessors on applications for annexation and comprehensive plan amendment for a 19-acre parcel of land on Fern Ridge Rd. At that time, the applicant was proposing to develop the property into an RV park. For a variety of reasons, the application has still not been acted on by the City Council, more than two years later. The applicant has since withdrawn the application for a comprehensive plan amendment and amended the application for annexation to request Medium Density Residential zoning be applied to the property. The applicant's conceptual plan for development is for 238 housing units, in a mix of building types. You may view their latest conceptual plan and all of the materials submitted, staff reports, etc on the City's website<http://staytonoregon.gov/page/gov_planning_agendas_minutes> (Click on the tab in the middle of the page for Public Hearing Notices. Scroll down. Click on tab for Jones Annexation, scroll down for documents).
>
> One of the criteria for approval of an application for annexation is that "the site is or is capable of being serviced by adequate City public services including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the City." While city staff have always looked at this criterion as addressing sewer, water and stormwater, a number of City Councilors expressed concern over other municipal services such as school capacity, police services, etc. at their December 6 public hearing.
>
> At the Dec 6 hearing the Council directed the applicant to return with a new conceptual plan that included a minimum of 20% of the homes as single family detached and no more than 50% of the units as multifamily (4 units or more in a building) dwellings. The council also wanted confirmation from public service providers (and franchise utilities) regarding the capacity to provide service to 238 new housing units.
>
> I have provided the applicant's revised application for annexation and our usual comment form. If you have no concerns over your ability to provide services to this possible future development, no return comment is required. If you do have concerns you would like the City Council to be aware of, a response by December 28 would be appreciated to allow that response to be incorporated into a staff report for a January 3 public hearing continuance.
>
> Let me know if you have any questions. Thank you for your assistance.

Dan Fleishman
Planning and Development Director
City of Stayton
362 N Third Avenue
Stayton, OR 97383

Ph 503-769-2998

www.staytonoregon.gov<http://www.staytonoregon.gov/>

I am working from home several days a week. On Tuesdays and Thursday, you will generally be able to reach me at 541-207-2558.

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