



# 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:** November 30, 2020  
**SUBJECT:** Fourth Draft Proposed Code Amendments Regarding Residential Zoning

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### ISSUE

The issue before the Planning Commission is the continued review of the fourth draft of proposed Code amendments to completely reorganize the City's residential zoning.

### REMAINING ISSUES WITH FOURTH DRAFT

At the October meeting the Commission reviewed the fourth draft and received additional comments from Jesse Lovrien. Mr. Lovrien continued to express concern that the proposed minimum densities and minimum lot width requirements were still incompatible. Mr. Lovrien offered to prepare a sketch showing lot layouts, streets, stormwater and open space as an example of how the property he has under contract could be developed. That sketch has been included in the packet.

The property is just over 76 acres in area. The sketch shows approximately 6.3 acres in open space or stormwater facilities. Using a typical lot size of 50 feet wide by 97 feet deep (4,850 sq ft lot size), the sketch shows a total of 416 lots. This results in a gross density of 5.46 units per acre.

The fourth draft requires a minimum of 7 units per acre with a minimum 50-foot lot width in the MD zone.

Looking at the sketch, and knowing what has been required for stormwater management facilities in other developments, my initial reaction is that once the stormwater engineering is done, more land will be required for stormwater than what has been included in the sketch. Adding additional stormwater facilities would likely further reduce the number of homes. At the October meeting Mr. Lovrien had suggested and I had initially supported the idea of not including land dedicated for parks/open space or stormwater facilities in the density calculation (continuing to include street dedication). If the 6.3 acres of open space and stormwater facilities were not included in the calculation, the sketch would provide 5.95 units per acre.

The Planning Commission could either further reduce the lot width requirements or reduce the minimum density requirement in the LD and MD zones. The fourth draft includes a minimum of 4.5 units per acre in the LD zone with a minimum lot width of 60 feet. The fourth draft also includes a minimum of 7 units per acre in the MD zone with a minimum lot width of 50 feet.

# City of Stayton

Reviewing the statistics in the February staff report reveals that since 2000, the average density of all subdivisions platted in the City has been only 3.0 units per acre, with the most dense subdivision in that time being 5.3 units per acre. No subdivision in the past 20 years has met the density requirements that are in the fourth draft.

Considering the above, I am now recommending the minimum density requirements in the LD zone be adjusted to be not less than 3.5 units per acre and in the MD zone to not less than 6 units per acre.

Further, I would recommend that the density be calculated by subtracting any area of tracts in a subdivision that are dedicated to the City or a homeowners association for stormwater management, open space, parks, or trails from the calculation of lot area. Should the Planning Commission choose, this provision will be added into the proposed changes to Chapter 17.24 regarding land divisions:

## 1. ~~LOT SIZE~~RESIDENTIAL DENSITY, LOT LINES.

a. ~~Lot sizes~~The residential density shall be as specified in the zoning district in which the land division is being proposed. In calculating the residential density of a subdivision, the gross acreage of the parcel(s) to be divided minus the area of tracts proposed for dedication to the City or a lot-owners association for parks, recreation, open space, trails, or stormwater facilities shall be divided by the total number of dwelling units proposed. In zones where duplexes, triplexes, or multi-family dwellings are permitted, the application shall indicate on which lots which types of dwelling will be constructed.

~~a.b.~~ If topography, drainage, location, or other conditions justify, the decision authority may require greater area and frontage widths on any or all lots within a subdivision, or it may allow smaller area or front line widths if the surrounding area and other conditions justify such requirements.

c. In a cul-de-sac, the minimum lot line fronting the turn-around shall be 40 feet, ~~and in no case shall the lot width be less than 60 feet at the building line.~~

~~b.d.~~ Side lot lines shall be as close to right angles to the front street as practicable.

~~e.e.~~ Unless otherwise approved, rear lot lines shall be not less than ½ the width of the front lot lines.

~~— The subdividing or partitioning of developed property shall not create lots or parcels that are in violation of the dwelling density limitations of the underlying zone.~~

I provided a briefing to the City Council at their November 19 meeting. At that time the Council's comments were generally receptive to the changes. There some questions and concerns regarding details and the impetus for the changes.

Once the Planning Commission is ready to proceed, I will:

- Post the proposed amendments on the City Website as a separate page, with a method of individuals to express their opinions or suggest changes to the proposed amendments;
- Schedule a public Zoom meeting outside of the regular Planning Commission meeting schedule for people to discuss the proposed amendments.
- Schedule a public hearing for the January Planning Commission meeting.