

STAYTON PLANNING COMMISSION MEETING MINUTES

Monday, January 27, 2020

COMMISSIONERS: Dixie Ellard
Heidi Hazel
Ralph Lewis, Chair
Richard Lewis

STAFF MEMBER: Dan Fleishman, Planning & Development Director
Lisa Meyer, Office Specialist

OTHERS PRESENT: Margaret Ables, Gerry Aboud, Robert Anderson, Casey Falconer, Mark Grenz, Erika Ingraham, Gene Jones, Steve Poisson, Josh Ritchie, Josh Smith and approximately 15 others

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:00 p.m.
2. **ELECTION OF CHAIR:** Hazel moved and Ellard seconded to keep Ralph Lewis as Chair and Jackie Carmichael as Vice-Chair. Passed 4:0.
3. **APPROVAL OF MINUTES:** Hazel moved and Rich Lewis seconded to approve minutes from December 9, 2020. Passed 4:0.
4. **LAND USE FILE #11-07/19 – CONTINUATION OF PUBLIC HEARING Application for annexation, Gene Jones, Fern Ridge Road**
 - a. **Commencement of Public Hearing-** Chair Lewis read the opening statement and advised that the application for a Comprehensive Plan Map Amendment has been withdrawn. Tonight's hearing is for the proposed annexation of 18 acres of land into the City. Chair Lewis opened the hearing at 7:01 p.m. No objections were made from the audience to the notice provided or the jurisdiction of the Commission to hear the case. Hazel declared she has clients in attendance.
 - b. **Staff Introduction-** Fleishman explained that tonight's hearing is a continuation from the December 9 hearing. The application for Comprehensive Plan Amendment to change the designation from residential to commercial has been withdrawn by the applicant. The applicant requested to continue the hearing to annex 18 acres into the City and keep the designation as residential property. The applicant submitted a second conceptual site plan for a potential development of a 98-space mobile home park instead of the previous conceptual site plan for the development of a recreation vehicle park. There is not an application to develop the property at this time. If the property gets annexed, a public hearing will be scheduled for any proposed development.
 - c. **Applicant Presentation-** Mark Grenz, Multi Tech Engineering Services, 1155 13th St SE, Salem, OR 97302. The applicant withdrew their request for a comprehensive plan map amendment for commercial designation and would like to continue the hearing to annex the property and keep the designation as residential.
 - d. **Staff Report-** Fleishman advised that the applicant requested medium density residential zoning to be applied to the property if annexed. The City Council will decide which zone to apply at the time of annexation. Fleishman explained one of the criteria for annexation is that there is a need in the community for the land to be annexed. Fleishman referenced the 2013 Comprehensive Plan that included a Buildable Land Inventory (BLI) and gave information about the current number of vacant lots zoned residential within the City limits. Fleishman concluded that the City needs additional residential land in order to accommodate the growth as projected by the Marion County Coordinated Growth Projection for 2030. Staff determined that the criteria for annexation has been met and recommended to apply medium density residential zoning when the annexation process is completed.
 - e. **Questions from the Commissioners-** Hazel inquired about the Fair Housing Council letter in the packet. Fleishman explained that the letter dated January 7, addressed the comprehensive plan amendment that has since been withdrawn. The Fair Housing Council was concerned about

converting the zoning from residential to commercial, the potential impacts on the supply of residential land and future housing opportunities.

f. Proponents' Testimony- None

- g. Opponents' Testimony-** Gerry Aboud, 836 E Kathy St, Stayton, OR 97383. Aboud is in favor of annexation, but not under medium density zoning. Aboud suggested splitting the property and have everything north of the Lucas Ditch high density and everything south of Lucas Ditch as medium density.

Erika Ingraham, 623 Summerview Dr, Stayton, OR 97383. Ingraham is concerned the applicant will change their mind about future development after the property is annexed as residential. Ingraham requested the Commissioners consider postponing their decision until the applicant has developed a more detailed plan of their development proposal.

Chair Lewis requested that Fleishman explain tonight's process. Fleishman explained that the code allows for an applicant to submit a development application at the same time as an annexation application, but does not require one. If the applicant only submits an application for annexation, a conceptual plan must accompany the annexation application. The Code requires that when property is annexed without a concurrent development plan, future development shall be substantially compliant with the conceptual plan that was submitted at the time of annexation.

Robert Anderson, 2155 Springbreeze Dr, Stayton, OR 97383. Anderson is concerned that the proposal is not compatible with the character of the surrounding area. He is concerned about increased foot traffic on the neighboring foot path, maintenance of the path and security. He also inquired if the increased foot traffic will be coming from permanent or transient residents.

Steve Poisson, 1750 E Pine St, Stayton, OR 97383. Poisson is not in favor of medium density zoning. Poisson suggested low density zoning to meet the majority of the character of the area.

