

May 14<sup>th</sup>, 2024

Stayton Community and Economic Development  
311 N. Third Ave.  
Stayton, OR 97383

**Re: *Site Plan Review Narrative Statement***

1. **ADEQUATE UTILITIES:** How will the development obtain or maintain adequate utility systems (including water, sewer, surface water drainage, power, and communications), and connections, including easements, to properly serve the subject property in accordance with accepted City standards?
  - a. How will the applicant assure there are adequate water, sewer, and storm drainage facilities available to serve the proposed development?

The parcel selected has available connection for water, sewer, gas, telephone, and electric lines. Storm water will be mitigated via detention basins and outlet less than the pre-existing flow.
  - b. List public services currently available to the site:

Water Supply: - 8 inch line available in Whitney Street.  
Sanitary Sewer: - 10 inch line available in Whitney Street.  
Natural Gas: - unknown inch line available in Whitney Street.  
Telephone: is available in Whitney Street.  
Electrical: is available in Whitney Street.
  - c. Will existing City public services need to be replaced or upgraded to accommodate the demands created by the development?

No.
2. **TRAFFIC CIRCULATION:** How will the development provide for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and provision for safe access to and from the property to those public streets and roads which serve the property?

Per the completed traffic study, dated 1/29/24, there are no concerns with the proposed development. The development will have a single individual access serving the Dollar General store.
3. **STREET IMPROVEMENTS:** How will the development provide for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development?

Per the pre-application meeting with city staff, curb and gutter along with sidewalk along Whitney Street has been proposed.
4. **PARKING AND LOADING AREAS:** How will the development provide for parking areas and adequate loading/unloading facilities?

There is 37 auto parking spots. The loading and unloading has been accommodated for with a 34' and 30' drive aisle. This will allow the delivery trucks to enter and exit the site easily.

5. **OPEN STORAGE AREAS/OUTDOOR STORAGE YARDS:** Are there any open storage areas or outdoor storage yards included in the development? If yes, how will they meet development code standards?

There is no open storage or outdoor storage proposed with this site.

6. **OFFSITE IMPACTS:** How will the development minimize off site impacts such as noise, odors, fumes, or other impacts?

The proposed commercial store will not generate enough noise, odors, fumes, or any other items that would require mitigation.

7. **DESIGN STANDARDS:** How does the proposed development meet the applicable design standards for commercial or multi-family residential development?

For the proposed development the City of Stayton design standards are being met.

8. **COMPATIBILITY WITH NEIGHBORING PROPERTIES:** How will the design and placement of buildings and other structural improvements provide compatibility in size, scale, and intensity of use between the development and neighboring properties?

Neighboring properties will not be impacted by the proposed development.

9. **DESIGN WILL SERVE INTENDED USE:** How will the location, design, and size of the proposed improvements to the site fulfill the intended purpose of the intended use of the site and will properly serve anticipated customers or clients of the proposed improvements.

The proposed design meets the City Code requirements. The size of the building will include limited grocery aspects, which is not provided in this area of the community. The location of the proposed development is consistent with the use to the South, while be a larger scale store offering convenient shopping providing everyday needs and grocery options.

10. **LANDSCAPING:** How will the proposed landscaping prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historical features, provide for vegetative ground cover and dust control, and present an attractive interface with adjacent land use and development?

All disturbed landscape areas are proposed to be planted or established with proposed trees, shrubs, and turf.

11. **SCREENING:** How will the design of any visual or physical barriers around the property (such as fences, walls, vegetative screening or hedges) allow them to perform their intended function while having no undue adverse impact on existing or contemplated land uses.

There is no proposed screening for this project.

12. MAINTENANCE: What continuing provisions are there for maintenance and upkeep of the proposed development?

The project will be maintained on a schedule that is necessary to ensure the upkeep of the site.

Please feel free to contact me at (775) 473-9872 if you have any questions or comments.

Tectonics Design Group, Inc.

A handwritten signature in black ink that reads "Matt Rasmussen". The signature is written in a cursive, flowing style.

Matt K. Rasmussen, P.E.