



City of Stayton

Department of Planning and Development

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MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members

FROM: Dan Fleishman, Director of Planning and Development

DATE: January 27, 2019

SUBJECT: Application for Annexation – Gene Jones

120 DAYS ENDS: not applicable

The Planning Commission commenced a public hearing on this application on December 9, 2019. At the December 9 meeting, the Commission continued the hearing until January 27, 2020.

On January 14 an email was received from the applicant's representative withdrawing the application for a Comprehensive Plan Map amendment and indicating that the applicant now intends to develop a mobile home park on the property rather than a recreational vehicle park. That email and a revised conceptual plan for a 98-space mobile home park are attached.

Also attached is a letter received from the Fair Housing Council of Oregon and Housing Land Advocates. This letter addresses the application for comprehensive plan amendment, is provided for your information.

This report presents the Planning Staff's summary and analysis concerning the application and supplements the December 9 staff report.

The first criterion for approval of an annexation is that there is need in the community for the land proposed to be annexed. The Code provides no guidance as to how to determine need. The application narrative merely includes a statement that "redevelopment of the underdeveloped territory will provide an economic boost to the City in terms of increased property taxes and goods and services needed during the construction phases of development. The addition of residences will provide new customers for businesses in the downtown core of the city." The applicant has not provided any new information reflecting the residential nature of the proposed development. The December staff report provided information relative to the need for commercial property. Some additional information, which is reflected in the draft order, is presented below.

The 2013 Stayton Comprehensive Plan update included a Buildable Lands Inventory (BLI). The 2013 BLI provides the following information on projected growth and need for additional land in the community. At that time there were 114 lots comprising 106 acres of vacant land inside the City limits in the Low, Medium, and High Density Residential Zones. The projected population for the City in 2030 (at a growth rate of 1.7%) was 11,359 people,

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requiring an additional 1,281 dwellings. To meet that need, the City Comprehensive Plan indicates the expected need of additional 320 acres of residential to be annexed into the City. Since the time that analysis was conducted, the City has annexed 38 acres of residential land.

Staff maintains data on the vacant parcels within the City Limits. There are currently 81 vacant lots totaling 110 acres within the City Limits that are residentially zoned.

Only one subdivision has been platted in the past 5 years. Two subdivisions have been platted in the past 10 years. The total number of lots in each and the current status is shown in the table below.

Recent Subdivisions in Stayton

Subdivision Name	Year Platted	No of Lots	Existing Homes	Vacant Lots
Phillips Estates, Phase 2	2014	26	5	21
Wildlife Meadows	2017	44	41	5

In addition, there is a possible third phase of the Phillips Estates subdivision, accounting for a potential of 10 lots, and the Lambert Place subdivision with 51 lots, and the Virginia Terrace subdivision with four lots, that have received preliminary plan approval from the Planning Commission but not yet been platted with Marion County.

Though there are 81 parcels totaling 110 acres in the City and residentially zoned, staff estimates that there are only 74 parcels totaling 60 acres of vacant property within the City limits that is residentially zoned and reasonably available for development. Lack of utility availability, ownership by a governmental entity, wetlands and floodplain issues constrain the ability of the remaining land to be available for development. Within the LD zone there are 59 lots reasonably available for development. In the MD zone there are 14 vacant lots. There is only one vacant lot in the High Density Residential Zone. With 4 acres, it has the potential capacity for 50 to 60 dwelling units.

The City's growth rate from 2000 and 2019 has been at an average annual rate of about 0.8%, with a population change of 1,054 people. The Marion County Coordinated Growth projection for 2030 is 11,360, reflecting a 1.7% average annual growth rate for the next twenty years. At a 1.7% growth rate from the most recent certified population estimate of the City, there would be the need for 495 new dwellings units over the next 10 years. At an average of 5 units per acre for single family development, there would be the need for all of the existing vacant land in the City and 40 acres of land beyond the vacant land considered reasonably available for development to accommodate this number of homes.

RECOMMENDATION

Staff recommends that the recommendation from the Planning Commission to the City Council be to approve the application for annexation and to assign Medium Density Residential zoning to the property in accordance with the Residential designation of the Comprehensive Plan.

A draft order is attached that reflects the staff recommendation based on the record as of January 17. There may be additional submissions by the applicant or testimony prior to or at the public hearing that requires the draft order be modified.

OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Planning Department recommends the first option.

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1. Recommend approval of the annexation, adopting the draft order as presented.

I move the Stayton Planning Commission recommend approval of the application for annexation of Gene Jones (Land Use File #11-07/19) and adopt the revised draft order presented by Staff.

2. Recommend approval of the annexation, adopting modifications to the draft order.

I move the Stayton Planning Commission recommend approval of the application for annexation of Gene Jones (Land Use File #11-07/19) and adopt the draft order with the following changes...

3. Recommend approval of the annexation, directing staff to modify the draft order.

I move the Stayton Planning Commission recommend approval of the application for annexation of Gene Jones (Land Use File #11-07/19) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the February 24, 2020 meeting.

4. Recommend denial of the application for annexation, directing Staff to develop the findings and conclusions to justify that decision.

I move that the Stayton Planning Commission recommend denial of the application for annexation of Gene Jones (Land Use File #11-07/19) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the February 24, 2020 meeting.

5. Continue the hearing until February 24, 2020.

I move the Stayton Planning Commission continue the public hearing on the applications for annexation and comprehensive plan map amendment, of Gene Jones (Land Use File #11-07/19) until February 24, 2019.

6. Close the hearing but keep the record open for submission of written testimony.

I move the Stayton Planning Commission close the hearing on the applications for annexation and comprehensive plan amendment of Gene Jones (Land Use File #11-07/19) but maintain the record open to submissions by the applicant until February 10, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on February 24, 2020.

7. Close the hearing and record, and continue the deliberation to the next meeting.

I move the Stayton Planning Commission continue the deliberation on the applications for annexation and comprehensive plan amendment of Gene Jones (Land Use File #11-07/19) until February 24, 2020.