Josh Smith 2105 Summerview Dr, Stayton, OR 97383. Smith is for annexation and for the recommended zoning. Smith thought there needs to be more affordable housing and would expect the RV park to be well maintained and clean.

h. Governmental Agencies- None

i. General Testimony- None

- j. Questions from the Public-** Margaret Ables, PO Box 365, Sublimity, OR. Resides at 2140 Wildflower Dr, Stayton. Ables inquired how many lots would be available if zoned low density. She also requested staff to provide a definition for a mobile home park, manufactured home park and an RV park.

Fleishman explained that the low density residential zone east of Tenth Ave would have a minimum lot size of 10,000 sq ft per lot. Single family detached homes are the only permitted use for that zone. The single family detached homes immediately west of Foothills Church are zoned medium density residential as well as the existing mobile home park east of the property. Medium density residential zone allows for single family detached homes, duplexes, triplexes and mobile home parks. The minimum lot size requirement in a medium density zone is 7,000 sq ft lot for a single family home or duplex. A triplex requires a minimum lot size of 10,500 sq ft. A mobile home park requires a minimum site size of 3,500 sq ft. The property would probably accommodate 60-65 lots in low density zoning. Medium density would be around 70 lots.

Fleishman explained the City's Land Use & Development Code defines a mobile home park & manufactured home park as a parcel of land that is developed for residential use for manufactured housing units. City code requires manufactured homes coming into the City to be manufactured after June 15, 1976. An RV park is a camp ground and does not provide housing. RV Parks are only allowed in commercial zones. If a mobile home/manufactured home is not located in a park, the unit must be a minimum of 1,000 sq ft and have a minimum horizontal dimension of 14' along with architectural details requirements.

Casey Falconer, 810 Sunrise Dr, Stayton, OR- Falconer inquired about the City's standard for retention/detention pond requirements for a manufactured home. Fleishman explained the developer would be required to detain stormwater based on the City's requirements. The runoff cannot be

greater than the current runoff. Falconer also inquired about the current neighborhood trail connecting to the future development. Fleishman explained that the developer would be required to construct a pedestrian path parallel or in close proximity to Lucas Ditch. The path would eventually connect to the neighborhood trail.

Josh Ritchie 1847 Kent Ave, Stayton, OR 97383. Ritchie inquired if the City requires a certain age for mobile homes/manufactured homes before being allowed in the City. Fleishman noted current code does not restrict the age or controls the aesthetics of units in a mobile home park.

Gerry Aboud, 836 E Kathy St, Stayton, OR 97383. Aboud inquired what would happen if the property gets annexed as medium density and the applicant goes away. Fleishman explained that the property would remain undeveloped until another owner came along to develop it. City code states the property shall be developed in substantial compliance with the conceptual plan submitted, even if the owner changes. Aboud is concerned the code could be changed to allow duplexes.

Bob Anderson, 2155 Springbreeze Dr, Stayton, OR 97383. Anderson requested clarification on what could be developed if the applicant withdrew. Fleishman explained that the City code states that when property is annexed without a concurrent development approval, that it shall be developed substantially in conformance with the conceptual plan submitted.

- k. Questions from the Commission-** The Commissioners discussed how future code amendments may affect development if the applicant is locked-in now with what is allowed for zoning purposes.
 - l. Applicant Summary-** Grenz explained that medium density residential zone for this property is appropriate because there are constraints within the code that would make development economically unfeasible if assigned the low density zone. The conceptual plan offers an affordable single family housing option to benefit the community.
 - m. Staff Summary** – Fleishman explained the Land Use Program’s target is to have between 5-6 homes per gross acre of land that is zoned residential. Assigning medium density zoning would help meet the City’s density goals. Page 2 of the draft order has 19.1 acres and should be to 17.2 acres. The order should be modified to reflect the testimony this evening and correct page 2. Staff recommends the draft order be adopted.
 - n. Close of Hearing-** Chair Lewis closed the hearing at 8:10 p.m.
 - o. Commission Deliberation-** Hazel noted that there is a housing crisis and there is a need for more housing.
 - p. Commission Decision-** Hazel moved and Ellard seconded to approve the annexation and modify the draft order to correct the acreage on page 2 and reflect the public comments from this evening. Passed 4:0.
- 5. REVIEW OF SUGGESTED CODE AMENDMENTS REGARDING RESIDENTIAL ZONING-**
Fleishman will work on less text and create a table layout. Fleishman will look at having the same standards for manufactured homes and site built homes. Fleishman will update the proposed code amendments and bring back a draft next month.
- 6. OTHER BUSINESS** – None
- 7. ADJOURN:** Chair Lewis adjourned the meeting at 8:36 p.m.