

Alissa Angelo

From: DeeAnne Aboud <dabeloved@wvi.com>
Sent: Sunday, October 10, 2021 9:46 PM
To: City Government
Cc: Gerry Aboud
Subject: Jones Annexation Application

Alissa, Dan,

Please add this email to the packet for the Council to review. Thanks, Gerry.

Mayor Porter and the Stayton City Council,

October 10, 2021

Having read the staff report on the Jones Annexation Application I would like to add additional comments to the previous letter I sent in prior to the staff report appearing in the Council Packet.

Regarding Criteria #5-compatibility:

High density zoning is not compatible with surrounding properties. To the East is medium density developed as a mobile home park. To the South is single family homes. To the West is public (Foot Hills Church) and to the West of the church is a large subdivision built out as single family homes even though zoned as medium density.

In the previous letter I sent was my proposal to zone the property North of the Lucas Ditch High Density. While this seemingly is inconsistent with my above statement it does allow the City to increase it's densities but isolates the High Density development to an area between Highway 22 and the Lucas ditch, reducing it's impact on the surrounding neighbors. While it does impact the new Single Family homes being developed, the owners of those new homes will know what their neighborhood will look like before they buy into it.

Once again, please no Medium Density lots and no duplexes.

Thank you again for listening,

Gerry Aboud
836 East Kathy Street
Stayton, Or 97383
503-769-7505

ANNEXATION MEETING

City of Stayton

October 11, 2020

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We are now going into our 3rd year of proposals concerning the Fern Ridge Road property in Stayton, and am hoping that our current proposal might be found favorable by the City Planners.

At the conclusion of previous meetings we interpreted the City Planner has come to favor High Density apartment units according to and in keeping with, the city's growing population projections. Hence our plans call for circular plan including divergent of Sunrise Street to existing shopping center and Highway 22. No dead end on 10th Ave. Our view is that this is a must. With annexation, we will attempt to purchase the road parcel to accomplish this. We have made preliminary contact towards that specific end. If we can't succeed, we would want to cite to condemn Sunrise Street. Needless, we are looking at heavy off-site costs as well as expensive site development amidst the project.

Our plan calls for 351 units. High density @ 24 units per acre – 384

A couple comparable Salem high density projects:

19.1 acres - 608 units

16 acres - 512 units

We are privy to monthly apartment reports by regional property managers that state that the trends by clients is a desire for out of city living, with a short commute to the towns of their employment. The facilities in Stayton are indeed an excellent solution for all involved. 15 minutes to Salem and many major employers; Amazon, Home Depot, etc. West to Freses and other important connecting points North and East. Stayton is in the perfect location to fit many customers' needs and desires, and we propose that too, that our plan satisfies the City's need for meeting the growth projections that the City Planners have discussed and sought to resolve during our previous conversations.

Summary: We believe that this is a fair to good investment as proposed.

Eugene A. Jones

To: Mayor Henry Porter and the Stayton City Council
From: Ilona Peckham
Date: October 10, 2021
Subject: Input on the Annexation Application, Gene Jones, 13601 Fern Ridge Rd.

I'm responding here on some issues I have with the above-referenced proposed annexation as I understand it. Historically, in 2019 Gene Jones expressed interest in establishing a Commercially zoned RV Park on this site, but withdrew that application. Then, in 2020, he changed his intent to establish a Mobile Home Park (which would have been zoned medium density), but also then withdrew that proposal. He is now seeking the annexation of these approximately 19 acres off Fern Ridge Rd. asking that the City zone this property as High Density, after which he will pursue his current goal of building almost 300 apartment units on the property. Assuming a moderate estimate of occupancy of these apartment units of 1-2 occupants, a conservative estimate of total occupancy might be in the 400-500 person range (also, given the planned 500 parking spaces, per the basic "conceptual drawing" of the project...) I'm not sure how much of the 19 acres is actually "buildable", due to the issues of wetlands and other circumstances affecting the property, but in any event this constitutes a large project. Obviously, this latest proposed use by Gene Jones is the most financially lucrative to the developer of this and the two previous projects envisioned.

In 2000 I moved here from California with my 80-year old Mom and purchased a beautiful acre of land and a tear-down house in such bad condition that no banks would loan on it, located on Fern Ridge Rd. SE, across HW 22 from town. I didn't come waving a fistful of dollars gleaned from the sale of inflated California real estate, and I didn't have the funds to actually tear the house down and start over. I used savings and money borrowed from friends and relatives to move here because we were really tired of traffic congestion, high living costs, poor air quality (I have serious lung issues), water shortages/rationing, and just simply declining quality of life. Over the course of 20 plus years, I've renovated my house, in the process dealing with extensive dry rot, carpenter ants, powder post beetles, termites, and hordes of deer mice. I've invested too much money, lots of sweat equity, time, and love to transform a hovel no bank would loan money on into a decent home and an asset to the community I've grown to love. I don't have the history behind me here that many of my neighbors and friends do – I'm not related to half the other families on my road – but I feel more at home here than anywhere I've ever lived. I am invested here in every possible way...

