



# 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:** July 29, 2019  
**SUBJECT:** Suggested Code Amendments to Regarding Residential Zoning

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### ISSUE

The issue before the Planning Commission is a discussion regarding a possible Code amendments to completely reorganize the City's Residential Zoning.

### BACKGROUND

While the provisions of Sections 17.24.090 and 17.24.100 provide for opportunities for flexibility in the design of residential subdivisions, the overall provisions for the residential zones are quite rigid and proscriptive. Staff has discussed with the newly formed Housing and Neighborhood Vitality Advisory Commission a new concept for our residential zones that would provide more emphasis on the density of development and less emphasis on individual lot sizes.

Currently, using the Low Density Residential Zone as an example, the code requires a minimum lot area of 8,000 sq ft and permits only one detached single family dwelling on a lot. Although our Comprehensive Plan establishes a goal of having between 5 and 6 units per acre of residentially zoned land. Following the minimum requirements of the LD zone results in approximately 4 units per acre. The Comprehensive Plan notes that the subdivisions recorded between 2000 and 2010 resulted in a average of 2.3 units per acre in the LD zone and an average of 2.8 overall. Since that time Phillips Estates Phase II was 3.7 units per acres and Wildlife Meadows will be 3.4 units per acre, assuming a third duplex is constructed on one of the remaining vacant lots.

The conceptual ideas that I am suggesting would establish a minimum density requirement for development, keep the maximum density requirements currently in the code, and provide some additional flexibility in the types of housing units permitted and the number of units permitted on a lot.

I have provided only a conceptual framework at this point, not wanting to invest further effort in fleshing out the concepts without an indication from the Commission of willingness to consider the concepts.

I have attached a one-sheet enclosure describing the conceptual ideas and a second sheet with various terms defined in the current code.

Should the Planning Commission be supportive of proceeding further, I will further define what a possible Code amendment could look like for future discussions.

# City of Stayton

Attached is a letter from Revitalize Downtown Stayton, requesting that the City consider expanding the area in which the design standards apply to include their focus area, which includes the west side of N First Ave.

The Downtown Transportation and Revitalization Plan called for N First Ave to be in the Commercial Retail zone rather than any of the Downtown zones. However the Plan does call for “design standards [to] be developed ... that will improve the overall visual character of the street while accommodating traffic and highway uses. These standards could include: developments focused at intersections, parking lot screening, street trees, and signage among others.”

I expect a representative from Revitalize Downtown Stayton to be at the meeting to further explain their ideas. Should the Planning Commission be willing to entertain these amendments I will work with RDS to prepare a draft proposal for the Commission to review.