In the last few years, I've watched as Stayton has changed from a small rural town for which stop signs at an intersection in town sufficed, to a busier place that now requires traffic signals for backed-up traffic. New construction, both in Stayton and in surrounding communities (Sublimity in particular comes to mind?) has contributed to a lot more traffic on 1st Ave. and other streets in town, and I now find myself planning my errands around "rush hours" and congestion. "New People" in town as far as the existing amenities and services don't only consist of new Stayton residents... As an example, about a month ago I actually had to park in Wilco's parking lot because I couldn't find a spot in the Safeway lot. When trying to leave after shopping, it's become a case of wait and fly to get out of the lot because of traffic in both directions. Why bother trying to revamp and promote "Old Historic" Stayton – the Covered Bridge and park – the small unique cottage industries that are striving to start up – the renovated "Brown House" – if the small-town flavor and reality is lost? When your total concentration is on the rear of the car close in front of you, and the impatient driver on your fanny, who has the opportunity to enjoy the town – to glance at the library, or any other attractions? Change – "progress" – is of course inevitable, and I can't blame others for wanting to come here for the same reasons I did, but I hope "progress" can be attained with a clear eye to best preserving that "quality of life"... (I think in fairness we could abandon our current Post Office location and build one more in line with those in Sublimity and Lyons!)

So, getting back to the issue at hand... The first question posed is whether this annexation is even necessary; whether the City needs these additional acres at this point in time. I don't believe we do. We don't need an additional high-density zoned plan for hundreds of apartment units, and absolutely not at this location! Fern Ridge Rd. is already busier than ever before, and that neighborhood of single

family homes, churches, the mobile park, and the nearby Santiam Hospital would not be appropriate for the high density zoning requested by Gene Jones. Further, there are obvious serious issues with the intersection of Fern Ridge Rd. and HW 22. There is now so much more traffic on HW 22 than ever before – and a lot of that now turning into Stayton – that crossing to Fern Ridge Rd. SE across the HW when I go home is more and more hazardous. Regardless of this development, at some point in the near future I suspect ODOT will have to take some steps to make this intersection safer, because the current traffic level is becoming untenable. The addition of hundreds of more cars on this road is chilling to consider...

I could see benefits of the original 2019 proposed use by Gene Jones of an RV park, because that would provide temporary “housing” – whether a location people could temporarily use in case of emergencies like the recent fire losses, or as a destination for travelers and visitors from other areas. These visitors would eat in our restaurants (if we had any), and visit our renovated historic district and enjoy the area. They would bring commerce into businesses beyond just local shoppers, and then they would go home! Fast food joints, pizza shops, food trucks, and Mexican restaurants proliferate, but there are no “family restaurants” of any size, nor are there any quality motels or hotels for out of town visitors to stay in. . We have no accommodations beyond a few limited “Bed & Breakfast” establishments for anyone to stop and stay in town for a while. I’ve had to send visitors to motels/hotels in Salem when necessary, which is frustrating! If I want to go to dinner with friends, it’s either a trip to Salem or over to the Wooden Nickel in Sublimity, which gets old... There are many projects that could be a real boon to the quality of life in Stayton, that would preserve and honor the small-town history and lifestyle, but this current proposal is not one of them.

Statically, Stayton’s projected rate growth of 1.7% (which is larger than that historically) would result in an approximate population growth, over 10 years of 1,428 people. There are current HD projects already “in the works” with available property which would add approximately 300 new units. Assuming 1.5 people per unit – which I believe to be conservative – those new units already zoned and planned would add a capacity of upwards of 450 people. I believe there are other LD projects still in the works, and potentially others I’m not cognizant of. Certainly over the next 10 years other appropriate projects would emerge...?

I feel it’s abundantly clear that the request from Gene Jones for annexation of his property, with HD zoning assignment and plans for almost 300 HD housing units, is inappropriate for the character of this neighborhood and location, and unnecessary at this time for any use by the City. The wetlands nature and location of this property need careful consideration for use in the future...

In view of the already existing development plans for 300 HD housing units, I don’t see a need for doubling that capacity with this proposal and my recommendation and preference is for the City to deny the application for annexation at this time. Barring that move, I would suggest a LD zoning would be appropriate for the neighborhood and surrounding area, or perhaps an Amendment for Change to the Master Plan to allow the zoning as Commercial so as to accommodate something similar to Gene Jones first plan for an RV park. That wouldn’t be as financially rewarding to the developer, but it would be a much more positive outcome for the City...

Thank you for considering my thoughts...